

**Local Order No. (2) of 1999**  
**Concerning Classification and**  
**Regulation of Land Use in the Emirate of Dubai<sup>1</sup>**

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**We, Hamdan bin Rashid Al Maktoum, Chairman of the Dubai Municipality,**

After perusal of:

The powers legally vested in Us pursuant to the Order Establishing the Dubai Municipality;  
and

The presentation of the Director General of the Dubai Municipality, and

For the purposes of achieving the public interest,

**Do hereby issue this Order.**

**Article (1)**

This Order will be cited as "Local Order No. (2) of 1999 Concerning Classification and Regulation of Land Use in the Emirate of Dubai", and will come into force three (3) months after the date of its publication in the Official Gazette of the Emirate of Dubai.

**Article (2)**

In implementing the provisions of this Order, the following words and expressions will have the meaning indicated opposite each of them unless the context implies otherwise:

Emirate:                      The Emirate of Dubai.

DM:                              The Dubai Municipality.

Director General:            The director general of the DM.

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*<sup>1</sup>Every effort has been made to produce an accurate and complete English version of this legislation. However, for the purpose of its interpretation and application, reference must be made to the original Arabic text. In case of conflict, the Arabic text will prevail.*

Competent Department:	The Planning and Survey Department of the DM.
Regulation:	The Regulation Concerning Land Use Classification and Regulation in the Emirate of Dubai.
Permitted Uses:	The types of land use and building occupancy permitted in a particular zone in accordance with the provisions of the Regulation.
Conditional Uses:	The types of land use and building occupancy permitted in a particular zone subject to certain conditions, in accordance with the provisions of the Regulation.
Non-compliant Uses:	The types of land use and building occupancy which have existed by the effective date of this Order, whether or not they were compliant with the legislation and regulations that were in force at the time of land use or occupancy; and which have become non-compliant after the effective date of this Order.
Planning Permit:	The initial permit issued by the Competent Department, authorising construction or any of the types of use or occupancy stated in the Regulation.

### **Article (3)**

Types of land use and building occupancy in the Emirate will be classified, and the conditions and criteria for each type of use and occupancy will be determined, in accordance with the Regulation attached to this Order and approved by Us.

### **Article (4)**

No land may be used, no building existing in any zone may be occupied, and no change may be made to the land use or building occupancy in any zone unless that land use, building occupancy, or change is in compliance with the Permitted Uses and occupancy requirements applicable in that zone under the Regulation, and the relevant Planning Permit is obtained from the Competent Department.

### **Article (5)**

Notwithstanding the provisions of the preceding Article, the Competent Department may, where the public interest and the local, urban, and planning conditions in the Emirate so require, issue its approval for undertaking a Conditional Use or for exempting a Planning Permit applicant from compliance with certain provisions of the Regulation.

In any event, any approval or exemption must be made in accordance with the restrictions and rules prescribed for each case under the implementing bylaw of this Order.

### **Article (6)**

The relevant planning and technical restrictions and rules prescribed by the Competent Department will apply to the existing uses that have become Non-compliant Uses after the effective date of this Order.

The implementing bylaw of this Order will determine these restrictions and rules.

### **Article (7)**

The provisions of Section One of Chapter Two of the Regulation in respect of residential zones will apply to owned land plots. As for granted land plots, or granted land plots whose possessory title has been upgraded to absolute title, only one (1) residential villa will be permitted to be constructed on each land plot regardless of the area of that land plot.

### **Article (8)**

The Competent Department may conduct up to one (1) periodic review of the Regulation per year to ensure that it is aligned with the urban, economic, and social developments in the Emirate; and may amend any of its provisions or attached official maps in any of the following cases:

- a. if it is established to the satisfaction of the Competent Department, based on the actual implementation and the periodic reviews of the Regulation, that an amendment of its provisions or of the attached maps is necessary to achieve the aforementioned objectives; or
- b. if an affected party submits an amendment request which is based on substantial and meritorious grounds that justify the amendment.

The implementing bylaw of this Order will determine the provisions that govern the amendment procedures.

### **Article (9)**

The requirements and standards prescribed by the legislation issued by the DM in respect of the environment, construction works, road works, and other relevant activities will be based on the requirements and standards prescribed by the Regulation.

### **Article (10)**

The implementing bylaw of this Order will determine the procedures and required documents for submitting Planning Permit applications, and the procedures for filing grievances against any decisions rejecting these applications; and will determine the fees prescribed for each of these procedures. However, the fees for each procedure may not exceed five thousand dirhams (AED 5,000).

### **Article (11)**

The inspectors and employees of the Competent Department, and the DM employees assigned by the Director General, will have the capacity of law enforcement officers in respect of the acts that fall within their jurisdiction and are relevant to their employment duties. For this purpose, they may access all land use zones and building occupancy sites in the Emirate, and may issue the necessary violation reports in this respect.

### **Article (12)**

Without prejudice to any stricter penalty stipulated in any law or other local order, any person who violates the provisions of this Order or its implementing bylaw will be punished by one or more of the following penalties:

1. imposing a fine of not more than fifty thousand dirhams (AED 50,000). The amount of that fine will be doubled upon committing any subsequent violations, but may not exceed the maximum amount prescribed for the fine; and/or
2. terminating all types of land use and building occupancy and charging the violator the relevant costs in addition to twenty percent (20%) of these costs as administrative expenses.

The fees and fines imposed under this Order and its implementing bylaw will be paid to the DM.

### **Article (13)**

The provisions of this Order and its implementing bylaw do not apply to:

1. the land plots in respect of which decisions are issued by the high authorities in the Emirate to exempt the same from the application of this Order or to determine the types of their use or the building occupancy on them; and
2. the land plots and constructions designated for military use in the Emirate.

#### **Article (14)**

For the purposes of compliance with the provisions of this Order and its implementing bylaw, the DM may undertake necessary coordination with other Government Departments in the Emirate, including seeking assistance from police personnel. Upon request, these entities must provide the DM with assistance as soon as practicable.

#### **Article (15)**

The Director General is hereby vested with the power to approve any amendments to the Regulation or to the attached official maps referred to in Article (8) of this Order.

#### **Article (16)**

The Director General will issue the bylaws and resolutions required for the implementation of the provisions of this Order.

#### **Article (17)**

Any provision that contradicts or conflicts with the provisions of this Order is hereby repealed.

**Hamdan bin Rashid Al Maktoum**

**Chairman of the Dubai Municipality**

## **Chapter One Definitions and Official Maps**

### **Section One Definitions**

The words and expressions mentioned in this Regulation will have the meaning indicated opposite each of them unless the context implies otherwise:

Emirate:	The Emirate of Dubai.
DM:	The Dubai Municipality.
Regulation:	The Regulation Concerning Classification and Regulation of Land Use in the Emirate of Dubai.
Competent Department:	The Planning and Survey Department of the DM.
Permitted Uses:	The types of land use and building occupancy that are permitted in a particular zone.
Conditional Uses:	The types of land use and building occupancy that are permitted subject to specific conditions because they are not compliant with the primary Permitted Use in a zone.
Ancillary Uses:	The secondary uses on a land plot on which a primary use exists, such as maid rooms, car parking, and other secondary uses.
Temporary Uses:	The types of use and occupancy that are implemented or conducted for a particular purpose for a certain period of time.
Buffer Zone:	The minimum area required for separating two (2) zones designated for different types of use for the purpose of eliminating or mitigating the impact of the higher intensity and more noisy use, such as separating residential from non-residential zones.
Floor Area:	The aggregate horizontal floor area of all the storeys of a building measured from the exterior walls of the building.

In the case of a common wall shared by two (2) buildings, the mid-point of the common wall will, for the purpose of measuring, be considered as the face of the exterior wall. The Floor Area also includes the following:

- the area of staircases, stairs, and elevators;
- the area of any mezzanine floor;
- the area of any usable floor that is at least 2.31 m (7 feet) high;
- the area of enclosed balconies; and
- the area of the basement floor, if it is used as a main floor.

**Floor Area Ratio:** A ratio calculated by dividing the total Floor Area of a building or buildings by the total area of the land plot on which they are constructed.

**Lot Coverage:** The ratio of the horizontal area occupied by the buildings constructed on a land plot to the total area of that land plot. This does not include friezes or other areas protruding from roofs beyond the main external walls of the buildings.

**Roads Department:** The Roads Department of the DM.

**Sewerage and Irrigation Department:** The Sewerage and Irrigation Department of the DM.

**Other Relevant Legislation:** The laws, local orders, and other legislation in force in the Emirate.

## **Section Two Official Map Attached to the Regulation**

### **[1]Contents of the Map**

The attached map is an integral part of this Regulation. It demarcates the boundaries of all land use zones, water bodies, and rights of way that form part of the officially classified zones.

## **[2]Boundaries of the Map**

The lines shown on the map demarcate the boundaries separating the land use zones. Where the boundaries of zones are not shown clearly, the following applies:

- a. Where the borderline separating two (2) land use zones is a road or an alleyway (*Sikka*), the dividing line between the two (2) zones will be the midline of the road or alleyway (*Sikka*).
- b. Where the borderline separating two (2) land use zones is not a road or alleyway (*Sikka*), the dividing line between the two (2) zones will be the border between the areas of different use.
- c. In case of land plots with large areas, particularly those located at road junctions where two (2) different land use zones may intersect, the borderline separating the land use zones will be the line adopted by the Competent Department when regulating the zone in which these plots are located.

## **[3]Non-classified Zones**

These are zones that do not fall within any class of land use zones, such as water body zones, Buffer Zones, and any other non-classified zones. A non-classified zone will be deemed part of the adjacent land use zone that shares the longest border with it.

# **Chapter Two Primary Use Zones and Related Provisions**

## **Section One**

### **Residential Zones (R)**

#### **I. Private Family Residences (R 1)**

##### **[1]Purpose of Classification**

The purpose of classifying zones in this category is to provide an appropriate residential environment with land plots of at least forty thousand square feet (40,000 sq. ft.) in area, with a low construction density, and with relatively large open spaces surrounding buildings. The classification also aims to prevent unsuitable uses within these zones in order to preserve their unique character.

## **[2] Permitted Uses**

The following uses are permitted within (R 1) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria set forth in Item 4 below;
2. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation;  
and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.

## **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. nursery schools and kindergartens;
2. clinics;
3. mosques and their ancillary structures; and
4. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

## **II. Private Family Residences (R 2)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to provide an appropriate residential environment with land plots of at least ten thousand square feet (10,000 sq. ft.) in area and with a low construction density and medium-sized open spaces surrounding buildings. The classification also aims to prevent unsuitable uses within these zones in order to preserve their unique character.

## **[2] Permitted Uses**

The following uses are permitted within (R 2) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria prescribed under Item 4 below;
2. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation;  
and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.

## **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. nursery schools and kindergartens;
2. primary schools;
3. clinics;
4. mosques and their ancillary structures; and
5. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

### **III. Private Family Residences (R 3)**

#### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to provide an appropriate residential environment with land plots of at least seven thousand and five hundred square feet in area (7,500 sq. ft.). A limited range of non-residential uses and certain local services may be permitted within (R 3) zones subject to obtaining the relevant approval from the Competent Department.

## **[2] Permitted Uses**

The following uses are permitted within (R 3) zones, provided that they meet the requirements prescribed in the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria prescribed under Item 4 below;
2. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation;  
and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.

## **[3] Conditional Uses**

The following uses may not be permitted within (R 3) zones unless the approval of the Competent Department is obtained:

1. nursery schools and kindergartens;
2. primary and preparatory schools;
3. clinics;
4. mosques and their ancillary structures; and
5. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

## **IV. Private Family Residences (R 4)**

### **[1] Purpose of Classification**

The purpose of planning and classifying zones in this category is to accommodate land plots of overlapping characteristics, particularly those of different areas. The primary use of (R 4) zones is the construction of private family residences on land plots of at least five thousand square feet (5,000 sq. ft.) in area.

## **[2] Permitted Uses**

The following uses are permitted within (R 4) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria prescribed under Item 4 below;
2. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation; and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.

## **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. nursery schools and kindergartens;
2. primary, preparatory, and secondary schools;
3. clinics;
4. mosques and their ancillary structures; and
5. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

## **V. Private Family Residences (R 5)**

### **[1] Purpose of Classification**

The purpose of planning and classifying zones in this category is to provide a residential environment with relatively small-sized land plots of at least twenty-five thousand square feet (25,000 sq. ft.) in area. Certain types of non-residential uses and certain local services (public and quasi-public services) may be permitted in these zones subject to obtaining the relevant approval from the Competent Department.

## **[2] Permitted Uses**

The following uses are permitted within (R 5) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria prescribed under Item 4 below;
2. ancillary buildings, as indicated in Section One of Four of this Regulation; and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.

## **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. nursery schools and kindergartens;
2. primary, preparatory, and secondary schools;
3. clinics;
4. mosques and their ancillary structures; and
5. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

## **VI. Town Houses (R 5 T)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to provide an appropriate residential environment for middle-income persons to build units on small-sized land plots in designated zones in the Emirate. Only one (1) residential unit may be built on a land plot of one thousand one hundred and fifty square feet (1,150 sq. ft.) in area.

## **[2] Permitted Uses**

The following uses are permitted within (R 5 T) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria prescribed under Item 4 below;
2. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation; and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.

## **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. nursery schools and kindergartens;
2. primary, preparatory, and secondary schools;
3. clinics;
4. mosques and their ancillary structures; and
5. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

## **VII. Residential Buildings of up to Four Storeys (R 6)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to accommodate family residential compounds comprising buildings of up to four (4) storeys.

## **[2] Permitted Uses**

The following uses are permitted within (R 6) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria prescribed under Item 4 below;
2. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation; and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.

## **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. nursery schools and kindergartens;
2. primary, preparatory, and secondary schools;
3. clinics;
4. community children's playgrounds;
5. mosques and their ancillary structures;
6. children's libraries; and
7. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

## **VIII. Residential Buildings of up to Nine Storeys (R 7)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to accommodate family residential compounds comprising buildings of up to nine (9) storeys.

## **[2] Permitted Uses**

The following uses are permitted within (R 7) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria prescribed under Item 4 below;
2. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation; and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.

## **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. nursery schools and kindergartens;
2. primary, preparatory, and secondary schools;
3. clinics;
4. community children's playgrounds;
5. mosques and their ancillary structures;
6. children's libraries; and
7. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

## **IX. Residential Buildings of More Than Nine Storeys (R 8)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to accommodate family residential compounds comprising high-rise buildings constructed on land plots of at least ten thousand square feet (10,000 sq. ft.) each.

## **[2] Permitted Uses**

The following uses are permitted within (R 8) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria prescribed under Item 4 below;
2. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation; and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.
4. mosques and their ancillary structures; and
5. any other similar uses approved by the Competent Department.

## **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. public amenities; and
2. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

## **X. Shared Accommodations (R 9)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to accommodate residential buildings with special specifications and locations, such as shared accommodations for labourers, employees, and other categories of persons. The following provisions apply to (R 9) zones and to other zones exclusively designated for this purpose.

## **[2] Permitted Uses**

The following uses are permitted within (R 9) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private family residences, as per the criteria prescribed under Item 4 below;
2. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation; and
3. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation.

## **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. mosques and their ancillary structures; and
2. any other similar uses.

## **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

### **Section Two Residential Commercial Mixed-use Zones (RC)**

#### **I. Residential Commercial Mixed-use Zones (R C 1)**

##### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to accommodate buildings housing a mix of small-scale commercial uses and primary residential uses. In this case, commercial uses must be restricted to the ground and mezzanine floors while all other typical floors must be designated for residential uses.

##### **[2] Permitted Uses**

The following uses are permitted within (R C 1) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. residential uses; and
2. commercial outlets in ground and mezzanine floors (such as restaurants, cafeterias, grocery stores, and other similar uses);
3. ancillary buildings, as indicated in Section One of Chapter Four of this Regulation;
4. temporary buildings, as indicated in Section Two of Chapter Four of this Regulation; and
5. any other similar uses approved by the Competent Department.

### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. museums and commercial showrooms;
2. laundry and dry cleaning establishments;
3. clinics and veterinary clinics;
4. photography studios;
5. banks;
6. junior colleges;
7. mosques and their ancillary structures;
8. children's playgrounds;
9. primary, preparatory, and secondary schools; and
10. any other similar uses.

### **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

## **II. Residential Commercial Mixed-use Zones (R C 2)**

### **[1] Purpose of Classification**

The purpose of planning and classifying zones in this category is to accommodate buildings having a mix of primary residential uses and commercial or service uses. In this case, commercial uses must be restricted to ground and mezzanine floors while all other typical floors must be designated for residential uses and offices.

### **[2] Permitted Uses**

In addition to the uses permitted in (R C 1) zones, the following uses are permitted within (R C 2) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. retail shops;
2. banks;
3. public libraries;
4. childcare centres;
5. clinics;
6. hotels and furnished apartments;
7. offices;
8. colleges; and
9. any other similar uses approved by the Competent Department.

### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. fine art galleries and museums;
2. veterinary clinics;
3. hospitals;

4. physical fitness centres; and
5. any other similar uses.

#### **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

### **Section Three Commercial Zones (C)**

#### **I. Community Commercial Zones (C 1)**

##### **[1] Purpose of Classification**

The purpose of classifying zones in this category to accommodate the small-sized and small-scale commercial and service outlets required for meeting the needs of the residential zones that are relatively close to them.

##### **[2] Permitted Uses**

The following uses are permitted within (C 1) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. fabric retail outlets;
2. trading in school supplies, such as stationery, books, school tools, and similar items;
3. barber and hair salons;
4. trading in confectionery and sweets;
5. photography studios and sale of photography equipment and supplies;
6. nurseries and childhood centres;
7. express cafeterias (no seating);
8. pharmacies;

9. tailoring and fashion design services with no more than four (4) sewing machines;
10. small-scale laundry shops, with no more than two (2) washing machines;
11. flower shops;
12. souvenir and antique shops;
13. general grocery stores;
14. libraries and reading halls;
15. key cutting and lock repairs;
16. clinics;
17. watchmakers;
18. newsstands (and magazine shops);
19. office supplies outlets;
20. birds and bird cage shops;
21. endowed shops of mosques;
22. Ancillary Uses, as indicated in Section One of Chapter Four of this Regulation;
23. Temporary Uses, as indicated in Section Two of Chapter Four of this Regulation;
24. government buildings and private sector buildings, excluding storage facilities and warehouses;
25. community health centres and public care homes for the elderly; and
26. any other similar uses approved by the Competent Department.

### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. car parks;
2. uses that may cause inconvenience to residents or result in road traffic congestion;

3. wholesale commercial uses; and
4. any other similar uses.

#### **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

#### **[5] Particular Criteria**

All uses in (C 1) zones will be subject to the following particular criteria:

- a. All primary and secondary uses (including waste containers and warehouses) must be conducted in a fully enclosed building or a confined area surrounded by a six-foot high solid fence with a solid gate of the same height. This does not apply to parks, car parks, and loading and unloading bays, which will be governed by other provisions in this Regulation.
- b. Vending machines may not be used outside of a commercial building.
- c. The commercial activity must be restricted to retail sale rather than wholesale.
- d. All illuminated billboards facing residential buildings must be shaded.

## **II. Suburban Commercial Zones (C 2)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to accommodate buildings housing various types of commercial uses that exclusively provide the needs of consumers. Usually, (C 2) zones are located by main roads to ensure that they are easily accessible to all other zones.

### **[2] Permitted Uses**

In addition to the uses permitted in (C 1) zones, the following uses are permitted within (C 2) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. restaurants;

2. laundry services;
3. carpeting and curtain materials;
4. jewellery stores;
5. furniture stores;
6. household items stores;
7. clothes, leather, and fabric stores;
8. offices;
9. office equipment and stationery;
10. interior design firms;
11. engineering consultancy firms;
12. sale of office furniture;
13. car parks and loading and unloading bays;
14. banquet and event organisers;
15. glass traders;
16. general utilities;
17. radio, television, and video equipment outlets;
18. electrical appliances repair and spare parts;
19. academic and vocational colleges;
20. banks;
21. museums and art galleries;
22. car accessories sale and installation;
23. billiards and bowling lounges;
24. carpentry;

25. carpet, curtain, and floor cleaning services;
26. meeting and event halls;
27. retail department stores;
28. foodstuff retail and wholesale stores, excluding food processing and packaging;
29. equipment rental services, excluding heavy and mobile equipment such as tractors, trucks, and cars;
30. food cold stores;
31. fitness centres;
32. air conditioner and cooling equipment sale and repair;
33. indoor skating rinks;
34. newspaper and magazine distributors;
35. community healthcare centres;
36. medical laboratories;
37. radio and television broadcasting stations;
38. offices and meeting halls for scientific, vocational, and academic research institutes;
39. vocational and commerce schools;
40. tourism, travel, booking, and ticketing agencies;
41. used supplies and tools trading;
42. taxi cab rental agencies;
43. government department buildings and ministries;
44. radio and television set repair workshops;
45. light equipment spare parts outlets;
46. shoe and bag repair shops; and

47. any other similar uses approved by the Competent Department.

### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. heavy equipment sale, maintenance, and repair;
2. car park yards and buildings and light car sale yards;
3. parking areas for passenger transport vehicles, such as buses and taxi cabs;
4. amusement arcades;
5. building maintenance shops;
6. private sports and social clubs;
7. exterior murals and billboards;
8. general utilities;
9. veterinary clinics;
10. cinemas and theatres;
11. small-sized printing and publishing businesses with a maximum of six (6) workers; and
12. any other similar uses.

### **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

### **[5] Particular Criteria**

All uses in (C 2) zones will be subject to the following particular criteria:

- a. All primary and secondary uses (including waste containers and warehouses) must be conducted in a fully enclosed building or a confined area surrounded by a six-foot high solid fence with a solid gate of the same height. This does not apply to:

- parks and playgrounds;
  - car parks and loading and unloading bays; and
  - petrol pumps (shading only).
- b. All external lamps whose light is directly reflected on residential places must be shaded to shield these places from glare.
- c. As for car refuelling and maintenance stations (if set up in the zone):
- The activities of these stations must be restricted to selling fuel, as a primary activity, and car maintenance as a secondary activity. However, the scope of maintenance services must not extend beyond oil and filter change, tyres, batteries, body cleaning and shining, brake repair, fuel calibration, tyre air pressure adjusting, and other secondary auto services.
  - Trailers, trucks, and small cars may not be put on display for rental or storage purposes.
  - All activities of auto service stations must be conducted in an enclosed building, except for petrol pumps.
- d. All commercial uses, such as sale and maintenance shops, must be restricted to retail business. However, the Competent Department may permit certain types of wholesale activities where the primary commercial use is the retail business.
- e. Aside from the space designated for car parks and walkways, the remaining areas must be planted with trees and covered with greenery.

### **III. Public Commercial Zones (C 3)**

#### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to accommodate as many medium-sized commercial activities as possible to provide sufficient services and meet the needs of various areas in the Emirate.

#### **[2] Permitted Uses**

In addition to the uses permitted in medium-sized Commercial Zones (C 2), the following uses are permitted within (C 3) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. sale and maintenance of agricultural equipment;
2. sale and lease of light cars;
3. car wash stations;
4. bakeries and wholesale;
5. sale, repair, and lease of boats and water sports equipment;
6. plant nurseries in parks and greenhouses;
7. golf courts and clubs;
8. fodder sale, such as grains and hay;
9. laundry services for labour camps (factory workers and other workers);
10. hotels, guest houses, and furnished apartments;
11. sale, repair, and lease of motorcycles and pedal cycles;
12. public auction houses and halls;
13. printing, binding, and publishing houses;
14. sale and maintenance of tents and shade cloth;
15. warehouses and storage facilities for wholesale businesses; and
16. any other similar uses approved by the Competent Department.

### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. public auction houses and halls;
2. paid car parks in yards or in multi-storey buildings;
3. car repair garages;
4. stores for distribution of bottled carbonated drinks, mineral water, and refreshing beverages;

5. gymnasiums and outdoor sports fields;
6. offices and equipment of building contractors;
7. amusement machine halls;
8. yards for the sale of construction materials;
9. food packaging stores;
10. children's playgrounds;
11. warehouses for the sale, lease, and storage of heavy equipment in general;
12. cinemas and theatre halls;
13. television and radio broadcasting towers and buildings;
14. manufacture, assembly, packaging, and distribution of light products;
15. billboard manufacturing stores;
16. stadiums and outdoor exhibitions;
17. heavy truck parks and land shipping stations;
18. meeting and event halls;
19. veterinary clinics; and
20. any other similar uses.

#### **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

#### **[5] Particular Criteria**

All uses in (C 3) zones will be subject to the following particular criteria:

- a. All uses must be conducted in a fully enclosed building. This does not apply to:

- parks and playgrounds;
  - car parks and loading and unloading bays; and
  - petrol pumps (shading only).
- b. All warehousing and product display activities must be conducted in a fully enclosed building or a confined area surrounded by a six-foot high solid fence or wall with a solid gate of the same height.
- c. Any activities involving materials that generate harmful substances that may pose hazards to the environment and public health are prohibited.
- d. Activities that may result in untreated bad odours and cause inconvenience to residents are prohibited.
- e. Activities that cause vibrations or oscillations are prohibited.
- f. Raw materials that are not compatible with environmental or public health regulations may not be used in any manufacturing processes.
- g. Except for open spaces designated for car parks and pedestrian walkways, all vacant open spaces must be planted with trees and covered with greenery.
- h. The handling of radioactive materials and the disposal of radioactive waste must be performed in accordance with the environmental protection legislation in force in the Emirate.
- i. As for car refuelling and maintenance stations (if set up in the zone):
- The activities of these stations must be restricted to selling fuel, as a primary activity, and car maintenance as a secondary activity. This includes oil and filter change, tyres, batteries, body cleaning and shining, brake repair, fuel calibration, tyre air pressure adjusting, and other secondary auto services.
  - The site may not be used for the storage or assembly of spare parts of used cars for any purpose whatsoever.
  - Trailers, trucks, and small cars may not be put on display for rental or storage purposes.
  - All activities and equipment of auto service stations must be contained within an enclosed building, except for petrol pumps.

- All land adjacent to streets must have a strip of at least four feet (4 ft.) wide planted with grass, plants, or trees.

j. Auto Repair Garages:

- The site may not be used for trading used cars or spare parts, e.g. as a scrap outlet.
- All repair and maintenance works must be conducted within an enclosed building rather than in an open space.
- All activities that cause excessive noise, except traffic noise, must be subject to the preventive measures required for mitigating these noises and must be in compliance with the noise prevention provisions stipulated in the relevant legislation in force in the Emirate.

#### **IV. Central Business District (CBD)**

##### **[1] Purpose of Classification**

The purpose of planning and classifying zones in this category is to accommodate various services in the commercial, tourism, and hospitality sectors as well as office services and residences.

In (CBD) zones, it is permitted to use units in typical floors of high-rise buildings as residential apartments for persons working in the establishments located in the city centre or nearby areas.

##### **[2] Permitted Uses**

All uses that are permitted in (C 2) zones and (R C 2) zones are permitted in the (CBD) zones.

##### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. public utilities, such as water pumping, electricity generation, and telecommunications stations; and similar utilities;
2. helipads; and
3. multi-storey car parks.

#### **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

### **Section Four**

#### **Industrial Zones (I)**

##### **I. Light Industry Zones (I 1)**

###### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to provide areas that are suitable for light industry uses having low impact on nearby residential or commercial zones.

###### **[2] Permitted Uses**

The following uses are permitted within (I 1) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

- (1) Ancillary Uses, as indicated in Section One of Chapter Four of this Regulation; and
- (2) Temporary Uses, as indicated in Section Two of Chapter Four of this Regulation.

###### **(3) Food Packaging**

- 1) processing, canning, and preservation of fish and seafood; and
- 2) production, preparation, and preservation of meat and meat products.

###### **(4) Workshops and Places for the Sale, Repair, and Rental of Heavy and Light Equipment**

- 1) Trading in Machinery, Equipment, and Devices:
  1. trading in tractors and agricultural machinery and supplies;
  2. trading in agricultural machinery and supplies;
  3. trading in the spare parts of agricultural machinery;
  4. trading in workshop machinery and tools and their spare parts;

5. trading in factory equipment and machinery, and their spare parts;
6. trading in equipment and devices of oil and natural gas wells, and their spare parts;
7. trading in construction tools and machinery;
8. trading in central air conditioning equipment and their supplies;
9. trading in construction tools, machinery, and spare parts;
10. trading in heavy equipment and machinery spare parts;
11. trading in loading and hoisting machinery and equipment;
12. trading in lighting equipment and supplies;
13. trading in city cleaning equipment;
14. trading in building cleaning equipment;
15. trading in general store equipment and fittings;
16. trading in well drilling equipment;
17. trading in lifts, escalators, and their spare parts;
18. trading in pumps, motors, and valves and their supplies;
19. trading in automated gates and barriers;
20. trading in satellite TV channel equipment and receivers;
21. trading in ships and boats;
22. trading in the spare parts of ships and boats and their components;
23. trading in the spare parts of machinery and engines;
24. trading in inspection and testing equipment and tools;
25. trading in the spare parts of used cars;
26. trading in metal drums;

27. trading in reservoirs, cisterns, and silos;
  28. trading in traffic and information signs;
  29. trading in foodstuffs and beverages (wholesale);
  30. trading in paints, varnishes, industrial foam, and adhesive materials;
  31. trading in paper;
  32. trading in construction materials;
  33. trading in iron and basic iron products;
  34. trading in used construction equipment and machinery;
- 2) Repair of Personal and Household Items:
1. repair and maintenance of electrical household appliances;
  2. repair of electrical equipment, machinery, and appliances;
  3. repair of air conditioners;
  4. repair and maintenance of scales and measuring devices;
  5. repair of wired and wireless telecommunication equipment and devices;
  6. maintenance and repair of medical and clinical equipment and devices;
  7. repair of stoves, ovens, and cookers;
  8. repair and maintenance of alarm and surveillance equipment and devices;
  9. installation and repair of car phones;
  10. repair of light equipment and machinery;
  11. repair, maintenance, and operation of heavy equipment and machinery;
  12. repair and maintenance of marine machinery and equipment;
  13. repair and maintenance of air conditioning and cooling equipment;
  14. repair of antiques and valuables;

15. inspection and repair of gas cylinders;
  16. repair of children's toys;
  17. repair of rifles and small arms;
  18. repair of pedal cycles;
  19. maintenance and repair of shipping docks;
  20. metal rust removal;
  21. repair and maintenance of the machinery and equipment of amusement arcades; and
  22. repair of metal tanks and drums.
- 3) Renting Construction and Metallurgical Engineering Equipment:
1. renting construction machinery and equipment; and
  2. renting hoisting and loading equipment and machinery.
- 4) Renting Other Machinery and Equipment:
1. renting the machinery and equipment of manufacturing industries; and
  2. renting the machinery and equipment used in the extraction of natural resources.
- 5) Repair and Maintenance of Computers and Office Equipment:
1. repair and maintenance of computers;
  2. repair and maintenance of typewriters and calculators; and
  3. repair and maintenance of photocopiers, scanners, and printers.

#### **(5) Car Parks on Industrial Land Plots**

- 1) Repair and Maintenance of Vehicles:
1. general repair and maintenance of vehicles;

2. mechanical repair of vehicles;
3. electrical repair of vehicles;
4. repair and maintenance of auto air conditioners;
5. vehicle tyre change and repair;
6. vehicle body denting and painting;
7. car washing and detailing;
8. oil change;
9. auto accessories fitting;
10. auto rust proofing;
11. auto additions installation;
12. auto exhaust repair;
13. vehicle coolers repair and maintenance;
14. car towing services;
15. refrigerated trailers equipment repair and maintenance;
16. auto seat upholstery; and
17. technical inspection of vehicles.

2) Trading in Vehicle Spare Parts and Components:

1. trading in used spare parts and supplies; and
2. trading in trailers.

**(6) Furniture Storage and Moving**

1) Furniture Storage:

1. storage in general warehouses.

**(7) Iron Forming Factories for Children's Toys and Similar Items**

1) Manufacture of Children's Toys:

1. manufacture of dolls.

**(8) Engineering Research Laboratories**

1) Technical Testing and Analysis Services:

1. soil investigation services;
2. chemical and biological test laboratories;
3. pipeline testing;
4. gold and precious metal analysis and testing;
5. mechanical and physical testing laboratory; and
6. weights and measures calibration laboratory.

**(9) Signboard (Billboards and Traffic Signs) Manufacturing Workshops**

- 1) manufacture of illuminated billboards; and
- 2) manufacture of traffic and information signs.

**(10) Assembly of Components and Products for the Following Materials**

**1) Wood Products Assembly Industry:**

1. sawmilling and planing of wood;
2. manufacture of wooden doors and windows;
3. manufacture of interior design wooden supplies;
4. manufacture of wooden boxes and containers;
5. making rattan, reed, and bamboo products;
6. manufacture of home furniture;
7. manufacture of kitchen furniture and fixtures;
8. manufacture of school and hospital furniture; and

9. manufacture office furniture.
- 2) Assembly of products made of raw materials, such as clay, cork, feather, fur, and hair products.
- 3) Glass Products Assembly Industry:
  1. manufacture of mirrors and glass sheets;
  2. forming stained glass; and
  3. manufacture of eyeglasses and optical products.
- 4) Leather Products Assembly Industry:
  1. manufacture of suitcases;
  2. manufacture of leather handbags, wallets, and belts;
  3. manufacture of shoes; and
  4. manufacture of slippers and sandals.

**(11) Garments and Textiles Industry**

- 1) Spinning, Weaving, and Textile Processing:
  1. weaving cotton and wool;
  2. dyeing and processing of yarn and textiles;
  3. manufacture of sewing threads; and
  4. manufacture of lace, crochet, and similar items.
- 2) Making Textile Products:
  1. manufacture of tents and tarpaulins;
  2. manufacture of home beddings;
  3. manufacture of socks;
  4. manufacture of towels;

5. manufacture of car upholstery;
  6. fabrics embroidery;
  7. manufacturing flags; and
  8. manufacture of pillows and cushions.
- 3) Manufacture of Carpets and Rugs:
1. manufacture of carpets;
  2. manufacture of rugs and mats;
- 4) Manufacture of Ropes and Nets:
1. manufacture of nets; and
  2. manufacture of ropes and similar items.
- 5) Manufacture of Other Textiles:
1. manufacture of other textiles; and
  2. manufacture of textiles from fibres for specific purposes.
- 6) Manufacture of Ready-made Garments:
1. manufacture of men's underwear;
  2. manufacture of men's clothes;
  3. manufacture of children's clothes;
  4. manufacture of children's underwear;
  5. manufacture of women's clothes;
  6. manufacture of women's underwear;
  7. manufacture of hats and head wear;
  8. manufacture of gowns and abayas;
  9. manufacture of protective gear;

10. manufacture of sportswear;
  11. manufacture of official attire;
  12. manufacture of coats and jackets; and
  13. manufacture of gloves.
- 7) Fashion Design and Tailoring:
1. embroidering clothes;
  2. textile pleating and trimming shops; and
  3. stitching and embroidering of shoes and slippers.

**(12) Assembling Jewellery Made of Precious Stones**

- 1) Manufacturing Jewellery from Gold and Gemstones:
  1. gemstone cutting and polishing.

**(13) Manufacturing/ Assembling and Distributing Musical Instruments**

- 1) Manufacture of Musical Instruments and Tools.
- 2) Manufacture of Jewellery, Antiques, and Souvenirs:
  1. goldsmiths;
  2. silversmiths;
  3. imitation jewellery smithing;
  4. traditional handicraft works (antiques and local utensils and items);
  5. metal products engraving;
  6. picture and painting frames making;
  7. gift and jewellery box making;
  8. artificial flowers and plants making;
  9. glass and plastic items engraving; and

10. crystal products processing.

**(14) Watches Assembly**

1) Watchmakers.

**(15) Wholesale and Distribution Warehouses**

1) Storage:

1. storage in silos;
2. cold storage; and
3. storage at general warehouses.

**(16) Food Processing Establishments**

1) Non-specialised Activities Involving Trade in Foodstuffs:

1. Foodstuff Supply services; and
2. catering services.

**(17) Any other similar uses approved by the Competent Department.**

**[3]Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

**(1)Food Packaging**

1. Fish and Seafood Canning.
2. Fish and Seafood Freezing (and Packaging).
3. Canning and Preserving Fruit, Vegetables, and Pulses:
  - 1) fruit canning and packaging;
  - 2) vegetable and pulse canning and packaging;
  - 3) fruit and vegetable freezing;

- 4) drying and packaging of dates; and
  - 5) dried fruit and vegetable packaging.
4. Milk and Dairy Products:
    - 1) milk packaging.
  5. Grain Milling and Processing:
    - 1) grain and fruit packaging.
  6. Sugar Processing:
    - 1) sugar packaging.
  7. Foodstuff Processing Not Elsewhere Classified:
    - 1) tea blending and packaging;
    - 2) herbs packaging;
    - 3) salting, roasting and packaging of nuts;
    - 4) salt packaging; and
    - 5) rose water packaging.

**(2) Food and Meat Processing (Excluding Slaughtering Activities)**

1. Processing and Preserving Meat and Meat Products:
  - 1) chilling and freezing meat;
  - 2) processing meat products; and
  - 3) processing poultry meat.

**(3) Serving Food and Beverages within Designated Land Plots**

1. Restaurants and Food and Beverages Outlets:
  - 1) making pastry and sweets; and
  - 2) pastry preparation and making.

#### **(4) Wholesale Bakeries and Traditional Kitchen Restaurants**

1. Bakery Products Industry:
  - 1) bread production;
  - 2) pastry and confectionery production;
  - 3) biscuit production;
  - 4) production of pasta, noodles, and similar products;
  - 5) potato chips production; and
  - 6) popcorn production.
2. Restaurants and Food and Beverage Outlets:
  - 1) banquet cooking; and
  - 2) traditional sweets and confectionery preparation.

#### **(5) Laundry, Dry Cleaning, and Heavy Equipment**

1. Laundry Services:
  - 1) ironing clothes;
  - 2) washing clothes and beddings;
  - 3) steam cleaning services;
  - 4) repairing carpets and cloth;
  - 5) cleaning car seats; and
  - 6) washing and cleaning carpets.

#### **(6) Printing Presses and Publishing Houses**

1. Publishing of Books and Other Publications:
  - 1) publishing of books and other publications;
  - 2) editing and marketing commercial publications;

- 3) publishing newspapers, magazines, and periodicals; and
- 4) other publication operations.

2. Printing:

- 1) printing commercial publications;
- 2) printing newspapers;
- 3) printing books;
- 4) printing postal stamps and similar items;
- 5) printing cards and envelopes;
- 6) printing notebooks and writing pads; and
- 7) printing magazines.

3. Printing-Related Services:

- 1) book binding;
- 2) typesetting for publications; and
- 3) colour separation services.

**(7) Water Bottling Factories**

1. Manufacture of Refreshing Beverages and Mineral Water:

- 1) bottling mineral water;
- 2) manufacture of carbonated water;
- 3) manufacture of soda drinks; and
- 4) manufacture of fruit juice.

**(8) Lathe Workshops**

1. Manufacture of other Metal Items:

- 1) blacksmithing and welding workshops; and

2) lathe workshops.

**(9) Manufacture of Precision Medical Instruments and Similar Precious Metal Equipment**

1. Manufacture of Drugs and Medicines:
  - 1) manufacture of medical and surgical supplies.
2. Manufacture of Plastic Products:
  - 1) manufacture of plastic syringes.
3. Manufacture of Specialised Equipment Not Elsewhere Classified:
  - 1) manufacture of specialised machines and instruments; and
  - 2) manufacture of specialised precision equipment and instruments.

**(10) Any other similar uses.**

**[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

**[5] Particular Criteria**

All uses in (I 1) zones will be subject to the following particular criteria:

- a. All uses, including storage and display operations, must be conducted within buildings.
- b. Any activities involving materials that generate harmful substances that may pose hazards to the environment and public health are prohibited.
- c. All external lamps whose light is directly reflected on residential places must be shaded.
- d. Raw materials may not be used in the manufacturing processes of any plastic, glass, fabric, leather, or paper products; or any type of metal products.
- e. Residential uses are not permitted in (I 1) zones, except for security purposes, such as night-shift security guard buildings.

- f. All unused open spaces must be:
- covered by a solid substance suitable for all seasons of the year, such as bitumen, cement, or similar substances; or
  - planted with grass or shrubs.
- g. All places where solid, liquid, or gaseous chemical substances are stored, used, or manufactured within (I 1) zones must meet the following criteria:
- Highly flammable solid substances or products may be manufactured, stored, or used only in an enclosed building that has solid fire-resistant retarding walls (non-flammable) and is fitted with an automatic fire extinguishing system.
  - All activities involving the use or storage of flammable liquid substances or substances that emit burning or flammable vapours or gases must be fitted with equipment for the safety and protection against fire hazards and explosions, and with fire-fighting equipment that is suitable for the type of industrial or other activities to be conducted.
  - None of the following substances, or other similar substances, may be manufactured, stored, or used within (I 1) zones:
    - (1) explosive substances;
    - (2) putrescible substances or environment polluting substances; or
    - (3) flammable liquid substances or substances that emit burning vapours or gases.
- h. Where an industrial zone shares boundaries with a residential commercial zone or a residential zone, part of the industrial zone must be designated as a Buffer Zone between the two (2) different use zones by providing the following:
- a green living fence of least ten feet (10 ft.) wide;
  - an eight feet high solid fence; and
  - a live tree fence extending along the land plot, with a tree every twenty-five feet (25 ft.).
- i. No public restaurant may be established in (I 1) zones. However, serving food to the employees and workers of establishments will be permitted only within the premises of these establishments subject to the provisions of the hygiene and public health legislation in force in the Emirate.

## **II. Medium Duty Industry Zones (I 2)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to provide areas that are suitable for medium duty industry uses that meet the criteria for conducting the various activities permitted in these zones.

### **[2] Permitted Uses**

In addition to the uses permitted in light industry zones (I 1), the following uses are permitted within (I 2) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. Ancillary Uses, as indicated in Section One of Chapter Four of this Regulation;
2. Temporary Uses, as indicated in Section Two of Chapter Four of this Regulation;

### **3. Furniture Storage and Moving Companies**

1. rental of transport vehicles; and
2. land shipping:
  - 1) general land transport.

### **4. Assembly of Components and Constituent Materials**

1. Assembly of Wood Products:
  - 1) manufacture of plywood boards;
  - 2) manufacture of prefabricated buildings and parts;
  - 3) building of wooden ships and boats; and
  - 4) repair of ships and boats.
2. Assembly of Iron Products:
  - 1) manufacture of structural metal parts;
  - 2) manufacture of metal structures;
  - 3) manufacture of metal works for buildings;

- 4) manufacture of offshore platforms and drilling rigs;
  - 5) manufacture of scaffolds;
  - 6) manufacture of metal suspended ceilings;
  - 7) manufacture of construction reinforcement metal supplies;
  - 8) rebar preparation;
  - 9) manufacture of tanks for storage of water and liquid substances;
  - 10) manufacture of silos;
  - 11) manufacture of pressure vessels; and
  - 12) manufacture of tanks for the transport of water and petroleum derivatives.
3. Glass Products Assembly Industry:
- 1) manufacture of household glassware;
  - 2) manufacture of safety glass;
  - 3) manufacture of glass bottles and containers; and
  - 4) manufacture of tinted and insulating reflective glass.

## **5. Yards for Sale and Rent of Buses, Trailers, and Medium and Heavy Trucks**

1. Trading in Vehicles and Cars:
  - 1) trading in buses, trucks, and trailers; and
  - 2) trading in used trucks and vehicles.
2. Land Transport:
  - 1) general land transport;
  - 2) land transport of goods;
  - 3) land transport of raw materials;
  - 4) transport of petroleum products by tanker vehicles;

- 5) transport of water by tanker vehicles;
- 6) transport by refrigerated trailers; and
- 7) money and valuables transport services.

## **6. Warehouses for Sale and Storage of Construction Materials**

1. Storage:
  - 1) storage in general warehouses.

## **7. Depots for Storage of Petroleum and its Derivatives**

1. Storage:
  - 1) storage in silos; and
  - 2) storage in in general warehouses.

## **8. Cement Brick Making Factories**

1. Manufacture of Cement and Cement Products:
  - 1) manufacture of concrete bricks.

## **9. Cement Mixer Factories**

1. Manufacture of Cement and Cement Products:
  - 1) manufacture of precast concrete.

## **10. Manufacture of Greenhouses**

1. Manufacture of Plastic Products:
  - 1) manufacture of plastic building products.

## **11. Cold Storage**

1. Storage:
  - 1) chilled storage.

## **12. Factories for Carving Stones and their Derivatives (Carving and Manufacturing Stone and Marble)**

1. Quarrying and Carving Stone:
  - 1) manufacture of stone cutting and grinding products; and
  - 2) marble cutting, grinding, and polishing.

## **13. Ceramic and Tile Factories**

1. Manufacture of Clay Bricks and Ceramic Tiles Used in Construction:
  - 1) manufacture of constructional clay products.

## **14. Glass and Crystal Factories**

1. Manufacture of Glass and Glassware:
  - 1) manufacture of household glassware;
  - 2) manufacture of safety glass;
  - 3) manufacture of mirrors and glass sheets;
  - 4) stained glass forming;
  - 5) manufacture of glass bottles and containers; and
  - 6) production of reflective, enamelled, and insulating glass.

## **15. Textile Factories**

1. Manufacture of Textile Products:
  - 1) manufacture of tents and tarpaulins;
  - 2) manufacture of household bedding;
  - 3) manufacture of socks;
  - 4) manufacture of towels;
  - 5) manufacture of car upholstery;
  - 6) manufacture of embroideries;
  - 7) manufacture of flags; and
  - 8) manufacture of pillows and cushions.
2. Manufacture of Carpets and Rugs:

- 1) manufacture of carpets;
  - 2) manufacture of mats and rugs; and
  - 3) manufacture of mattresses.
3. Manufacture of Ropes and Nets:
- 1) manufacture of nets; and
  - 2) manufacture of ropes and cords.

### **16. Manufacture of Refrigeration Equipment**

1. Manufacture of other General-purpose Equipment:
  - 1) manufacture of chilled storage rooms.

### **17. Other similar uses approved by the competent department.**

#### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

#### **1. Components and Supplies**

1. Assembly of Iron Products:
  - 1) manufacture of supplies for central air conditioning systems.
2. Glass Products:
  - 1) manufacture of glass wool; and
  - 2) manufacture of glass fibre products.
3. Plastic Products:
  - 1) manufacture of plastic disposable tableware;
  - 2) manufacture of plastic household items;
  - 3) manufacture of plastic pipes and fittings;
  - 4) manufacture of plastic boards;
  - 5) manufacture of plastic bags;
  - 6) manufacture of plastic chips;
  - 7) manufacture of plastic bottles and containers;
  - 8) manufacture of plastic medical syringes;

- 9) manufacture of audio tapes;
  - 10) manufacture of video tapes;
  - 11) manufacture of plastic buckets and containers;
  - 12) manufacture of plastic fittings for construction;
  - 13) manufacture of plastic lids;
  - 14) manufacture of plastic supplies for construction;
  - 15) manufacture of plastic children's toys; and
  - 16) manufacture of plastic dolls.
4. Rubber Products:
    - 1) tyre retreading;
    - 2) manufacture of rubber products;
    - 3) manufacture of industrial foam;
    - 4) manufacture of flooring and matting; and
    - 5) manufacture of sponge products.
  5. Metal Sheet Products:
    - 1) manufacture of metal cans and containers; and
    - 2) manufacture of printing plates.
  6. Tobacco Products:
    - 1) manufacture of tobacco rolls (for cigarettes); and
    - 2) manufacture of processed tobacco.

## **2. Depots for Storage of Petroleum and its Derivatives**

1. Storage:
  - 1) petrol storage depots;
  - 2) diesel storage depots;
  - 3) kerosene storage depots;
  - 4) oil storage depots; and
  - 5) grease storage depots.

## **3. Glass and Crystal Factories**

1. Manufacture of Glass and Crystal Products:

- 1) manufacture of glass wool; and
- 2) manufacture of glass fibre products.

#### **4. Foodstuff Factories**

1. Processing and Preserving of Meat and Meat Products:
  - 1) chilling and freezing of meat;
  - 2) processing of meat products; and
  - 3) processing of poultry products.
2. Processing, Packaging, and Preserving of Fish and Seafood:
  - 1) packaging of fish and seafood; and
  - 2) freezing of fish and seafood.
3. Canning and Preserving of Fruit, Vegetables, and Pulses:
  - 1) canning of fruit;
  - 2) canning of pulses and vegetables;
  - 3) making fruit juice;
  - 4) making tomato sauce;
  - 5) freezing of fruit and vegetables;
  - 6) drying and packaging of dates;
  - 7) packaging of dried fruit and vegetables; and
  - 8) processing of jam.
4. Manufacture of Oils and Vegetable and Animal Fats:
  - 1) production and refining of vegetable oils;
  - 2) processing of animal oils and fats;
  - 3) processing of vegetable ghee; and
  - 4) packaging of vegetable and animal oils and fat.
5. Processing of Milk and Dairy Products:
  - 1) packaging of milk;
  - 2) processing of natural butter;
  - 3) processing of cheese;

- 4) processing of natural yoghurt;
  - 5) processing of cream; and
  - 6) processing of ice cream.
6. Grain Milling and Processing:
- 1) milling of grains and fruit;
  - 2) mixing and processing of flour;
  - 3) processing dry food from grains;
  - 4) processing of grains and fruit; and
  - 5) dehusking, bleaching, and polishing of rice.
7. Processing of Animal Feed:
- 1) processing of fodder; and
  - 2) processing of animal feed.
8. Processing of Bakery Products:
- 1) baking bread;
  - 2) making pies and cakes;
  - 3) making biscuits;
  - 4) making pasta, noodles, and similar products;
  - 5) making potato chips; and
  - 6) making popcorn.
9. Processing of Sugar:
- 1) refining of raw sugar;
  - 2) processing of sugar cubes; and
  - 3) packaging of sugar.
10. Processing of Chocolate and Sweets:
- 1) confection of sweets; and
  - 2) confection of sweets from cocoa and chocolate.

11. Processing of Foodstuffs Not Elsewhere Classified:

- 1) refining table salt;
- 2) making ice;
- 3) mixing and packaging tea;
- 4) packaging herbal tea;
- 5) salting, roasting, and packaging of nuts;
- 6) packaging of salt;
- 7) packaging of spices;
- 8) packaging of rose water;
- 9) making soups;
- 10) making baby food;
- 11) making food flavours; and
- 12) making vinegar.

12. Processing of Refreshing Beverages and Mineral Water:

- 1) processing of carbonated water;
- 2) processing of carbonated drinks; and
- 3) processing of fruit drinks.

**5. Textile Factories**

1. Spinning, Weaving, and Textile Processing:

- 1) weaving cotton and wool;
- 2) weaving and processing of yarns and textiles;
- 3) manufacture of yarns; and
- 4) manufacture of woven ribbons, frills, and similar products.

2. Manufacture of Other Textiles:

- 1) manufacture of special-purpose textiles and fibres.

## **6. Textile Printing and Crafting**

1. Spinning, Weaving, and Textile Processing:
  - 1) weaving and processing of yarns and textiles.

## **7. Manufacture of Cooling Equipment**

1. Manufacture of Household Appliances:
  - 1) manufacture of refrigerators, freezers, and coolers.

## **8. Manufacture of Water Heaters**

1. Manufacture of Household Appliances:
  - 1) manufacture of water heaters.

## **9. Manufacture of Gas and Electric Cookers**

1. Manufacture of Household Appliances:
  - 1) manufacture of coking ovens, stoves, and grills; and
  - 2) manufacture of home kitchen appliances.

## **10. Waste Recycling Plants**

1. Used Paper Recycling Factories:
  - 1) paper manufacturing; and
  - 2) recycling and processing non-metal waste.
2. Sheet Metal Factories:
  - 1) recycling and processing of metal waste.
3. Plastic Factories:
  - 1) recycling and processing of non-metal waste.

## **11. Manufacture of Printing Inks**

1. Manufacture of Paints and Varnishes:
  - 1) manufacture of printing inks.

## **12. Car Fuel and Car Maintenance Stations (as per the relevant designation)**

1. Repair and Maintenance of Vehicles:
  - 1) general repair and maintenance of vehicles;
  - 2) vehicle mechanical repairs;

- 3) auto electricity repairs;
- 4) auto air conditioner repair and maintenance;
- 5) tyre replacement and repair;
- 6) vehicle body repair and paint;
- 7) car wash;
- 8) car oil change;
- 9) fitting of car accessories;
- 10) rust proofing of cars;
- 11) fitting additional car accessories;
- 12) car exhaust repair;
- 13) repair and maintenance of car coolers;
- 14) car towing;
- 15) repair and maintenance of trailer refrigerators;
- 16) car seat upholstery; and
- 17) vehicle technical testing.

### **13. Processing and Packaging of Foodstuffs**

1. Processing and Preserving of Meat and Meat Products:
  - 1) slaughter of livestock and processing of meat;
  - 2) slaughter, processing, and freezing of poultry;
  - 3) chilling and freezing of meat;
  - 4) processing of meat products; and
  - 5) processing of poultry products.
2. Processing, Packaging, and Preserving Fish and Seafood:
  - 1) packaging of fish and seafood;
  - 2) freezing of fish and seafood;
  - 3) fish and seafood processing ships and their equipment.
3. Canning and Preserving of Fruit, Vegetables, and Pulses:
  - 1) canning of fruit;
  - 2) canning of pulses and vegetables;

- 3) making fruit juice;
  - 4) making tomato sauce;
  - 5) freezing of fruit and vegetables;
  - 6) drying and packaging of dates;
  - 7) packaging of dried fruit and vegetables; and
  - 8) processing of jam.
4. Manufacture of Oils and Vegetable and Animal Fats:
- 1) production and refining of vegetable oils;
  - 2) processing of animal oils and fat;
  - 3) processing of vegetable ghee; and
  - 4) packaging of vegetable and animal oils and fat.
5. Processing of Milk and Dairy Products:
- 1) packaging of milk and dairy products;
  - 2) packaging of milk;
  - 3) processing of natural butter;
  - 4) processing of cheese;
  - 5) processing of natural yoghurt;
  - 6) processing of cream; and
  - 7) manufacture of ice cream.
6. Grain Milling and Processing:
- 1) milling of grains and fruit;
  - 2) mixing and processing of flour;
  - 3) processing dry food from grains;
  - 4) processing of grains and fruit; and
  - 5) dehusking, bleaching, and polishing of rice.

7. Processing of Animal Feed:
  - 1) processing of fodder;
  - 2) processing of animal feed;
8. Processing of Bakery Products:
  - 1) baking bread;
  - 2) making pies and cakes;
  - 3) making biscuits;
  - 4) making pasta and noodles;
  - 5) making potato chips; and
  - 6) making popcorn.
9. Processing of Sugar:
  - 1) refining of raw sugar;
  - 2) processing of sugar cubes; and
  - 3) packaging of sugar.
10. Processing of Chocolate and Sweets:
  - 1) confection of sweets; and
  - 2) confection of sweets from cocoa and chocolate.
11. Processing of Foodstuffs Not Elsewhere Classified:
  - 1) refining table salt;
  - 2) making ice;
  - 3) mixing and packaging tea;
  - 4) packaging herbal tea;
  - 5) salting, roasting, and packaging of nuts;
  - 6) packaging of salt;

- 7) packaging of spices;
- 8) packaging of rose water;
- 9) making soups;
- 10) making baby food;
- 11) making food flavours; and
- 12) making vinegar.

12. Processing of Refreshing Beverages and Mineral Water:

- 1) bottling of mineral water;
- 2) processing of carbonated water;
- 3) processing of carbonated drinks; and
- 4) processing of fruit drinks.

**14. Any other similar uses.**

**[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

**[5] Particular Criteria**

All uses in (I 2) zones will be subject to the following particular criteria:

- a. All uses must be conducted within buildings.
- b. Any activities involving materials that generate harmful substances or by-products that may pose hazards to the environment and public health are prohibited.
- c. All external lamps whose light is directly reflected on residential places must be shaded.
- d. The same primary raw materials may not be used in the manufacturing and assembly processes.

- e. The handling of radioactive materials and the disposal of radioactive waste must be performed in accordance with the environmental protection legislation in force in the Emirate.
- f. Residential uses are not permitted in (I 2) zones, except for security purposes, such as night-shift security guard buildings.
- g. All places where solid, liquid, or gaseous chemical substances are stored, used, or manufactured within (I 2) zones must meet the following criteria:
  - Highly flammable solid substances or products may be manufactured, stored, or used only in an enclosed building that has solid fire-resistant retarding walls (non-flammable) and is fitted with an automatic fire extinguishing system.
  - All activities involving the use or storage of flammable liquid substances or substances that emit burning or flammable vapours or gases must be fitted with equipment for the safety and protection against fire hazards and explosions, and with fire-fighting equipment that is suitable for the type of industrial or other activities to be conducted.
  - None of the following substances, or other similar substances, may be manufactured or stored within (I 2) zones:
    1. explosive substances;
    2. putrescible substances or environment polluting substances; or
    3. flammable liquid substances or substances that emit burning vapours or gases.
- h. Where a medium duty industry zone shares boundaries with a residential commercial zone or a residential zone, part of the industrial zone must be designated as a Buffer Zone between the two (2) different use zones by providing the following:
  - a green living fence of least fifteen feet (15 ft.) wide;
  - an eight feet high solid fence; and
  - a live tree fence extending along the land plot, with a tree every fifty-two (52 ft.).
- i. No public restaurant may be established in (I 2) zones. However, serving food to the employees and workers of establishments will be permitted only within the premises of these establishments subject to the provisions of the hygiene and public health legislation in force in the Emirate.

### **III. Heavy Industry Zones (I 3)**

#### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to provide areas that are suitable for light industry uses that result, due to the nature of activity, in noise, smoke, odours, dust, glare, bright light, and other effects.

#### **[2] Permitted Uses**

In addition to the uses permitted in medium duty industry zones (I 2), the following uses are permitted within (I 3) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. Ancillary Uses, as indicated in Section One of Chapter Four of this Regulation;
2. Temporary Uses, as indicated in Section Two of Chapter Four of this Regulation;

#### **3. Food Packaging**

1. processing of oils and vegetable and animal fat;
2. processing of milk and dairy products;
3. grain milling and processing; and
4. processing of foodstuffs not elsewhere classified.

#### **4. Components and Supplies of the Following Products**

1. Iron Works:
  - 1) manufacture of oil and gas well equipment;
  - 2) manufacture of boilers; and
  - 3) manufacture of shipping containers.
2. Paper and Gum Products:
  - 1) manufacture of corrugated paper and paper containers;
  - 2) manufacture of cardboard containers and boxes;
  - 3) manufacture of paper containers and boxes;
  - 4) manufacture of packaging materials;
  - 5) manufacture of paper bags;
  - 6) manufacture of paper trays;
  - 7) manufacture of paper plates and cups;
  - 8) manufacture of cards and envelopes;
  - 9) manufacture of paper towels and tissues;

- 10) manufacture of baby diapers;
- 11) manufacture of ladies' sanitary napkins;
- 12) manufacture of sticky cards; and
- 13) manufacture of office paper stationery.

#### **5. Manufacture and Storage of Chemical Materials**

1. Storage:
  - 1) storage in general stores.

#### **6. Manufacture of Plastic Products from Raw Cellulose**

1. Manufacture of Raw Plastics from Raw Cellulose:
  - 1) manufacture of raw plastics;
  - 2) manufacture of raw plastics from waste; and
  - 3) manufacture of raw glass fibre.

#### **7. Manufacture of Steam Boilers**

1. Manufacture of Tanks, Reservoirs, and Metal Containers:
  - 1) manufacture of boilers.

#### **8. Manufacture of Cement, Lime, and their Derivatives**

1. Manufacture of Cement and its Derivatives:
  - 1) manufacture of cement;
  - 2) manufacture of sand bricks;
  - 3) manufacture of cement tiles;
  - 4) manufacture of mosaic tiles;
  - 5) manufacture of paving tiles and cement boards;
  - 6) manufacture of ready-mix concrete;
  - 7) manufacture of ready-mix concrete buildings;
  - 8) manufacture of cement items;
  - 9) manufacture of concrete bricks; and
  - 10) manufacture of interlocking pavement bricks.
2. Manufacture of Mining Ores Not Elsewhere Classified:
  - 1) sand washing and processing;
  - 2) manufacture of non-metallic suspended ceilings;
  - 3) pipe coating and lining with protective materials; and
  - 4) manufacture of artificial marble.

#### **9. Metal Smelting and Casting**

1. Iron and Steel Casting:
  - 1) manufacture of iron pipes and their fittings;
  - 2) manufacture of iron castings;
  - 3) manufacture of moulds; and
  - 4) manufacture of iron ducts and their fittings.

2. Non-ferrous Metal Casting:
  - 1) gold and precious metal casting processes;
  - 2) non-ferrous metal casting processes;
  - 3) manufacture of cymbal scales; and
  - 4) manufacture of medals and shields.

#### **10. Manufacture and Rolling of Iron and Rebar**

1. Construction Metal Products:
  - 1) processing of rebar.
2. Metal Forming:
  - 1) iron and steel rolling.

#### **11. other similar uses approved by the Competent Department.**

#### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

##### **1. Glass Products Assembly Industry**

1. Manufacture of Glass and Glassware.

##### **2. Manufacture and Storage of Chemical Materials**

1. Manufacture of Basic Chemicals:
  - 1) manufacture of chemical acids;
  - 2) manufacture of ammonia and caustic soda;
  - 3) manufacture of sulphur;
  - 4) manufacture of petrochemicals;
  - 5) production, liquefaction, and bottling of gases;
  - 6) manufacture of dry ice;
  - 7) manufacture of gum and glue;
  - 8) manufacture of industrial chemical compounds;
  - 9) manufacture of synthetic resins; and
  - 10) manufacture of chlorinated paraffin oil.
2. Manufacture of Fertilizers:
  - 1) manufacture of chemical fertilizers; and
  - 2) manufacture of organic fertilizers.

3. Manufacture of Crude Plastics and Industrial Rubber:
  - 1) manufacture of plastic materials;
  - 2) manufacture of recycled plastic materials; and
  - 3) manufacture of crude glass fibre.
4. Manufacture of Pesticides and Agricultural Chemicals:
  - 1) manufacture of household pesticides; and
  - 2) manufacture of agricultural pesticides.
5. Manufacture of Paints and Varnishes:
  - 1) manufacture of dyes and paints;
  - 2) manufacture of varnish;
  - 3) manufacture of protective chemicals;
  - 4) manufacture of insulating materials;
  - 5) manufacture of adhesive materials; and
  - 6) manufacture of printing inks.
6. Manufacture of Pharmaceuticals:
  - 1) manufacture of medicines;
  - 2) manufacture of serums and vaccines;
  - 3) manufacture of pharmaceutical chemicals;
  - 4) manufacture of veterinary medicines;
  - 5) manufacture of medical and surgical supplies; and
  - 6) packing of pharmaceutical preparations.
7. Manufacture of Detergents and Cosmetics:
  - 1) manufacture of soap;
  - 2) manufacture of detergents and disinfectants;
  - 3) manufacture of perfume;
  - 4) manufacture of industrial detergents;
  - 5) manufacture of washing powders;
  - 6) manufacture of deodorants;

- 7) manufacture of bleaching materials; and
  - 8) manufacture of cosmetics.
8. Manufacture of Chemical Products Not Elsewhere Classified:
- 1) manufacture of fire-extinguishing materials;
  - 2) manufacture of explosives;
  - 3) manufacture of chemicals for construction purposes;
  - 4) manufacture of oil well chemicals;
  - 5) manufacture of engine cooling fluids; and
  - 6) manufacture of liquid battery solutions.

### **3. Manufacture of Cement and Lime and their Derivatives**

1. Manufacture of Mineral Ores Not Elsewhere Classified:
- 1) manufacture of lime;
  - 2) manufacture of chalk;
  - 3) manufacture of gypsum;
  - 4) manufacture of gypsum products;
  - 5) manufacture of asbestos products; and
  - 6) manufacture of wall and surface cladding materials.

### **4. Manufacture of Coal Tar**

1. Manufacture of Petroleum Refining Products:
- 1) manufacture of tar.

### **5. Manufacture of Glues**

1. Manufacture of Basic Chemicals:
- 1) manufacture of gum and glue.
2. Manufacture of Dyes and Varnish:
- 1) manufacture of adhesive materials.

### **6. Metal Smelting**

1. Manufacture of Iron and Steel:
- 1) smelting iron and steel; and

- 2) manufacture of iron bars.
2. Manufacture of Basic Metals (Non-ferrous):
  - 1) smelting and purifying aluminium; and
  - 2) extracting silver from chemical waste.

## **7. Chemical Fertilizers (Plant Fertilizers) Industry**

1. Manufacture of Fertilizers:
  - 1) manufacture of chemical fertilizers; and
  - 2) manufacture of organic fertilizers.

## **8. Manufacture of Fat**

1. Manufacture of Oils and Vegetable and Animal Fat:
  - 1) production and refining of vegetable oils;
  - 2) processing of animal oils and fat;
  - 3) processing of vegetable ghee; and
  - 4) packaging of vegetable and animal oils and fat.

## **9. Petroleum Refining**

1. Petroleum Refining Products:
  - 1) manufacture of fuel and lighting oils;
  - 2) liquefaction of natural gas;
  - 3) liquefaction of petroleum gas;
  - 4) gas industries;
  - 5) bottling of petroleum gas;
  - 6) manufacture of pavement asphalt and asphalt products; and
  - 7) processing of lubricating greases and oils.

## **10. Manufacture of Rubber**

1. Manufacture of Tyres and Tyre Retreading:
  - 1) tyre retreading.
2. Manufacture of other Rubber Products:
  - 1) manufacture of rubber products;

- 2) manufacture of industrial foam;
- 3) manufacture of flooring and matting; and
- 4) manufacture of sponge products.

**11. Manufacture of Paints, Varnishes, and Turpentine**

1. Manufacture of Dyes and Varnishes:
  - 1) manufacture of dyes and paints;
  - 2) manufacture of varnishes;
  - 3) manufacture of protective chemicals;
  - 4) manufacture of insulating materials;
  - 5) manufacture of adhesive materials; and
  - 6) manufacture of printing inks.

**12. Manufacture, Use, or Storage of Explosive Materials**

1. Manufacture of Chemical Products Not Elsewhere Classified:
  - 1) manufacture of explosives.
2. Manufacture of Products Not Elsewhere Classified:
  - 1) trading in explosives (for civil purposes); and
  - 2) trading in fireworks.

**13. Manufacture, Use, or Storage of Materials that Cause Rotting**

1. Tanning and Processing of Hides:
  - 1) tanning and processing of hides.
2. Manufacture of Fertilizers:
  - 1) manufacture of chemical fertilizers; and
  - 2) manufacture of organic fertilizers.

**14. Scrap Metal Storage Warehouses**

1. Trading in Cars and Other Vehicles:
  - 1) trading in used cars; and
  - 2) trading in used cars trucks.

2. Trading in Used Commodities and Products:
  - 1) trading in used household utensils; and
  - 2) trading in used construction equipment and machinery.
3. Sewerage and Public Hygiene:
  - 1) collecting metal waste.

## **15. Storage of Large Quantities of Used Paper**

1. Trading in Intermediate Products and Waste:
  - 1) trading in waste paper.

## **16. Food Processing**

1. Processing and Preserving of Meat and Meat Products:
  - 1) slaughter of livestock and processing of meat;
  - 2) slaughter, processing, and freezing of poultry;
  - 3) chilling and freezing of meat;
  - 4) processing of meat products; and
  - 5) processing of poultry products.
2. Processing, Packaging, and Preserving of Fish and Seafood:
  - 1) packaging of fish and seafood; and
  - 2) freezing of fish and seafood.
3. Canning and Preserving of Fruit, Vegetables, and Pulses:
  - 1) canning of fruit;
  - 2) canning of fruit;
  - 3) making fruit juice;
  - 4) making tomato sauce;
  - 5) freezing of fruit and vegetables;
  - 6) drying and packaging of dates;
  - 7) packaging of dried fruit and vegetables; and
  - 8) processing of jam.
4. Processing of Vegetable Oils and Animal Fat:

- 1) processing and refining of vegetable oils;
  - 2) processing of and animal oils and fat;
  - 3) processing of vegetable ghee; and
  - 4) packaging of vegetable oils and Animal fat.
5. Processing of Milk and Dairy Products:
- 1) packaging of milk and dairy products;
  - 2) packaging of milk;
  - 3) processing of natural butter;
  - 4) processing of cheese;
  - 5) processing of natural yoghurt;
  - 6) processing of cream; and
  - 7) manufacture of ice cream.
6. Grain Milling and Processing:
- 1) milling of grains and fruit;
  - 2) milling and processing of flour;
  - 3) processing of dry food from grains;
  - 4) packaging of grains and fruit; and
  - 5) dehusking, whitening, and polishing of rice.
7. Production of Animal Feed:
- 1) production of fodder; and
  - 2) production of animal feed.
8. Production of Bakery Products:
- 1) baking bread;
  - 2) making pies and cakes;
  - 3) making biscuits;
  - 4) making pasta and noodles;
  - 5) making potato chips; and
  - 6) making popcorn.

9. Industrial Production of Sugar:
  - 1) refining of raw sugar;
  - 2) processing of sugar cubes; and
  - 3) packaging of sugar.
10. Processing of Chocolate and Sweets:
  - 1) confection of sweets; and
  - 2) confection of sweets from cocoa and chocolate.
11. Processing of Foodstuffs Not Elsewhere Classified:
  - 1) refining table salt;
  - 2) making ice;
  - 3) mixing and packaging tea;
  - 4) packaging herbal tea;
  - 5) salting, roasting, and packaging of nuts;
  - 6) packaging of salt;
  - 7) packaging of spices;
  - 8) packaging of rose water;
  - 9) making soups;
  - 10) making baby food;
  - 11) production of food flavours; and
  - 12) making vinegar.
12. Production of Refreshing Beverages and Mineral Water:
  - 1) bottling of mineral water;
  - 2) processing of carbonated water;
  - 3) processing of carbonated drinks; and
  - 4) processing of fruit drinks.

**17. Car Fuel and Car Maintenance Stations (as per the relevant designation)**

1. Repair and Maintenance of Vehicles:

- 1) general repair and maintenance of vehicles;
  - 2) vehicle mechanical repairs;
  - 3) auto electricity repairs;
  - 4) auto air conditioner repair and maintenance;
  - 5) tyre replacement and repair;
  - 6) vehicle body repair and paint;
  - 7) car wash;
  - 8) car oil change;
  - 9) fitting of car accessories;
  - 10)rust proofing of cars;
  - 11)fitting additional car accessories;
  - 12)car exhaust repair;
  - 13)repair and maintenance of car coolers;
  - 14)car towing;
  - 15)repair and maintenance of trailer refrigerators;
  - 16)car seat upholstery; and
  - 17)vehicle technical testing.
2. Trading in Vehicle Fuel:
- 1) distribution of car and vehicle fuel (as per the relevant designation).

## **18. Other similar uses.**

### **[4]Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

### **[5]Particular Criteria**

All uses in (I 3) zones will be subject to the following particular criteria:

- a. Where a non-industrial zone is situated within no more than two hundred feet (200 ft.) from an industrial zone, the industrial uses must be conducted in a fully enclosed building, except for windows and doors, or a confined area surrounded by a six-feet high solid fence.
- b. Any activities involving materials that generate harmful substances or by-products that may pose hazards to the environment and public health are prohibited.
- c. All external lamps whose light is directly reflected on residential places must be shaded.
- d. The handling of radioactive materials and the disposal of their waste material must be handled in accordance with the environmental protection legislation in force in the Emirate.
- e. Residential uses in these zones are restricted to security purposes, such as constructing buildings for security personnel.
- f. All places where solid, liquid, or gaseous chemical substances are stored, used, or manufactured must meet the following criteria:
  - Highly flammable solid substances or products may be manufactured, stored, or used only in an enclosed building that has solid fire-resistant retarding walls (non-flammable) and is fitted with an automatic fire extinguishing system.
  - All activities involving the use or storage of flammable liquid substances or of substances that emit burning or flammable vapours or gases must be fitted with equipment for the safety and protection against fire hazards and explosions, and with fire-fighting equipment that is suitable for the type of industrial or other activities to be conducted.
- g. Where an industrial zone shares boundaries with a residential commercial zone or a residential zone, part of the industrial zone must be designated as a Buffer Zone between the two (2) different use zones by providing the following:
  - a green living fence of least twenty feet (20 ft.) wide;
  - an eight feet high solid fence; and
  - a live tree fence extending along the land plot, with a tree every twenty-five feet (25 ft.).
- h. All uses that produce haze or high levels of heat must be conducted in a fully enclosed building, except for necessary openings.

- i. All uses that result in bad and harmful odours will be subject to public health and environmental legislation in force in the Emirate.
- j. No public restaurant may be established in (I 3) zones. However, serving food to the employees and workers of establishments will be permitted only within the premises of these establishments subject to the provisions of the hygiene and public health legislation in force in the Emirate.

## **Section Five Agricultural Zones (A)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to provide areas that are suitable for various types of agricultural use. Within these zones, the construction of a private family residence may be permitted in a single agricultural land plot. The zones are divided into two (2) types; private agricultural zones and agricultural production zones.

### **[2] Permitted Use**

#### 1. Private Agricultural Zones (A 1)

The following uses are permitted within (A 1) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

- a. all agricultural uses in general;
- b. Ancillary Uses, as indicated in Section One of Chapter Four of this Regulation;
- c. Temporary Uses, as indicated in Section Two of Chapter Four of this Regulation;  
and
- d. private family residences.
- e. mosques and their ancillary structures; and
- f. any other similar uses approved by the Competent Department.

#### 2. Agricultural Production Zones (A 2)

In addition to the uses permitted in Private Agricultural Zones (A1), the following uses are permitted within (A 2) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

- a. wholesale of agricultural produce;

- b. plant nurseries; and
- c. any other similar uses approved by the Competent Department.

### **[3] Conditional Uses**

#### 1. Private Agricultural Zones:

The following uses may not be permitted unless the approval of the Competent Department is obtained:

- a. boy scoutery and temporary leisure camp sites; and
- b. any other similar uses.

#### 2. Agricultural Production Zones:

In addition to the Conditional Uses referred to in private agricultural zones (A 1), the following uses may not be permitted unless the approval of the Competent Department is obtained:

- a. veterinary clinics;
- b. horse and camel riding tracks;
- c. vocational and agricultural schools; and
- d. poultry and hatchery farms; and
- e. any other similar uses.

### **[4] Criteria for Land Plot Area and Dimensions, and Position and Structure of Buildings**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

### **[5] Particular Criteria**

All uses in (A 2) zones will be subject to the following particular criteria:

- a. Agricultural, animal, and other products may not be marketed through retail marketing.
- b. In case of possession of livestock, livestock sheds must be at least forty feet (40 ft.) away from the boundary of any adjacent land plot.
- c. No agricultural produce waste or any other waste may be collected and left on the land plot for any purpose unless that waste is kept in containers designated for such purpose

in accordance with the public health and environmental legislation in force in the Emirate.

## **Section Six Public Land Zones (P.L)**

### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to accommodate certain public uses.

### **[2] Permitted Uses**

The following uses are permitted within (P.L) zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. public parks;
2. mosques;
3. open spaces;
4. kindergartens and public schools (as per the relevant designation);
5. public hospitals and clinics;
6. car parks; and
7. any other similar uses approved by the Competent Department.

### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. zoos;
2. cemeteries; and
3. any other similar uses.

#### **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the Schedule of Land and Building Criteria attached to this Regulation.

#### **[5] Particular Criteria**

All uses in (P.L) zones will be subject to all relevant criteria and rules referred to in the master plan.

### **Chapter Three Planned Unit Development Zones (P.U.D)**

#### **[1] Purpose of Classification**

The purpose of classifying zones in this category is to accommodate integrated regulatory projects submitted by the owners of large area land plots who specify through these projects proposed uses for their land.

#### **[2] Planned Unit Development Zones Conditions and Criteria**

##### **a. Conditions for Approval of Planned Unit Development Zones**

To be issued with an approval, the relevant application must contain the following documents:

1. A cadastral map must be submitted, which describes the geographical features of the project land and indicates the following:
  - 1) the elevation lines;
  - 2) the lateral and longitudinal coordinates of the land plot;
  - 3) the area of the land plot;
  - 4) the topography of the land plot and the boundaries of the natural features, such as water bodies, mountains, and other natural features; and
  - 5) the site plan of the project zone and its surrounding areas, including the boundaries of adjacent land zones.
2. A report must be submitted, which describes the project and indicates the following:
  - 1) the extent of the project's importance to the Emirate;

- 2) the extent to which the project will contribute to the development of the Emirate; and
- 3) a detailed description of the nature of the uses proposed for the project.

### **3. Project Site Plan**

In addition to the boundaries of the proposed project, the project site plan must indicate the following details:

1. the boundaries of existing and proposed buildings on the project land plot;
2. street locations and widths within the proposed project zone;
3. a road traffic study for the zone, which indicates the location of the entrances and exits to and from the zone;
4. the location of the proposed parks and their entrances and exits;
5. the boundaries of public zones within the project;
6. a plan for public utilities, such as electricity, water, telecommunications, sewage, and other utilities; and
7. a waste disposal and treatment system.

#### **b. Criteria for the Area of the Proposed Development Project Land Plot**

The area of the project land plot must not be less than the following:

1. fifty thousand square feet (50,000 sq. ft.), in case of residential and commercial residential uses; or
2. one hundred thousand square feet (100,000 sq. ft.), in case of commercial and industrial uses.

#### **c. Planning Criteria for Planned Unit Development Zones**

For the purposes of determining the intensity of the proposed use(s) for the project, the following criteria will apply:

1. the various use zones must be demarcated on the map, and the total area for each of these zones must be indicated separately;
2. the proposed heights within the zones must be specified;
3. the proposed surface dimensions and setbacks of buildings must be specified;
4. the Gross Floor Area (GFA) must be calculated;
5. the Floor Area Ratio (FAR);
6. calculating the Lot Coverage.

## **Section One Mirdif District (P.U.D 1)**

### **[1] Purpose of Classification**

The purpose of classifying this zone as a planned unit development zone is to accommodate residential villas with the possibility to conduct certain commercial and general uses to serve the zone.

### **[2] Permitted Uses**

The following uses are permitted within the zone, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. residential villas;
2. small commercial outlets (as per the relevant designation);
3. land plots for general uses (mosques, schools, clinics) (as per the relevant designation);  
and
4. any other similar uses approved by the Competent Department.

### **[3] Conditional Uses**

The following uses are not permitted unless approval of the Competent Department is obtained:

1. kindergartens;
2. mosques and their ancillary structures; and
3. any other similar uses.

### **[4] Criteria for Land Plot Area and Dimensions and for Building Locations and Structures**

The area and dimensions of a land plot, and the location and structure of any building constructed thereon, will be determined as per the following table:

<b>Zone</b>	<b>Minimum Area of Land Plot (in square feet)</b>	<b>Lot Coverage</b>	<b>Maximum Floor Area Ratio</b>	<b>Maximum Number of Storeys</b>	<b>Setback in All Directions</b>
A 1	As shown on the official map attached to this Regulation	40 %	1.2	3	10 ft.
A 2	As shown on the official map attached to this Regulation	40 %	0.8	2	10 ft.
B	As shown on the official map attached to this Regulation	40 %	0.8	2	10 ft.
C 1	As shown on the official map attached to this Regulation	40 %	0.4	1	10 ft.
C 2	As shown on the official map attached to this Regulation	40 %	0.8	2	10 ft.

#### **[5] Particular Criteria**

All uses in this zone will be subject the following particular criteria:

- a. At least one (1) car park must be allocated within the land plot for each villa.
- b. The zone must meet all other relevant criteria.

### **Section Two Reggat Al Bateen District (PUD-2)**

#### **[1] Purpose of Classification**

The purpose of classifying this zone as an investment multi-storey building planned unit development zone is to accommodate commercial uses in ground floors, and residential and office uses in the typical floors.

#### **[2] Permitted Uses**

All uses permitted within the commercial residential zones (R C 2) zones referred to in Section Two of Chapter Two of this Regulation are permitted in this zone.

#### **[3] Conditional Uses**

No conditional Uses are permitted in this zone.

#### **[4] Criteria for Area of Land Plots**

The areas approved for land plots in this zone are the minimum required areas. These land plots may not be subdivided but may be amalgamated together subject to obtaining the approval of the Competent Department.

#### **[5] Building Structure Requirements**

**Height:** The maximum height of buildings in this zone is eighteen (18) storeys with a Floor Area ratio equal to seven (7), or is ten (10) storeys without Floor Area ratio requirements.

**Setback:** Setback will be as detailed in the site plan of each land plot.

### **Section Three Consulates District (P.U.D 3)**

#### **[1] Purpose of Classification**

The purpose of classifying this zone is to accommodate buildings for general consular missions accredited in the Emirate.

#### **[2] Permitted Uses**

The following uses are permitted within the zone, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. offices of consular missions; and
2. residences for employees of consular missions.

#### **[3] Conditional Uses**

No conditional uses are permitted in this zone.

#### **[4] Criteria for Area of Land Plots**

The minimum area of land plots in this zone will be as shown on the map attached to this Regulation.

#### **[5] Requirements for the Location and Structure of Buildings**

**Height:** The maximum height of buildings in this zone is a ground floor and two (2) typical floors.

**Setback:** The minimum setback is ten feet (10 ft.) in all directions.

## **Section Four Al Khabissi District (P.U.D 4)**

### **[1] Purpose of Classification**

The purpose of classifying this zone is to accommodate buildings where the ground floors are designated for car parks whereas other typical floors are designated for office use. A number of land plots may be designated exclusively for use as offices or low-height warehouses depending on the relevant designation.

### **[2] Permitted Uses**

The following uses are permitted within the zone, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. warehouses (only with a height of a ground floor and a mezzanine floor);
2. office buildings (only with a height of a ground floor and two (2) typical floors); and
3. any other similar uses approved by the Competent Department.

### **[3] Conditional Uses**

The following uses may not be permitted unless the approval of the Competent Department is obtained:

1. mosques and their ancillary structures.

### **[4] Criteria for Area of Land Plots**

The area of a land plot will be as shown on the site plan of that plot. Requests to amalgamate or subdivide land plots may be submitted after obtaining the approval of the Competent Department.

### **[5] Criteria for the Locations and Structures of Buildings**

**Height:** The height of buildings will be as indicated on the site plan.

**Setback:** Setback will be equal to a quarter (1/4) of the height, or ten feet (10 ft.), whichever is higher, from the property line or road midline.

## **Chapter Four Complementary Uses and Related Provisions**

### **Section One Ancillary Uses**

#### **[1] Definition**

An Ancillary Use means the use of facilities that are attached to existing primary buildings or uses. The following requirements apply:

- Ancillary Uses must be secondary uses attached to a primary use.
- Ancillary Uses must take place within the boundaries of the land plot in which the primary use is conducted.

#### **[2] Ancillary Uses Permitted in Private Residential Zones**

The following Ancillary Uses are permitted within private residential zones, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. private car garage;
2. majlis;
3. accommodation for maids;
4. sheds for storing household items and farming equipment;
5. swimming pools;
6. children's play areas (in all residential buildings); and
7. any other similar uses approved by the Competent Department.

#### **[3] Requirements for the Structures of Ancillary Use Facilities and their Locations within Land Plots**

**Setback:** No setback is required unless the Ancillary Use facility has openings overlooking the neighbouring property, in which case a setback of ten feet (10 ft.), measured from the line separating the land plots, must be observed.

**Height:** Ancillary Use facilities must consist of a single ground floor only.

**Lot Coverage:** Ancillary Use facilities must conform to the prescribed Lot Coverage, as these facilities are deemed part of the building area.

#### **[4] Ancillary Uses Permitted in Commercial and Industrial Zones**

All types of Ancillary Uses are permitted in commercial and industrial zones, provided that they meet the requirements prescribed in sub-paragraph (1) above and are in compliance with the requirements prescribed for relative zone in which they take place.

#### **[5] General Criteria**

- a. These uses will be subject to all the conditions and requirements prescribed for the respective use zones in which they take place.
- b. An Ancillary Use may be conducted on any land plot only after the primary use is conducted or implemented.

### **Section Two Temporary Uses**

#### **[1] Definition**

A Temporary Use means a land use which is implemented or conducted for a particular purpose for a limited period of time.

#### **[2] Permitted Temporary Uses and their General Criteria:**

The following Temporary Uses are permitted, provided that they meet the requirements prescribed by the provisions of this Regulation and all other requirements and criteria stipulated in Other Relevant Legislation:

1. the temporary offices at construction project, whether they are wooden offices or as bus trailers with boxes used for the storage of the tools and equipment of contractors. These temporary offices must be set up only for the period scheduled for implementing the project and may not be used for the purpose of overnight stay or food preparation;
2. temporary security rooms set up on construction project sites;
3. outdoor public celebrations and events (for the period officially determined); and
4. circus and children's play tents set up for a period not exceeding sixty (60) consecutive days within a six-month period. In that case, the following requirements must be met:
  - a. This activity may not be conducted within residential zones.

- b. Car park yards may not be used for this purpose.
- c. Food may not be prepared or sold as part of this use without first obtaining the approval of the concerned entities and departments.

### **Section Three Car Parks and Loading and Unloading Bays**

#### **Sub-section One Car Parks**

##### **I. General Provisions**

1. No permit may be issued to use land or conduct an activity in any of the zones set forth in this Regulation unless the required number of parking spaces is provided as per the specifications, criteria, and requirements prescribed by this Regulation and any Other Relevant Legislation.
2. The Competent Department may require the owners of certain projects to submit the relevant traffic impact studies.
3. All applications for establishing car parks in the city centre will be deemed Conditional Uses and will be considered on a case-by-case basis in light of the following considerations:
  - a. the area of the land plot;
  - b. the number of floors and their proposed uses;
  - c. the number of the car park spaces applied for;
  - d. the entrances and exits of car parks; and
  - e. the traffic impacts.
4. The Competent Department may determine the number of car parks required for any use which is not mentioned under the zones stated below.

##### **II. Car Park Needs of Land Use Zones**

1. Residential Zones:
  - a. Private Family Residences:

- at least one (1) car park space for each private family residential unit.
- b. Multiple Unit Residences (Apartments):
- one (1) car park space for each apartment of an area not exceeding one thousand and six hundred square feet (1,600 sq. ft.);
  - two (2) car park spaces for each apartment of an area exceeding one thousand and six hundred square feet (1,600 sq. ft.); and
  - one (1) car park space for each studio.
- c. Shared Accommodation:
- one (1) car park space for every five (5) residential units or five hundred square feet (500 sq. ft.) of the gross Floor Area; and
  - one (1) bus park space for every fifty (50) workers staying in a specific shared accommodation.
2. Commercial and Industrial Zones:
- a. Offices and Commercial Retail Outlets:
- one (1) car park space for every seven hundred and fifty square feet (750 sq. ft.) of the Gross Floor Area.
- b. Shopping Centres:
- one (1) car park space for every five hundred square feet (500 sq. ft.) of the total area used.
- c. Banks and Money Exchange Outlets:
- one (1) car park space for every five hundred square feet (500 sq. ft.) of the total area used.
- d. Car Fuel and Maintenance Stations:
- two (2) car parks paces for each station and one (1) car park space for every five hundred square feet (500 sq. ft.) of the area of the Ancillary Use on the land plot.
- e. Restaurants:
- one (1) car park space for every five (5) seats or five hundred square feet (500 sq. ft.), whichever is higher.

f. Car Repair Garages:

- one (1) car park space for every five hundred square feet (500 sq. ft.) of the ground area of the main building or the car parks, whichever is higher. These car park spaces may not be part of area occupied by broken cars.

g. Clinics:

- one (1) car park space for every five hundred square feet (500 sq. ft.) of the Floor Area.

h. Express Mail Establishments and Companies:

- one (1) car park space for every five hundred square feet (500 sq. ft.).

i. Used and Brand-new Car Sale Agencies and Yards:

- one (1) car park space for every five hundred square feet (500 sq. ft.) of the Floor Area of the main building or the area of the car showroom.

j. Packaging and Manufacturing Establishments and Similar Industrial Establishments:

- one (1) car park space or every five hundred square feet (500 sq. ft.).

k. Storage and Wholesale Warehouses:

- Providing an area for loading and unloading and one (1) car park space for every five hundred square feet (500 sq. ft.) of the area of existing offices.

l. Billiards Lounges and Amusement Arcades, other Small Entertainment and Leisure Venues (with no Seating), and Gymnasiums:

- one (1) car park space for every five hundred square feet (500 sq. ft.).

m. Hospitals:

- one (1) car park space for each patient bed. Where a hospital has specialised clinics or outpatient clinics affiliated to it, an additional number of car park spaces will be required as prescribed in the paragraph above concerning car park spaces for clinics.

n. Nursery Schools, Kindergartens, and Primary Schools:

- one (1) car park space for each classroom in addition to one (1) car park space for each school bus.

- o. Preparatory and Secondary Schools:
  - one (1) car park space for every five hundred square feet (500 sq. ft.) of the Floor Area of all buildings, except sports activity halls.
- p. Junior Colleges:
  - one (1) car park space for every five hundred square feet (500 sq. ft.) of the Floor Area of all buildings, except sports activity halls.
- q. Public Libraries, Museums, and Exhibitions:
  - one (1) car park space for every two hundred square feet (200 sq. ft.) of the area of the land plot, or one (1) car park space for every four (4) seats, whichever is higher.
- r. Cinemas and Social Event Halls:
  - one (1) car park space for every three (3) seats.
- s. Mosques:
  - one (1) car park space for every fifteen (15) worshippers (for community mosques) depending on the maximum capacity, and one (1) car park for every five (5) worshippers (for Friday prayer mosques).
- t. Hotels:
  - one (1) car park space for every five (5) accommodation units;
  - one (1) car park space for every five hundred square feet (500 sq. ft.) of the area of the dining and drinking halls;
  - one (1) car park space for every two hundred square feet (200 sq. ft.) of the area of the meeting rooms and public event halls;
  - one (1) car park space for every five hundred square feet (500 sq. ft.) of the area of the retail outlets;
  - one (1) car park space for every five hundred square feet (500 sq. ft.) of the area of the offices; and
  - one (1) handicapped car park space for every seventy-five (75) car park spaces, subject to a minimum of one (1) handicapped car park space.
- u. Parks and Gardens in the Emirate:

- one (1) car park space for every one thousand square feet (1,000 sq. ft.) of the total area of the park or garden.
- v. Car Rental Agencies:
- one (1) car park space for each car officially registered with the car rental agency.

**Sub-section Two  
Loading and Unloading Bays**

**I. Uses Requiring Loading and Unloading Bays**

**1. Public Use Buildings**

Loading and unloading bays must be provided in the following public use buildings as per the following conditions, specifications, and criteria:

a. Hospitals, Schools, and Similar Buildings:

Ground Area of the Public Use Building (in square feet)	Minimum	
	Number of Bays	Criteria for Loading and Unloading Bays
Less than 20,000 sq. ft.	NA	No particular criteria
From 20,000 to 200,000 sq. ft.	1	10 feet x 25 feet
For every additional 200,000 sq. ft. or any part thereof	1	10 feet x 25 feet

b. Lecture Halls, Theatres, Public Meeting Halls, and Similar Buildings:

Ground Area of the Public Use Building (in square feet)	Minimum	
	Number of Bays	Criteria for Loading and Unloading Bays
Less than 10,000 sq. ft.	NA	No particular criteria
From 10,000 to 20,000 sq. ft.	1	10 feet x 25 feet
From 20,001 to 100,000 sq. ft.	1	10 feet x 50 feet
For every additional 100,000 sq. ft. or any part thereof	1	10 feet x 50 feet

**2. Commercial and Industrial Use Buildings**

Loading and unloading bays must be provided in the following commercial and industrial use buildings as per the following conditions, specifications, and criteria:

a. Commercial and Professional Offices, Banks, Private Clinics, and Similar Buildings:

Ground Area of the Public Use Building (in square feet)	Minimum	
	Number of Bays	Criteria for Loading and Unloading Bays
Less than 10,000 sq. ft.	NA	No particular criteria
From 10,000 to 100,000 sq. ft.	1	10 feet x 25 feet
For every ancillary 100,000 sq. ft.	1	10 feet x 25 feet

- b. Wholesale Outlets (such as stores specialised in the sale of furniture, household items, and electrical appliances) Maintenance and Repair Shops, Restaurants, Warehouses, and Similar Buildings:

Ground Area of Public Use Building (in square feet)	Minimum	
	Number of Bays	Criteria for Loading and Unloading Bays
Less than 5,000 sq. ft.	NA	No particular criteria
From 5,000 to 10,000 sq. ft.	1	10 feet x 25 feet
From 10,001 to 25,000 sq. ft.	2	10 feet x 25 feet
From 25,001 to 40,000 sq. ft.	2	10 feet x 50 feet
From 40,001 to 100,000 sq. ft.	3	10 feet x 50 feet
From 100,001 to 250,000 sq. ft.	4	10 feet x 50 feet
For every additional 250,000 sq. ft. or any part thereof	1	10 feet x 50 feet

### 3. Industrial Use Buildings

Loading and unloading bays must be provided in industrial use buildings designated for the manufacturing, assembly, collection, dismantling, equipment repair, and industrial products shipment, and similar buildings, as per the following conditions, specifications, and criteria:

Ground Area of Public Use Building	Minimum	
	Number of Bays	Criteria for Loading and Unloading Bays
Less than 5,000 sq. ft.	NA	No particular criteria
From 5,000 to 40,000 sq. ft.	1	10 feet x 25 feet
From 40,001 to 100,000 sq. ft.	2	10 feet x 25 feet
For every additional 100,000 sq. ft. or any part thereof	1	10 feet x 50 feet

## II. General Criteria for Loading and Unloading Bays:

### 1. Minimum Dimensions

Minimum dimensions must conform to the requirements referred to in Item I(1) above.

### 2. Entrances and Exits

Loading and unloading bays must have entrances and exits as per the engineering requirements and criteria prescribed by the Roads Department, in order to connect these bays to public roads.

### **3. Traffic**

Free access with sufficient vertical clearance at loading and unloading bays must be provided to cars in accordance with the engineering requirements and criteria prescribed by the Roads Department.

### **4. Flooring**

Flooring for loading and unloading bays, the ways leading to them, the walkways adjacent to them, and the areas used for making turns must be levelled and covered with a hard layer of concrete, Portland cement, or heat-resistant asphalt in accordance with the engineering requirements and criteria prescribed by the Roads Department.

### **5. Separation**

Outdoor loading and unloading bay areas must be isolated from the public road or the required setback areas as follows:

- a. A wall or fence that is at least six feet (6 ft.) high must be used except in the area used for exiting loading and unloading bays to access the public road, in which the wall or fence may not exceed forty-two inches (42 inch) in order to avoid obstructing the vision of drivers.
- b. A land strip that is at least four feet (4 ft.) wide must be maintained. This strip must include cement or stone bumps that are six inches (6 inch) deep and are buried eighteen inches (18 inch) underground on the side adjacent to the loading and unloading bays.

### **6. Isolation and Blocking**

Sites with more than two (2) loading and unloading bays must be isolated from residential zones or residential uses that are adjacent to them or on the opposite side of the road or street. These sites will be isolated by constructing a solid wall or a solid and dense green living fence that is at least six feet (6 ft.) high along the boundaries of the land plot in which the loading and unloading bays exist and are adjacent to, or on the opposite side of, residential uses. This will not apply to the area where exits are located, in which case the height of the isolating fence may not exceed three and a half feet (3.5 ft.).

### **7. Lighting**

Lighting sources must be shaded at the site of the loading and unloading bays in order to shield adjacent residential zones from the direct light emitted by these sources.

## **8. Drainage and Sewerage**

All loading and unloading bay sites must be connected to the surface water drainage network in accordance with the relevant criteria and requirements of the Sewage and Irrigation Department.

**Hamdan bin Rashid Al Maktoum**  
**Chairman of the Dubai Municipality**

**Dubai Municipality  
Schedule of Land Plot and Building Criteria**

Type of Use	Zone		Minimums					Maximums			Remarks	
			Land Plot			Setbacks			Building Height (in feet)	Lot Coverage		Floor Area Ratio
			Area (in square feet)	Width	Depth	Front	Side	Back				
Private Residence	R 1		40,000	150	200	20	15	15	35	40 %		
	R 2		10,000	80	100	10	10	10	35	50 %		
	R 3		7,500	65	100	10	10	10	35	60 %		
	R 4		5,000	60	80	10	10	10	35	60 %		
	R 5		2,500	50	50	10% of the length of the diagonal axis, but not less than five feet (5 ft.)			35	65 %		
	R 5 T		2,500 (1,150) per land plot	50, 25 per land plot	50, 25 per land plot	5	Not mandatory	5	35	-	-	Two (2) units per land plot
Apartments	R 6	R6a	10,000	80	100	Not mandatory	10	10	As per the elevation map			
		R6b	From 50 to 9.999 days	55	90	Not mandatory	10	10	As per the elevation map			
		R6c	Less than 50	30	70	Not mandatory			As per the elevation map			

	R 7	7,500	Not mandatory		30 ft. measured from the road midline	1/4 of the Height	1/4 of the Height	As per the elevation map			
	R 8	10,000	80	100	Not mandatory	*	*	As per the elevation map			
Common	R 9	5,000	50	90	Not mandatory	10	10	As per the elevation map			
Residential Commercial	RC 1	5,000	55	90	Not mandatory	*	*	As per the elevation map			
	RC 3	5,000	55	90	Not mandatory	*	*	As per the elevation map			
Commercial	CBD	Not mandatory			Not mandatory	*	*	As per the elevation map			Setback applies from the first floor in case of overlooking neighbouring property
	C 1	2,500	30	50	Not mandatory	5	5	As per the elevation map			
	C 2	5,000	50	90	Not mandatory	10	10	As per the elevation map			

Industrial **	C 3	5,000	50	90	Not mandatory	10	10	As per the elevation map			
	I-1	5,000	50	90	Not mandatory	10	10	As per the elevation map			
	I-2	20,000	150	150	Not mandatory	10	10	As per the elevation map			
	I-3	40,000	150	200	Not mandatory	10	10	As per the elevation map			
Agricultural	A	A-1	40,000	150	150	30	20	30	2 storeys		Private
		A-2	160,000	300	300	50	50	50	2 storeys		Investment

\* Ten feet (10 ft.) or a quarter (1/4) of the height of the building, whichever is higher, for buildings whose height does not exceed ten (10) storeys; and twenty-five feet (25 ft.) for buildings whose height exceeds ten (10) storeys.

\*\* The planning criteria of Jebel Ali Industrial Area must be complied with (a minimum setback of twenty feet (20 ft.) in all directions; and a Lot Coverage of at least 35%, except for land plots designated to asphalt, ready-mix concrete, and brick factories, and similar uses).