

DUBAI TECHNOLOGY AND MEDIA FREE ZONE AUTHORITY

ZONING DIVISION

Glossary of Terms

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A

Access or Access Way: A way of approaching or entering a property

Accessory Use: Any purpose for which a building, structure, or a plot may be designed which is customarily incidental and subordinate in area, extent or purpose to the principal building which it serves. For example a car garage ...etc

Adjacent Land: Land neighboring to an identified natural feature or function or resource

Advertisement: Any device or representation visible to the general public which is for the purpose of directly or indirectly promoting sales or drawing attention to an enterprise or undertaking

Advertising Structure: A structure of any kind or character erected or maintained for outdoor advertising purposes, upon which any outdoor advertising sign may be placed

Alley (Sikka): See Road

Amenity Area or Space: The area either public or private situated within the boundaries of a plot or a development site intended for recreational purposes, such as landscaped areas, patios, swimming pools, play areas and similar uses.

Arcade: A covered passage or walkway covered over by a succession of arches or vault supported by column

Archaeological Heritage: The remains of any building, structure, activity, place or cultural feature or object which, because of the passage of time, is on or below the surface of the land or water, and is of significance to the understanding of the history of a people or place and is listed by the concerned authority.

Architectural Concept: The basic aesthetic idea of a building or group of buildings or structure, including the site and landscape development that produces the architectural character

Architectural Feature: A prominent or significant part or element of a building, structure or site

Architectural Feature, Exterior: Those features which are important to or expressive of the architectural quality and integrity of the structure and its setting and which include, but are not limited to, building material, detail proportion, rhythm, scale, setting, shape and workmanship

Arterial Road or Street: (see Road)

Attached Building: A building otherwise complete in itself, which depends, for structural support or complete enclosure, upon a division wall or walls shared in common with adjacent building or buildings

Attic: Shall mean the portion of a building situated wholly, or in part, within the roof and which is not a one-half storey

B

Back To Back Lots: Lots which have at least part of their rear lot lines in common

Balcony: A small outdoor area, raised above the ground, directly accessible from within the building and open except for a balustrade on at least one side

Basement: That portion of a building fully or partly underground.

Bedroom: A private room planned and intended for sleeping purposes, separable from other rooms by a door, and accessible to a bathroom.

Bikeway: A pathway separated from streets and sidewalks and designed to be used by bikers

Block: Multiple plots contained within the boundaries of a set of public roads, right of ways, etc

Buffer Area/Strip: Open spaces, landscaped areas, fences, walls or any combination thereof used to physically separate or screen one use or property from another so as to visually shield or block noise, lights or other nuisances

Buffer Zone: A strip of land established to protect one type of land use from another with which it is incompatible. Buffers are usually landscaped and may or may not have a wall or fence

Building: A structure which has one or more floors and a roof and which is permanently affixed to the land

Built up Area (BUA): The sum of Usable Areas, Circulation Areas, Service Areas and Balcony Areas plus the area of all factored non- and semi enclosed areas equal the built up area of a building

Built Up Area Calculation: Built up area or construction Area for cost calculation determined by the slab area measured to the exterior surface of the exterior walls, excluding all shaft openings and any type of slab void, balconies, terraces, arcades, porches, garages, open courtyards, and building surrounds within the plot boundary such as roads, landscape, and hardscape surfaces to included but each identified separately

- a. **Usable Area:** Total area of all enclosed spaces fulfilling the main functional requirements of the building for occupant use, including and not limited to service areas such as guard rooms, workshops, locker rooms, janitors, closets, storerooms, and the total area of all toilets and washroom facilities
- b. **Circulation Area:** Total area of all enclosed spaces which is required for physical access to subdivisions of space such as and not limited to corridors, elevator shafts, escalators, fire towers or stairs, stairwells, elevator entrances, public lobbies
- c. **Service Area:** Total area of all enclosed spaces designed to house mechanical and electrical equipment and utility services such as and not limited to mechanical and electrical equipment rooms, duct shafts, boiler rooms, fuel rooms, and mechanical service shafts
- d. **Balcony Area:** Total area of an open or covered platform attached to an upper floor of a building, projecting from or recessed into the face of the wall and protected by railing or balustrade; accessible from an adjacent room

Building Coverage: see plot coverage

Building Frontage: Shall mean that side of a building which contains the main entrance for pedestrian ingress and egress. If more than one main entrance exists, the one that more nearly faces or is oriented to the street of highest classification, shall be considered the building frontage. If all streets are of the same classification, the side of the building with the smallest lineal dimension containing a main entrance shall be considered the building frontage

Build-To-Line: a type of building line used as means of enforcing the continuity of the building facades on a series of adjacent sites, in order to emphasize a street frontage or the definition of a public open space. The object is to achieve perceptual continuity.

Building Setback: The least horizontal distance permitted between a plot line of a plot and the nearest portion of any building envelope on such lot

Building Envelope: The three dimensional space within which a structure is permitted to be built on a plot defined by plot regulations such as permissible height, setbacks, building coverage, etc.

Bus bay: An area at which passengers may board or disembark from a bus and may include bus bays and bus shelters

C

Canal: An artificial waterway for transportation or other uses

Canopy: a roof-like structure of a permanent nature that projects from the wall of structure and overhangs the public way sheltering a platform, sidewalk and entrance to a building.

Change of Use: A land use which is changed from one use to another subject to approval by ZA

City Planning: The decision making process in which goals and objectives are established, existing resources and conditions analyzed, strategies developed and controls enacted to achieve the goals and objectives as they relate to cities and communities.

Classification: Division of uses or activities into groups or subgroups for regulatory purposes

Cluster Development: A development design technique that locates buildings or related land uses in limited areas on a site to allow the remaining land to be used for a variety of other purposes

Cohesiveness: Unity of composition between design elements of a building or group of buildings and the landscape

Collector Street: See Road

Common Wall: A vertical wall separating two dwelling units between the top of the footings to the underside of the roof deck, and shall be mutually common to both dwelling units.

Compatible: A building, structure, activity or use that blends with, conforms to, or is harmonious with the surrounding ecological, physical, visual or cultural environment

Complementary Uses: Additional uses in close proximity to a use that have the effect of supplying a use with services to accompany and complement the primary use

Concept Master Plan: a document that describes briefly a project's vision, goals and objectives

Conditional Use: A use may be permitted on a specific site within a zone provided that the use conforms to all regulations of that particular zone to which the use applies and provided ZA has given due consideration to adjoining land uses (search alternative definitions)

Conforming: A use which falls within the uses permitted in and conforms to all the regulations set out for the zone in which the use, building or structure is located

Consent Letter: A letter issued by the Developer stating their no objection to what is being requested

Conservation: The preservation, protection and improvement of the components of the natural environment

Conservation and Wildlife Sanctuary: Land left in its natural state for the purpose of providing sanctuary, habitat and breeding grounds for wild birds, animals and plant-life

Conversion: Changing the original purpose of a building to a different use with or without structural alteration requiring a building permit

Court: Any open space, unobstructed from ground to sky, other than a yard, that is on the same plot with and bounded on two or more sides by the walls of a building

Courtyard: A landscaped outdoor space surrounded by walls or fences

Coverage: see plot coverage

Cross section: A drawing showing the different section of a road and service corridors

Curb Cut: The opening along the curb line, exclusive of handicap ramps, at which point vehicles may enter or leave the street

Cul-de-sac: A local street terminated at the end by a vehicular turn around

Curb: A stone, concrete or other improved boundary, usually marking the edge of the roadway or paved area

Community Facility: facilities used by local communities for leisure and social purposes, including community centers and meeting places, community halls, community learning, adventure play centers and leisure centers.

Chamfer: A corner or edge that is cut at an angle or beveled.

D

Delivery Space: (see loading/unloading) An area provided for the temporary parking of vehicle delivering or picking up equipment, goods, materials or persons

Demand calculation: A table showing in details the demand calculation of each utility and which criteria it was based on

Density: The ratio of intensity of developed area to total land area

Density, Low: The ratio of the number of persons to the plot area in hectare. Low Density is established as less than 70 persons/hectare

Density, Medium: The ratio of the number of persons to the plot area in hectare. Medium Density is established as between 70 - 220 persons/Ha.

Density, High: The ratio of the number of persons to the plot area in hectare. High Density is established as more than 220 persons/Ha.

Detached Building: A freestanding building that does not adjoin any other building on an adjoining plot and where all sides of the building are surrounded by yards or open areas within the plot

Detached Building-Semi: See Semi-Detached Building

Detailed Master Plan: A detailed master plan incorporates all of the findings at the preliminary stage. The document provides detailed data on all the required information and provides clear strategy on how to achieve the master plan goals

Development: A general term used to describe the construction, erection or placing of a building or structure; the making of a significant addition or alteration to a building or structure; a significant change in use or in intensity of use of any building, structure or premises; activities such as site-grading, excavation, removal of topsoil or peat, or the placing of dumping of fill; and drainage works, excluding the maintenance of existing municipal and agricultural drains

Developer: A person or entity who prepares raw land for building sites, constructs buildings, creates residential subdivisions or commercial centers, rehabilitates existing buildings, and performs similar activities

Developer, Master: A single developer of a large site usually composed of many parcels, which is responsible over an extended period of time for bringing about the comprehensive, integrated development of the site and is a member of Dubai Holding

Developer, Third Party: A single developer of a large site usually composed of many parcels, which is responsible over an extended period of time for bringing about the comprehensive, integrated development of the site and is not a member of Dubai Holding

Discharge, Storm-water: The discharge to drains, ponds, lakes or streams of catchment runoff as a result of storm rainfall over the catchment

Discharge, Wastewater: Liquid waste discharged from domestic, agricultural or industrial sources, or from associated treatment facilities

District: See Zone

Drive or Driveway: See vehicle access

Duplicate Site Plan: A copy of existing Site Plan to replace a lost or misplaced original Site plan

Dwelling Unit: One or more habitable rooms designed or intended for use by one or more individuals as an independent and separate housekeeping establishment in which separate kitchen and sanitary facilities are provided for the exclusive use of such individual or individuals, with a private entrance from outside the building or from a common hallway or stairway inside the building.

Demarcation: The act of marking off a boundary or setting a limit

E

Easement: The right of a person, government entity, or public utility company to use public or private land owned by another for a specific purpose.

Enclosed Walkway: A structure with a roof connecting a detached accessory building and the main building on the plot

Environment: Air, land or water, plant and animal life, including man; the social, economic and cultural conditions that influence the life of man or a community; any building, structure, machine, or other device or thing made by man; any solid, liquid, gas, odor, heat, sound, vibration, or radiation, resulting directly or indirectly from the activities of man; or any part or combination of the foregoing and the interrelationships between any two or more of them

Environmental Impact Assessment (EIA): Environmental Impact assessment is a preliminary study of an area and the proposed development and what impact it may have on the area and its surroundings

Environmental Impact Study (EIS): Environmental Impact Study approved by DM detailing the existing condition of an area and the expected impact of developing it on the area and its surroundings and the mitigation to minimize such impact

Excavation: The space created by the removal of soil, rock or fill for the purposes of construction

Exception: is a reduction of the terms of zoning regulations where such variance will not be contrary to the public interest and where a literal enforcement of the ordinance would result in unnecessary and undue hardship

Expressway: Road See Road

Encroachment: the part of the structure that introduces into a setback or right of way or plot boundary

F

Façade: A structure's entire single elevation, including wall face, parapet, windows, doors, awning or canopy

Fence: an artificially constructed barrier of any material or combination of materials, erected to enclose, screen, or separate areas

Final Master Plan: It is a comprehensive report providing overall strategy to develop a particular project/area and provides final findings

Floor, Ground: The floor of a building immediately above a basement, or where no basement exists, the ground floor shall be that floor at or above grade level

FAR (Floor Area Ratio): The floor area ratio of a building or other structure on any lot is determined by dividing the gross floor area of such building by the area of the lot on which it is located. When more than one building or structure is located on lot then the floor area ratio is determined by dividing the total gross floor area of all buildings or structure by the lot area

Floor Area, Gross (GFA): See Gross Floor Area

Front of Plot: The front of any plot is the side which faces the widest road unless otherwise specified in the plot development guidelines.

G

Gate Level: Is the elevation with respect to Dubai or city wide Datum at the plot boundary and at a point indicated at center of the vehicular access.

GIS: Geographic Information System is a system of hardware and software for storage, retrieval, mapping and analysis of geographical data.

Gross Floor Area (GFA): The sum of the floor area of all the floors of a building measured from the exterior walls or from the centerlines of common walls joining two spaces

Gross Floor Area (GFA) for FAR Calculation - The sum of usable areas and Circulation Areas equal the gross floor area of a building. For determining FAR the measurement of the GFA to be used shall include the floor area devoted to:

- A) Attic space with a headroom of 2.15 meters (7 feet) or more,
- B) Mezzanines Floors,
- C) Enclosed porches.
- D) Floor area devoted to accessory use.
- E) Fire exits staircases.

The floor area measured in case of two spaces with a common wall (usable/service): The gross floor area should be measured from the center of the wall

Floor area excluded from GFA includes:

- A) Prayer rooms + ablution areas
- B) Balconies
- C) Basement if used only for parking, and mechanical services
- D) Elevator shafts (must be calculated once in GFA at ground floor)
- E) Storage in basement floors
- F) Mechanical ducts or chases
- G) Garbage room and chute

Grade, Finished: The final elevation of the ground surface after development

Grade, Natural: The elevation of the ground surface in its natural state, before man-made alterations

Granting Plot: the process of granting a plot within a project owned by one of DH entities by the order of H.H Ruler of Dubai either to an individual or a company (internal use only)

H

Hard-Surfaced: Quality of an outer area being solidly constructed of pavement, brick, paving stone, tile, wood, or a combination thereof

Harmony: A quality that represents an appropriate and matching arrangement of parts, as in an arrangement of varied architectural, landscape elements and adjacent land uses

Height, Building: The vertical distance between the finished grade and the highest point of the building proper, exclusive of any accessory roof construction such as chimneys, steeple or antenna

Height, Maximum: a horizontal plane above and parallel to the average finished grade of the entire plot at the height shown in the plot regulations. No part of any structure shall project through this plane with the exception of chimneys, flues, gasholders, elevator enclosures, skylights, water towers, or similar roof structures needed to operate and maintain the building

Height above Sea Level: The perpendicular distance measured from sea level to the highest point of a building or structure including any attachments thereto

High-Rise Buildings: A building that exceeds 6 floors in height where on the other hand a building that exceed 38 floors in height is considered a skyscraper

Historic Site: A land which marks or is associated with some event or person of historical importance and listed by the concerned authority

Hardscape: the permanent, man-made features of a landscape made from stone etc, rather than plants such as patios, decks, driveways, paths and sidewalks that do not require irrigation

I

Impervious Surface: As a land use term, impervious surface means any surface such as roads, rooftops, patios, or parking lots that does not allow water to soak into the ground.

Infrastructure: Physical structures that form the foundation for development including public sewage and water systems, storm-water disposal systems, waste management facilities, electric power, communications and transportation corridors and facilities and oil and gas pipelines and district cooling facilities and corridors.

L

Lake: An inland water body natural or manmade

Land Bank: All the land information belonging to Dubai Holding

Land Department Registration: Registration of land acquired within Dubai Holding Land Bank at the Land's Department by Zoning Authority

Land Information System (LIS): A system developed for Zoning Authority to manage all information related to projects under its jurisdiction

Landmark: An Iconic building, structure or landscape feature which by its architectural or historic merit or impact is worthy of special recognition and preservation

Land Proposal: A drawing showing the area and location of the land/s subject to acquisition

Landscape: Some combination of grass, trees, hedges, shrubs, ground covers or flowers planted and maintained to enhance the appearance of a development including, but not limited to, walks, fountains, reflecting pools, art works, screens, walls, fences, benches and others

Landscape Plan: A map showing all landscaped areas, buffers, open spaces and outdoor areas within a project and the interrelationship between them

Landscape & Urban Design Strategy: A strategy detailing the goals and objectives of the developer in terms of the theme, landscaping and urban design

Land Use: The activities, operations, or purposes that are employed in a particular geographic area; the specific manner in which a plot of land is utilized. Land use is usually regulated through zoning ordinances.

Land Use Budget Summary: It is table showing total area for each land use in a project and its percentage to the overall area

Land Use Code: A code designating color and color code number for each land use

Land Use Plan: A map showing the different plots in a project and their land uses each with a specific color as determined by the Land Use Code

M

Main Building: The building designed or used for the principal use on the plot

Maintained: Is to be kept in good working order or in a state of good condition. In the case of landscaping, to be trimmed, mowed, watered and weeded. In the case of buildings to be clean, in good repair, free from rust and other decay of materials

Maneuvering Space: An open space in a parking area which is immediately adjacent to a parking space, is used for and/or is necessary for turning, backing, or driving forward a motor vehicle into such parking space but is not used for the parking or storage of motor vehicles

Massing: The overall bulk or size of a building or project, its physical volume or magnitude

Master Developer: See Developer

Master Plan: A comprehensive plan to guide the long-term physical development of a particular area based on identified objectives, strategies, and timelines for implementation. Includes plans for land use, community facilities and utilities, transportation of goods and people, and energy use and conservation. Zoning ordinances and policies are developed for different areas or zoning districts based on the master plan

Master Plan Modification: To modify an approved Master Plan to incorporate changes that may or may not have a significant impact on the overall project

Major Master Plan Modification: to modify an approved Master Plan to incorporate changes which have significant impact on the project where such changes will have impact on the overall infrastructure networks.

Minor Master Plan Modification: to modify an approved Master Plan to incorporate changes which does not have an impact on the infrastructure networks of the project.

Maximum Height: See Height, Maximum

Maximum GFA: the permissible GFA in a given plot shown on a site plan and not to be exceeded

Mechanical Equipment: Equipment, devices and accessories, the use of which relates to water supply, drainage, heating, ventilating, air conditioning and similar purposes

Merge of Plots: to merge two or more adjacent plots into one plot in a way that will not have an impact on the overall Master Plan

Mezzanine: An intermediate level between the floor and ceiling of any story and counted as per GFA calculation (refer to GFA calculation)

Mixed-Use: The development of a plot, or designation of a zoning district that provides for more than one classification of activities (i.e. allowing residential, retail, and/or office uses within the same building or plot or within the same district)

N

Nature Conservation Area: An area set apart for the purpose of the conservation or preservation of natural and/or cultural values including natural landscapes or features of value for natural heritage protection

NOCs: No Objection Certificates issued by concerned authorities

Clearance NOCs: No Objection Certificates issued by concerned authorities/parties stating the status of services/utilities in the concerned area

Master Plan NOCs: No Objection Certificates issued by concerned authorities, approving the proposed or planned services or utilities distribution, corridor, allocation and network.

Noise Attenuation Barrier: A physical structure placed between a noise source and a noise sensitive area where reduced noise levels are required

Non-complying: A permitted building, structure or use that does not meet the regulations set out for the zone in which such building, structure or use is located

Noxious: When used with reference to any use or activity in respect of any land, building or structure or a use or activity which, from its nature or from the manner of carrying on same, creates or is liable to create, by reason or destructive gas or fumes, dust, objectionable odor, noise or vibration or unsightly storage of goods, wares, merchandise, salvage, machinery parts, junk, waste or other material, a condition which may become hazardous or injurious as regards to health or safety or which prejudices the character of the surrounding area or interferes with or may interfere with the normal enjoyment of any use of activity in respect of any land, building or structure

O

Obnoxious: A use which, from its nature or operation, creates a nuisance or is liable to become a nuisance or offensive by the creation of noise or vibration, or by reason of the emission of gas, fumes, dust or objectionable odor, or by reason of the matter, waste or other material, and without limiting the generality of the foregoing shall include any uses which under the appropriate statute or regulations may be declared to be a noxious or offensive trade, business or manufacture

Occupancy: To reside in as owner or tenant on a permanent or temporary basis

Open Space: A portion of a plot that is set aside for public or private use and will not be developed. The space may be used for passive or active recreation, or may be reserved to protect or buffer natural areas

Owner: The person who holds legal title to a piece of property

P

Park: A piece of open land for active or passive recreation use in an urban area

Parking Area: An area or areas of land or a building or part thereof which is provided and maintained upon the same plot or plots upon which the principal use is located for the purpose of storing motor vehicles

Parking Area, Public: A plot or part of a plot or a building for public, customer or employee vehicles

Parking Bay: A space exclusive of driveway, ramps, columns, to park one vehicle

Parking Bay, Tandem: A parking space which has access to a driveway used for vehicular traffic only over another parking space

Parking, Off-street: The on-site parking allocation required for a given property

Parking, Basement: An area that contains parking spaces and associated driveways and maneuvering aisles and is located within a building fully or partly underground.

Party Wall: A wall jointly owned and/or jointly used by two or more parties or an extension of such a wall which is erected on a line separating two parcels of land each of which is or is capable of being held in unity of ownership

Path: A cleared way for pedestrians and/or bicycles that may or may not be paved or otherwise improved

Paved: Use of blacktop, asphalt, concrete or other similar substance to create a smooth surface, including bituminous penetration, but not the use of dirt, clay, slag or stone

Phasing Plan: A map showing the different phases of a project implementation and the expected dates of completion

Pedestrian Walkway: An allowance designed exclusively for pedestrians other than a sidewalk and shall include nature trails and paths

Pedestrian-Oriented Uses: Uses which generate pedestrian interest and activity, especially retail stores and restaurants, as well as entertainment, personal service businesses, arts and cultural uses, theaters, small open spaces or pedestrian amenity areas, tourist information centers, and other similar uses

Permissible Use: Any use authorized in a particular zoning district, whether a permitted use, an as of right of conditional use or special permit or special exception use

Permitted Use: A use by right which is specifically authorized in a particular zoning district

Podium: The low-rise building out of which the high-rise tower projects. Podiums usually house lobbies, restaurants, etc.

Plaza: An open or sheltered area other than part of a building, used principally for free pedestrian movement in which vehicular traffic is forbidden or limited

Plot: it is a tract of land comprising a single property within a subdivision that complies with applicable regulations

Plot Area: The total horizontal area within the plot lines of a plot

Plot Coverage: a percentage referring to that portion of a plot or site covered or permitted to be covered by principal and accessory buildings or structures.

Plot Detail: A draft document that shows location of a plot and it's zoning regulations such as height, GFA, areas and others.

Plot Development Guidelines: a document that shows planning regulations such as height, land use, area, setbacks, building lines, and others for each plot in a subdivision plan

Plot Line: The defined limits of any plot

Front of Plot: The front of any plot is the side which faces the widest road unless otherwise specified in the plot development guidelines

Plot Line, Rear: The plot line farthest from or opposite to the front plot line unless otherwise specified in the plot development guidelines

Plot Line, Side: A plot line other than a front or rear plot line

Plot Statistics Template: It is a table showing each plot's area, height, land use, setbacks, and car parking requirements, population, and other specification

Population Calculation: The methodology on which a project demographic composition is based on

Population Characteristic: The assumed demographic component of a project

Preliminary Master Plan: A preliminary master plan is a document that describes in more details the vision of a project and how to achieve its goals. More information is provided in this stage such as the layout out of the project, land uses, roads, utilities, etc

Public Facilities: all public buildings that are used by the general public to serve their needs for religious, education, health, entertainment, safety, etc

Public Facility Plan: A map showing all plots that are allocated for public facilities within a specific project

Public realm: refers to all of those private and publicly owned spaces and places which are freely available to the public to see and use, for example, streets and parks

Principal building: A building which occupies the major or central portion of a plot, is the chief or main building on a plot, or constitutes, by reason of its use, the primary purpose for which the plot is used.

R

Ramp: A sloping walkway, roadway or passage used to join and provide a smooth transition between two levels of different elevations

Recycling: A process by which non-hazardous solid waste or materials which would otherwise become solid waste, are collected, separated, or processed and revised or returned to use in the form of raw materials or products

Redevelopment: To convert an area by demolishing old buildings and building new ones, or by renovating existing ones

Rehabilitation: The act or process of returning a property or structure to a state of utility, through repair or alteration, which makes possible an efficient contemporary use, while preserving those portions or features of the property that are significant historically, architecturally, or culturally

Relocation: Any relocation of a structure, utility, object or artifact on its site or to another site

Renovation: The repair, strengthening or restoration of a building to a safe condition but does not include its replacement

Reservoir: A pond, lake, tank or basin, natural or man-made, used for the storage, regulation and control of water

Retaining Wall: A structure constructed to hold back or support an earthen bank

Rezoning: A permanent change in zoning laws from one permitted land use type to another based on changing community dynamics or needs

Road: an open way (generally public) for travel or transportation

- a. **Freeway:** Inter-regional divided highways connecting centers access is limited to interchanges designed for higher speed merging/diverging traffic
- b. **Primary Arterial:** Inter-community roadways connecting community centers or major facilities. They are generally intended to serve predominantly through traffic with minimum direct service abutting land uses.
- c. **Secondary Arterial:** provide for intra-community travel for areas bounded by primary arterial system. Secondary arterials serve trip of moderate length and provide more direct access to abutting properties than primary arterials.
- d. **Collector:** provides for movement within a community, including connecting neighborhoods with smaller community centers. Collectors also provide connections to secondary and primary arterials. Property access is generally a high priority for collectors, with a lower priority for through traffic movements. Collectors also provide access to commercial and industrial development.
- e. **Local Road:** primary function of local roads is access to abutting properties
- f. **Sikka (Alley):** A public or private way permanently reserved as a secondary means of access to a property
- g. **Median:** A paved or planted area separating a street or highway into two or more lanes of opposite direction of travel

Right-of-Way (ROW): Public right of way or areas designated as public property for the location of roads, walkways or utilities

Roadway: The part of the road that is improved, designed or ordinarily used for vehicular traffic, but does not include the shoulder, and, where a road includes two or more separate roadways, the term roadway refers to any one roadway separately and not to all of the roadways collectively

S

Screening: The physical separation (visual barrier) like a continuous fence, wall, compact evergreen hedge or combination thereof, supplemented with landscape planting that would effectively screen the property which it encloses, and is broken only by access drives and walks

Semi-Detached Building: A building that abuts or shares one side plot wall with another building on an adjoining planned plot and where the remaining sides of the building are surrounded by open areas or street lines

Service Line: Any line, wire or cable used to distribute, transmit, or deliver a utility service from a feeder or lateral line to an end user of the utility

Setback, Front, Rear, or Side: The horizontal distance measured at right angles to the boundary of the plot, between the nearest part of any building or structure on the plot and the plot boundary

Setback, Zero: A building or a series of buildings no side yard on one side provided the wall of the dwelling on the side with zero setbacks contains no windows, doors or other openings

Sewage: The waste water and matter from domestic, commercial or industrial uses

Sidewalk: A hard-surfaced walk or raised path along and paralleling the side of the street for pedestrians

Signage, Advertising: A name, identification, description, device, display, or illustration which is affixed to or represented directly or indirectly upon a building, structure, plot or right of ways, which directs attention to an object, product, place, activity, person, institute, organization or business

Signage, Traffic: Signs directing and guiding traffic and parking on private property, but bearing no advertising matter

Sign-off Sheet Template: A template used to show the final subdivision plan of a project. It shows a map of the project and the different sub plots. It also has a table showing each plot's area, height, land use, setbacks, etc. This template is signed by the Developer, Consultant and Zoning Authority

Site Plan: A document showing plot boundary, area, location, ownership as well as other planning regulations

Site Analysis: The process of studying a specific site to determine its suitability for development. It may include but not limited to geographic, topographic, environmental survey and others

Site Plan Ownership Change: To request the issuance of a new Site Plan to reflect the change of ownership

Storey: The portion of the building other than the basement which lies between the surface of the slab and surface of the next slab above it

Storm Sewers: Sewers that carry storm water and surface water, street wash and other wash waters, or drainage, but not domestic wastewater or industrial wastes

Street Furniture: Constructed aboveground objects, such as outdoor seating, kiosks, bus shelters, sculpture, tree grids, trash receptacles, fountains and telephone booths, that have the potential for enlivening and giving variety to streets, sidewalks, plazas and other outdoor spaces open to and used by, the public

Subdivision: The process (and the result) of dividing a parcel of raw land into smaller buildable sites, blocks, streets, open space and public areas and the designation of the location of utilities and other improvements

Subdivision Plan: a map provided through the process of dividing a plot into smaller plots with different land uses and set of regulations. The final product shows all plots boundaries, plot numbers, land uses, and right of ways

Survey, Land: The process by which boundaries are measured and the locations or forms of land areas are determined; the on-site measurement of plot lines, dimensions, and position of structures on a plot including the determination of any existing encroachments or easements

Sustainable Development: Development that meets the needs of the present without compromising the ability of future generations to meet their own needs

Shoreline: a boundary line between land and water

T

Temporary Building: A building or structure intended for removal or demolition within a prescribed time not exceeding one year subject to renewal

Temporary Structure: A structure without any foundation or underground footings and which is removed when the designated time period, activity or use for which the temporary structure was erected has ceased

Temporary Use: A use established for a fixed period of time with the intent to discontinue such use upon the expiration of the time period

Third Party Developer: (See Developer)

Title Deed: Title deed is a legal document issued by Land Department for an owner's interest in a piece of property

Tower: A structure or building characterized by its relatively great height as compared with its and is raised usually on a podium

Townhouse: A residential dwelling unit which is connected by one or more walls to a series of similar units, usually sharing the same street frontage

Traffic Impact Study (TIS) Report: The Report which examines and details the transportation related implications of any development proposal, is called Traffic Impact study report. It includes following;

- Overall demand for travel
- The geographical distribution of transport trips
- The expected division of trips between private cars, public transport and non motorized modes.
- Travel demand, at differing times of the day, on the development's proposed highway and public transport system;
- The Implications that the development proposals may have on the wider highway, road network and public transport networks.

Transportation System: Transportation system defines the modes of transportation for people and goods movement via land, water or air.

Transport and Road Networks: The movement of different modes connected from each other via all roads in the area is called Transport and Road network.

U

Undeveloped: Land that has not had improvements made either to the land or on the land

Urban Design: The process of providing a design vision for the City or portions of the City. Urban design encompasses architectural treatments, landscaping, pedestrian circulation and traffic controls to provide a pleasant, harmonious, and livable public realm.

Urban Growth Boundary: An area, identified through official public policy, within which urban development will be allowed during a specified time period

Utility Allocation Plan: A map showing all plots within a project dedicated for Utilities such as substations, district cooling, etc

Utility Facilities: Any above-ground structures or facilities used in connection with the production, generation, transmission, delivery, collection, or storage of water, sewage, electricity, gas, electronic signals, etc

V

Visual Obstruction: Any structure such as a fence or wall or natural features that limits visibility

Vehicle access: A roadway, usually paved, intended to provide ingress and egress of vehicular traffic from a public right-of-way to an off-street parking area.

W

Waterscape: Water features, either natural or impounded by structures, whose primary purpose is visual or aesthetic enhancement of the area

Water Body: Any pond, lake, lagoon, channel, wetland, marina, or basin which ordinarily or intermittently contains water and which has a discernible shoreline or is the result of development

Z

Zone: A portion of the territory of the city, inclusive of streets, alleys, and other public ways, within which certain uses of land, premises and buildings are permitted and within which certain yards and open spaces are required and certain height limits are established for buildings

- **Region:** an administrative area containing several towns and cities
- **City:** a large and densely populated urban area; may include several independent administrative districts
- **Town:** a human settlement bigger than a village but smaller than a city
- **District:** a region marked off for administrative or other purposes within a city and comprises of several communities
- **Community:** an area in a district that has distinctive characteristics and comprise of different land uses and neighborhood
- **Neighborhood:** a small area within a city or town that has some distinctive features and is smaller than community

Zoning: The control by ZA of the use of land and buildings, the height and bulk of buildings, the density of population, and the relation of a plot's building coverage to open space, the size and location of yards and setbacks, and the provision of any ancillary facilities such as parking.

Zoning Exception: (See Exception)

Zoning Regulation: Zoning controls, codes, or rules that provide guidelines for the development of a planned area