



## Regulations of Construction Conditions And Specifications in the Emirate of Sharjah

and shall not include any additional service spaces like swimming pool and its accessories and likewise.

### **Urban Planning Conditions of Industrial Buildings**

#### **Article (1/31): Industrial Installations.**

- Industrial installations may not be established except in the areas allocated for this purpose and according to the Urban Planning Statement issued by the Planning & Survey Directorate in the Emirate.
- With the exception of plots that are subject to a special system, construction maybe made on the plot boundary immediately without setback from the street and path ways side, provided the loading and unloading operations shall be made from inside.
- Setback from the neighboring building must be made at the rate of no less than 3m.
- The natural ventilation and lighting must be provided at a rate no less than 5% of the ground area for any warehouse, workshop or factory.
- The rate of construction for warehouses must not be less than 30% of the plot area, and 35% for factories, unless otherwise stipulated as per the plot appropriate decision, or if the usage nature prompts otherwise.
- Two total or partial mezzanine maybe made inside warehouses, workshops and factories, provided its use shall be affiliated to the ground floor, and that its entrance shall be from inside the ground floor itself. No separate entrances are allowed to be made for the mezzanine.
- The minimum limit of height in the industrial, storage and workshops usages shall be 4.25m. and the maximum limit shall be 6m. unless the necessity requires otherwise. Then, the concerned department may authorize such action.
- Subsidiary offices maybe made for servicing the already existing industrial activity taking place on the plot, provided that the rate of offices shall not be more than 10% of the building area. This rate