

ADDITIONAL DEVELOPMENT REGULATIONS

Sections:

- 501.01 Purpose and Applicability
- 501.02 Detached Villa Regulations
- 501.03 Sea Walls Regulations
- 501.04 Traffic and Parking Regulations
- 501.05 Landscape Regulations
- 501.06 Open Space Regulations
- 501.07 Projections beyond the Plot Limit Regulations
- 501.08 Projections into Setbacks Regulations
- 501.09 Farm and Related Operations Regulations
- 501.10 Coastal Conservation Zone Villages Regulations
- 501.11 Storage and Screening Regulations
- 501.12 Plot Development Potential Regulations

501.01 Purpose and Applicability

The purpose of this section is to establish additional regulations that generally apply across the Abu Dhabi City Municipality area. When a regulation of this section addresses the same subject as another Code regulation, the more restrictive governs.

501.02 Additional Regulations for Residential Units

A. Perimeter walls:

1. Footings for perimeter walls and fences shall not encroach beyond the plot line.
2. Perimeter walls are permitted only when using durable construction materials, such as concrete or block, which are architecturally compatible with the surrounding neighbourhood.
3. The maximum height of the concrete or block portion of a perimeter wall is 4 m.
4. A 1.0 m vertical, semi-transparent decorative structure made of high-quality, visually compatible material is permitted above the concrete or block portion of the perimeter wall.
5. Ornamental objects mounted on the perimeter wall, such as vases, urns, lights, sculptural elements or other embellishments, are allowed to project vertically to a maximum of 0.5 m above the height of the decorative structure, with a further horizontal projection of up to 0.3 m beyond the wall being permitted.
6. Common walls between adjoining plots are permitted.
7. The wall's height may be 6 m if there is a social necessity to achieve the privacy.
8. The main gate may be built on the front wall with maximum height of 6 m.

A. Garages:

1. Garages shall not dominate the streetscape. They shall be recessed or aligned with front walls and other treatments to ensure the villa (including courtyards and entries) is the dominant visual feature, not the garage.
2. The width of Garage shall not exceed 6 m which allow two parking spaces with one entrance for each residential unit.

C. Setbacks:

1. Windows or balconies above the ground floor level, facing directly toward the rear and side plot lines, shall not be allowed within (2) m of these plot lines.
2. Extensions of the first floor above the accessory buildings shall be allowed after compliance with all development regulations. The access of the extensions shall be from the main building only.

C. Allowed Projections:

1. A sunshade projection is allowed for the main entrance with a maximum projection of 2.0 m.
2. The sunshade height is (2.5) m at least from the road facing this entrance.
3. A projection is allowed for floors above the grade level with a maximum projection of (1.5) m to make balconies and terraces.
4. A projection is allowed for flowerbeds on the ground and first floor with a maximum projection of (0.30) m.
5. A projection is allowed for flowerbeds on the wall surrounding with the plot not exceeding (0.30) m and minimum height of 2.5 m from the road.
6. No projection is allowed if it locates in joint point between the two plots.

501.03 Entrance Regulations

One entrance at least shall be provided from plot line which is in front of the service road and the parking. It is not allowed to provide any other entrances for the vehicles on the resting lines. The ADM shall be reviewed before completing the same to make sure that they meet the engineering aspects and not effect on the existing or planned services on the front plot line.

501.06 Sea Walls Regulations

A. General

1. Seawalls shall be required to protect the land from the sea or to stop accelerated erosion of the shoreline. However, where the shoreline is in its natural state, seawalls shall generally be discouraged. Where seawalls are required, regulations established by DMAT shall apply.

501.07 Traffic and Parking Regulations

A. General

1. All development shall provide parking, pursuant to the regulations established by the DMAT.
2. All development proposals shall require submission of a Transportation Impact Study (TIS) acceptable to and agreed in an NOC from the DoT, prior to final determination of any development review.

B. Public Pedestrian Sidewalk/Through Zones

1. Public pedestrian sidewalks/through zones shall be provided in accordance with the requirements of the USDM.
2. All public sidewalks shall be provided to, at least, meet the minimum standards of the DMAT. All sidewalks shall be graded across their entire width and shall be provided and maintained free from any obstructions or obstacles.
3. Plot owners shall ensure that their building's entrances, exits, ramps and any other features do not interfere with or obstruct the public sidewalk.