



## **General Conditions of Urban Planning**

### **Article (1/1) Lands Usages and Utilizations:**

1. Main usages of the area and the secondary usage of any part thereof. However, it shall include in all cases: residential, commercial, industrial, agricultural uses and public utilities.
2. No construction shall be allowed on any plot, unless the same was in conformity with the attached map with plots usage classification and rationing system issued by Planning & Survey Department in the Emirate. In light of the same, the number of floors the building shall be consisted of, its proposed use, its exterior setbacks, required car parking, as well as the building percentage and the floor area, shall be determined.

### **Article (1/2) Urban Planning Statement:**

It is a statement issued by the Planning Affairs Administration at the Planning & Survey Department in the Emirate, stating special terms of each plot, and shall be received before submitting initial designs.

### **Article (1/3) Facades and Local Arabic, Islamic and Heritage Cultural Identity:**

1. Arabic and Islamic identity as well as the local urban features, color harmony and compatibility with the surrounding environment upon preparing designs and treating the urban facades of different buildings particularly, building constructed on heritage areas, should be all taken into considerations.
2. Ensuring to arrange schedule stating the façades type (fancy facades)

### **Article (1/4) Colors:**

It is a condition in all types of buildings, that the construction should be of light color, ranging from white and its derivatives.

### **Article (1/5) Setbacks:**

1. Building setbacks shall be determined as per the planning conditions and in accordance with plots usage classification and rationing system in the Emirate.
2. Building setbacks shall be applied as from the ground floor for all buildings, excluding commercial constructions.
3. Setbacks in commercial buildings shall be applied starting from the first floor above the commercial part, and starting from the ground floor for the part located after the commercial depth.
4. In case of assigning the ground floor entirely for commercial usage, the setback at the ground floor shall be (3) m from the back and lateral