

## INTRODUCTORY PROVISION

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### 100.01 Definitions

The following words and expressions shall have the meanings ascribed thereto hereunder unless the context indicates otherwise:

Development Code	The Abu Dhabi Emirate Rural Development Code
UPC	Abu Dhabi Urban Planning Council
Emirate	Emirate of Abu Dhabi
Municipalities	Abu Dhabi Municipality, Western Region Municipality, Al Ain Municipality.
Cities	Abu Dhabi City, Al Ain City, Western Region
Plan 2030	Plan Capital 2030, Plan Al Ain 2030, Plan Western Region 2030, Maritime 2030.
Executive Regulation	The Executive Regulation of Law No. (4) of 1983 regarding the regulation of construction works in the Emirate of Abu Dhabi
Government agency	Government agencies and departments concerned with Abu Dhabi development
Development Regulations	The regulations and manuals issued by the UPC that regulate the urban development.
Requests/ Development Proposals	Development Requests/ Proposals submitted to the municipalities or the UPC by the developers to be reviewed and approved.

### 100.02 The Abu Dhabi Emirate Rural Development Code

The Development Code is a simple regulatory tool, developed from the Emirate of Abu Dhabi Urban Structure Framework Plan, which is now referred to as Plan 2030, to provide urban development regulations within the boundaries of Municipalities. It is developed from Planning Policies LUF4 (Growth outside the Urban Growth Boundary – Action 16) and LUF5 (Rural Communities – Action 17) in Plan Capital 2030.

The Development Code is generally consistent with the Plan 2030 and in case of any conflict between this Code and the Plan 2030; the provisions of this Code are to be obliged.

The Code will be used by the review teams within both the Municipalities and the UPC where it will assist in the assessment of planning proposals.

The Code is a straightforward, plot-based regulatory tool, which will be used within the existing projects review processes of both the Municipalities and the UPC.

### 100.03 Purpose

The purpose of the Development Code is to produce development regulations that govern the City's physical environment and ensure that the plot use and development is generally consistent with Plan 2030, the long-term vision for the Emirate.

### 100.04 Content and Organisation

The Code comprises written documents and maps, which show how the following districts are applied to all land and water outside the Urban Growth Boundary, which is divided into Base Districts, Overlay Districts and Plan Districts.

This Code also includes additional development regulations in 500 Series. Procedural and administrative regulations, amendments to the Code and Code Map are included in the 600 Series. Definitions, rules for interpretation of language and boundaries, and rules for measurement are contained in the 700 Series.

### 100.05 Applicability

The Development Code applies to all land and water owned by any person, government or private sector within the Urban Growth Boundary.

No development including the construction, occupation, enlargement, modification or demolition shall occur except in compliance with this Code.

Land or buildings lawfully developed prior to the adoption of the Code, together with any lawful alterations or changes in use that are subsequently contrary to the Code, can continue to be used subject to the non-conformity regulations in the Code.

The Development, for which approvals have been lawfully granted before the adoption of the Code or subsequent applicable amendments, can proceed until the expiration of such approvals.

Developments applications submitted to be approved prior to the legal adoption of the Code, according to the legislative requirements unless the UPC requested to study the same according to this Code

### 100.06 Relationship to other Plans, Policies and Regulations

Outside of Plan Districts, when there are conflict between this Code and other Plans, Policies and Regulations, the more restrictive governs.

In case of any conflict between this Code and Plan Districts, the Plan Districts Regulation shall be obliged.

When there is no regulation in a Plan District to address an issue but there is an appropriate regulation in the Development Code, the Code governs.

The Code may also refer to plans, policies created by the UPC, the Municipalities or other Government agencies that supplement regulations in the Code.