

## 4.4 Zone “M” – Mixed use Residential / Commercial Zone

### General

This zone, as shown in figure 6, covers two stretches of the main spine road of the Residential District. Plots are strictly reserved for the erection of buildings planned to be used as commercial at podium level and residential apartments on the upper floors. The plots located in this zone are not subject to any further subdivision; however, two adjacent plots may be joined together to form a larger plot subject to approval by the Authority.

### Permitted Uses

- a) Podium: Retail and commercial services, restaurants, showrooms, banks and Parking. The maximum depth of the commercial strip in the podium along the main roads is limited to a maximum of 30.00 meters from the front setback line (See Plate 6 & 7), the remaining rear part of the podium is recommended to be designed as a parking structure.
- b) Upper Floors: Residential Apartments, serviced apartments
- c) Any other use will require a special approval by the Authority.
- d) Hotels are permitted as standalone facilities.

### Requirements for on plot parking

On plot parking requirements must observe the minimum standards stated in Dubai Municipality building regulations and standards applicable to uses permitted in this zone which are:

- A minimum of one car parking space required for each apartment with a total area of 145 m<sup>2</sup> (1600 ft<sup>2</sup>) or less.
- A minimum of two car parking spaces required for each apartment with a total area greater than 145 m<sup>2</sup> (1600ft<sup>2</sup>).
- A minimum of one car parking space required for each studio apartment.
- One car parking place required for each 45 m<sup>2</sup> of Gross commercial/showroom area.

The Authority reserves its right to increase the above parking requirements as and when it deems necessary.