

## DESERT ZONE

## Description

DZ applies to the desert areas outside of the defined Urban Growth Boundary (UGB) within the Rural Code. Existing uses within the DZ will be permitted to continue and other permitted new uses such as agricultural, infrastructure, safety and security and petrol stations, will be considered on a case-by-case basis, depending on their location, scale of development and other material considerations.

## Development Regulations

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

## Limitations

|      |   |
|------|---|
| L-1  | Subject to scale/size review for compatibility with the surrounding area.   |
| L-2  | Only passive recreational, educational and research activities consistent with respective Management Plan's of the Environment Agency (EAD) and the Tourism and Culture Authority (TCA) of Abu Dhabi are permitted. |
| L-3  | Industrial uses are not permitted.  |
| L-5  | Development is generally not permitted. Limited development will be reviewed on a case-by-case basis.   |
| L-7  | Shall be in compliance with the Farm and Related Operations Regulations.  |
| L-10 | Only relates to Government operated facilities.   |

## Use Regulations

| Uses  | Use Status Key:<br>P = Permitted<br>L = See<br>Limitations Table |
|---|--|
| <b>1000 Residential</b>   |  |
| 1320 Guest Worker Housing   | L-1  |
| 1400 Palace   | P  |
| <b>2000 Commercial</b>  |  |
| 2784 Petrol station   | L-5  |
| <b>4000 Governance, Institutional, Social &amp; Cultural Services</b> |  |
| 4400 Safety & Security Services                                       | L-1  |
| <b>5000 Health Care &amp; Education</b>                               |  |
| 5400 Hospital   | L-1, L-10  |
| 5600 Veterinary Facilities  | L-1, L-10  |
| <b>6000 Religious</b>   |  |
| 6100 Mosque   | P  |
| <b>7000 Open Space &amp; Recreation</b>                               |  |
| 7300 Developed Open Space   | L-1, L-2   |
| 8000 Services/Transportation/Infrastructure                           | L-1  |
| 9000 Agriculture, Forestry & Aquaculture                              | L-3, L-7   |

**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.