

## 305-MAJOR CORRIDOR

### Sections:

305.01 Purpose

305.02 Applicability

305.03 Regulations

### 305.01 Purpose

The Major Corridor (MC) reservation overlay district is intended to reserve land and coordinate development for major transport infrastructure and utility extensions planned for Abu Dhabi. Where possible, such infrastructure should be located in existing rights-of-way. In some cases, it is necessary for infrastructure to be constructed on, above or below a privately owned plot. Where the exact alignment of infrastructure is still to be determined, limits of deviation are defined. The MC overlay district provides guidance for development within the corridors so that options are preserved for providing major future infrastructure that benefits the residents of Abu Dhabi.

The MC overlay district is also intended to identify and reserve land for future streetscape planning and improvements, consistent with the policies of Plan 2030 for streetscapes and the Abu Dhabi Urban Street Design Manual (USDMM). Many of Abu Dhabi's major transportation corridors have large landscaped areas and/or undeveloped areas at the outer edge of the wide rights-of-way. These areas have potential for streetscape improvements that will, over time, transform them into beautiful boulevards, avenues, parkways, ceremonial routes and/or pedestrian-friendly corridors, depending on their setting and land use context. The MC overlay district identifies areas where such streetscape planning shall be considered during development review and in the course of planning studies, so that options are considered and preserved.

### 305.02 Applicability

The regulations of this section apply to all lands within the MC overlay district mapped on the Rural Code Map.

### 305.03 Regulations

Land use and development regulations in the applicable base district or plan district apply within the MC overlay district, except as modified by the UPC to reserve land and/or limit or guide development in keeping with the purpose of the MC overlay district.

These regulations shall be established in consultation with the main regulatory authority (e.g. DoT) during development review, based on the operational requirements of the proposal.