

DEFINITIONS

Development: Any change to land or waterways including:

- The division or amalgamation of a plot of land into two (2) or more plots;
- Filling, excavation, clearing of vegetation, mining or drilling on land or water;
- The construction, reconstruction, conversion, structural alteration, relocation or enlargement of any structure, transport infrastructure or utility; and/or
- Use or the extension of use of land.

Development Regulation: A rule establishing a limitation or prohibition of development such as building height limits, required setbacks and the maximum GFA that can be built under a FAR.

Development Review: An assessment of a planning submission, or the planning merits of a building permit submission, undertaken by the relevant reviewing authorities utilising the Code, and any other relevant planning documents.

Developed Areas: Areas within Urban Growth Boundaries, Critical National Infrastructure, existing industrial areas, existing government reserves and the Red Zone at Ruwais as described in Plan Al Gharbia 2030.

Dock: A marine floating structure used for building and/or repairing, or loading and unloading boats, ships, ferries, etc.

Dredging: Removal of material from the seabed or waterway where the activity is for the purpose of constructing a deeper area or navigational channel.

Dwelling Unit: A building, or a portion of a building, that is designed for residential occupancy and has independent living facilities including provisions for sleeping, sanitation and cooking.

Effective Date: The date on which a permit or approval of a Code decision becomes enforceable or otherwise takes effect, rather than the date it was signed or circulated.

Environment: The physical factors of the surroundings, including land, water, atmosphere, climate, sound, odours, tastes and living things, and the social effects of aesthetics.

Estidama: The established designation for sustainability of projects within Abu Dhabi through the Pearl Rating System (PRS).

Exterior Wall Face: The outermost surface of the wall, bearing or non-bearing, which encloses the interior of the building.

Facade: The exterior wall of a building exposed to public view. That portion of any exterior elevation of a building extending vertically from the grade to the top of a parapet wall or eave, and horizontally across the entire width of the building elevation.

FAR: Refer to Floor Area Ratio.

Financial Services: Any use whose primary service is the sale and purchase of stocks, bonds and other financial instruments.

Floating Jetty: A marine floating structure for mooring or tying of watercraft.

Floor Area Ratio (FAR, also known as floor space or plot ratio): The ratio of the GFA of all buildings to the total area of the plot upon which such buildings are located, where total GFA is expressed in a

decimal form and plot area is always 1.0, e.g. 10.5 to 1.

Frontage, Building: The exterior building wall of a ground floor business establishment on the side or sides of the building fronting and/or oriented towards a public or private street.

Frontage, Street (Frontage, Plot): All property fronting on one (1) side of a street or between intersecting streets, or the end of a dead-end street. (Refer to Section 703.05.)

Frontage Zone: An area of the pedestrian realm that is the distance between the through zone and the building front or private plot line which is used to buffer pedestrians from window shoppers, appurtenances and doorways.

Golf and Country Club: A privately owned facility offering sporting opportunities to members or the public for a fee.

Grade-Related Terms:

Grade, Existing: Existing elevation of the ground at the time an application is submitted for UPC/ADM review, prior to any grading or development.

Grade, Finished: Final level/elevation of the ground after approved grading and development. When the finished ground surface slopes away from exterior walls, the final elevation shall be established by the lowest points within the area between the building and the plot line or, where the plot line is more than 2.0 m from the building, between the building and a 2.0 m point from the building.

Grade, Below: Any subsurface area that is underneath the elevation of the ground.

Gross Floor Area (GFA): The sum of all horizontal areas of each floor of a building or structure, measured from the exterior wall faces of the exterior walls or from the centreline of walls separating two (2) buildings subject to the rules of measurement for determining gross floor area. (Refer to Section 702.02.)

Habitable Space: A space in a building intended to be occupied for the purposes of living, sleeping, eating, cooking or working.

Hardscape: Areas such as patios, decks, driveways, paved plazas, paths and sidewalks that do not require irrigation but are used in the overall improvement of a site's landscape.

Height: The vertical distance measured in metres (not storeys or floors) from: 1. The highest elevation of the highest adjacent public sidewalk or street curb elevation if no portion of the exterior or walls of a building (the building footprint) is not more than 2.0 m from the right-of-way, or 2. From the base reference plane to the highest occupiable point.

Highest Astronomical Tide (HAT): The level of the highest predicted astronomical tide at a specific locality.

Highest Occupiable Point: The top of the highest roof surface/roof slab of the highest enclosed space safely and legally occupied by residents, workers or other users on a consistent basis, including conference rooms, penthouses and/or restaurants, but not mechanical spaces which require occasional maintenance access or otherwise, and excluding the parapet wall.