



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

- The height of the shop and annexes must not exceed 4.5m.
- Two rooms maybe made maximum for labor housing in all petrol stations located within the city boundaries, and three rooms for petrol stations located beyond the city boundaries.
- The access entry and exit roads from/to the station must be observed in order to be compatible with the road traffic movement facing the station while setting the design.

### Urban Planning Conditions of Trade Centers

#### Article (1/34): Trade Centers

- It is not authorized to build a trade center if the design is not identical to the planning conditions stipulated in the Urban Planning Statement issued by the Planning & Survey Directorate in the Emirate.
- Setbacks and heights shall be according to the conditions of the Urban Planning Statement issued by the Planning & Survey Directorate in the Emirate as listed under the two Articles (1/5) and (1/6) of the Regulations.
- Sufficient car parking lots must be provided as stipulated in the details of the car parking conditions prescribed under the two Articles (1/8) and (1/9) of these Regulations in respect of the restriction set in the General Urban planning Conditions.
- Areas for loading and unloading must be provided as prescribed in the loading and unloading conditions illustrated under Article (1/10) of these Regulations.
- Ensuring that a table is being prepared for displaying the finishing works in facades (Luxury finishing works).