

## DEFINITIONS

### Sections:

701.01 General Definitions

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**Abu Dhabi Island:** That portion of land within the boundaries of Abu Dhabi City Municipality, which is located west and north of 'Khor Al Maqta' waterway.

**Abu Dhabi Mainland:** That portion of land within the boundaries of Abu Dhabi City Municipality that is not part of Abu Dhabi Island, and located generally east of the 'Khor Al Maqta' waterway.

**Abatement:** Action taken to alleviate, mitigate or end a nuisance, emergency or non-conformance.

**Accessory Structure:** A structure of secondary importance or function on a plot. In general, the principal use of the plot is not performed in an accessory structure. Accessory structures may be attached or detached from the principal structure. Examples of accessory structures include: garages, majilis and kitchen.

**Accessory Use:** A use or activity which is clearly incidental to the principal use on a plot.

**Active Frontage:** Allocation of a minimum length of the ground floor portion of any building that is fronting or orientated towards a public street or public space to active uses such as retail, restaurants and other walk-in public uses.

**Adjacent:** Near or close to, neighbouring, or nearest in position to.

**ADD:** Abu Dhabi Datum.

**ADM:** Refer to Abu Dhabi City Municipality.

**ADM Decision:** A permit or letter of decision issued by Abu Dhabi City Municipality.

**Affection Plan:** A graphic illustration showing the exact coordinated location of a plot issued and approved by the Government of Abu Dhabi that includes the following information.

- Name of owner;
- Plot size;
- Allocated use; and
- Sector and plot numbers.

**Allocated Use:** The use which is specified on a legal affection plan.

**Alteration:** Any change, addition or modification of any of the supporting components of a structure, such as load-bearing walls, columns, beams or girders, which changes the exterior architectural appearance or materials of a structure or object. Alteration includes changes in exterior surfaces, changes in materials, additions (horizontal or vertical), demolitions and relocation of buildings or structures, but excludes ordinary maintenance and repairs.

**Amenity, Private:** A feature or use of a development designed for the exclusive enjoyment of occupants and their guests.

**Amenity, Public:** A feature or use that enhances the use for the wider general public. Examples include plazas, public seating, public art and landscaping.

**Apartment:** A dwelling unit in a multi-unit residential structure normally split horizontally and occupied for shelter or sleeping accommodation on a long-term basis.

**Architectural Projection:** An architectural feature such as a cornice, bay window or other similar feature that protrudes from the exterior wall or roof of a building.

**Atrium:** An open space or hallway within a building that extends the full height or several storeys of a building.

**Authorised Agent:** A person authorised by the property owner or other legal entity that has a legal or equitable title to land that is the subject of a development proposal, or otherwise has an enforceable proprietary interest in such land to act on their behalf.

**Ancillary Structure:** A structure on the same plot related to the principal use on the plot and generally of a lesser size and scale, and subordinate to the main structure.

**Avenue:** A medium vehicle priority 2+2 street. (Refer to the USDM.)

**Balcony:** A platform that projects from the wall of a building and is enclosed by a parapet or railing.

**Base District:** Base districts are zones shown on the Code Map and described in Section 200 of the Code. They set out the use, height and specific development regulations for different districts.

**Base Reference Plane:** A reference plane used for measuring building height and GFA, representing the midpoint between the physical elevation of the single highest point along the existing plot perimeter and the physical elevation of the single lowest point along the existing plot perimeter.

**Basement:** An area equivalent to the ground floor/first storey, which is mostly located below grade level, and generally does not project more than 1.0 m above-grade. Commonly used for parking or for other non-habitable uses.

**Below Grade:** Refer to Grade-related terms.

**Boating and Fishing Facility:** Businesses providing water-related recreational services such as boat storage, marinas, boat tours, boat rentals, marine services and fishing trips.

**Boulevard:** A high vehicle priority 3+3 street. (Refer to the USDM.)

**Building:** Any structure used or intended for supporting or sheltering any use or occupancy.

**Building Code:** The Building Regulations as adopted by Abu Dhabi City Municipality.

**Plan Capital 2030:** Plan Capital 2030: Urban Structure Framework Plan, including any approved amendments.

**Community Facilities:** Are inclusive of the following land use categories: Social and Culture Services, Educational, Healthcare, Religious, Governance and Institutional, Recreational and any other land use that furthers a Governmental objective of providing essential services to the general public.

**Convention Centre:** Facilities that are associated with large gatherings of public or private organisations for the purposes of meetings, conferences and exhibitions.

**Demolition:** The intentional destruction and removal of any structure or portion thereof.