

HEAVY INDUSTRIAL

Description

This district provides areas for businesses and infrastructure which have potential for very high impacts and/or hazardous situations. This district allows for heavy manufacturing, port facilities, refineries, and similar large-scale industrial uses.

The map on the next page shows the geographical areas in the Emirate identified under this designation.

Development Regulations

The development regulations for the HI base district shall be established in consultation with the main relevant regulatory/licensing authority through the planning review process, based on the operational requirements of the proposal.

Use Regulations

Uses	Use Status Key: P = Permitted L = See Limitations Table
1000 Residential	
1320 Guest Worker Housing	P
2000 Commercial	
2200 Offices – General Business Services	L-11
2300 Offices – Finance & Insurance Services	L-11
2400 Office – Professional and Technical Services	L-11
2500 Hospitality and Personal Services	L-11
2700 Retail Trade	L-11
3000 Industrial	
	P
4000 Governance, Institutional, Social & Cultural Services	
4100 Government Office	P
4400 Safety & Security Services	P
5000 Health Care & Education	
5300 Clinic	P
5770 Ambulance Station	P
6000 Religious	
6100 Mosque	P
7000 Open Space & Recreation	
7300 Developed Open Space	L-1
8000 Services/Transportation/Infrastructure	
	L-1

Limitations

L-1	Subject to scale/size review for compatibility with the surrounding area.
L-11	All uses under this limitation shall not exceed 500sqm GFA.

Note: Compliance with the Rural Code does not negate the need to comply with all other regulatory, statutory and permitting requirements within the Emirate of Abu Dhabi.

Note: The Allocated Use on any current affection plan must accord with one of the permitted or limited uses within the Use Regulations table above.