

DEFINITIONS

Sea Wall: A structure separating land and water areas, primarily designed to prevent erosion damage due to wave and current action.

Semi-detached: Two (2) residential units linked by a single adjoining wall, into a single residential structure, normally located within a plot.

Serviced Apartments: Refer also to Hotel and Hotel Apartment.

Setback: The minimum horizontal distance between a plot line and the nearest point of a building or structure on a plot. The setback shall not include the eaves of a building.

Sidewalk: A paved, surfaced or levelled area, paralleling and usually separated from the street, used as a pedestrian walkway.

Single-Purpose Fitness: An establishment that operates single purpose physical fitness facilities such as a yoga studio, aerobics studio or similar activity.

Site: A single plot or a combination of plots that are under single ownership or unified control, and together form the boundaries of the area to be developed.

Site Plan: Refer to Affection Plan.

Standalone Community Facility: A building intended to provide public services by the Government and developed by the relevant Government agency in line with their standards and requirements to fulfil their obligations.

Storey: A space in a building between the surface of any floor and the surface of the next floor above, or if there is no floor above, then the space between such floor and the ceiling or roof above.

Street: A public or private right-of-way, other than a major or secondary highway, whose function is to carry vehicular traffic or provide vehicular access to adjacent property. This definition is used for the generic use of the term street, as distinguished from the Abu Dhabi Urban Street Design Manual street family term Street. As used in the Code, the generic form is lower case street and the Urban Street Design Manual form is capitalised (Street).

Street, Side: That part of the street bounding a corner plot and which extends in the same general direction as the line determining the depth of the plot.

Structure: Anything constructed or erected which requires a fixed location on the ground, or is attached to a building or other structure having fixed location on the ground.

Temporary Uses: Uses that are not operated for a continuous period of more than 30 days, including but not limited to carnivals, festivals, fairs, temporary outdoor sales, mobile food vending, seasonal sales and temporary trailer homes.

Townhouse: A residential unit, generally up to three (3) storeys high and linked to adjoining similar properties on plot.

Tram: A type of lightweight, street-running passenger train.

Transit: Any type of transport shared by the public in large numbers, including bus, light rail, tram, or Metro.

Transparency: The physical property of allowing light to pass through a material. Transparency in the Code is measured by the amount of light allowed to pass through a material such as glass.

Transport Infrastructure: Paving, curbing, tracks and other infrastructure that provides for the movement of people and goods.

Universally Accessible: Sufficient in design and space to be utilised or accessed by all persons, including those with disabilities.

Unlawful Use: Any use of land or a building that does not have the currently required permits and was originally constructed and/or established without permits required for the use at the time it was brought into existence.

Urban Area: The land and water area within the Urban Growth Boundary.

Urban Growth Boundary (UGB): Defines the limit of growth/development until a given date (e.g. 2030).

UPC: The Abu Dhabi Urban Planning Council.

UPC Decision: A written determination by the UPC that an application for planning permission has been granted, conditionally granted or denied in line with the relevant provisions of the Code.

Use: The purpose for which land or a building is arranged, designed or intended, or for which either land or a building is or may be occupied or maintained.

Visible: Capable of being seen (whether or not legible) by a person of normal height and visual sharpness, walking or driving on a public road.

Walking Distance: A defined distance that is generally considered walkable by a person. In the Code, 'walking distance' varies depending upon the context of the pedestrian experience. In locations where there are a lot of pedestrian amenities, the acceptable walking distance will be longer than in an area not conducive to pedestrian travel.

Walkways: Concrete or asphalt surface or continuous blocks of pavers for pedestrian travel.

Wall, Permanent: Any physical structure forming a physical barrier and composed of materials that are of a permanent nature and which require little maintenance. This includes solid masonry, concrete slab, concrete block and other materials.

Waterfront: Land within 300 m of all urban shorelines or between the shoreline and the first major right-of-way, as determined by the UPC. Includes land with a water frontage and land that is separated from the waterfront by a public reserve, right-of-way or open space.

Waterways: The waterways encompass all water bodies such as tidal bays, tributaries and beaches along the City's coastline, including navigation channels and other vessel permitted routes (natural and man-made) between the islands that may be used for public transport, commerce, and recreation except the waters under the responsibility of Supreme Petroleum Council and the Armed Forces.

Yard: An open space on a plot that is unoccupied and unobstructed from the ground upward, except as otherwise permitted by the Code (refer to Section 703.04 and Section 703.05.)