

## ADDITIONAL DEVELOPMENT REGULATIONS

### 501.08 Landscape Regulations

#### A. General

1. All development must provide landscaped areas, in line with the minimum areas established in the base districts or applicable plan districts, as well as in respect of any master plan.
2. The plot owner shall be responsible for maintaining or ensuring the ongoing maintenance of installed landscape materials so that the all planting continues to thrive.

#### B. Installation of Required Landscape Materials

1. All required landscape materials, including irrigation pipes, must be in-ground, except when raised planters are allowed as an integral part of the landscape plan. Plant materials must be installed to current landscape best practices at the time of planting. Plant materials must be properly supported to ensure survival. Support devices, such as guy wires or stakes, must not interfere with any vehicular or pedestrian movement.

#### C. Required Irrigation

1. All landscape materials must be installed with an irrigation system that is designed to eliminate any water run-off into the public right-of-way.

### 501.09 Open Space Regulations

#### A. General

There shall be no net loss of existing parks, designated habitat or other designated open space areas within the same and/or immediately adjoining base districts.

### 501.12 Farm and Related Operations Regulations

#### A. General

Farm and related operations regulations are covered by the following agencies:

1. Abu Dhabi Urban Planning Council
2. Department of Economic Development
3. Abu Dhabi Food Control Authority
4. Environment Authority-Abu Dhabi
5. Department of Municipal Affairs

All development shall require a NOC from the relevant agency prior to final determination of any development review.

### 501.13 Coastal-Conservation Zone (C-CZ) Villages Regulations

#### A. Location and Orientation of Development in C-CZ Villages

1. Development is only permitted if located adjacent to the shoreline and in compliance with the required plot-specific setbacks. All development shall be orientated towards the water.

#### B. Limitations on Access and Circulation in C-CZ Villages

1. Access to villages shall be limited to ferries or sailcraft and small non-fossil fuel motorised watercraft.

2. Anchorage, boating activities and passage of larger sea vessels shall only be permitted in designated areas.
3. No private vehicular access to villages is allowed. On islands, road networks shall be minimal and serve only to provide residential access. An interconnected network of pedestrian and cycleways shall be provided.
4. Public access along the entire waterfront shall be provided and maintained.

#### C. Roof Equipment in C-CZ Villages

1. Roof-mounted mechanical facilities and satellite dish antennas shall be screened from view by latticework, louvre panels or similar treatment that is compatible with village architecture, and in all cases shall be no higher than 2.0 m above the roof line of the villas.

### 501.14 Storage and Screening Regulations

Please refer to Storefront Improvement Policy at DMAT.

### 501.15 Aviation Regulations Throughout the Entire Development Code Area

In terms of Regulations 1, 3, 4 and 5 below, in all circumstances any resulting application must be accompanied, on submission, with an NOC from ADAC.

1. All proposed construction or erection of buildings, structures, towers, etc. over 150 m anywhere within the Code area shall require a Special Aeronautical Study to be undertaken and approved in writing by ADAC, prior to the submission of any application for development review to the UPC or ADM;
2. All buildings, structures, towers, etc. over 45 m anywhere within the Code area shall provide details, including the number, type, style, cantilever and position on the building/structure of all aircraft warning lights, to the UPC or ADM prior to the determination of any related development review;
3. Helicopter landing facilities anywhere within the Code area are required to be approved in writing by ADAC, prior to the submission of any development review to the UPC or ADM;
4. Development proposals for landfill operations and/or any processes involving the use of chimneys or which result in the discharge of smoke, steam or other gaseous substances anywhere within the Code area are required to be approved in writing by ADAC, prior to the submission of any development review to the UPC or ADM;
5. Proposed developments involving sky trackers, laser light displays, balloon advertisements or any similar special displays anywhere in the Code area are required to be approved in writing by ADAC, prior to the submission of any application to the UPC or ADM; and
6. In terms of Sections 1, 3, 4, and 5 above, in all circumstances any resulting application must be accompanied on submission, with an NOC from ADAC.

### 501.16 Commercial Signage Regulation

The applicant must refer to DED for Commercial Signage Regulations before submitting the application.