

4.6 Zone “O” – Offices Zone

- 4.6.1 General: This zone, as shown in figure 6, is located west of an elliptical open space situated on the main spine of the Residential District. The plots located in this zone are not subject to any further subdivision; however, two adjacent plots may be assembled together to form a larger plot subject to approval by the Authority.
- 4.6.2 Permitted Uses:
- Offices, banks, showrooms, recreational, restaurants and parking.
- 4.6.3 Minimum Setbacks (see Plate 9):
- From main roads: 3.00 meters
 - From adjoining plots: 4.50 meters.
 - From rear boundaries and service roads: 3.00 meters
- 4.6.4 Maximum Floor Area Ratio (FAR): 3.5
- 4.6.5 Maximum number of floors: 10.
- 4.6.6 Maximum building heights: 42.00 meters.
- 4.6.7 Minimum height of the roof parapet: 1.10 meters.
- 4.6.8 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:
- Retail: One car parking place for each 45 m² of gross commercial area.
 - Offices: One car parking place for each 45 m² of gross leasable office area.
- The Authority reserves its right to increase the above parking requirements as and when it deems necessary.

Figure: Plate 9 Zone “O”

