

2.3.3 Floor Area Ratio (FAR)

The Floor Area Ratio is a factor that is multiplied by the plot area to determine the total quantity of built development (see GFA below) permitted on a plot.

2.3.4 Gross Floor Area (GFA)

This is the total quantity of built development permitted on a site. It is calculated by multiplying the site area by the applicable FAR (see above).

Measurements are taken to the outside faces of external walls, or the centrelines of common walls of adjoining buildings.

In the context of the Business Bay project GFA is the equivalent of BUA (Built Up Area). The two terms may therefore be used interchangeably.

GFA includes the following:

- attic space with a headroom of 2.15 metres (7 feet) or more,
- internal balconies and mezzanines,
- enclosed porches
- floor area devoted to accessory uses
- stairwells

Floor area excluded from GFA includes:

- basement if used only for parking, storage or mechanical services
- elevator shafts
- mechanical ducts or chases
- space for mechanical equipment within the building
- external balconies

2.3.5 Coverage

Coverage is expressed as a percentage of the site area and means the area of the site that is covered by permanent building structures. It excludes any permitted temporary structures, shade coverings over parking areas, roof overhangs and projecting balconies.

2.3.6 Building Height

Building height is expressed as the permitted number of floors, including the ground floor, but excluding any basements. There may also be local requirements for setbacks (see below) above a certain height. In such cases the permitted height before the setback is expressed in metres above a notional ground level.

2.3.7 Building Lines and Setbacks

The building line is the distance of a building facade from any street boundary. It excludes roof overhangs, projecting balconies, parking shade structures and boundary walls or fencing, for which separate design guidance may be provided.

Setbacks are from boundaries that are shared with other developments or public open space. In certain local situations there may be more than one setback from a boundary dependent on the height of the building in that location (see above).

Building lines and setbacks also apply to basements, although in certain cases (described in the guidelines) development may be permitted to extend to the plot boundaries.

2.3.8 Build-to Lines

In certain cases there is a requirement for building facades to line up with each other in order to create a street wall, or other urban design feature that will enhance perceptual continuity. In these cases a build-to line is established, and the guidelines stipulate how much of a building's facade should adhere to this line.

2.3.9 Arcades

There is a requirement for many of the plots that the podium should be edged with arcades. These are covered walkways for pedestrians, and must meet at adjacent plot boundaries so as to form a continuous pedestrian movement system. Usually there is also a requirement that a retail frontage should be created behind the arcade.

2.3.10 Parking Provision

The quantity of parking to be provided on a plot is based on the land uses on the plot and the gross floor area (GFA) of the development.

The term refers to parking that is to be provided within the boundaries of the plot, and it is generally a requirement that parking should not be visible.