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*Published on the website on May 2024*

**Decision No. (56) of 2022 promulgating the Zoning Regulation for Construction throughout the Kingdom**

Prime Minister:

-Having reviewed the Constructional Organisation of Buildings Law promulgated by Legislative Decree No. (13) of 1977, as amended, in particular Article (20) thereof;

Legislative Decree No. (2) of 1994 regarding Urban Planning, as amended;

Law No. (3) of 1994 regarding the Division of lands intended for Reconstruction and Development, as amended, and the Implementing Regulation promulgated by Decision No. (56) of 2009, as amended;

Legislative Decree No. (11) of 1995 regarding the Protection of the Artefacts, amended by Legislative Decree No. (34) of 2022;

Legislative Decree No.(1) of 1996 regarding Electricity and Water, as amended by Law No.(40) of 2018;

Legislative Decree No. (2) of 1996 regarding the occupation of public roads, as amended by Law No. (6) of 2005;

Legislative Decree No. (28) of 1999 regarding the Establishment and Organization of Industrial Zones, as amended;

Municipal Law promulgated by Legislative Decree No. (35) of 2001, as amended, and its Implementing Regulation promulgated by Decision No. (16) of 2002, as amended;

And the Regulatory Requirements for Construction in Various Regions in the Kingdom promulgated by Decision No. (28) of 2009, amended by Decision No. (55) of 2016;

And upon the submission of the Minister of Housing Urban Planning,

And after the approval of the Council of Ministers,

Hereby Decides:

**Article One**

The Zoning Regulation for Construction throughout the Kingdom of Bahrain, attached to this Decision shall be applied.

**Article Two**

The Minister of Housing and Urban Planing shall issue decisions approving detailed maps of Construction Projects throughout the Kingdom of Bahrain.

**Article Three**

The Zoning Regulation for Construction throughout the Kingdom, issued by Decision no. (28) of 2009, shall be repealed.

**Article Four**

The Concerned Authorities - each within its jurisdiction - shall implement the provisions of this Decision, and it shall come into force from the day following the date of its publication in the Official Gazette.

**Prime Minister**

**Salman bin Hamad Al Khalifa**

Issued on: 1 Rabi' al-Akhir 1444 A.H.

Corresponding to: 26 October 2022

**The Zoning Regulation for Construction throughout the Kingdom of Bahrain**

**Part One: Definitions**

**Article (1)**

In applying the provisions of this Decision, the following words and expressions shall have the meanings assigned to them below, unless the context requires otherwise:

Kingdom: The kingdom of Bahrain.

The competent Minister : The Minister responsible for urban planning affairs.

Urban Planning Affairs : Urban Planning and Development Authority.

Construction: Carrying out the process of building or preparing for it, dividing land for the purpose of establishing facilities, backfilling for construction, digging for mining or any operation above or below ground, or making a fundamental change in the use of buildings, lands or spaces within the plot of land.

Lands intended for construction: All land suitable for construction or building, for which general and detailed plans have been approved, and fronting on one or more binding and approved streets, provided it is connected to the road network and public services.

Residential unit : The living space or space that provides people with the basic needs of life and the necessities of residence, generally it contains the basic facilities or components of life, and is of several types that are determined according to the approved classification of the zone and the target population density. It may take the form of houses, or separate or connected residential villas, or single or multi-floors apartments.

Multiple units : Building more than one residential unit on the land plot in accordance with specific regulations and requirements for classifications in which more than one residential unit is allowed.

Private residential zones: Zones intended for residential use in which it is allowed to build one residential unit per plot of land at a low or medium building density.

Connected residential zones: Zones intended for residential use in which a single residence unit connected on one or more sides is allowed to be built, with a medium or high building density.

Garden residential zones: Residential zones with a garden style and with low building density.

Villa: A residential house consisting of a separate or connected building that includes a living room, bedroom, dining room, sanitary facilities, closed and open spaces, and is independent by its entrances from the road or street, and independent by its interior staircase from any other villa or within a residential compound.

Residential facilities: Multi-purpose facilities serving the accommodation, such as the outdoor kitchen, dining room, guardian's and cleaner's room, laundry room, shops, etc. They are connected to or separate from the main building. Windows are allowed to open onto the streets and are forbidden to open onto the service corridors.

Outdoor reception room: A facility for receiving guests that may be connected to or separate from the villa or living facilities, and it consists of a hall and associated facilities, and may be located at the front, side or rear of the residence.

Buildings annexes : Facilities that serve the building - such as residential, commercial or administrative buildings and the like - they include the guardroom, gas chambers, electrical substations, facilities, shops, or the like and that are connected to or separate from the main building.

The exterior wall : The wall that surrounds the building or the land and that shall be erected on all sides, while respecting the real estate borders. It shall be built on the side of the adjacent neighbours.

Mezzanine floor : A cut-out section of the original floor height is included in the design of the villa's interior spaces, as it adds an aspect of creativity and freedom to the architecture.

Basement: A building below ground level, with one or more floors partially or completely below ground level.

Apartment: A residential or administrative unit that is independent of the rest of the floors and consists of one or more rooms with support facilities and services. It may have one or more floors connected by an internal staircase, and its occupant may enter or leave without passing through another apartment on the same floor or building. It may be designed according to the open apartment system (studio) , depending on the spaces specified in each classification.

**Office:** Each part of a floor is an independent unit from the rest of the floors and is intended for administrative activity, in accordance with the Zoning Regulation for Construction in the zone.

Balcony: External platforms at upper floor level with parapets on the open sides projecting or extending from the external wall. Including accessible roof terraces in general and outside exhibition.

Parapet: The outer border contouring of the final surface of each building.

Shop: A built unit opening onto a public corridor, street or lane(s) in which commercial activities are allowed, in accordance with the conditions set out in this Decision or in the approved classification plans.

Commercial facades: The facade of lands where commercial uses are allowed on the ground floor, as indicated on the approved classification plans. They are divided into two categories, the first being commercial facades(\*) and the second commercial facades(\*\*), according to conditions set out in Part twelve of this Decision.

Commercial sites facades : The frontage of lands in which commercial sites are allowed at ground floor level, with a certain depth from the approved planning line or property border, whichever is the lesser, provided that the remainder of the classification requirements are applied as indicated by the approved classification plans.

**Building Percentage:** The maximum percentage allowed for the total building surfaces in relation to the land area.

Building area: The built-up areas of all the building or buildings floors located within the plot of land measured from the outside face of the external walls or from the bisector line of the common wall.

Mezzanine: A cut floor that includes part of the ground floor height, whether it is a commercial shop, factory, workshop, service shop, commercial site or warehouse that is used for storage, administration, offices, work, restaurants, and related reception rooms, or any other support service commensurate with the type of use proposed in the mezzanine and with the approval of other service authorities.

The front facade: The facade on which the front legal setback is determined according to the approved classification of the real estate or according to the building regulation line or any other regulatory requirement and that faces the public road on which the opening is allowed. The main entrance to the building or house does not necessarily have to be located in it. In the case where the plot of land is located on more than one street the front facade is the facade facing the most important street, and the width of the real estates front facade facing more than one perpendicular street (angle of view) is determined by adopting its bisector line.

**Front setback:** The minimum distance between the property border facing the street and the building border of the facade that faces it on the ground floor and upper floors, unless upper projections are authorised.

**Side setback:** The minimum distance between the border of the property facing the side neighbour on the side perpendicular to the front facade and the alignment of the facade overlooking it, whether the neighbour is a plot of land, a garden, a court or a pedestrian corridor, at ground floor level and at all upper floors unless upper projections are authorised.

**Rear setback:** The minimum distance between the border of the property facing the rear neighbour on the opposite side of the front facade and the alignment of the overlooking facade, whether the neighbour is a plot of land, a garden, a court, a pedestrian corridor or a service corridor, on the ground floor and on all upper floors unless upper projections are authorised.

**Building Height:** The vertical dimension in front of the building facade from the level of the top of the pavement surface, where applicable, or from the road surface to the top of the roof surface of the upper floor, and it is measured from the middle of the building facade in the case of streets with slopes.

Building line: The line defining the area in which building is allowed on the plot of land, measured from the middle of the road, street, garden or a pedestrian corridor to the border of the real estate. It may be identical to the approved planning line , where appropriate, or set back from the border of the road, street, garden or pedestrian corridor with setbacks determined by zoning regulation for construction of overlooking facades or approved detail plans, and this shall be determined by the Urban Planning Affairs.

Approved planning line : The line to which the construction shall setback, as indicated on real estate surveys or planning plans, or as issued by the Urban Planning Affairs decision and which separates private ownership of the land from public ownership.

Real estate border: The line that borders the real estate on all sides and defines the surface area of the land.

Road axis: The line that defines the middle of the road width.

**Road border:** The line that defines half of the road width on one side of the road axis, and each road has two borders.

Road boundary: The confined space between opposite sides of the road, including viewing angles, intersections and spaces reserved for public facility along the road. It may include pedestrian and services corridors, if any.

Pedestrian and services corridors: The space between the property and the road border that is used for pedestrians or services or both, and where motor vehicles are not allowed.

Covered parking: Spaces intended for parking, provided that they have a concrete roof or any other construction material to protect them from all external elements.

Non-covered parking : Spaces allocated for parking and that are without roof.

Multi-floors parking : Multi-floors or parts of floors in the building or in separate buildings used for parking.

Service facades: The facade of lands where service uses, workshops, service shops, etc. are allowed, on the ground floor and to a certain depth.

Industrial zones: Zones designated for industrial and production purposes of various categories and support services such as stores and warehouses, where processed and semi-finished raw materials are converted into other products.

Agricultural zones: Zones used for agricultural purposes and related activities such as greenhouses, nurseries, barns, stables, animal and plant resource facilities, supporting recreational facilities and activities. Residential uses are also allowed subject to specific controls.

Green zones: Zones designated for agricultural, residential, commercial and administrative purposes according to specific controls, based on approved classification plans.

Approved classification plans : Plans of the detailed charts of the zones in which construction is allowed in accordance with the decision of the competent Minister. They include the identification of the construction zones in which the Zoning Regulation for Construction stipulated in that Decision are applied on their lands, as well as public roads and town planning lines, where applicable, and open zones and zones in which construction is allowed subject to specific planning and construction conditions, as well as zones where construction is deferred.

Approval of service authorities: Approval issued by the relevant government authorities, depending on competence.

Planning approval for the validity of the site to be constructed: An approval issued by Urban Planning Affairs, at the real estate owner's request, to validate the site for construction, including uses, building requirements, parking provision conditions and other building regulation requirements, in accordance with approved urban plans.

Unplanned zones UP: Zones that cannot be built on in the current situation, which requires the status of existing land to be changed and linked to road networks and infrastructure, and the provision of community services.

Understudy zones US: Zones under planning study and that cannot be constructed until their studies have been completed.

Public green zones GS: Zones of green spaces without recreational facilities.

Protected zones PRT: Zones where construction is not allowed and which shall remain as they are.

Preserved zones PRV: Zones where construction is allowed subject to special conditions after obtaining the approval of the Urban Planning Affairs and the approval of the service authorities.

Protection spaces: Borders for certain zones with approved classifications and additional construction requirements.

Shelters: A fortified shelter used for shelter and protection.

**Part two**

**Residential zones**

**Chapter One**

**Private residential zones A - RA**

**Article (2)**

**Uses:**

In private residential zones (A), villas may be built, but residential apartments are not allowed, according to the approved classification plans.

**Article (3)**

**Building percentage :**

Building percentage for private residential zones (a) shall comply with the following controls:

1- The percentage of construction shall not exceed 180% (one hundred and eighty per cent) of the surface area of the land.

2- The building area for any floor shall not exceed 60% (sixty per cent) of the area of the land.

3- It is allowed to build additional percentages that do not exceed 15% (fifteen per cent) of the area of the land assigned to housing facilities only, and it is allowed to build them on the rear or side borders of one side only, provided that their height does not exceed one floor with a maximum of 4 metres (four metres) measured from the level of the pavement, and that it is not calculated in the building percentage.

4- It is allowed to open directly onto the main building and to build housing facilities separated from the villa if they are connected to the main building.

5- The depth of the facilities shall not exceed 40% (forty percent) of the last side.

6- It is not allowed to build housing facilities without the existence of a residential unit.

7- It is allowed to build housing facilities on the roof of the building, on the rear side of the roof of the building, after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area, and it shall not be counted in the building percentage. If the roof area is less than 100 square metres (one hundred square metres), 30 square metres (thirty square metres) may be built, with a maximum height of 4 metres (four metres).

8- It is allowed to build an outdoor reception room whose area does not exceed 10% (ten percent) of the land area, and it is calculated in the allowed building percentage. It is allowed to build the reception room on the front, side or rear border of the land in such a way that the length of its frontage and of its accesses to covered parking spaces does not exceed 50% (fifty percent) of the length of the frontage, and the height of the reception room does not exceed one floor, with a maximum of 4 metres (four meters) from the pavement level. It is also allowed to open directly onto the street for external entrances and outdoor reception room windows. Building the outdoor reception room without the presence of the residential unit shall not be allowed.

9- It is allowed to build a single-floor basement at the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used for housing facilities or parking, or both.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

E- Residential uses are allowed on 100% (one hundred percent) of the basement area.

F- It is not allowed to open directly onto the street or from outside the plot of land if the basement is intended for residential and housing facilities uses.

G- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (4)**

**Setbacks:**

Setbacks to private residential zones (A) shall comply with the following controls:

**Front setback:**

1- The ground floor may be built after a distance of at least 3 metres (three metres) from the front facade border of the land facing a street or a road.

2- If the land fronts on more than one street, the front setback shall be at least 3 metres (three metres) from the side of the street where the entrance to the real estate is located.

3- Upper projections above the ground floor are allowed up to a maximum of 1.20 metres (one metre twenty centimetres).

4- It is allowed to build a basement on the border of a land without leaving a setback.

**Side and rear setback:**

1- The side and rear setback of the ground floor shall be at least 2 metres (two metres) from the land border of the side and rear facades.

2- Upper projections from the floors above the ground floor are not allowed, except in the case where the real estate is located on more than one street, where it is allowed to realise upper projections on the side of the secondary street with a maximum of 1 metre (one metre).

3- It is allowed to build a basement on the border of a land without leaving a setback.

**Article (5)**

**Heights:**

The heights of private residential zones (A) shall comply with the following controls:

1- The height of the building shall not exceed 3 floors (three floors) and a maximum of 15 metres (fifteen metres).

2- If a basement is built, the maximum height shall be 16.50 metres (sixteen metres and fifty centimetres), and the height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement surface.

3- The height of the external wall shall not exceed the height of the ground floor, and it is allowed to increase the height of the wall, provided that the Facades Committee approval is obtained.

**Article (6)**

**Multiple units :**

Multiple units are allowed for private residential zones (A) in accordance with the following controls:

1- Obtaining planning approval for the site's suitability for construction, with a change in the real estate's classification to residential compounds zones (RAC).

2- The surface area of the real estate shall not be less than 600 square metres (six hundred square metres) and the length of its shortest side shall not be less than 32 metres (thirty-two metres).

3- The unit's surface shall not be less than 300 square meters (three hundred square meters).

4- Provide a corridor with a width of 11 meters (eleven meters) in the case where parking spaces are provided on the side of the corridor or 8 meters (eight meters) in the case where parking spaces are allocated inside the real estate, provided that the parking spaces are provided according to the applicable standards.

5- Provide parking at the rate of two parking spaces per residential unit and 1.5 parking spaces (one and a half spaces) for visitors per residential unit.

6- Provide a wall and a gate for the real estate.

7- It is allowed to establish units connected on two sides or on one side or to establish separate units.

8- Provide a front setback of at least 3 meters (three meters) from the land border overlooking a street, and provide side and rear setbacks of at least 4 meters (four meters).

9- The real estate owner is responsible for the installation and the maintenance of infrastructure.

10- It is not allowed to divide real estate in the event that the proposed division does not meet the division conditions stipulated in Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction and its implementing regulation.

11- In the event that the area of the real estate exceeds 50,000 square meters (fifty thousand square meters), a request for the approval of the Master Plan shall be submitted to the Urban Planning Affairs.

**Article (7)**

**Parking:**

Two parking spaces shall be provided inside the plot of land, and they shall not be calculated in the building percentage.

**Article (8)**

**Specific requirements:**

In addition to the previous requirements, the following are taken into account in the special requirements for private residential zones (A):

1- Adherence to the provisions of Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction and its implementing regulation in case of desire to divide the real estate in the future.

2- It is allowed to build on the side border of the real estate on one side only for land whose area is less than 300 square meters (three hundred square meters) or whose length of its front or side facade is from 12 meters (twelve meters) to 15 meters (fifteen meters).

3- It is allowed to build on the border of the two lateral neighbours, and the building shall be set back from the front side by a distance of 3 meters (three meters) for land whose front facade is less than 12 meters (twelve meters) or whose area is less than 200 square meters (two hundred square meters).The upper projections above the ground floor may reach a maximum of 1.20 meters (twenty centimetres), and the building setbacks from the rear shall be by a distance of 1.50 meters (one meter fifty centimetres).

4- It is allowed to build housing facilities and an outdoor reception room on the ground floor without requiring them to be combined on one side, so that the area does not exceed 50 square meters (fifty square meters), provided that the building percentage on the external borders of the real estate does not exceed 50% (fifty percent) of a linear meter.

5- It is allowed to build above the covered parking, housing facilities and the outdoor reception room, with a height of one floor, and it shall be counted in the building percentage.

6- It is allowed to build swimming pools on the borders of the real estate. In the case where the pool is covered, the legal setback shall be left and facilities building is not allowed without the presence of the residential unit.

7- It may be allowed to construct a separate closed staircase inside the outdoor facilities, and this shall not be counted in the building percentage.

8- The addition of a bedroom and a bathroom for the guard at the front of the residential villa is allowed, in real estates with area exceeding 1,500 square meters (one thousand five hundred square meters).

9- The conditions contained in Part twelve shall apply to lands with commercial or service frontage, with permission to build upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres) It is also allowed to add a mezzanine that shall not be counted in the building percentage, in accordance with the provisions of Part twelve of this Decision. It is also possible to build a residential unit with an address on the floors above the mezzanine, provided that parking are provided for all residential and commercial uses within the borders of the real estate, while not allowing the construction of residential or administrative apartments on the upper floors.

10- It is allowed to build elevators in the setbacks, provided that no windows directly overlooking the adjacent neighbours are opened.

11- It is allowed to construct a mezzanine floor in the design of the the villas interior spaces at a percentage not exceeding 15% (fifteen percent) of the building area for each floor, provided that it is calculated in the total building percentage and in the original height of the main building only. The adherence to the total authorized height for the building shall be taken into account.

**Chapter Two**

**Private residential zones (B) Ð RB**

**Article (9)**

**Uses:**

It is allowed in private residential zones (B) to build villas and apartments, according to the approved classification plans.

**Article (10)**

**Building percentage :**

Building percentage for private residential zones (B) shall comply with the following controls:

1- The building percentage shall not exceed 180% (one hundred and eighty per cent) of the surface area of the land.

2- The building area for any floor shall not exceed 60% (sixty per cent) of the area of the land.

3- It is allowed to build housing facilities on the roof of the building, on its rear side, after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area, and it shall not be counted in the building percentage. If the roof area is less than 100 square metres (one hundred square metres), 30 square metres (thirty square metres) may be built, with a maximum height of 4 metres (four metres).

4- It is allowed to build housing facilities and an outdoor reception room with an additional building percentage not exceeding 20% (twenty percent) of the land area, when these facilities are on the rear or side border on one side only. The depth of the facilities shall not exceed 50% (fifty percent) of the last side, and it is not allowed to build facilities without the presence of the residential unit, provided that its height does not exceed one floor, with height that does not exceed the ceiling level of the ground floor, with a maximum of 4 meters (four meters) measured from the level of the pavement and not counted in the building percentage.

5- A direct opening on the main building is allowed if the facilities are connected to the main building. It is also allowed to build facilities separate from the residential unit.

6- It is allowed to make an outdoor reception room for the residential unit on the front, side or rear border of the land in such a way that the length of its facade and the parking entrances does not exceed 50% (fifty percent) of the length of the facade and that the height of it does not exceed one floor with a maximum of 4 meters (four meters) from the pavement level. A direct opening on the street is also allowed for the external entrances and the windows of the outdoor reception room.

7- It is allowed to build residential facilities and outdoor reception room in apartment buildings, provided that the necessary requirements are met.

8- It is allowed to build a single-floor basement at the borders of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be use for housing facilities or parking, or both.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

E- Residential uses are allowed at 100% (one hundred percent) of the basement area if the building is a villa.

F- It is not allowed to open directly onto the street or from outside the plot of land if the basement is intended for residential and housing facilities uses.

G- If the basement is to be used for parking, it is permitted to build an access ramp for cars on the front or side limits, provided that the approval of the service agencies is obtained.

**Article (11)**

**Boundary:**

Setbacks to private residential zones (B) shall comply with the following controls:

**Front setback:**

1- The ground floor may be built at distance of at least 3 metres (three metres) from the front facade border of the land facing a street or a road.

2- If the land is located on more than one street, the building shall be set back at least 3 meters (three meters) from the side of the street where the entrance to the real estate is located.

3- Upper projections above the ground floor are allowed up to a maximum of 1.20 metres (one metre twenty centimetres).

4- In the case of the construction of residential apartments, it is allowed to cover the parking spaces up to the front limit of the land, provided that the building on the upper floors set back by a distance of 1.80 meters (one meter and eighty centimetres) from the front border of the land.

**Side and rear setback:**

1- It is allowed to build the ground floor at a distance of at least 2 meters (two meters) from the border of the land for the side and rear facades.

2- Projections from the floors above the ground floor are not allowed, except in the case where the real estate is located on more than one street, where it is allowed to overhang on the side of the secondary street with a maximum of 1 metre (one metre).

**Article (12)**

**Heights:**

Heights to private residential zones (B) shall comply with the following controls:

1- The height of the building shall not exceed 3 floors (three floors) and a maximum of 15 metres (fifteen metres).

2- If a basement is built, the maximum height shall be 16.50 metres (sixteen metres and fifty centimetres), and the height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement surface.

3- The height of the external wall shall not exceed the height of the ground floor, and it is allowed to increase the height of the wall, provided that the Facades Committee approval is obtained.

**Article (13)**

**Parking:**

It is necessary to provide two parking spaces for cars in the plot of land, and to provide two parking spaces for each residential apartment and two parking spaces for each 100 square meters (one hundred square meters) for commercial and service purposes. Parking spaces shall not be calculated in the building percentage.

**Article (14)**

**Multiple units :**

Multiple units are allowed for private residential zones (B) in accordance with the following controls:

1- Obtaining planning approval for the site's suitability for construction, with a change in the real estate's classification to residential compounds zones (RBC).

2- The surface area of the property shall not be less than 600 square metres (six hundred square metres) and the length of its shortest side shall not be less than 32 metres (thirty- two metres).

3- The unit's surface shall not be less than 300 square meters (three hundred square meters).

4- Provide a corridor with a width of 11 meters (eleven meters) in the case where parking spaces are provided on the side of the corridor, or 8 meters (eight meters) in the case where parking spaces are allocated inside the property, provided that the parking spaces are arranged according to the applicable standards.

5- Provide parking at the rate of two parking spaces per residential unit and 1.5 parking spaces (one and a half spaces) for visitors per residential unit.

6- Provide a wall and a gate for the real estate.

7- It is allowed to establish units connected on two sides or on one side or to establish separate units.

8- Provide a front setback of at least 3 meters (three meters) from the land border overlooking a street, and provide side and rear setbacks of at least 4 meters (four meters).

9- The real estate owner is responsible for the installation and the maintenance of infrastructure.

10- It is not allowed to divide real estate in the event that the proposed division does not meet the division conditions stipulated in Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction and its implementing regulation.

11- In the event that the area of the real estate exceeds 50,000 square meters (fifty thousand square meters), a request for the approval of the Master Plan shall be submitted to the Urban Planning Affairs.

**Article (15)**

**Special Requirements:**

In addition to the previous requirements, the following are taken into account in the special requirements for private residential zones (B):

1- Adherence to the provisions of Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction and its implementing regulation in case of desire to divide the real estate in the future.

2- It is allowed to build residential apartments, provided that the area of each apartment is not less than 150 square meters (one hundred and fifty square meters), and that two parking spaces are provided for each apartment.

2- It is allowed to build on the side border of the real estate on one side only for land whose area is less than 300 square meters (three hundred square meters) or whose length of its front or side facade is from 12 meters (twelve meters) to 15 meters (fifteen meters).

3- It is allowed to build on the border of the two lateral neighbours, and the building is set back from the front side by a distance of 3 meters (three meters) for land whose front facade is less than 12 meters (twelve meters) or whose area is less than 200 square meters (two hundred square meters).The upper projections above the ground floor may reach a maximum of 1.20 meters (One meter twenty centimetres), and the building setbacks from the rear by a distance of 1.50 meters (one meter fifty centimetres).

5- It is allowed to build above the covered parking lots on one side only and above housing facilities , with a height of one floor that shall be counted in the building percentage.

6- It is allowed to build elevators in the setbacks, provided that no windows directly overlooking the adjacent neighbours are opened.

6- It is allowed to build swimming pools on the borders of the real estate. In the case where the pool is covered, the legal setback shall be left. Facilities’ building is not allowed without the presence of the residential unit.

8- Land with commercial or service frontage shall comply with the following controls:

A- Applying the conditions provided for in Part twelve of this Decision, while allowing the construction of projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add two mezzanines that shall not be counted in the building percentage.

B- It is allowed to build shops under the regime of malls, provided that an entrance corridor from the commercial street of at least 3 meters (three meters) wide is left between the shops, and it is required that the commercial opening of these corridors be on the corridor, with the provision of parking spaces for each 50 square meters (fifty square meters) of the commercial use area and parking lots for other uses.

C- Residential floors shall be separated from the rest of the uses without the need to separate entrances, elevators and stairs, in case of multiple uses.

9- It is allowed to add a bedroom and a bathroom for the guard at the front facade of the residential villa in real estates with area exceeding 1,500 square meters (one thousand five hundred square meters) in case of internal street.

10- It is allowed to add a mezzanine floor in the design of the villas interior spaces at a rate not exceeding 15% (fifteen percent) of the building area for each floor, provided that it is calculated in the total building percentage and in the original height of the main building only. The adherence to the total authorized height for the building is taken into account.

**Chapter Three**

**Private residential apartments zones - PAP**

**Article (16)**

**Uses:**

It is allowed in the zones of private residential apartments to build residential apartments, while villas are not allowed, according to the approved classification plans.

**Article (17)**

**Building percentage :**

Building percentage for private residential apartments zones shall comply with the following controls:

1- The percentage of construction shall not exceed 180% (one hundred and eighty percent) of the surface area of the land.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- It is allowed to build housing facilities on the roof of the building, on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area, and it shall not be counted in the building percentage. If the roof area is less than 100 square metres (one hundred square metres), 30 square metres (thirty square metres) may be built, with a maximum height of 4 metres (four metres).

4- It is allowed to build housing facilities and an outdoor reception room with an additional building percentage not exceeding 20% (twenty percent) of the land area, when these facilities are on the rear or side border on one side only. The depth of the facilities shall not exceed 50% (fifty percent) of the last side, and it is not allowed to build facilities without the presence of the residential unit, provided that its height does not exceed one floor, with height that does not exceed the ceiling level of the ground floor, with a maximum of 4 meters (four meters) measured from the level of the pavement and not counted in the building percentage.

5- A direct opening on the main building is allowed if the facilities are connected to the main building. It is also allowed to build facilities separate from the residential unit.

6- It is allowed to built an outdoor reception room on the front, side or rear border of the land in such a way that the length of its facade and the parking entrances does not exceed 50% (fifty percent) of the length of the facade and that the height of it does not exceed one floor with a maximum of 4 meters (four meters) from the pavement level. It is also allowed to make direct opening to the street from the outside entrances and the windows of the outdoor reception room.

7- It is allowed to build a single-floor basement at the edge of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be use for housing facilities or parking, or both.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

E- It is allowed to build an access ramp for the entrance of cars on the front or side borders, provided that you obtain the approval of the service authorities.

**Article (18)**

**Setbacks:**

Setbacks in zones of private residential apartments shall comply with the following controls:

**Front setback:**

1- The ground floor may be built at distance of at least 3 metres (three metres) from the front facade border of the land facing a street or a road.

2- If the land is located on more than one street, the building shall be set back at least 3 meters (three meters) from the side of the street where the entrance to the real estate is located.

3- Upper projections above the ground floor are allowed up to a maximum of 1.20 metres (one metre twenty centimetres).

4- It is allowed to cover the parking spaces up to the front limit of the land, provided that the building on the upper floors set back by a distance of 1.80 meters (one meter and eighty centimetres) from the front border of the land.

**Side and rear setback:**

1- It is allowed to build the ground floor at a distance of at least 2 meters (two meters) from the border of the land for the side and rear facades.

2- Projections from the floors above the ground floor are not allowed, except in the case where the real estate is located on more than one street, where it is allowed to overhang on the side of the secondary street with a maximum of 1 metre (one metre).

**Article (19)**

**Heights:**

Building heights for private residential zones shall comply with the following controls :

1- The height of the building shall not exceed 3 floors (three floors) and a maximum of 15 metres (fifteen metres).

2- If a basement is built, the maximum height shall be 16.50 metres (sixteen metres and fifty centimetres), and the height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement surface.

3- The height of the external wall shall not exceed the height of the ground floor, and it is allowed to increase the height of the wall, provided that the Facades Committee approval is obtained.

**Article (20)**

**Parking:**

It is necessary to provide parking spaces inside the plot of land at the rate of two parking spaces per residential apartment and two parking spaces per 100 square meters (one hundred square meters) for commercial and service uses. Parking spaces shall not be calculated in the building percentage.

**Article (21)**

**Special requirements:**

In addition to the previous requirements, the following are taken into account in the special requirements for private residential apartments zones :

1- Adherence to the provisions of Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction and its implementing regulation in case of desire to divide the real estate in the future.

2- It is allowed to build swimming pools on the borders of the real estate. In the case where the pool is covered, the legal setback shall be left. Facilities building is not allowed without the presence of the residential unit.

3- It is allowed to build residential apartments, provided that the area of each apartment is not less than 150 square meters (one hundred and fifty square meters), and that two parking spaces are provided for each apartment.

4- It is allowed to build on the side border of the real estate on one side only for land whose area is less than 300 square meters (three hundred square meters) or whose length of its front or side facade is from 12 meters (twelve meters) to 15 meters (fifteen meters).

5- It is allowed to build on the border of the two lateral neighbours, and the building is set back from the front side by a distance of 3 meters (three meters) for land whose front facade is less than 12 meters (twelve meters) or whose area is less than 200 square meters (two hundred square meters).The upper projections above the ground floor may reach a maximum of 1.20 meters (twenty centimetres), and the building setbacks from the rear by a distance of 1.50 meters (one meter fifty centimetres).

6- It is allowed to build on the covered parking lots, the housing facilities and the outdoor reception room on only one side, with a height of one floor, and it shall be counted in the building percentage.

6- It is allowed to build elevators in the setbacks, provided that no windows directly overlooking the adjacent neighbours are opened.

8- Land with commercial or service frontage shall comply with the following controls:

A- Applying the conditions provided for in Part twelve of this Decision, while allowing the construction of projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add two mezzanines that shall not be counted in the building percentage as stipulated in Part twelve of this Decision.

B- It is allowed to build commercial stores under the regime of the commercial complex, provided that an entrance corridor from the commercial street of at least 3 meters (three meters) wide is left between the commercial stores, and it is required that the commercial opening of these corridors be on the corridor, with parking spaces for each 50 square meters (Fifty square meters) of space for commercial use and parking for other uses.

C- Residential floors shall be separated from the rest of the uses without the need to separate entrances, elevators and stairs, in case of multiple uses.

**Chapter Four**

**Residential villa zones - RV**

**Article (22)**

**Uses:**

The construction of villas is allowed in residential villa zones , whereas residential apartments are not allowed according to the approved classification plans.

**Article (23)**

**Building percentage :**

Building percentage for residential villa zones shall comply with the following controls:

1- The building percentage shall not exceed 120% (one hundred and twenty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- It is allowed to build additional percentages that do not exceed 15% (fifteen percent) of the area of the land allocated for residential facilities only, and it is allowed to build them on the border of the side or the rear neighbour on only one side. The depth of the facilities shall not exceed 50% (fifty percent) of the last side, and it is not allowed to build facilities without the presence of the residential unit, provided that its height does not exceed one floor, with height that does not exceed the ceiling level of the ground floor, with a maximum of 4 meters (four meters) measured from the level of the pavement and not counted in the building percentage .

4- It is allowed to build housing facilities on the roof of the building, on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area that shall not be counted in the building percentage, and it shall be at a maximum height of 4 meters (four meters).

5- It is allowed to build an outdoor reception room whose area does not exceed 10% (ten percent) of the land area, and it is calculated from the percentage of construction allowed. It is allowed to build the reception room on the front, side or rear border of the land in such a way that the length of its frontage and of accesses to covered parking spaces does not exceed 50% (fifty percent) of the length of the frontage, and the height of the reception room does not exceed one floor, with a maximum of 4 metres (four meters) from the pavement level. A direct opening on the street is also allowed for the external entrances and the windows of the outdoor reception room.

7- It is allowed to build a single-floor basement at the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be use for housing facilities or parking, or both.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

E- Residential uses are allowed on 100% (one hundred percent) of the basement area.

F- It is not allowed to open directly onto the street or from outside the plot of land if the basement is intended for residential and housing facilities uses.

G- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (24)**

**Setbacks:**

Setbacks in residential villa zones shall comply with the following controls :

**Front setback:**

1- The front setback of the ground floor shall be at a distance of at least 5 meters (five meters) from the land border of the front facade overlooking a street or a road.

2- In the event that the land is situated on more than one street, the front setback shall be at a distance of at least 5 meters (five meters) from the side of the street where the entrance to the real estate is located.

3- Upper projections above the ground floor are allowed up to a maximum of 1.20 metres (one metre twenty centimetres).

4- It is allowed to build a basement on the border of a land without leaving a setback.

**Side and rear setback:**

1- The side and rear setback of the ground floor shall be at least 3 metres (three metres) from the land border of the side and rear facades.

2- Projections from the floors above the ground floor are not allowed, except in the case where the real estate is located on more than one street, where it is allowed to make upper projections on the side of the secondary street with a maximum of 1 metre (one metre).

3- It is allowed to build a basement on the border of a land without leaving a setback.

**Article (25)**

**Heights:**

The construction heights of residential villa zones shall comply with the following controls :

1- The height of the building shall not exceed 2 floors (two floors) and a maximum of 10 metres (metres).

2- If a basement is built, the maximum height shall be 11.50 metres (eleven metres and fifty centimetres), and the height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement surface.

3- The height of the external wall shall not exceed the height of the ground floor, and it is allowed to increase the height, provided that the Facades Committee approval is obtained.

**Article (26)**

**Parking:**

Two parking spaces shall be provided for each unit in the plot of land, and the parking spaces shall not be included in the building percentage.

**Article (27)**

**Multiple units :**

Multiple units are allowed for residential villa zones , in accordance with the following controls :

1- Obtaining planning approval for the site's suitability for construction, with a change in the real estate's classification to residential compounds zones (RVC).

2- The surface area of the real estate shall not be less than 1000 square metres (thousand hundred square metres) and the length of its shortest side shall not be less than 32 metres (thirty- two metres).

3- The unit's surface shall not be less than 600 square meters (six hundred square meters).

4- Provide a corridor with a width of 11 meters (eleven meters) in the case where parking spaces are provided on the side of the corridor, or 8 meters (eight meters) in the case where parking spaces are allocated inside the property, provided that the parking spaces are arranged according to the applicable standards.

5- Provide parking at the rate of two parking spaces per residential unit and 1.5 parking spaces (one and a half spaces) for visitors per residential unit.

6- Provide a wall and a gate for the real estate.

7- It is allowed to establish units connected on two sides or on one side or to establish separate units.

8- Provide a front setback of at of least 3 meters (three meters) from the land border overlooking a street, and provide side and rear setbacks of at least 4 meters (four meters).

9- The real estate owner is responsible for the installation and the maintenance of infrastructure.

10- It is not allowed to divide the real estate in the event that the proposed division is incompatible with the implementing regulations of division.

11- In the event that the area of the real estate exceeds 50,000 square meters (fifty thousand square meters), a request for the approval of the Master Plan shall be submitted to the Urban Planning Affairs.

**Article (28)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for residential villa zones :

1- It is allowed to build swimming pools on the edge of the real estate, and in the case where the pool is covered, the legal setbacks shall be left.

2- It is allowed to add a bedroom and a bathroom for the guard at the front facade of the residential villa in real estates with area exceeding 1,500 square meters (one thousand five hundred square meters), and it is not allowed to build facilities without the existence of the residential unit.

3- It is allowed to build above the covered parking lots, housing facilities and the outdoor reception room, with a height of one floor, and it shall be included in the building percentage.

4- It is allowed to build elevators in the setbacks, provided that no windows directly overlooking the adjacent neighbours are opened.

5- It is allowed to add a mezzanine floor in the design of the the villas interior spaces at a rate not exceeding 15% (fifteen percent) of the building area for each floor, provided that it is calculated in the total building percentage and in the original height of the main building only. The adherence to the total authorized height for the building is taken into account.

**Chapter Five**

**Connected residential zones (A) - RHA**

**Article (29)**

**Uses:**

In connected residential zones (A), villas are allowed to be built, whereas residential apartments are not allowed there, according to the approved classification plans.

**Article (30)**

**Building percentage :**

Building percentage for connected residential zones (a) shall comply with the following controls:

1- The building percentage shall not exceed 210% (two hundred and ten percent) of the land area.

2- The building area for any floor shall not exceed 70% (seventy per cent) of the area of the land.

3- It is allowed to build housing facilities on the roof of the building, on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area, and it shall not be counted in the building percentage. If the floor area is less than 100 square metres (one hundred square metres), 30 square metres (thirty square metres) may be built, with a maximum height of 4 metres (four metres).

7- It is allowed to build a single-floor basement at the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be use for housing facilities or parking, or both.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

E- Residential uses are allowed on 100% (one hundred percent) of the basement area.

F- It is not allowed to open directly onto the street or from outside the plot of land if the basement is intended for residential and housing facilities uses.

G- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

5- It is allowed to build outdoor facilities on the ground floor with an additional construction percentage that does not exceed 50% (fifty percent) of the land area and only on the rear border of the real estate, with a height of two floors and a maximum of 10 meters (ten meters) and it may be separated or connected to the main building.

**Article (31)**

**Setbacks:**

Building setbacks for connected residential zones (a) shall comply with the following controls:

**Front setback:**

1- The front setback of the ground floor shall be at a distance of at least 3 meters (three meters) from the land border of the front facade overlooking a street or a road.

2- If the land fronts on more than one street, the front setback shall be at least 3 metres (three metres) from the side of the street where the entrance to the real estate is located.

3- Upper projections above the ground floor are allowed up to a maximum of 1.20 metres (one metre twenty centimetres).

4- It is allowed to build a basement on the border of a land without leaving a setback.

**Side setback:**

1- It is allowed to build the ground floor on both borders of the land.

2- In case of realization of openings overlooking the neighbouring side, it is necessary to leave skylights (interior and exterior courtyards) as stipulated in the implementing regulation of Legislative Decree No. (13) of 1977 promulgating the Buildings Organization Law.

3- If the building is located on more than one street, it is allowed to build on both sides, and it is not allowed to realise upper projections.

**Rear setback:**

1- It is allowed to build the ground floor at a distance of at least 2 meters (two meters) from the rear border of the land.

2- It is not allowed to make upper projections on the floors above the ground floor.

3- In the event that the land on the side of the rear setback is located on a street, it is allowed to build upper projections above the ground floor on the side of the secondary street, with a maximum of 1 meter (one meter).

**Article (32)**

**Heights:**

Building heights for the connected residential zones (A) shall comply with the following controls:

1- The height of the building shall not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters), and in the case of construction of a basement, the maximum height shall be of 16.50 meters (sixteen meters and fifty centimetres) .

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement surface.

3- The height of the external wall shall not exceed the height of the ground floor, and it is allowed to increase the height, provided that the Facades Committee approval is obtained.

**Article (33)**

**Parking:**

1- Parking spaces inside the land at the rate of two parking spaces for a residential unit (villa) shall be provided, and the parking spaces shall not be counted in the building percentage.

2- It is allowed to cover one parking lot or a percentage not exceeding 50% (fifty percent) of the front facade only.

3- If more than one parking lot are constructed or in case of opening of the front facade, it is allowed to build on a single parking lot or at a rate not exceeding 50% (fifty percent) of the front facade, only in the case of residential villas.

**Article (34)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for connected residential zones (A):

1- Applying the conditions provided for in Part twelve of this Decision, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

2- Residential floors shall be separated from the rest of the uses without the need to separate entrances, elevators and stairs, in case of multiple uses.

3- It is allowed to build elevators in the setbacks, provided that no windows directly overlooking the adjacent neighbours are opened.

4- It is allowed to add a mezzanine floor in the design of the villas interior spaces at a rate not exceeding 15% (fifteen percent) of the building area for each floor, provided that it is calculated in the total building percentage and in the original height of the main building only. The adherence to the total authorized height for the building is taken into account.

**Chapter Six**

**Connected residential zones (B) - RHB**

**Article (35)**

**Uses:**

It is allowed in private residential zones (B) to build villas and residential apartments, according to the approved classification plans.

**Article (36)**

**Building percentage :**

Building percentage for connected residential zones (B) shall comply with the following controls:

1- The building percentage shall not exceed 300% ( three-hundred percent) of the land area.

2- The building area for any floor shall not exceed 100% (one hundred per cent) of the area of the land.

3- The percentages mentioned include all buildings, including the lounge, services, wells, stairs and lifts.

4- It is allowed to build housing facilities on the roof of the building, on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area, and it shall not be counted in the building percentage. If the floor area is less than 100 square metres (one hundred square metres), 30 square metres (thirty square metres) may be built, with a maximum height of 4 metres (four metres).

5- It is allowed to build a single-floor basement at the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be use for housing facilities or parking, or both.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

E- Residential uses are allowed at 100% (one hundred percent) of the basement area if the building is a villa.

F- It is not allowed to open directly onto the street or from outside the plot of land if the basement is intended for residential and housing facilities uses.

G- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (37)**

**Setbacks:**

Building setbacks for connected residential zones (b) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor on the front border of the front facade of the plot, unless there is an approved building line or a planning line - as per the detailed plans - which shall be respected.

2- It is allowed to build upper projections above the ground floor, provided that the maximum projection is 10% (ten percent) of the width of the road and that it does not exceed 1.20 metres (two metres and twenty centimetres) and a height of at least 4.50 metres (four metres and fifty centimetres) from the level of the pavement surface. This is in the case where the real estate is located on a road whose width is 6 metres (six metres) or more.

**Side and rear setback:**

It is allowed to built on the side and rear borders of the plot of land and in case of realization of openings overlooking the neighbouring side, it is necessary to leave skylights (interior and exterior courtyards) as stipulated in the implementing regulation of Legislative Decree No. (13) of 1977 promulgating the Buildings Organization Law.

**Article (38)**

**Heights:**

Building heights for the connected residential zones (b) shall comply with the following controls:

1- The height of the building shall not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters), and in the case of construction of a basement, the maximum height shall be of 16.50 meters (sixteen meters and fifty centimetres).

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement surface.

**Article (39)**

**Parking:**

1-Parking spaces inside the land at the rate of two parking spaces for a residential unit (villa) shall be provided, As well as one parking space for each residential apartment. The parking spaces shall not be counted in the building percentage.

2- It is allowed to cover one car park or a percentage not exceeding 40% (forty percent) of the front facade only, and in case of construction of more than one car park or opening of the front facade, construction is allowed on one car park or a percentage not exceeding 40% (forty percent) of the front facade only In the case of residential villas.

3- Car parks may be covered right up to the front border of the plot of land in the case of residential apartments, provided that the building on the upper floors is set back 1.8 metres (one metre and eighty centimetres) from the front border of the land plot.

4- The following lands are exempt from providing parking spaces:

A- Lands fronting on a street that is less than 6 metres (six metres) wide, measured from the street line - if there is one - or from the distance between the border of the land fronting on the street and the property facing it, but if the land is located on two streets that are more than 6 metres (six metres) wide, parking shall be set back towards the wider street if entrances are allowed.

B - Lands whose frontages onto the street connected to the approved road network are less than 8 metres (eight metres) of length.

C- Lands located in zones with existing commercial frontages in which the proportion of built-up land exceeds 50% (fifty per cent) of the total length of the street fronting on one street, but if the land fronts on two streets and the width of the secondary street is greater than 6 metres (six metres) parking set back towards the secondary street shall be observed, provided that the length of the land on the side of the secondary street is not less than 12 metres (twelve meters).

**Article (40)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for connected residential zones (B):

It is allowed to build residential apartments, provided that the area of each apartment is not less than 100 square meters (one hundred square meters).

2- It is not allowed to build residential apartments on the real estate in cases where the area of the land is less than 100 square metres (one hundred square meters).

3- It is not allowed to build residential apartments in cases where it is not possible to provide parking for cars within the borders of the real estate.

4- In the event that parking spaces are provided on the ground floor, they shall be compensated for by authorising the construction of an additional floor of an area equal to the area provided for parking spaces.

5- The conditions provided in Part twelve of this Decision shall be applied, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage, according to the provisions of Part twelve of this Decision.

6- Residential floors shall be separated from the rest of the uses without the need to separate entrances, elevators and stairs. This is in the case of multiple uses.

7- It is allowed to build elevators within the Real estates borders, provided that no windows directly overlooking the adjacent neighbours are opened.

8- It is allowed to add a mezzanine floor in the design of the villas interior spaces at a rate not exceeding 15% (fifteen percent) of the building area for each floor, provided that it is calculated in the total building percentage and in the original height of the main building only. The adherence to the total authorized height for the building is taken into account.

**Chapter Seven**

**Connected residential apartments zones - RAP**

**Article (41)**

**Uses:**

It is allowed in the zones of connected residential apartments to build residential apartments, while villas are not allowed, according to the approved classification plans.

**Article (42)**

**Building percentage :**

Building percentage for connected residential apartments zones shall comply with the following controls:

1- The building percentage shall not exceed 300% (three-hundred percent) of the land area.

2- The building area for any floor shall not exceed 100% (one hundred per cent) of the area of the land.

3- The percentages mentioned include all the buildings, including the lounge, services, wells, stairs and lifts.

4- It is allowed to build housing facilities on the roof of the building, on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area, and it shall not be counted in the building percentage. If the floor area is less than 100 square metres (one hundred square metres), 30 square metres (thirty square metres) may be built, with a maximum height of 4 metres (four metres).

5- It is allowed to build a single-floor basement at the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used for housing or parking, or both.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

F- It is not allowed to open directly onto the street or from outside the plot of land if the basement is intended for housing facilities.

f- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (43)**

**Setbacks:**

Building setbacks for connected residential apartments zones shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor on the front border of the front facade of the plot, unless there is an approved building line or a planning line - as per the detailed plans - which shall be respected.

2- It is allowed to build upper projections above the ground floor, provided that the maximum projection is 10% (ten percent) of the width of the road and that it does not exceed 1.20 metres (one metre and twenty centimetres) and a height of at least 4.50 metres (four metres and fifty centimetres) from the level of the pavement surface. This is in the case where the real estate is located on a road whose width is 6 metres (six metres) or more.

**Side and rear setback:**

It is allowed to built on the side and rear borders of the plot of land and in case of realization of openings overlooking the neighbouring side, it is necessary to leave skylights (interior and exterior courtyards) as stipulated in the implementing regulation of Legislative Decree No. (13) of 1977 promulgating the Buildings Organization Law.

**Article (44)**

**Heights:**

Building heights for connected residential apartments zones shall comply with the following controls :

1- The height of the building shall not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters), and in the case of construction of a basement, the maximum height shall be of 16.50 meters (sixteen meters and fifty centimetres).

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement surface.

**Article (45)**

**Parking:**

1- Parking spaces inside the land at the rate of one parking space for each residential apartment shall be provided, and it shall not be counted in the building percentage.

2- It is allowed to cover the parking spaces up to the front border of the land, provided that the building on the upper floors set back by a distance of 1.80 meters ( one meter and eighty centimetres) from the front border of the land.

**Article (46)**

**Special requirements:**

In addition to the previous requirements, the following are taken into account in the special requirements for connected residential apartments zones :

1- The area of one apartment shall not be less than 100 square metres (one hundred square meters).

2- In the event that parking spaces are provided on the ground floor, they shall be compensated for by authorising the construction of a fourth floor of an area equal to the area provided for parking spaces.

3- The conditions provided in Part twelve of this Decision shall be applied, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage, according to the provisions of Part twelve of this Decision.

4- Residential floors shall be separated from the rest of the uses without the need to separate entrances, elevators and stairs, in case of multiple uses.

5- It is allowed to build elevators within the Real estates borders, provided that no windows directly overlooking the adjacent neighbours are opened.

**Chapter Eight**

**Garden residential zones - RG**

**Article (47)**

**Uses:**

In garden residential zones villas are allowed to be built, whereas residential apartments are not allowed, according to the approved classification plans.

**Article (48)**

**Building percentage :**

Building percentage for garden residential zones shall comply with the following controls:

1- The total building percentage shall not exceed 70% (seventy percent) of the area of the land of residential use.

2- The building area for any floor shall not exceed 60% (sixty per cent) of the area of the land.

3- The area allocated to woodland, pavements and pedestrian corridors shall not be less than 15% (fifteen percent) of the area of the land and shall be within the real estate borders.

4- It is allowed to build an additional percentage on the ground floor not exceeding 5% (five percent), to be used as facilities for each residential unit. Facilities are allowed to be built on the side or rear border of the building on one side only, and in all cases it is allowed to open them directly onto the main building in case they are connected to the building. The height of the facilities shall not exceed one floor and a maximum of 4 metres (four meters), and they shall not be counted in the building percentage.

5- It is allowed to build on the covered parking lots, the housing facilities and the outdoor reception room on only one side, with a height of one floor, and it shall be counted in the building percentage.

6- It is allowed to build housing facilities on the roof of the building, on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area and that shall not be counted in the building percentage, provided that they are clustered in one side. If the floor area is less than 100 square metres (one hundred square meters), it is allowed to build 30 square metres (thirty square meters), with a maximum height of 4 metres (four meters).

7- It is allowed to build an outdoor reception room or multi-purpose hall and entertainment facilities combined so that their percentage does not exceed 10% (ten percent) of the land area, and it shall not be counted in the allowed building percentage. It is allowed to build the reception room on the front, side or rear border of the land, so that its length does not exceed 25% (twenty-five per cent) of the length of the land frontage, with a maximum of 30 metres (thirty metres) and a maximum height of 4 metres (four metres) from pavement level. It is also allowed to open the entrances and windows of the reception room directly from the public road.

8- It is allowed to build a single-floor basement at the borders of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be use for housing facilities or parking, or both.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

E- Residential uses are allowed on 100% (one hundred percent) of the basement area.

F- It is not allowed to open directly onto the street or from outside the plot of land if the basement is intended for residential and housing facilities uses.

G- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (49)**

**Setbacks:**

Building setbacks for garden residential zones shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor at distance of at least 5 metres (five metres) from the front facade border of the land facing a street or a road.

2- In the event that the land is situated on more than one street, the front setback shall be at a distance of at least 5 meters (five meters) from the side of the street where the entrance to the real estate is located.

3- Upper projections above the ground floor are allowed up to a maximum of 1.20 metres (one metre twenty centimetres).

4- It is allowed to build a basement on the border of a land without leaving a setback.

**Side and rear setback:**

1- The side and rear setback of the ground floor shall be at least 3 metres (three metres) from the land border of the side and rear facades.

2- Upper projections from the floors above the ground floor are not allowed, except in the case where the real estate is located on more than one street, where it is allowed to realise upper projections on the side of the secondary street with a maximum of 1 metre (one metre).

**Article (50)**

**Heights:**

Building heights for garden residential zones shall comply with the following controls:

1- The height of the building shall not exceed 2 floors (two floors) and a maximum of 10 metres (metres).

2- If a basement is built, its maximum height shall be of 11.50 metres (eleven metres and fifty centimetres).

3- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement surface.

4- The height of the external wall shall not exceed the height of the ground floor, and it is allowed to increase the height, provided that the Facades Committee approval is obtained.

**Article (51)**

**Parking:**

Two parking spaces for cars shall be provided inside the plot of land, and they shall not be calculated in the building percentage.

**Article (52)**

**Multiple units :**

Multiple units are allowed for garden residential zones , in accordance with the following controls :

1- Obtaining planning approval for the site's suitability for construction, with a change in the real estate's classification to residential compounds zones (RGC).

2- The surface area of the real estate shall not be less than 1500 square metres (one thousand five hundred square metres) and the length of its shortest side shall not be less than 30 metres (thirty metres).

3- The unit's surface shall not be less than 500 square meters (Five hundred square meters).

4- Provide a corridor with a width of 11 meters (eleven meters) in the case where parking spaces are provided on the side of the corridor, or 8 meters (eight meters) in the case where parking spaces are allocated inside the property, provided that the parking spaces are arranged according to the applicable standards.

5- Provide parking at the rate of two parking spaces per residential unit and 1.5 parking spaces (one and a half spaces) for visitors per residential unit.

6- Provide a wall and a gate for the real estate.

7- It is allowed to establish units connected on two sides or on one side or to establish separate units.

8- Provide a front setback of at of least 5 meters (five meters) from the land border overlooking a street, and provide side and rear setbacks of at least 4 meters (four meters).

9- The real estate owner is responsible for the installation and the maintenance of infrastructure.

10- It is not allowed to divide real estate in the event that the proposed division does not meet the division conditions stipulated in Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction and its implementing regulation.

11- In the event that the area of the real estate exceeds 50,000 square meters (fifty thousand square meters), a request for the approval of the Master Plan shall be submitted to the Urban Planning Affairs.

**Article (53)**

**Special requirements:**

1- Adherence to the provisions of Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction in case of desire to divide the real estate in the future.

8- The addition of a bedroom and a bathroom for the guard at the front of the residential villa is allowed, in real estates with area exceeding 1500 square meters (one thousand five hundred square meters).

3- It is allowed to build elevators in the setbacks, provided that no windows directly overlooking the adjacent neighbours are opened.

4- It is allowed to add a mezzanine floor in the design of the villas interior spaces at a rate not exceeding 15% (fifteen percent) of the building area for each floor, provided that it is calculated in the total building percentage and in the original height of the main building only. The adherence to the total authorized height for the building is taken into account.

**Part Three**

**Multi-purpose buildings zones**

**Chapter One**

**Multi-purpose buildings zones - A- BA**

**Article (54)**

**Uses:**

Residential, commercial or administrative uses, or all, are allowed in multi-purpose buildings zones (A), while villas are not allowed, as indicated by the approved classification maps. Specific activities are also allowed in accordance with controls established by Planning and Urban Development Affairs, unless otherwise indicated in the approved classification plans.

**Article (55)**

**Building percentage :**

Building percentage for multi-purpose buildings zones (a) shall comply with the following controls:

1- The building percentage shall not exceed 1200% (one thousand two hundred percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- The percentage of construction for commercial use shall not exceed 20% (twenty percent) of the allowed ground floor construction area and shall be allocated to commercial activities to be determined by Urban Planning Affairs, to serve the residents of the building , provided that such activities have their own entrance from within the building with provision for the required parking in accordance with approved standards and provided that the commercial use licence is located within the entire building of the land. It is not allowed to allow a commercial use to be constructed separately without the presence of the building.

4- An additional building percentage of up to 20% (twenty percent) of the total building percentage may be allocated to recreational use. Ancillary buildings are not counted in the building percentage and recreational activities are not allowed on the ground floor.

5- It is allowed to use the parts of the floors intended for parking and building annexes. for recreational activities , provided that they are calculated in the percentage of construction allowed for recreational activities and building annexes.

7- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

E- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

7- The area of internal corridors with a width of less than 3 metres (three meters) shall not be counted in the total building percentage.

**Article (56)**

**Setbacks:**

Setbacks for multi-purpose buildings zones (A) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor on the front border of the land, unless there is an approved building line or an approved planning line in the detailed plans that shall be respected for the construction.

2- If the land fronts on more than one street, it is allowed to build on the border facing the streets.

3- Upper projections above the ground floor are allowed towards the street, up to a maximum of 1.20 metres (one metre twenty centimetres).

**Side and rear setback:**

1- it is allowed to built the ground floor at a distance of at least 6 metres (six metres) from all the front and rear facades borders of the land facing a street or a road and they are used as corridors.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 60 centimetres (sixty centimetres) for each facade.

**Article (57)**

**Parking:**

1- For residential use, covered parking spaces shall be provided within the plot of land, at the rate of one parking space per 100 square metres (one hundred square meters) of building percentage.

2- For other uses, the parking standards described in article (396) of this Decision shall be applied, with the required parking spaces provided either on the ground floor, upper floors, basement or as a whole. It is also allowed to build multi-floors Parking on the borders of the land and on all sides. Parking shall not be included in the allowed percentages or building heights. In the event that parking are provided on the ground floor within the borders of the buildings, an entrance and exit shall be provided for the entry and exit of cars, with the need to treat the remaining facades with aesthetically pleasing architectural structural elements to conceal the parking .

**Article (58)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for multi-purpose buildings zones (A):

1- Residential floors shall be separated from the rest of the uses, provided that special entrances, lifts and staircases are assigned to them, in the case of multiple administrative uses, commercial uses or others.

2- As for plot of lands located in the diplomatic zone, the following provisions apply:

A- The building percentage shall not exceed 700% ( seven-hundred percent) of the land area.

B- It is allowed to build on the front border of the plot for facades facing streets, provided that a veranda with a width of 3.60 metres (three metres and sixty centimetres) and a height of at least 5.80 metres (five metres and eighty centimetres) is created and provided that the building is set back from the rest of the sides by a distance of at least 3 metres (three metres) with the provision of parking spaces as indicated in Article (57) of this Decision.

3- In cases where the areas of the plots are less than the areas mentioned in the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, the regulatory requirements mentioned in the zones that are compatible with their zones shall be applied to them.

3- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

5- More than one building may be erected on the same plot of land, provided that the area specified for each building is not less than the areas mentioned in the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, and provided that the provisions of the Implementing Regulation are complied with in the event of a desire to divide the real estate in the future.

6- Plot of lands located on main streets or in vital or urban importance sites may require additional requirements or Facades Committee approvals or as indicated by approved classification plans.

7- It is allowed to establish business centres on all floors of the building, provided that they contain executive offices at 70% (seventy percent) of the floor area, the area of each office is not less than 6 square metres (six square feet), and that a parking is provided for every four offices so that they will be sufficient to serve the existing and proposed activities and providing common services such as reception, meeting room, kitchen, print room, bathrooms, etc., to serve the required centre so that the percentage of services covers 30% (thirty percent) of the floor area.

8- It is allowed to create joint workspaces gathering several activities, provided that a sufficient number of parking spaces are provided to serve all existing activities within the real estate borders.

**Chapter Two**

**Multi-purpose buildings zones - B- BB**

**Article (59)**

**Uses:**

Residential, commercial or administrative uses, or all, are allowed in multi-purpose buildings zones (B), while villas are not allowed, as indicated by the approved classification plans. Specific activities are also allowed in accordance with controls established by Planning and Urban Development Affairs, unless otherwise indicated in the approved classification plans.

**Article (60)**

**Building percentage :**

Building percentage for multi-purpose buildings zones (B) shall comply with the following controls:

1- The building percentage shall not exceed 750% (seven hundred and fifty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- The percentage of construction for commercial use shall not exceed 20% (twenty percent) of the allowed ground floor construction area and shall be allocated to commercial activities to be determined by Urban Planning Affairs, to serve the residents of the building , provided that such activities have their own entrance from within the building with provision for the required parking in accordance with approved standards and provided that the commercial use licence is located within the entire building of the land. It is not allowed to allow a commercial use to be constructed separately without the presence of the building.

4- An additional building percentage of up to 20% (twenty percent) of the total building percentage may be allocated to recreational use. Ancillary buildings are not counted in the building percentage and recreational activities are not allowed on the ground floor.

5- It is allowed to use the parts of the floors intended for parking and building annexes. for recreational activities , provided that they are calculated in the percentage of construction allowed for recreational activities and building annexes.

7- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

E- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

7- The area of internal corridors with a width of less than 3 metres (three meters) shall not be counted in the total building percentage.

**Article (61)**

**Setbacks:**

Building setbacks for multiple-purpose buildings (B) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor on the front border of the land, unless there is an approved building line or an approved planning line within the detailed plans that shall be respected for the construction.

2- In the event that the land falls on more than one street, it is allowed to build on the border facing the streets, and it is allowed to realise upper projections above the ground floor towards the streets, with a maximum of 1.20 metres (one metre and twenty centimetres).

**Side setback:**

1- It is allowed to build the ground floor at a distance of at least 4.50 metres (four metres and fifty centimetres) from the land borders of side facades and to use them as corridors.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 60 centimetres (sixty centimetres).

**Rear setback:**

1- it is allowed to built the ground floor at a distance of at least 6 metres (six metres) from the rear border of the land and to use them as corridors or parking spaces.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 60 centimetres (sixty centimetres).

**Article (62)**

**Parking:**

1- For residential use, covered parking spaces shall be provided within the plot of land, at the rate of one parking space per 100 square metres (one hundred square meters) of building percentage.

2- For other uses, the parking standards described in article (396) of this Decision shall be applied, with the required parking spaces provided either on the ground floor, upper floors, basement or on all of them. It is also allowed to build multi-floors Parking on the borders of the land and on all facades. Parking shall not be included in the allowed percentages or building heights. In the event that parking are provided on the ground floor within the borders of the buildings, an entrance and exit shall be provided for the entry and exit of cars, with the need to treat the remaining facades with aesthetically pleasing architectural structural elements to conceal the parking .

**Article (63)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for multi-purpose buildings zones (B):

1- Residential floors shall be separated from the rest of the uses, provided that special entrances, lifts and staircases are assigned to them, in the case of multiple administrative uses, commercial uses or others.

2- In cases where the areas of the plots are less than the areas mentioned in the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, the regulatory requirements mentioned in the zones that are compatible with their areas shall be applied to them.

3- It is allowed to construct more than one building on the same plot of land, provided that the area specified for each building is not less than the areas mentioned in the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, and provided that the provisions of the Implementing Regulations are complied with in the event of a desire to divide the real estate in the future.

4- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

5- Plot of lands located on main streets or in vital or urban importance sites may require additional requirements or Facades Committee approvals or as indicated by approved classification plans.

6- It is allowed to establish business centres on all floors of the building, provided that they contain executive offices at 70% (seventy percent) of the floor area, the area of each office is not less than 6 square metres (six square feet), and that a parking is provided for every 4 (four) offices so that they will be sufficient to serve the existing and proposed activities and providing common services such as reception, meeting room, kitchen, print room, bathrooms, etc, to serve the required centre so that the percentage of services covers 30% (thirty percent) of the floor area.

7- It is allowed to create common work spaces gathering several activities, provided that there are sufficient parking spaces to serve all the activities within the borders of the real estate.

**Chapter Three**

**Multi-purpose buildings zones - C - BC**

**Article (64)**

**Uses:**

Residential, commercial or administrative uses, or all, are allowed in multi-purpose buildings zones (C), while villas are not allowed, as indicated by the approved classification plans. Specific activities are also allowed in accordance with controls established by Planning and Urban Development Affairs, unless otherwise indicated in the approved classification plans.

**Article (65)**

**Building percentage :**

Building percentage for multi-purpose buildings zones (C) shall comply with the following controls:

1- The building percentage shall not exceed 600% (six hundred percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- The percentage of construction for commercial use shall not exceed 20% (twenty percent) of the allowed ground floor construction area and shall be allocated to commercial activities to be determined by Urban Planning Affairs, to serve the residents of the building , provided that such activities have their own entrance from within the building with provision for the required parking in accordance with approved standards and provided that the commercial use licence is located within the entire building of the land. It is not allowed to allow a commercial use to be constructed separately without the presence of the building.

4- An additional building percentage of up to 20% (twenty percent) of the total building percentage may be allocated to recreational use and building annexes . They shall not be counted in building percentage and recreational activities are not allowed in them in the ground floor.

5- It is allowed to use parts of the floors intended for parking and building annexes for recreational activities , provided that they are calculated in the percentage of construction allowed for recreational activities and building annexes.

7- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B The basement may be used for parking, recreational activities and building annexes.

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

7- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

8- The area of internal corridors with a width of less than 3 metres (three meters) shall not be counted in the total building percentage.

**Article (66)**

**Setbacks:**

Building setbacks for multiple-purpose buildings (C) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor on the front border of the land, unless there is an approved building line or an approved planning line in the detailed plans that shall be respected for the construction.

2- In the event that the land falls on more than one street, it is allowed to build on the border facing the streets, and it is allowed to realise upper projections above the ground floor towards the streets, with a maximum of 1.20 metres (one metre and twenty centimetres).

**Side setback:**

1- It is allowed to build the ground floor at a distance of at least 3.50 metres (three metres and fifty centimetres) from the land borders of side facades and to use them as corridors.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 60 centimetres (sixty centimetres).

**Rear setback:**

1- it is allowed to built the ground floor at a distance of at least 5 metres (five metres) from the rear border of the land and to use them as corridors or parking spaces.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 60 centimetres (sixty centimetres).

**Article (67)**

**Heights:**

Building heights for multiple-purpose buildings (C) shall comply with the following controls:

1- The height of the building shall not exceed 10 floors (ten floors) and a maximum of 50 metres (fifty metres).

2- If a basement is built, its maximum height shall be of 51.50 metres (fifty-one metres and fifty centimetres) in addition to the height of the floors intended for parking and services.

3- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

4- The height of facilities, recreational activities and building annexes floors shall not exceed 4 metres (four metres).

5- It is allowed to increase the height of the building beyond the authorized ceiling, provided that the construction percentage is respected, subject to obtaining the approval of Urban Planning Affairs and that the approval of the service authorities is obtained.

**Article (68)**

**Parking:**

1- For residential use, covered parking spaces shall be provided within the plot of land, at the rate of one parking space per 100 square metres (one hundred square meters) of building percentage.

2- For other uses, the parking standards described in article (396) of this Decision shall be applied, with the required parking spaces provided either on the ground floor, upper floors, basement or on all of them. It is also allowed to build multi-floors Parking on the borders of the land and on all facades. Parking shall not be included in the allowed percentages or building heights. In the event that parking are provided on the ground floor within the borders of the buildings, an entrance and exit shall be provided for the entry and exit of cars, with the need to treat the remaining facades with aesthetically pleasing architectural structural elements to conceal the parking .

**Article (69)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for multi-purpose buildings zones (C):

1- Residential floors shall be separated from the rest of the uses, provided that special entrances, lifts and staircases are assigned to them, in the case of multiple administrative uses, commercial uses or others.

2- In cases where the areas of the plots are less than the areas mentioned in the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, the regulatory requirements mentioned in the zones that are compatible with their zones shall be applied to them.

3- It is allowed to construct more than one building on the same plot of land, provided that the area specified for each building is not less than the areas mentioned in the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, and provided that the provisions of the Implementing Regulations are complied with in the event of a desire to divide the real estate in the future.

4- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

5- Plot of lands located on main streets or in vital or urban importance sites may require additional conditions or approvals from the Facades Committee or any other body or committee concerned with facades, as indicated by the approved classification plans.

6- It is allowed to establish business centres on all floors of the building, provided that they contain executive offices at 70% (seventy percent) of the floor area, the area of each office is not less than 6 square metres (six square feet), and that a parking is provided for every four offices so that they will be sufficient to serve the existing and proposed activities and providing common services such as reception, meeting room, kitchen, print room, bathrooms, etc., to serve the required centre so that the percentage of services covers 30% (thirty percent) of the floor area.

7- It is allowed to create common work spaces gathering several activities, provided that there are sufficient parking spaces to serve all the activities within the borders of the real estate.

**Chapter Four**

**Multi-purpose buildings zones - D - BD**

**Article (70)**

**Uses:**

Residential, commercial or administrative uses, or all, are allowed in multi-purpose buildings zones (D), while villas are not allowed, as indicated by the approved classification plans. Specific activities are also allowed in accordance with controls established by Planning and Urban Development Affairs, unless otherwise indicated in the approved classification plans.

**Article (71)**

**Building percentage :**

Building percentage for multi-purpose buildings zones (D) shall comply with the following controls:

1- The building percentage shall not exceed 360% ( three-hundred sixty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- It is allowed to build a single floor that does not exceed 60% (sixty percent) of the area of the lot of land to be allocated to recreational activities. Recreational activities are not allowed on the ground floor.

4- The percentage of construction for commercial use shall not exceed 20% (twenty percent) of the allowed ground floor construction area and shall be allocated to commercial activities to be determined by Urban Planning Affairs, to serve the residents of the building , provided that such activities have their own entrance from within the building with provision for the required parking in accordance with approved standards and provided that the commercial use licence is located within the entire building of the land. It is not allowed to allow a commercial use to be constructed separately without the presence of the building.

5- It is allowed to use the parts of the floors intended for parking, to the exception of the basement, for recreational activities , provided that they are calculated in the percentage of construction allowed for recreational activities and building annexes.

7- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

E- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

7- The area of internal corridors with a width of less than 3 metres (three meters) shall not be counted in the total building percentage.

**Article (72)**

**Setbacks:**

Building setbacks for multiple-purpose buildings (D) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor on the front border of the land, unless there is an approved building line or an approved planning line in the detailed plans that shall be respected for the construction.

2- In the event that the land falls on more than one street, it is allowed to build on the border facing the streets, and it is allowed to realise upper projections above the ground floor towards the streets, with a maximum of 1.20 metres (one metre and twenty centimetres).

**Side and rear setback:**

1- It is allowed to built the ground floor at a distance of at least 3 metres (three metres) from all the front and rear facades borders of the land and they are used as corridors.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 60 centimetres (sixty centimetres) for each facade.

**Article (73)**

**Heights:**

Building heights for multiple-purpose buildings (D) shall comply with the following controls:

1- The height of the building shall not exceed 6 floors (six floors) with a maximum of 30 meters (thirty meters), and in the case of construction of a basement, the maximum height shall be of 31.50 meters ( thirty one meters and fifty centimetres). In addition to the height of the floors designated for parking and services.

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

3- It is allowed to increase the height of the building beyond the authorized ceiling, provided that the construction percentage is respected, subject to obtaining the approval of Urban Planning Affairs and that the approval of the service authorities is obtained.

4- The height of facilities, recreational activities and building annexes floors shall not exceed 4 metres (four metres).

**Article (74)**

**Parking:**

1- For residential use, covered parking spaces shall be provided within the plot of land, at the rate of one parking space per 100 square metres (one hundred square meters) of building percentage.

2- For other uses, the parking standards described in article (396) of this Decision shall be applied, with the required parking spaces provided either on the ground floor, upper floors, basement or on all of them. It is also allowed to build multi-floors Parking on the borders of the land and on all facades. Parking shall not be included in the allowed percentages or building heights. In the event that parking are provided on the ground floor within the borders of the buildings, an entrance and exit shall be provided for the entry and exit of cars, with the need to treat the remaining facades with aesthetically pleasing architectural structural elements to conceal the parking .

**Article (75)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for multi-purpose buildings zones (D):

1- Residential floors shall be separated from the rest of the uses, provided that special entrances, lifts and staircases are assigned to them, in the case of multiple administrative uses, commercial uses or others.

2- In cases where the areas of the plots are less than the areas mentioned in the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, the regulatory requirements mentioned in the zones that are compatible with their areas shall be applied to them.

3- It is allowed to construct more than one building on the same plot of land, provided that the area specified for each building is not less than the areas mentioned in the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, and provided that the provisions of the Implementing Regulations are complied with in the event of a desire to divide the real estate in the future.

4- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

5- Plot of lands located on main streets or in vital or urban importance sites may require additional conditions or approvals from the Facades Committee or any other body or committee concerned with facades, as indicated by the approved classification plans.

6- It is allowed to establish business centres on all floors of the building, provided that they contain executive offices at 70% (seventy percent) of the floor area, the area of each office is not less than 6 square metres (six square feet), and that a parking is provided for every four offices so that they will be sufficient to serve the existing and proposed activities and providing common services such as reception, meeting room, kitchen, print room, bathrooms, etc., to serve the required centre so that the percentage of services covers 30% (thirty percent) of the floor area.

7- It is allowed to create common work spaces gathering several activities, provided that there are sufficient parking spaces to serve all the activities within the borders of the real estate.

**Chapter Five**

**Multi-purpose 4 floors buildings zones - B4**

**Article (76)**

**Uses:**

Residential, commercial or administrative uses, or all, are allowed in multi-purpose (4) floors buildings zones , while residential villas are not allowed, as indicated by the approved classification plans. Specific activities are also allowed in accordance with controls established by Urban Planning Affairs, unless otherwise indicated in the approved classification plans.

**Article (77)**

**Building percentage :**

Building percentage for multi-purpose (4) floors buildings zones shall comply with the following controls:

1- The building percentage shall not exceed 240% (two hundred and forty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- It is allowed to build a single floor that does not exceed 60% (sixty percent) of the area of the lot of land to be allocated to recreational activities. Recreational activities are not allowed on the ground floor.

4- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

E- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

5- An additional percentage is authorised on the ground floor, not exceeding 15% (fifteen percent) of the surface area of the land, dedicated for a reception room and a guard room, with facilities for the building. It shall not be counted in the allowed building percentage.

**Article (78)**

**Setbacks:**

Building setbacks for multi-purpose (4) floors buildings zones shall comply with the following controls:

**Front setback:**

1- It is allowed to built the ground floor at a distance of at least 3 metres (three metres) from the front facade border of the land facing a street or a road to which entrances are allowed.

2- If the land is located on more than one street, the building shall be set back at least 3 metres (three metres) from the land border facing the most important street on the site, while allowing the construction of upper projections above the ground floor with a maximum of 1, 20 metres (one metre and twenty centimetres) and a distance of not less than 2 metres (two metres) from the border of the land fronting on secondary streets. It is also allowed to construct upper projections of a maximum of 1 metre (one metre) on the side of secondary streets.

**Side and rear setback:**

1- it is allowed to built the ground floor at a distance of at least 2 metres (two metres) from all the front and rear facades borders and they shall be used as pedestrian corridors.

2- It is not allowed to realise upper projections on the floors above the ground floor of these side and rear facades.

**Article (79)**

**Heights:**

Building heights for multi-purpose (4) floors buildings zones shall comply with the following controls:

1- The height of the building shall not exceed 4 floors (four floors) with a maximum of 20 meters (twenty meters), and in case a basement is constructed, its maximum height shall be of 21.50 meters ( twenty one meters and fifty centimetres), in addition to the height of the floors designated for parking and services.

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

3- The height of facilities, recreational activities and building annexes floors shall not exceed 4 metres (four metres).

**Article (80)**

**Parking:**

1-For residential use, covered parking spaces shall be provided within the plot of land, at the rate of 1.25 parking spaces (one point twenty five percent parking) per every 100 square metres (one hundred square meters) of residential apartments building area.

2- For other uses, the parking standards described in article (396) of this Decision shall be applied, with the required parking spaces provided either on the ground floor, upper floors, basement or on all of them. It is also allowed to build them on the borders of the land and on all facades. Parking shall not be included in the allowed percentages or building heights and in the event that parking are provided on the ground floor within the borders of the buildings, an entrance and exit shall be provided for the entry and exit of cars, with the need to treat the remaining facades with aesthetically pleasing architectural structural elements to conceal the parking .

**Article (81)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for multi-purpose (4) floors buildings areas:

1- The surface area of one apartment shall not be less than 80 square metres (eighty square meters).

2- Residential floors shall be separated from the rest of the uses without the need to assign special entrances, lifts and staircases to them, in the case of multiple administrative uses, commercial uses or others.

3- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a (mezzanine) that shall not be counted in the building percentage.

**Chapter Six**

**Multi-purpose 3 floors buildings areas - B3**

**Article (82)**

**Uses:**

Residential, commercial or administrative uses, or all, are allowed in multi-purpose (3) floors buildings areas , while residential villas are not permitted, as indicated by the approved classification plans. Specific activities are also permitted in accordance with guidelines established by Urban Planning Affairs, unless otherwise indicated in the approved classification plans.

**Article (83)**

**Building percentage :**

Building percentage for multi-purpose (3) floors buildings zones shall comply the following controls :

1- The percentage of construction shall not exceed 180% (one hundred and eighty percent) of the surface area of the land.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- It is allowed to build a single floor that does not exceed 60% (sixty percent) of the area of the lot of land, to be allocated to recreational activities. Recreational activities are not allowed on the ground floor.

4- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

E- If the basement is to be used for parking, it is permitted to build an access ramp for cars on the front or side borders, provided that the approval of the service agencies is obtained.

5- An additional percentage is authorised on the ground floor does not exceeding 15% (fifteen percent) of the surface area of the land, dedicated for a reception room and a guard room, with facilities for the building. It shall not be counted in the allowed building percentage.

**Article (84)**

**Setbacks:**

Building setbacks for multi-purpose (3) floors buildings zones shall comply with the following controls:

**Front setback:**

1- It is allowed to built the ground floor at a distance of at least 3 metres (three metres) from the front facade border of the land facing a street or a road to which entrances are allowed.

2- If the land is located on more than one street, the building shall be set back at least 3 metres (three metres) from the land border facing the most important street on the site, while allowing the construction of upper projections above the ground floor with a maximum of 1, 20 metres (one metre and twenty centimetres) and a distance of not less than 2 metres (two metres) from the border of the land fronting on secondary streets. It is also allowed to construct upper projections of a maximum of 1 metre (one metre) on the side of secondary streets.

Side and rear setback:

1- it is allowed to built the ground floor at a distance of at least 2 metres (two metres) from all the front and rear facades borders and they shall be used as pedestrian corridors.

2- It is not allowed to realise upper projections on the floors above the ground floor of these side and rear facades.

**Article (85)**

**Heights:**

Building heights for multi-purpose (3) floors buildings zones shall comply with the following controls:

1- The height of the building shall not exceed 3 floors (Three floors) with a maximum of 15 meters (fifteen meters), and in case a basement is constructed, its maximum height shall be of 16.50 meters ( sixteen meters and fifty centimetres), in addition to the height of the floors designated for parking and services.

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

3- The height of facilities, recreational activities and building annexes. floors shall not exceed 4 metres (four metres).

**Article (86)**

**Parking:**

1-For residential use, covered parking spaces shall be provided within the plot of land, at the rate of 1.25 parking spaces (one point twenty five percent parking) per every 100 square metres (one hundred square meters) of residential apartments building area.

2- For other uses, the parking standards described in article (396) of this Decision shall be applied, with the required parking spaces provided either on the ground floor, upper floors, basement or on all of them. It is also allowed to build them on the borders of the land and on all facades. Parking shall not be included in the allowed percentages or building heights and in the event that parking are provided on the ground floor within the borders of the buildings, an entrance and exit shall be provided for the entry and exit of cars, with the need to treat the remaining facades with aesthetically pleasing architectural structural elements to conceal the parking.

**Article (87)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for multi-purpose (3) floors buildings zones :

1- The surface area of one apartment shall not be less than 80 square metres (eighty square meters).

2- Residential floors shall be separated from the rest of the uses without the need to assign special entrances, lifts and staircases to them, in the case of multiple administrative uses, commercial uses or others.

3- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

**Chapter Seven**

**Multi-purpose connected buildings zones - BR5**

**Article (88)**

**Uses:**

It is allowed to use multi-purpose connected buildings zones for commercial, administrative or residential purposes, or for all of them. Residential villas are not allowed in them, as indicated by the approved classification plans. Specific activities are also allowed in them according to the controls set by Urban Planning Affairs, unless otherwise indicated in the approved classification plans.

**Article (89)**

**Building percentage :**

Building percentage for multi-purpose connected buildings zones shall comply with the following controls:

1- Building percentage shall not exceed 500% (five hundred percent) of the land area.

2- The building area for any floor shall not exceed 100% (one hundred percent) of the area of the land.

3- It is allowed to build a single floor that does not exceed 60% (sixty percent) of the area of the lot of land to be allocated to recreational activities. Recreational activities are not allowed on the ground floor.

4- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

5- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (90)**

**Setbacks:**

Building setbacks for connected multi-use building zones shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor on the front border of the land facade, unless there is an approved building line or a planning line in the detailed plans that shall be respected.

**Side and rear setback:**

1- It is allowed to build on the side and rear borders of the land.

2- In case of realization of openings overlooking the neighbouring side, it is necessary to leave verandas (interior and exterior courtyards) as stipulated in the implementing regulation of Legislative Decree No. (13) of 1977 promulgating the Buildings Organization Law.

**Article (91)**

**Heights:**

Building heights of multi-purpose connected buildings zones shall comply with the following controls:

1- The height of the building shall not exceed 5 floors (five floors) with a maximum of 25 meters (twenty five meters), and in case a basement is constructed, its maximum height shall be of 26.50 meters ( twenty six meters and fifty centimetres), in addition to the height of the floors designated for parking and services.

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

3- The height of facilities, recreational activities and building annexes floors shall not exceed 4 metres (four metres).

**Article (92)**

**Parking:**

1- 1,667 parking spaces (one point six hundred and sixty-seven parking spaces out of one hundred) per each 100 square metres (one hundred square metres) of residential apartments building area shall be provided. Additional parking spaces are required at the rate of one parking space per 100 square metres (one hundred square metres) of built spaces assigned to other uses.

2- Parking spaces on the ground floor, upper floors, basement, or in all of them shall be provided, and it is allowed to build them on all sides of the land borders .

3- Parking shall not be included in the allowed percentages or building heights.

4- In the event that car parks are provided on the ground floor within the borders of the building, an entrance and exit shall be provided for the entry and exit of cars, with the need to treat the rest of the facades with an aesthetic architectural structure elements to conceal the car parks.

**Article (93)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for multi-purpose connected buildings zones :

1- The surface area of one apartment shall not be less than 60 square metres (sixty square meters).

2- Residential floors shall be separated from the rest of the uses without the need to assign special entrances, lifts and staircases to them, in the case of multiple administrative uses, commercial uses or others.

3- It is allowed to use the basement for commercial or storage purposes, provided that it is calculated within the building percentage, without prejudice to the provisions relating to the necessary parking spaces.

4- If the real estate is located on more than one street, the commercial opening is allowed on the largest street and on which the opening is allowed.

5- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

**Chapter Eight**

**Multi-purpose connected buildings zones (B1) - BB1**

**Overlooking main streets**

**Article (94)**

**Uses:**

The following are allowed in multi-purpose connected buildings zones (B1) overlooking main streets:

1- Commercial use (commercial sites) is allowed only on the ground floor and mezzanine level of the main facade with a depth of not less than 18 metres (eighteen metres) measured from the approved regulation line or the depth of the property, whichever is greater, in buildings fronting on rue King Mohammed VI and the two streets No. 2809 and No 2819, and roads No. 38 and No 40.

2- Several or all residential or administrative uses are allowed on the ground floor and upper floors.

3- The rear service street shall only be used as an entrance area, parking area, loading and unloading area and emergency exit.

**Article (95)**

**Building percentage :**

Building percentage for multi-purpose connected buildings zones (b 1) overlooking main streets shall comply with the following controls :

1- The building percentage shall not exceed 750% (seven hundred and fifty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- A mezzanine may be built, provided that it does not exceed 70% (seventy percent) of the surface area of the ground floor.

4- The area of one apartment shall not be less than 100 square metres (one hundred square meters).

5- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

E- If the basement is to be used for parking, it is permitted to build an access ramp for cars on the front or side borders, provided that the approval of the service agencies is obtained.

6- Spaces used for recreational activities and ancillary building are not counted in the allowed building percentage, provided that they do not exceed 20% (twenty percent) of the total building percentage.

**Article (96)**

**Setbacks:**

Building setbacks for multi-purpose connected buildings zones ( B1) overlooking main streets shall comply with the following controls :

**Front setback:**

1- It is allowed to build on the front border of the plots overlooking King Mohammed VI street and the two streets No. 2809 and No 2819, and roads No. 38 and No 40.

2- For facades overlooking internal pedestrian corridors, if they are the main facade of the building, unless there is an approved building line in the detailed plans that shall be in this case respected for the construction.

**Side setback:**

It is allowed to build at a distance of at least 4.50 metres (four metres and fifty centimetres) from the side border of the land fronting on the side or the adjacent road to the neighbour.

**Rear setback:**

It is allowed to build the ground floor after a distance of at least 6 metres (six meters) from the rear border of the land, and it is allowed to use this space only in floors that are used as parking. Its area shall not be calculated in the approved percentage and building heights.

**Article (97)**

**Heights:**

Building heights for multi-purpose connected buildings zones ( B1) overlooking main streets shall comply with the following controls :

1- The ceiling height of the ground floor and mezzanine together shall be of 7.50 metres (seven metres and fifty centimetres) measured from the level of the pavement to the bottom of the structural tiles of the mezzanine ceiling.

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.5 meters (one meter and fifty centimetres) from the level of the pavement.

**Article (98)**

**Parking:**

1- For residential use, parking spaces shall be provided within the plot of land, at the rate of one parking space per 100 square metres (one hundred square meters) of building percentage.

2- For other uses, the parking standards described in article (396) of this decision shall apply, with the obligation to provide the required parking either on the ground floor, on the upper floors, in the basement, or on all of them.

3- It is allowed to build multi-floors parking spaces on the borders of the land and on all sides. The parking spaces shall not be counted in the allowed building percentages and heights.

4- A separate entrance and exit shall be provided for parking spaces on the rear service road.

**Article (99)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for multi-purpose buildings zones (B1):

1- Residential floors shall be separated from the rest of the uses, provided that special entrances, lifts and staircases are assigned to them, in the case of multiple administrative uses, commercial uses or others.

2- The area of the residential or administrative unit shall not be less than 100 square metres (one hundred square metres).

3- The construction of an exterior wall for buildings on the border of a land is not allowed.

4- In cases where the areas of the plots of land are less than the areas mentioned in the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, the regulatory requirements mentioned in the zones that are compatible with their areas shall be applied to them.

**Chapter Nine**

**Areas of multi-purpose buildings overlooking internal courtyards and pedestrian corridors (B2) - BB2**

**Article (100)**

**Uses:**

The following are allowed in zones of multi-purpose buildings overlooking internal courtyards and pedestrian corridors (B2):

1- Commercial use is allowed only on the ground floor and mezzanine floor of the main facade, with a depth of at least 6 metres (six metres) from the land border, for buildings overlooking interior courtyards and pedestrian corridors.

2- Several or all residential or administrative uses are allowed on the ground floor and upper floors.

3- It is not allowed to use the setback area on the ground floor facing the rear service street, except for parking and for loading and unloading.

**Article (101)**

**Building percentage :**

Building percentage for multi-purpose buildings overlooking internal courtyards and pedestrian corridors (B2) shall comply with the following controls :

1- The building percentage shall not exceed 750% (seven hundred and fifty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

E- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

4- Spaces used for recreational activities and ancillary building are not counted in the allowed building percentage, provided that they do not exceed 20% (twenty percent) of the total building percentage.

**Article (102)**

**Setbacks:**

Building setbacks for multi-purpose buildings overlooking internal courtyards and pedestrian corridors (B2) shall comply with the following controls :

**Front setback:**

1- It is allowed to build on the front border lands overlooking on interior courtyards or interior pedestrian corridors, which is considered the main facade of the buildings, unless there is an approved building line in the detailed plans which shall be respected for the construction according to the approved plans.

2- The setback for the ground floor and upper floors shall not be less than 3 metres (three metres) from the front border of the land overlooking on internal courtyards and internal pedestrian corridors.

**Side setback:**

It is allowed to build on the side border of the land on the ground floor and mezzanine overlooking the neighbour, and the side setback shall be of 4.50 metres (four metres and fifty centimetres) on the first floor and upper floors, unless there is an approved building line in the detailed plans which shall be respected for the construction according to the approved plans.

**Rear setback:**

It is allowed to build the ground floor after a distance of at least 6 metres (six meters) from the rear border of the land, and it is allowed to use this space only in floors that are used as parking. Its area shall not be calculated in the approved percentage and building heights.

**Article (103)**

**Heights:**

Building heights for multi-purpose buildings overlooking internal courtyards and pedestrian corridors (B2) shall comply with the following controls :

1- The ceiling height of the ground floor and mezzanine together shall be of 7.50 metres (seven metres and fifty centimetres) measured from the level of the pavement to the bottom of the structural tiles of the mezzanine ceiling.

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

**Article (104)**

**Parking:**

1- For residential use, parking spaces shall be provided within the plot of land, at the rate of one parking space per 100 square metres (one hundred square meters) of building percentage.

2- For other uses, the parking standards described in article (396) of this decision shall apply, with the obligation to provide the required parking either on the ground floor, on the upper floors, in the basement, or on all of them.

3- It is allowed to build multi-floors parking spaces on the borders of the land and on all sides. The parking spaces shall not be counted in the allowed building percentages and heights.

4- A separate entrance and exit shall be provided for parking spaces on the rear service road.

**Article (105)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for multi-purpose buildings zones (B2):

1- Residential floors shall be separated from the rest of the uses, provided that special entrances, lifts and staircases are assigned to them, in the case of multiple administrative uses, commercial uses or others.

2- The area of the residential or administrative unit shall not be less than 100 square metres (one hundred square metres).

3- The construction of an exterior wall for buildings on the border of a land is not allowed.

**Chapter Ten**

**Green buildings zones -A - GBA**

**Article (106)**

**Uses:**

Residential, administrative uses, or both, are allowed in green buildings zones (A). Specific activities are also allowed in accordance with controls established by Planning and Urban Development Affairs, unless otherwise indicated in the approved classification plans.

**Article (107)**

**Building percentage :**

Building percentage for green buildings zones (A) shall comply with the following controls:

1- The building percentage shall not exceed 240% (two hundred and forty percent) of the land area.

2- The built space for any floor shall not exceed 30% (thirty percent) of the area of the land.

3- It is allowed to build a single floor allocated for facilities, recreational activities and building annexes., provided that it does not exceed 30% (thirty percent) of the area of the lot of land. Recreational activities are not allowed on the ground floor.

4- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

5- If the basement is to be used for parking, it is permitted to build an access ramp for cars on the front or side limits, provided that the approval of the service agencies is obtained.

**Article (108)**

**Setbacks:**

Building setbacks for green buildings zones (A) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor at a distance of at least 10 metres (ten metres) from the front facade border of the land facing a street or a road.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 1.20 centimetres (one meter and twenty centimetres). The setback zone shall be used for forestation and as green areas.

**Side setback:**

It is allowed to build the ground floor after a distance of at least 5 metres (five metres) from the side border of the land, and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as pedestrian corridors.

**Rear setback:**

It is allowed to build the ground floor after a distance of at least 15 metres (fifteen metres) from the rear side border while it is not allowed to realise upper projections on the floors above the ground floor with a maximum of 1.20 centimetres (one meter and twenty centimetres). The setback zone shall be used for forestation and as green areas.

**Article (109)**

**Heights:**

Building heights for green buildings zones (A) shall comply with the following controls:

1- The height of the building shall not exceed 8 floors (eight floors) with a maximum of 32 meters (thirty two meters), and in the case of construction of a basement, the maximum height shall be of 33.5 meters (thirty three meters and fifty centimetres) .

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

3- The height of facilities, recreational activities and building annexes floors shall not exceed 4 metres (four metres).

**Article (110)**

**Parking:**

1- Parking spaces shall be provided within the plot of land, at the rate of one parking space for each apartment of 150 square metres (one hundred and fifty square metres) or less, and two parking spaces for each apartment of more than 150 square metres (one hundred and fifty square metres). The required parking spaces shall be provided either on the ground floor, on upper floors, or in the basement, or in all of them. Multiple floors parking may also be built and parking shall not be counted in the allowed height.

2- Parking spaces shall be provided for each administrative office, provided that their number is not less than 4 parking spaces per 100 square metres (one hundred square metres) of surface area intended for offices.

**Article (111)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for green buildings zones (A):

1- The area allocated to afforestation and green spaces shall not be less than 65% (sixty-five percent) of the land area, provided that the area allocated to forestation shall not be less than 55% (fifty-five percent) of the land area, and the area allocated to green spaces (corridors and roadways) shall not exceed 10% (ten percent) of the land area.

2- In case of multiple residential and administrative uses, residential parts shall be separated from administrative uses provided that special entrances, lifts and staircases are assigned to them.

3- In the case of administrative offices, the surface area of the office unit shall not be less than 70 square metres (seventy square metres), with parking spaces provided in accordance with approved standards.

4- The area used for recreational activities, outbuildings and services shall not exceed 20% (twenty percent) of the total area of the building.

5- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

**Chapter Eleven**

**Green buildings zones - B - GBB**

**Article (112)**

**Uses:**

Residential or administrative uses, or both, are allowed in green building zones (B), as indicated by the approved classification plans.  Specific activities are also allowed in them according to the controls set by Urban Planning Affairs, unless otherwise indicated in the approved classification plans.

**Article (113)**

**Building percentage :**

Building percentage for green buildings zones (B) shall comply with the following controls:

1- The percentage of construction shall not exceed 180% (one hundred and eighty percent) of the surface area of the land.

2- The built space for any floor shall not exceed 30% (thirty percent) of the area of the land.

3- It is allowed to build a single floor allocated for facilities, recreational activities and building annexes., provided that it does not exceed 30% (thirty percent) of the area of the lot of land. Recreational activities are not allowed on the ground floor.

4- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

E- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (114)**

**Setbacks:**

Building setbacks for green buildings zones (B) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor at a distance of at least 10 metres (ten metres) from the front facade border of the land facing a street or a road.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 1.20 centimetres (one meter and twenty centimetres). The setback zone shall be used for forestation and as green areas.

**Side setback:**

It is allowed to build the ground floor after a distance of at least 5 metres (five metres) from the side border of the land, and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as pedestrian corridors.

**Rear setback:**

It is allowed to build the ground floor after a distance of at least 15 metres (fifteen metres) from the rear side border while it is not allowed to realise upper projections on the floors above the ground floor with a maximum of 1.20 centimetres (one meter and twenty centimetres). The setback zone shall be used for forestation and as green areas.

**Article (115)**

**Heights:**

Building heights for green building zones (B) shall comply with the following controls:

1- The height of the building shall not exceed 6 floors (six floors) with a maximum of 30 meters (thirty meters), and in the case of construction of a basement, the maximum height shall be of 31.50 meters (thirty one meters and fifty centimetres) .

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

3- The height of facilities, recreational activities and building annexes floors shall not exceed 4 metres (four metres).

**Article (116)**

**Parking:**

1- For residential use, parking spaces shall be provided within the plot of land, at the rate of one parking space per 100 square metres (one hundred square meters) of building percentage.

2- For other uses, the parking standards described in article (396) of this decision shall apply, with the obligation to provide the required parking either on the upper floors, in the basement, or on all of them.

3- Parking spaces are allowed on the ground floor located in the surface of the building only, provided that they are not counted in the allowed heights.

**Article (117)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for green buildings zones (B):

1- The area allocated to forestation and green spaces shall not be less than 70% (seventy percent) of the land area, provided that the area allocated to forestation shall not be less than 60% (sixty percent) of the land area, and that the area allocated to uncovered corridors shall not exceed 10% (ten percent) of the land area.

2- The area used for recreational activities and building annexes. shall not exceed 20% (twenty percent) of the total area of the building.

3- In case of multiple residential and administrative uses, residential parts shall be separated from administrative uses provided that special entrances, lifts and staircases are assigned to them.

4- The area of the residential or administrative unit shall not be less than 100 square metres (one hundred square metres).

5- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

**Part Twelve**

**Green buildings zones (C) - GBC**

**Article (118)**

**Uses:**

Residential or administrative uses, or both, are allowed in green building zones (C), as indicated by the approved classification plans. Specific activities are also allowed in them according to the controls set by Urban Planning Affairs, unless otherwise indicated in the approved classification plans.

**Article (119)**

**Building percentage :**

Building percentage for green buildings zones (C) shall comply with the following controls:

1- The building percentage shall not exceed 140% (one hundred and forty percent) of the land area.

2- The built space for any floor shall not exceed 35% (thirty five percent) of the area of the land.

3- It is allowed to build a single floor allocated for facilities, recreational activities and building annexes, provided that it does not exceed 35% (thirty five percent) of the area of the land.

4- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

b- The basement shall be used for parking, recreational activities and building annexes.

C- The area of the basement shall not be included in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

5- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (120)**

**Setbacks:**

Building setbacks for green buildings zones (C) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor at a distance of at least 10 metres (ten metres) from the front facade border of the land facing a street or a road.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 1.20 centimetres (one meter and twenty centimetres). The setback zone shall be used for forestation and as green areas.

**Side setback:**

It is allowed to build the ground floor after a distance of at least 5 metres (five metres) from the side border of the land, and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as pedestrian corridors.

**Rear setback:**

1- It is allowed to build the ground floor at a distance of at least 15 meters (fifteen meters) from the rear border of the land.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 1.20 centimetres (one metre twenty centimetres).

3- The setback area shall be used for forestation and green spaces.

**Article (121)**

**Heights:**

Building setbacks for green buildings zones (C) shall comply with the following controls:

1- The height of the building shall not exceed 4 floors (four floors) with a maximum of 20 meters (twenty meters), and in the case of construction of a basement, the maximum height shall be of 21.50 meters (twenty one meters and fifty centimetres) .

2- If a basement is built, the height of the ground floor must not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

3- The height of facilities, recreational activities and building annexes floors shall not exceed 4 metres (four metres).

**Article (122)**

**Parking:**

1- For residential use, parking spaces shall be provided within the plot of land, at the rate of one parking space per 100 square metres (one hundred square meters) of building percentage.

2- For other uses, the parking standards described in article (396) of this decision shall apply, with the obligation to provide the required parking either on the ground floor, on the upper floors, in the basement, or on all of them. Parking are also allowed on the ground floor located in the built-up area only, provided that it is not counted in the allowed heights.

**Article (123)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for green buildings zones (C):

1- The area allocated to forestation, green spaces, corridors and uncovered roads shall not be less than 65% (sixty five percent) of the land area, provided that the area allocated to forestation shall not be less than 55% ( fifty five percent) of the land area, and that the area allocated to uncovered corridors shall not exceed 10% (ten percent) of the land area.

2- The area used for recreational activities and building annexes. shall not exceed 20% (twenty percent) of the total area of the building.

3- In case of multiple residential and administrative uses, residential parts shall be separated from administrative uses provided that special entrances, lifts and staircases are assigned to them.

4- The area of the residential or administrative unit shall not be less than 100 square metres (one hundred square metres).

5- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

**Part Thirteen**

**Green buildings zones (D) - GBD**

**Article (124)**

**Uses:**

Residential or administrative uses, or both, are allowed in green building zones (D) as indicated by the approved classification plans. Specific activities are also allowed in them according to the controls set by Urban Planning Affairs, unless otherwise indicated in the approved classification plans.

**Article (125)**

**Building percentage :**

Building ratios for green building zones (D) shall comply with the following controls:

1- The building percentage shall not exceed 120% (one hundred and twenty percent) of the land area.

2- The built space for any floor shall not exceed 40% (forty percent) of the area of the land.

3- It is allowed to build a single floor allocated for facilities, recreational activities and building annexes., provided that it does not exceed 40% (forty percent) of the area of the land.

4- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used for parking and recreational activities and building annexes. are allowed.

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for recreational activities and building annexes.

5- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (126)**

**Setbacks:**

Building setbacks for green buildings zones (D) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor at a distance of at least 10 metres (ten metres) from the front facade border of the land facing a street or a road.

2- It is not allowed to realise upper projections on the floors above the ground floor. The setback area shall be used for forestation and green spaces.

**Side setback:**

1- It is allowed to build the ground floor at a distance of at least 5 meters (five meters) from the side border of the land.

2- It is not allowed to realise upper projections on the floors above the ground floor. The setback area shall be used for forestation and as pedestrian corridors.

**Rear setback:**

1- It is allowed to build the ground floor at a distance of at least 15 meters (fifteen meters) from the rear border of the land.

2- It is allowed to realise upper projections on the floors above the ground floor, with a maximum of 1.20 centimetres (one meter and twenty centimetres). The setback zone shall be used for forestation and as green areas.

**Article (127)**

**Heights:**

Building heights for green buildings zones (D) shall comply with the following controls:

1- The height of the building shall not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters), and in the case of construction of a basement, the maximum height shall be of 16.50 meters (sixteen meters and fifty centimetres) .

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

3- The height of facilities, recreational activities and building annexes floors shall not exceed 4 metres (four metres).

**Article (128)**

**Parking:**

1- For residential use, parking spaces shall be provided within the plot of land, at the rate of one parking space per 100 square metres (one hundred square meters) of building percentage.

2- For other uses, the parking standards described in article (396) of this decision shall apply, with the obligation to provide the required parking either on the ground floor, on the upper floors, in the basement, or on all of them. Parking are also allowed on the ground floor located in the built-up area only, provided that it is not counted in the allowed heights.

**Article (129)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for green buildings zones (D):

1- The area allocated to forestation, green spaces, corridors and uncovered roads shall not be less than 60% (sixty percent) of the land area, provided that the area allocated to forestation shall not be less than 50% ( fifty percent) of the land area, and that the area allocated to uncovered corridors shall not exceed 10% (ten percent) of the land area.

2- The area used for recreational activities and building annexes. shall not exceed 20% (twenty percent) of the total area of the building.

3- In case of multiple residential and administrative uses, residential parts shall be separated from administrative uses provided that special entrances, lifts and staircases are assigned to them.

4- The area of the residential or administrative unit shall not be less than 100 square metres (one hundred square metres).

5- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres). It is also allowed to add a mezzanine that shall not be counted in the building percentage.

**Part Four**

**Industrial Areas**

**Chapter One**

**Productive industrial zones (A) - DA**

**Article (130)**

Without prejudice to applicable industrial laws and regulations, Productive industrial zones (A) are zones of a special nature that require the approval of Industry Affairs in coordination with other service authorities, and that the provisions of the Implementing Regulations of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development; in the event of a desire to divide the real estate in the future.

**Chapter Two**

**Productive industrial zones (B) - DB**

**Article (131)**

**Uses:**

Production industrial uses are allowed in productive industrial zones (B) as well as administrative offices, exhibitions and warehouses that are assigned to the products of these industries. Specific commercial uses are also allowed in these zones in accordance with the controls established by Urban Planning Affairs as indicated by the approved classification plans.

**Article (132)**

**Building percentage :**

Building percentage for productive industrial zones (B) shall comply the following controls:

1- The building percentage of all establishments shall not exceed 240% (two hundred and forty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- It is allowed to build a mezzanine that does not exceeding 70% (seventy percent) of the surface area of the ground floor. It shall not be calculated within the allowed building percentages.

4- The total area of the building intended for use as a showroom shall not exceed 20% (twenty percent) of the area of the ground floor.

5- It is allowed to build a single-floor basement at the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used for parking, and building annexes..

C- The area of the basement shall not be counted in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for buildings annexes.

6- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (133)**

**Setbacks:**

Building setbacks for productive industrial zones (B) shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor and the mezzanine at a distance of at least 6 metres (six meters) from the front border of the land facing a street or road, and this distance is designated as uncovered parking to be prepared by the owner.

2- Projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.20 metres (one metre and twenty centimetres).

**Side and rear setback:**

It is allowed to build at a distance of at least 4 metres (four meters) from the border of the land for the side and rear facades, while it is not allowed to make projections on the floors above the ground floor.

**Article (134)**

**Heights:**

Building heights in productive industrial zones (B) shall comply with the following controls:

1- The height of the building shall not exceed 4 floors (four floors) with a maximum of 24 meters (twenty four meters), and in case a basement is constructed, its maximum height shall be of 25.50 meters ( twenty five meters and fifty centimetres). The height may be increased depending on the nature of the project; provided that the approval of Industrial Affairs is obtained.

2- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

**Article (135)**

**Parking:**

Additional parking shall be provided so that the number of parking would not be less than one per each 200 square metres (two hundred square metres) of built-up area. The parking standards described in Article (396 ) of this Decision shall be applied and the required parking shall be provided either on the ground floor, or on the upper floors, or in the basement, or in all of them. Parking spaces are not included in the allowed percentages and building heights.

**Article (136)**

**Special Requirements:**

In addition to the previous requirements, the special requirements for productive industrial zones (B) shall take into account the provisions of the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development; in the event of a desire to divide the real estate in the future.

**Chapter Three**

**Light industrial zones - LD**

**Article (137)**

**Uses:**

Light industrial uses, workshops, administrative offices, warehouses, exhibitions and workers accommodation are allowed in light industrial zones . Specific commercial uses are also allowed according to controls established by Urban Planning Affairs, as indicated by the approved classification plans. .

**Article (138)**

**Building percentage :**

Building percentage for light industrial zones shall comply with the following controls:

1- The building percentage of all the structures shall not exceed 240% (two hundred and forty percent) of the area of the land, provided that the building percentage allocated to residential use does not exceed 120% (one hundred and twenty percent) of the area of the land.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3-The percentage of commercial use shall not exceed 20% (twenty percent) of the ground floor area, provided that it is on the side facing the street towards which an opening is allowed, and with a depth not exceeding 10 metres (ten metres) from the front border of the building.

3- It is allowed to build a mezzanine in the ground floor that does not exceed 70% (seventy percent) of its surface area. It shall not be calculated within the allowed building percentages.

5- The area of a workshop shall not be less than 100 square metres (one hundred square meters).

6- The area of the separate showroom or the showroom and warehouse shall not be less than 100 square metres (one hundred square meters), and the area of the workers accommodation unit shall not be less than 70 square metres (seventy square meters). It is allowed to build a showroom only on the ground.

7- The area of the office unit shall not be less than 70 square metres (seventy square metres), provided that one parking space is allocated for each unit.

8- It is allowed to build a single-floor basement at the borders of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The area of the basement shall not be included in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for buildings annexes.

9- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

7- It is allowed to build housing facilities on the roof of the building, on the rear side of the roof of the building, after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area, and it shall not be counted in the percentage of construction. If the floor area is less than 100 square metres (one hundred square metres), 30 square metres (thirty square metres) may be built, with a maximum height of 4 metres (four metres) that shall not be counted in the allowed building heights.

5- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres).

**Article (139)**

**Setbacks:**

Setbacks in light industrial zones shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor and the mezzanine at a distance of at least 6 metres (six meters) from the front border of the land facing a street or road, and this distance is designated as uncovered parking to be prepared by the owner. Upper projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.20 metres (one metre and twenty centimetres).

**Side and rear setback:**

It is allowed to build a ground floor at a distance of at least 4 metres (four meters) from the border of the land for the side and rear facades, while it is not allowed to realise upper projections on the floors above the ground floor.

**Article (140)**

**Heights:**

The heights of light industrial zones shall comply with the following controls:

1- The height of the building shall not exceed 4 floors (four floors) with a maximum of 24 meters (twenty four meters), and in case a basement is constructed, its maximum height shall be of 25.50 meters ( twenty five meters and fifty centimetres). The height may be increased depending on the nature of the project; provided that the approval of Industrial Affairs is obtained.

2- It is allowed to use the full height of the ground floor of 24 metres (twenty-four metres).

3- If a basement is built, the height of the ground floor must not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

**Article (141)**

**Parking:**

1- Additional parking shall be provided so that the number of parking would not be less than one per each 200 square metres (two hundred square metres) of built-up area.

2- For other uses, the parking standards described in article (396) of this decision shall apply, with the obligation to provide the required parking either on the ground floor, on the upper floors, in the basement, or on all of them. It is also allowed to built multi-floors parking in accordance with the standards approved for multi-floors parking and referred to in this Decision. Parking spaces shall not be included in the allowed percentages or the number of allowed floors while the total height of the structure including parking floors shall not exceed the allowed height.

3- 0.25 parking spaces per 100 square metres (one quarter of a parking space per one hundred square metres) shall be provided if the project is for workers accommodation.

**Article (142)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for light industrial zones :

1- Adherence to the provisions of Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction in case of desire to divide the real estate in the future.

2- The building of connected or semi-connected light industrial buildings, workshops and warehouses is allowed, subject to the approval of Civil Defence Affairs with regard to the definition of emergency exits, assembly points and other safety and security requirements in the event of emergencies such as fire etc., taking into account ease of movement between groups of buildings.

3- It is allowed to build a guard's room on the front border of the land in such a way that its area does not exceed 20 square metres (twenty square meters), that shall not be counted in the building percentage. It is not allowed to build the guard's room without the presence of the main building.

4- The standards for worker accommodation set out in Chapter Thirteen of this Part shall apply.

**Chapter Four**

**Workshop and maintenance services zones - WS**

**Article (143)**

**Uses:**

Light industrial and service workshops, workers accommodation and administrative offices are allowed in workshop and maintenance service zones , as well as specific commercial uses therein in accordance with the controls established by Urban Planning Affairs, as indicated by the approved classification plans.

**Article (144)**

**Building percentage :**

Building percentage for workshops and maintenance service zones shall comply with the following controls:

1- The building percentage of all the structures shall not exceed 240% (two hundred and forty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3-The percentage of commercial use shall not exceed 20% (twenty percent) of the ground floor area, provided that it is on the side facing the street, with a depth not exceeding 10 metres (ten metres) from the front border of the building.

4- It is allowed to build a mezzanine in the ground floor that does not exceed 70% (seventy percent) of its surface area. It shall not be counted within the allowed building percentages.

5- The residential building percentage shall not exceed 120% (one hundred and twenty percent) of the land area.

7- It is allowed to build a single-floor basement at the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The area of the basement shall not be included in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for buildings annexes.

7- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

8- The area of one workshop and one commercial unit shall not be less than 50 square metres (fifty square meters).

9- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres).

**Article (145)**

**Setbacks:**

Building setbacks for workshops and maintenance service zones shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor and the mezzanine at a distance of at least 6 metres (six meters) from the front border of the land facing a street or road, and this distance is designated as uncovered parking space.

2- Projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.20 metres (one metre and twenty centimetres).

**Side and rear setback:**

It is allowed to build a ground floor at a distance of at least 2 metres (two meters) from the border of the land for the side and rear facades, while it is not allowed to realise upper projections on the floors above the ground floor.

**Article (146)**

**Heights:**

Building heights for workshop and maintenance service zones shall comply with the following controls:

1- The height of the building shall not exceed 4 floors (four floors) with a maximum of 24 meters (twenty four meters), and in the case of construction of a basement, the maximum height shall be of 25.50 meters (twenty five meters and fifty centimetres) .

2- An increase in height shall be allowed in cases where industrial equipment with special specifications is required, provided that approval is obtained from Industry Affairs and other service authorities.

3- If a basement is built, the height of the ground floor must not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

**Article (147)**

**Parking:**

1- Additional parking shall be provided so that the number of parking would not be less than one per each 200 square metres (two hundred square metres) of built-up area.

2- For other uses, the parking standards described in article (396) of this decision shall apply, with the obligation to provide the required parking either on the ground floor, on the upper floors, in the basement, or on all of them.

3- It is also allowed to built multi-floors parking in accordance with the standards approved for multi-floors parking and referred to in this Decision. Parking spaces shall not be included in the allowed percentages or the number of allowed floors while the total height of the structure including parking floors shall not exceed the allowed height.

**Article (148)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for workshops and maintenance services zones :

1- Adherence to the provisions of Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction in case of desire to divide the real estate in the future.

2- The building of connected or semi-connected light industrial buildings, workshops and warehouses is allowed, subject to the approval of Civil Defence Affairs with regard to the definition of emergency exits, assembly points and other safety and security requirements in the event of emergencies such as fire etc., taking into account ease of movement between groups of buildings.

3- The standards for worker accommodation set out in Chapter Thirteen of this Part shall apply.

**Chapter Five**

**Service Areas - S**

**Article (149)**

**Uses:**

Service uses, workshops for maintenance and repair services, oil change, tyre repair, etc...are allowed in the service zones . Administrative offices, warehouses, and workers accommodation, specific commercial uses are also allowed in them according to controls set by the Urban Planning Affairs, as indicated by the approved classification plans.

**Article (150)**

**Building percentage :**

Building percentage for services zones shall comply with the following controls:

1- The building percentage of all the structures shall not exceed 180% (one hundred eighty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- It is allowed to build a mezzanine that does not exceeding 70% (seventy percent) of the surface area of the ground floor. It shall not be calculated within the allowed building percentages.

4- The residential building percentage shall not exceed 90% (ninety percent) of the land area.

5-The percentage of commercial use shall not exceed 20% (twenty percent) of the ground floor area, provided that it is on the side facing the street, with a depth not exceeding 10 metres (ten metres) from the front border of the building.

7- It is allowed to build a single-floor basement at the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The area of the basement shall not be included in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for buildings annexes.

7- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

8- The surface area of the commercial or exhibition unit shall not be less than 30 square metres (thirty square meters), and the surface area of the offices and workers accommodation unit shall not be less than 70 square metres (seventy square meters) or one unit for each floor.

9- The surface area of a workshop shall not be less than 30 square metres (thirty square metres).

10- The standards for worker accommodation set out in Chapter Thirteen of this Part shall apply.

9- The conditions provided in Part twelve of this Decision shall be applied, for lands having commercial and services facades, while allowing the construction of upper projections above the ground floor of a maximum of 1.20 meters (one meter and twenty centimetres).

**Article (151)**

**Setbacks:**

Services zones setbacks shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor and the mezzanine at a distance of at least 5 metres (five meters) from the front border of the land facing a street or road, and this distance is designated as uncovered parking to be prepared by the owner.

2- Projections are permitted on floors above the ground floor and mezzanine, up to a maximum of 1.20 metres (one metre and twenty centimetres).

**Side setback:**

It is allowed to built on the side borders of the plot of land and in case of realization of openings overlooking the neighbouring side, it is necessary to leave verandas (interior and exterior courtyards) as stipulated in the implementing regulation of Legislative Decree No. (13) of 1977 promulgating the Buildings Organization Law.

**Rear setback:**

It is allowed to build the rear facade at a distance of at least 2 metres (two meters) from the rear border of the land, while it is not allowed to realise upper projections on the floors above the ground floor.

**Article (152)**

**Heights:**

The heights of service zones shall comply with the following controls:

1- The height of the building shall not exceed 3 floors (three floors) with a maximum of 18 meters (eighteen meters), and in the case of construction of a basement, the maximum height shall be of 19.50 meters (nineteen meters and fifty centimetres) .

2- If a basement is built, the height of the ground floor must not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

**Article (153)**

**Parking:**

1- It is allowed to provide additional parking spaces either on the ground floor, upper floors, or in the basement, or on all of them. The parking are not counted in the building percentage or the number of authorised floors provided that the total height, including the floors of parking spaces, does not exceed the maximum allowed height.

2- For other uses, the parking standards stipulated in article (396) of this Decision shall apply.

**Article (154)**

**Special requirements:**

In addition to the previous requirements, the special requirements for services zones shall take into account the provisions of the Implementing Regulation of the Legislative Law No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development; in the event of desire to divide the real estate in the future.

**Chapter Six**

**Warehouses and storage zones - WHS**

**Article (155)**

**Uses:**

Warehouses, storages and administrative offices are allowed to be built in storage and warehousing zones, and specific commercial uses are allowed therein in accordance with controls established by Urban Planning Affairs, as indicated by the approved classification plans.

**Article (156)**

**Building percentage :**

Building percentage for storage and warehousing zones shall comply with the following controls:

1- The building percentage of all the structures shall not exceed 180% (one hundred eighty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- The building area for administrative offices shall not exceed 20% (twenty percent) of the surface area of the land, and shall be calculated as part of the building percentage.

7- It is allowed to build a single-floor basement at the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The area of the basement shall not be included in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for buildings annexes.

5- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

6- The surface area of one storage shall not be less than 100 square metres (one hundred square meters), unless otherwise specified in the approved classification plans.

**Article (157)**

**Setbacks:**

Setbacks in warehouses and storage zones shall comply with the following controls:

**Front setback:**

Warehouses structures shall be set back at least 6 metres (six meters) from the front end of the facility to be used as parking for roofless cars and for loading and unloading operations. Upper projections are not allowed in the floors above the ground floor.

**Side and rear setback:**

Warehouses shall be set back at least 3 metres (three meters) from side and rear facades, and no projections shall be allowed.

**Article (158)**

**Heights:**

The heights of storages and warehouse zones shall comply with the following controls:

1- The height of the building shal not exceed 3 floors (three floors) with a maximum of 18 metres (eighteen metres), and in the event of the construction of a basement, the maximum height shall be of 19.50 metres (nineteen metres and fifty centimetres) .

2- An exception is for warehouses that require technical equipment with special specifications, subject to the approval of Industry Affairs.

**Article (159)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for warehouses and storages zones:

1- Adherence to the provisions of Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction in case of desire to divide the real estate in the future.

2- The building of connected or semi-connected warehouses and storages is allowed, subject to the approval of Civil Defence Affairs with regard to the definition of emergency exits, assembly points and other safety and security requirements in the event of emergencies such as fire etc., taking into account ease of movement between groups of storages.

3-A distance of at least 4 metres (four meters) shall be left between warehouses and storages on the same plot of land.

3- It is allowed to build a guard's room on the front border of the land in such a way that its area does not exceed 20 square metres (twenty square meters), that shall not be counted in the building percentage.

**Chapter Seven**

**Light activities zones - LT**

**Article (160)**

**Uses:**

Light commercial activities, clean and non-industrial workshops and laboratories that are specified according to the controls established by Urban Planning Affairs are allowed in light activities zones, in addition to administrative offices and warehouses, as indicated by the approved classification plans.

**Article (161)**

**Building percentage :**

Building percentage for light activities zones shall comply with the following controls:

1- The building percentage of all the structures shall not exceed 180% (one hundred eighty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3-The percentage of commercial use shall not exceed 50% (fifty percent) of the ground floor area, provided that it is on the side facing the street, with a depth not exceeding 10 metres (ten metres) from the front border of the building.

4- The surface area of a shop shall not be less than 30 square metres (thirty square metres).

5- The surface area of an office unit shall not be less than 50 square metres (fifty square metres).

6- It is allowed to build a mezzanine that does not exceed 70% (seventy percent) of the surface area of the shop in the ground floor and it shall not be calculated within the allowed building percentages.

7- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The area of the basement shall not be included in the allowed building percentage.

D- It is not allowed to open directly onto the street or from outside the plot of land if the basement is to be used for buildings annexes.

8- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

9- It is allowed to build housing facilities on the roof of the building, on the rear side of the roof of the building, after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area, and it shall not be counted in the percentage of construction. If the floor area is less than 100 square metres (one hundred square metres), 30 square metres (thirty square metres) may be built, with a maximum height of 4 metres (four metres) that shall not be counted in the total allowed building heights.

**Article (162)**

**Setbacks:**

Setbacks in light activities zones shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor and the mezzanine at a distance of at least 5 metres (five meters) from the front border of the land facing a street or road, and this distance is designated as a uncovered parking, to be adapted by the owner.

2- Projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.20 metres (one metre and twenty centimetres).

**Side and rear setback:**

The building shall setback at a distance of at least 2 metres (two meters) from the rear and side borders of the land, while it is not allowed to realise upper projections on the floors above the ground floor.

**Article (163)**

**Heights:**

Heights in light activities zones shall comply with the following controls:

1- The height of the building shall not exceed 3 floors (three floors) with a maximum of 18 meters (eighteen meters), and in the case of construction of a basement, the maximum height shall be of 19.50 meters (nineteen meters and fifty centimetres).

2- If a basement is built, the height of the ground floor must not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

**Article (164)**

**Parking:**

1- It is allowed to provide additional parking spaces either on the ground floor, upper floors, or in the basement, or on all of them. The parking are not shall be in the building percentage or the number of authorised floors provided that the total height, including the floors of parking spaces, does not exceed the maximum allowed height.

2- For other uses, the parking standards stipulated in article (396) of this Decision shall apply.

**Article (165)**

**Special requirements:**

In addition to the previous requirements, the special requirements for light activities zones (B) shall take into account the provisions of the Implementing Regulation of the Legislative Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development; in the event of desire to divide the real estate in the future.

**Chapter Eight**

**Cars inspection centres - CIR**

**Article (166)**

**Uses:**

In cars inspection centres, it is allowed to establish cars inspection centres, and private commercial and service uses are allowed, after obtaining the approvals of the General Directorate of Traffic and Urban Planning Affairs, in accordance with the controls and standards, and as indicated by the approved classification plans.

**Article (167)**

**Special requirements:**

Technical and economic studies related to the direct social, urban, economic and traffic impacts of the implementation of the project shall in some occasions be conducted to obtain the approval of this type of project.

**Chapter Nine**

**Industrial projects zones A - IND A**

**Article (168)**

**Uses:**

Administrative and industrial productive uses (light and medium warehouses), commercial, workers accommodation, employees accommodation, hotels, mosques, services and open spaces are allowed in the industrial project zones (A), according to the approved classification plans.

**Article (169)**

**Building percentage :**

Building percentage for industrial projects zones (A) shall comply with the following controls:

1- The building percentage of administrative uses shall not exceed 300% (three-hundred percent) of the land area.

2- The building percentage of industrial uses shall not exceed 120% (one hundred and twenty percent) of the land area.

3- The building percentage of commercial uses shall not exceed 130% (one hundred thirty percent) of the land area.

4- The building percentage of workers’ housing shall not exceed 300% ( three-hundred percent) of the land area.

5- The building percentage for employees accommodation shall not exceed 500% (five hundred percent) of the land area.

6- The building percentage of the Hotel shall not exceed 500% (five hundred percent) of the land area.

7- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

8- It is allowed to add a mezzanines that shall not be counted in the building percentage and its area shall not exceed 50% (fifty percent) of the ground floor area.

**Article (170)**

**Setbacks:**

The setbacks in the industrial projects zones (A) shall comply with the following controls :

**Front setback:**

A set-back of at least 6 meters (six meters) shall be left for all uses, except for the Hotel where a set-back of at least 10 meters (ten meters) is required.

**Side setback:**

1-A setback of at least 3 meters (three meters) for administrative uses, warehouses, commercial uses, workers accommodation and employees accommodation shall be left.

2- A setback of at least 4 meters (four meters) shall be left for light and medium industrial uses.

3- A setback of at least 5 meters (five meters) shall be left for the Hotel.

**Rear setback:**

1-A setback of at least 3 meters (three meters) for administrative uses, warehouses, commercial uses, workers accommodation and employees accommodation shall be left.

2- A setback of at least 4 meters (four meters) shall be left for light and medium industrial uses.

3- A setback of at least 5 meters (five meters) shall be left for the Hotel.

**Article (171)**

**Heights:**

The heights in the industrial projects zones (A) shall comply with the following controls :

1- The height of the building shall not exceed 6 floors (six floors) with a maximum height of 30 meters (thirty meters), with the possibility to build a mezzanine for administrative uses and workers accommodation.

2- The height of the building shall not exceed two floors, with a maximum of 20 meters (twenty meters) for warehouses and 24 meters (twenty-four meters) for light and medium industries, mezzanine being allowed.

3- The height of the building shall not exceed 3 floors (three floors) with a maximum height of 18 meters (eighteen meters), with the possibility to build a mezzanine for commercial uses.

4- The height of the building shall not exceed 10 floors (ten floors) with a maximum height of 35 meters (thirty five meters), with the possibility to build a mezzanine for workers accommodation and for the Hotel.

5- The heights of the buildings shall comply with the regulatory requirements contained in the regions that are consistent with their areas.

6- The height of the building shall not exceed 4 floors (four floors) and a maximum of 24 meters (twenty-four meters). In industrial facilities with special specifications, it is allowed to increase the height of the building, after obtaining the approval of Urban Planning Affairs, and the building percentage shall not exceed (the floor area of the building) 60% (sixty percent) of the surface of the industrial land and not be less than 40% (forty percent) of it.

7- The height shall not exceed 2.2 meters (two meters and twenty centimetres) when designing the side wall.

8- An increase in the total height of the building may be allowed if the justifications for the required increase are provided and if they are in accordance with the urban character of the surrounding area.

**Article (172)**

**Parking:**

1- A minimum of 1.5 parking spaces (one and a half parking space) shall be provided for each 100 square meters (one hundred square meters) of the area of the ground floor and the mezzanine, and one parking space for each 100 square meters (one hundred square meters) of floor space for the upper floors of administrative offices.

2- At least 0.5 parking space (half parking space) shall be provided for every 100 square meters (one hundred square meters) of floor area for industrial use.

3- At least 1.5 parking space (one and a half parking space) shall be provided for every 100 square meters (one hundred square meters) of floor area for commercial use.

4- Parking spaces may be provided for the workers’ housing depending on the need.

5- One parking space per apartment of employees accommodation shall be provided.

6- At least 1.2 parking spaces (one point two out of ten parking spaces) shall be provided for each hotel room.

7- The parking spaces in the front setback of the site are limited to visitors' cars only and they shall be avoided in the first three meters of the real estate front borders, to leave enough space for green spaces.

**Article (173)**

**Special requirements:**

In addition to the previous requirements, the following shall be taken into account in the special requirements for industrial projects zones (A):

1- The department concerned with industrial zones in the Industry Affairs shall ensure that the special requirements are met in each development process, and the final approval on the individual designs and drawings of the buildings and their green space plans shall be issued by the technical team of this department.

2- All proposals for buildings, parking and green spaces that are affiliated with it shall comply with all the town planning and construction control regulations applicable in the region and submitted to the administration of the municipality concerned.

3- The front setbacks of the building shall be consistent and not be used to store goods, materials or waste. It shall be noted that the front and side setbacks are different in industrial spaces.

4- The setback of the building on the main road shall not be of less than 6 meters (six meters) and the lateral setback on the road shall not be less than 4 meters (four meters), with the exception of the the Bahrain International Investment Park, where the setback of the building on the main roads shall not be less than 15 meters (fifteen meters) and the lateral setbacks of the building shall not be less than 6 meters (six meters). Sufficient space shall be provided for the movement of trucks, parking spaces and loading and unloading works.

5- The standards of accommodation for workers mentioned in Chapter thirteen of this Part shall be applied.

**Chapter Ten**

**Industrial projects zones B - IND B**

**Article (174)**

The industrial projects area (B) is subject to the rules and regulations established by Bahrain Mumtalakat Holding Company BMC (Closed).

**Chapter Eleven**

**Industrial projects zones C - IND C**

**Article (175)**

**Uses:**

The uses of services, knowledge-based activities, technological uses (manufacturing and assembly), large, medium and small productive industries, warehouses, industries from small and medium-sized enterprises, clean industries and commercial uses are allowed in the industrial projects zones (C), according to the approved classification plans.

**Article (176)**

**Building percentage :**

The building percentage for industrial projects zones (C) shall comply with the following controls:

1- The building percentage for the uses of services and knowledge-based activities shall not exceed 300% (three hundred percent) of the land area, provided that the building surfaces for any floor do not exceed 40% (forty percent) of the land area.

2- The building percentage for technological uses (manufacturing and assembly) shall not exceed 175% (one hundred and seventy-five percent) of the land area, provided that the building surfaces for any floor do not exceed 50% (fifty percent) of the land area.

3- The building percentage for large, medium and small production industries and warehouses shall not exceed 125% (one hundred and twenty-five percent) of the land area, provided that the building surfaces for each floor do not exceed 50% (fifty percent) of the land area.

4- The building percentage of industries from small and medium-sized enterprises shall not exceed 90% (ninety percent) of the land area, provided that the building surfaces for each floor do not exceed 60% (sixty percent) of the land area.

5- The building percentage for clean industries shall not exceed 75% (seventy-five percent) of the land area, provided that the building areas for any floor do not exceed 50% (fifty percent) of the land area.

6- The building percentage for commercial use shall not exceed 300% (three hundred percent) of the land area, provided that the building surfaces for any floor do not exceed 40% (forty percent) of the land area.

7- It is allowed to add a mezzanine that shall not be counted in the building percentage and its area shall not exceed 50% (fifty percent) of the ground floor area.

**Article (177)**

**Setbacks:**

The setbacks in the industrial projects zones (c) shall comply with the following controls :

**Front setback:**

A set-back of at least 15 meters (fifteen meters) shall be left for all uses, from the front border of the land and from the side of the street.

**Side and rear setback:**

1- A set-back of at least 12 meters (twelve meters) shall be left for all uses, from the side border of the land to the windows facades.

2- A set-back of at least 12 meters (twelve meters) shall be left for the uses of services, knowledge based activities and commercial uses and a setback of at least 6 meters (six meters) for the rest of the uses, from the side border of the land to the facades without windows.

**Article (178)**

**Heights:**

The heights in the industrial projects zones (C) shall comply with the following controls :

1- The height of the building shall not exceed 8 floors (eight floors) with a maximum height of 30 meters (thirty meters), the mezzanine being authorized for service uses, knowledge activities and clean industries.

2- The height of the building shall not exceed 3 floors (three floors) with a maximum of 18 meters (eighteen meters), with a mezzanine authorized for technological uses (manufacturing and assembly).

3- The height of the building shall not exceed two floors with a maximum of 12 meters (twelve meters), while allowing mezzanines for large, medium and small production industries, warehouses and industries from small and medium enterprises.

4- The height of the building shall not exceed 8 floors (eight floors) with a maximum height of 15 meters (fifteen meters), with the authorization of the mezzanine for commercial use.

5- The heights of the buildings shall comply with the regulatory requirements contained in the regions that are consistent with their areas.

6- The height of the building shall not exceed 4 floors (four floors) and a maximum of 24 meters (twenty-four meters). In industrial facilities with special specifications, it is allowed to increase the height of the building, after obtaining the approval of Urban Planning Affairs, and the building percentage shall not exceed (the floor area of the building) to 60% (sixty percent) of the surface of the industrial land and shall not be less than 40% (forty percent) of it.

7- When designing the border wall, the height should not exceed 2.2 meters (two meters and twenty centimetres).

8- It may be allowed to increase the total height of the building by 4 floors (four floors) and a mezzanine if the justifications for the required increase are provided and that they are in accordance with the urban character of the surrounding area.

**Article (179)**

**Parking:**

1- At least 1.5 parking spaces (one and a half parking spaces) per 100 square meters (one hundred square meters) of floor space shall be provided for service uses, knowledge activities, technological uses (manufacturing and assembly), large, medium and small production industries, warehouses and commercial uses.

2- At least one parking space per 100 square meters (one hundred square meters) of floor space shall be provided for industries used by small and medium-sized enterprises and clean industries.

**Article (180)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for industrial projects zones (C):

1- The department concerned with industrial zones in the Industry Affairs shall ensure that this requirements are met in each development process, and the final approval on the individual designs and drawings of the buildings and their green space plans shall be issued by the technical team of this department.

2-   All proposals for buildings, parking and green spaces that are affiliated with it shall comply with all planning and construction control regulations as determined by the relevant department for industrial zones in Industrial Affairs.

3- The front setbacks of the building shall be consistent and not be used to store goods, materials or waste. It shall be noted that the front and side setbacks are different in industrial spaces.

4- The setback of the building on the main road shall not be of less than 6 meters (six meters) and the lateral setback on the road shall not be less than 4 meters (four meters), with the exception of the Bahrain International Investment Park, where the setback of the building on the main roads shall not be less than 15 meters (fifteen meters) and the lateral setbacks of the building shall not be less than 6 meters (six meters). Sufficient space shall be provided as indicated for the movement of trucks, parking spaces and loading and unloading works.

**Chapter Twelve**

**Industrial projects zones D - IND D**

**Article (181)**

**Uses:**

Light and medium production industries and warehouses are allowed in industrial projects zones (D) as indicated by the approved classification plans.

**Article (182)**

**Setbacks:**

The setbacks in the industrial projects zones (D) shall comply with the following controls :

1- The front setbacks of the building shall be consistent and not be used to store goods, materials or waste. It shall be noted that the front and side setbacks are different in industrial spaces.

2- The setback of the building on the main road shall not be of less than 6 meters (six meters) and the lateral setback on the road shall not be less than 4 meters (four meters), with the exception of the the Bahrain International Investment Park, where the setback of the building on the main roads shall not be less than 15 meters (fifteen meters) and the lateral setbacks of the building shall not be less than 6 meters (six meters). Sufficient space shall be provided as indicated for the movement of trucks, parking spaces and loading and unloading works.

**Article (183)**

**Heights:**

The heights in the industrial projects zones (d) shall comply with the following controls :

1- The heights of the buildings shall comply with the regulatory requirements contained in the regions that are consistent with their areas.

2- The height of the building shall not exceed 4 floors (four floors) and a maximum of 24 meters (twenty-four meters). In industrial facilities with special specifications, it is allowed to increase the height of the building, after obtaining the approval of Urban Planning Affairs, and the building percentage shall not exceed (the floor area of the building) 60% (sixty percent) of the surface of the industrial land and not be less than 40% (forty percent) of it.

3- When designing the border wall, the height should not exceed 2.2 meters (two meters and twenty centimetres).

**Article (184)**

**Parking:**

The parking spaces in the front setback of the site are limited to visitors' cars only and they shall be avoided in the first three meters of the real estate front borders, to leave enough place for green spaces.

**Article (185)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for industrial projects zones (D):

1- The department concerned with industrial zones in the Industry Affairs shall ensure that the special requirements are met in each development process, and the final approval on the individual designs and drawings of the buildings and their green space plans shall be issued by the technical team of this department.

2- All proposals for buildings, parking and green spaces that are affiliated with it shall comply with all the town planning and construction control regulations applicable in the region and submitted to the administration of the municipality concerned.

**Chapter Thirteen**

**Workers’ housing zones - LR**

**Article (186)**

**Uses:**

It is allowed to construct shared workers accommodation in workers accommodation zones , including housing-related services and facilities, in light industrial zones , service zones and zones specified in approved classification plans, in accordance with Decision No. (40) of 2014 regarding Requirements and Specifications of Workers' Accommodation, and after obtaining approval from the Labour Affairs, Civil Defence Affairs and other service authorities.

**Article (187)**

**Building percentage :**

Building percentage for workers accommodation zones shall comply with the following controls:

1- The building percentage shall not exceed 240% (two hundred and forty percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- The percentage of commercial uses shall not exceed 20% (twenty percent) of the building area, and simple commercial uses serving the existing residence are allowed (grocery shop, greengrocer, barber, laundry, tailor, pharmacy, etc.) .

**Article (188)**

**Setbacks:**

Setbacks in workers accommodation zones shall comply with the following controls:

**Front setback:**

1- It is allowed to build the ground floor and the mezzanine at a distance of at least 6 metres (six meters) from the front border of the land facing a street or road, and this distance is designated as buses parking space.

2- Projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.20 metres (one metre and twenty centimetres).

**Side and rear setback:**

It is allowed to build a ground floor at a distance of at least 2 metres (two meters) from the border of the land for the side and rear facades, while it is not allowed to realise upper projections on the floors above the ground floor.

**Article (189)**

**Heights:**

The heights of workers accommodation zones shall comply with the following controls:

1- The height of the building shall not exceed 6 floors (six floors), with a maximum height of 24 metres (twenty-four metres) in the aforementioned industrial zones and zones designated as workers accommodation.

2- The height of the residential room shall not be less than 3 metres (three meters), and the width of the interior passageways shall not be less than 3 metres (three meters).

**Article (190)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for workers accommodation zones :

1- Obtain the approval of the The Supreme Council for Environment for the suitability of the site for accommodation from an environmental point of view, and taking into account the effects of existing industrial activities on the site.

2- The surface area allocated to each worker within the room shall not be less than 4 square metres (four square meters).The number of workers within a room shall not exceed 10 (ten people), and the surface area of each room shall not be less than 40 square metres (forty square meters). This standard shall be adopted to determine the accommodation capacity.

3- One full-service restrooms for every 8 workers (eight workers) shall be provided away from the residence rooms and refectories, with the application of the required sanitary standards. The restrooms shall not be open onto the residence rooms, and they shall be located at a distance of at least 10 metres (ten metres) from the rooms.

4- Provide fire detection devices, the required security systems and emergency exits in accordance with the specifications and standards applicable by the Civil Defence Affairs.

5- Provide refectories capable of accommodating at least 40% (forty percent) of the number of workers, provided that the area allocated to each worker is not less than 3 square metres (three square meters), with the need to provide emergency exits and the required safety and ventilation systems.

6- One or more kitchens shall be provided separately from the residential room, and the distance between them shall not be less than 10 (ten metres). They shall be connected to or close to the refectories, provided that separate kitchens are provided with hand washing facilities at the rate of one washbasin for every 12 (twelve workers).

7- It is not allowed to use the roof for accommodation, storage or any other purpose.

8-Commitment to provide fire-fighting and first aid equipment, with the requirement to have a special room for first aid in residences where the number of workers exceeds 100 (one hundred workers) in an easily accessible manner.

9- Provide a designated site for the collection of waste and rubbish outside the residential building, and it shall be equipped with lockable containers in accordance with approved sanitary standards.

10- For workers with families, accommodation is provided in the form of apartments in a separate residential building for families.

11- The residence shall be located away from sources of environmental pollution, such as restrooms, storm drains, rubbish collection sites, industrial chimneys, animal rearing sites, etc., in accordance with applicable environmental and health standards and controls.

12- To provide a mosque with special facilities for ablutions and separately adjoining restrooms of an area proportional to the number of workers.

13- Laundry facilities shall be provided in proportion to the number of workers.

14- It is not allowed to place fuel tanks, flammable materials or gas cylinders inside the residential building and they shall be at least 100 metres (one hundred metres) away from the nearest residential unit.

**Part Five**

**Agricultural zones**

**Chapter One**

**Agricultural investment zones - AGI**

**Article (191)**

**Uses:**

It is allowed to carry out agricultural and commercial activities, establish greenhouses and nurseries and build villas and accommodation for farmers in agricultural investment area. It is also allowed to engage in animal production activities, establish poultry and fish farms, horse stables, animal pens, and open sports fields after obtaining in coordination with other service authorities, planning approval on the validity of the site for construction and provided that an approval to carry out the activities mentioned above is issued by Agriculture Affairs and the Supreme Council for Environment, as shown on the approved classification plans.

**Article (192)**

**Building percentage :**

Building percentage for agricultural investment zones shall comply with the following controls:

1- The total building percentage shall not exceed 90% (ninety percent) of the land area.

2- The built space for each residential unit floor shall not exceed 30% (thirty percent) of the land area.

3- The percentage allocated to commercial use shall not exceed 10% (ten percent) of the surface area of the land, with a maximum of 300 square metres (three hundred square metres), and shall not be counted in the total building percentage, provided that planning approval is obtained on the validity of the site for construction from the Urban Planning Affairs and on condition that these activities have their own entrance, with the provision of the parking spaces required for them in accordance with the approved standards.

4- It is allowed to establish more than one commercial unit, provided that the share of a commercial unit is not less than 100 square metres (one hundred square meters) of the land area and provided that the length of the frontage of the combined commercial units does not exceed 10% (ten percent) of the real estate frontage and is not less than 5 metres (five meters). The depth of the commercial units shall not exceed 10% (ten percent) of the real estate depth or 20 metres (twenty meters), whichever is less.

5- It is allowed to construct residential facilities in the residential unit, on the roof at the rear of the building from the median roof line and at an additional percentage not exceeding 30% (thirty percent) of the floor area, provided they are assembled on one side.  If the roof area is less than 100 square metres (one hundred square meters), it is allowed to build 30 square metres (thirty square meters), with a maximum height of 4 metres (four meters).

7- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement is used for accommodation or parking, or both.

C- The area of the basement shall not be included in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

e- At least 70% (seventy percent) of the basement shall be used as a parking space.

F- It is not allowed to open directly onto the street or from outside the plot of land if the basement is intended for residential and housing facilities uses.

7- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

8- The percentage allocated to agriculture and forestation shall not be less than 60% (sixty percent) of the land area, including 5% (five percent) for farmers' accommodation and related facilities, and 10% (ten percent) for areas intended for agriculture and forestation barns and stables.

**Article (193)**

**Setbacks:**

Building setbacks for agricultural investment zones shall comply with the following controls:

**Front setback:**

1- Greenhouse and nursery installations are setback at a distance of at least 3 metres (three metres) from the front border of the land and the facades facing a street or a corridor.

2- Residential unit shall be set back at least 6 metres (six metres) from the front land border.

3- Shops shall be set back at least 6 metres (six metres) from the front land border, and the setback shall be reserved for parking spaces to be prepared by the owner.

4- It is allowed to build an office, guardroom, pump room and warehouses adjacent to the wall at the entrance to the land, but only on one side of it.

5- The setback distance for farm residences shall not be less than 6 metres (six metres) from the front land border.

6- The front setback for barns or stables shall not be less than 15 metres (fifteen metres) from the front land border.

**Side and rear setback:**

1- Greenhouse and nursery installations shall be set back at a distance of at least 3 metres (three metres) from the land border adjacent to the neighbouring facades or pedestrian corridors, and a distance of at least 6 metres ( six metres) from the land border facing a street or a secondary road.

2- Private dwellings and agricultural dwellings are set back at least 3 metres (three metres) from the land border of the sides adjacent to the neighbour or to the pedestrian corridors, and at a distance of at least 6 metres (six metres) from the land border facing a street or secondary road.

3- Shops shall be set back at a distance of at least 3 metres (three metres) from the land border on the sides adjacent to the neighbour or pedestrian corridor and at a distance of at least 6 metres (six metres) from the land border facing a street or a secondary road.

4- Sheds and stables shall be set back at least 15 metres (fifteen metres) from the sides adjacent to the neighbour or the pedestrian corridors, and at least 6 metres (six metres) from the land border facing a street or a secondary road.

5- The distance between residential units shall not be less than 4 metres (four metres).

**Article (194)**

**Heights:**

Heights in agricultural investment zones shall comply with the following controls:

1- The height of the residential units shall not exceed 3 floors (three floors) and a maximum of 15 metres (fifteen metres).

2- If a basement is built, the maximum height shall be of 16.50 metres (sixteen metres and fifty centimetres).

3- Farmers residences height shall not exceed two floors, with a maximum of 7 metres (seven metres).

4- The height of shops shall not exceed one floor with a mezzanine and with a maximum height of 7 metres (seven metres).

5-The height of the office, guard room, pumps or shops shall not exceed one floor, with a maximum height of 4 metres (four metres).

6- In the event that a basement is built in the residential units, the height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the pavement level.

**Article (195)**

**Multiple units :**

Multiple units are allowed for agricultural investment zones , in accordance with the following controls :

1- Obtaining planning approval for the site's suitability for construction, by changing the real estate's classification to residential compounds zones (AGIC).

2- The surface area of the real estate shall not be less than 6،000 square metres (six thousands square metres) and the length of its shortest side shall not be less than 50 metres (fifty metres).

3- The unit's surface shall not be less than 750 square meters (seven hundred fifty square meters).

4- Provide a corridor with a width of 11 meters (eleven meters) in the case where parking spaces are provided on the side of the road, or 8 meters (eight meters) in the case where parking spaces are allocated inside the real estate, provided that the parking spaces are arranged according to the applicable standards.

5- Provide parking at the rate of two parking spaces per residential unit and 1.5 parking spaces (one and a half spaces) for visitors per residential unit.

6- Provide a wall and a gate for the real estate.

7- It is allowed to establish units connected on two sides or on one side or to establish separate units.

8- Provide a front setback of at least 6 meters (six meters) from the land border overlooking a street, and provide side and rear setbacks of at least 4 meters (four meters).

9- The real estate owner shall be responsible for the installation and the maintenance of infrastructure.

10- It is not allowed to divide the real estate in the event that the proposed division does not meet the division conditions stipulated in the implementing regulation of Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction.

11- In the event that the area of the real estate exceeds 50,000 square meters (fifty thousand square meters), a request for the approval of the Master Plan shall be submitted to the Urban Planning Affairs.

**Article (196)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for agricultural investment zones :

1- When creating livestock pens, horse stables, poultry farms and other animal and agricultural production activities, the general requirements and specifications issued by the Ministry of Agriculture shall be applied, as well as the requirements related to the filling of irrigation and drainage channels and the removal of date palms.

2- The distance between the enclosures and the nearest villa or commercial unit shall not be less than 50 metres (fifty meters).

3- The distance between the commercial units and the residential unit shall not be less than 20 metres (twenty metres).

4- The worker accommodation standards mentioned in chapter thirteen of part four of this Decision shall be applied when creating accommodation for farmers.

5- It is allowed to add a mezzanine floor in the design of the villas interior spaces at a rate not exceeding 15% (fifteen percent) of the building area for each floor, provided that it is calculated in the total building percentage and in the original height of the main building only. The adherence to the total authorized height for the building is taken into account.

6- In the event that the surface area of the real estate is less than 4,000 square metres (four thousand square metres), the surface area requirements shall be applied to it without allowing a commercial use.

**Chapter Two**

**Plants food security zones - FS1**

**Article (197)**

**Uses:**

It is allowed to carry out agricultural and commercial activities, establish greenhouses and nurseries and build accommodation for farmers in the plant food security zones, after obtaining in coordination with other service authorities, planning approval on the validity of the site for construction and provided that an approval to carry out the activities mentioned above is issued by Agriculture Affairs as stipulated in the approved classification plans..

**Article (198)**

**Building percentage :**

Building percentage for plant food security zones shall comply with the following controls:

1- The total area of the farmer's residence and its facilities shall not exceed 10% (ten percent) of the land area.

2- The percentage allocated to agriculture and forestation shall not be less than 70% (seventy percent) of the land area.

**Article (199)**

**Setbacks:**

Building setbacks for plant food security zones shall comply with the following controls:

**Front setback:**

1- Greenhouse and nursery installations are setback at a distance of at least 3 metres (three metres) from the front border of the land and the facades facing a street or a corridor.

2- It is allowed to build an office, guardroom, pump room and warehouses adjacent to the wall at the entrance to the land, but only on one side of it.

3- The setback distance for farm residences shall not be less than 6 metres (six metres) from the front land border.

**Side and rear setback:**

1- Greenhouse and nursery installations shall be set back at a distance of at least 3 metres (three metres) from the land border adjacent to the neighbouring facades or pedestrian corridors, and a distance of at least 6 metres ( six metres) from the land border facing a street or a secondary road.

2- Farmers residences shall be set back at a distance of at least 3 metres (three metres) from the land border on the sides adjacent to the neighbour or pedestrian corridor and at a distance of at least 6 metres (six metres) from the land border facing a street or a secondary road.

**Article (200)**

**Heights:**

Building heights for plant food security zones shall comply with the following controls:

1- The height of the farmer's residence shall not exceed two floors, with a maximum height of 7 metres (seven metres).

2- The height of the office, guard room, pumps or storages shall not exceed one floor, with a maximum height of 4 metres (four meters).

**Article (201)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for plant food security zones :

1- The distance between the enclosures and the nearest villa or commercial unit outside the real estate shall not be less than 50 metres (fifty meters).

2- The worker accommodation standards mentioned in chapter thirteen of part four of this Decision shall be applied when creating accommodation for farmers.

**Chapter Three**

**Animal and fish food security zones - FS2**

**Article (202)**

**Uses:**

It is allowed to carry out animal production activities, create poultry and fish farms, stables and animal pens in animal and fish food safety zones . It is also allowed to create accommodation for farmers and workers, after obtaining in coordination with other service authorities, planning approval on the validity of the site for construction and provided that an approval to carry out the activities mentioned above is issued by Animal Resources Affairs as stipulated in the approved classification plans..

**Article (203)**

**Building percentage :**

Building percentage for animal and fish food security zones shall comply with the following controls:

1- The total area of the farmer's residence and its facilities shall not exceed 10% (ten percent) of the land area.

2- The total area of the barns and stables shall not exceed 70% (seventy percent) of the land area.

3- The percentage allocated to agriculture and forestation shall not be less than 20% (twenty percent) of the land area.

**Article (204)**

**Setbacks:**

Building setbacks for animal and fish food safety areas shall comply with the following controls :

**Front setback:**

1- It is allowed to build an office, guardroom, pump room and warehouses adjacent to the wall at the entrance to the land, but only on one side of it.

2- The setback distance for farmers accommodation shall not be less than 6 metres (six metres) from the front land border.

3- The front setback for barns or stables shall not be less than 15 metres (fifteen metres) from the front land border.

**Side and rear setback:**

1- Workers accommodation shall be set back at a distance of at least 3 metres (three metres) from the land border on the sides adjacent to the neighbour or pedestrian corridor and at a distance of at least 6 metres (six metres) from the land border facing a street or a secondary road.

2- Sheds and stables shall be set back at least 15 metres (fifteen metres) from the sides adjacent to the neighbour or the pedestrian corridors, and at least 6 metres (six metres) from the land border facing a street or a secondary road.

**Article (205)**

**Heights:**

Building heights for animal and fish food safety zones shall comply with the following controls :

1- The height of the farmer's residence shall not exceed two floors, with a maximum height of 7 metres (seven metres).

2- The height of the office, guard room, pumps or storages shall not exceed one floor, with a maximum height of 4 metres (four meters).

**Article (206)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for animal and fish food safety zones :

1- Apply the general requirements and specifications issued by the Agriculture Affairs and Animal Resources Affairs when creating cattle pens, stables, poultry farms and other animal and agricultural production activities, as well as the requirements related to the filling of irrigation and drainage channels and the removal of palm trees.

2- The distance between the enclosures and the nearest villa or commercial unit outside the real estate shall not be less than 50 metres (fifty meters).

3- The worker accommodation standards mentioned in chapter thirteen of part four of this Decision shall be applied when creating accommodation for farmers.

**Part Six**

**Protection zones**

**Article (207)**

These are protected zones - PRT, preserved zones - PRV, public green zones - GS, natural protection zones - NR, unplanned zones - UP, zones under study - US and future development zones - FDA where construction is not allowed and that requires special approvals from Urban Planning Affairs and service authorities in case of desire to develop them.

**Part Seven**

**Historical zones**

**Chapter One**

**Archaeological sites zones - ARC**

**Article (208)**

Shall be applied to zones of archaeological sites being excavated, or which include archaeological monuments and which have cultural and historical connotations and that were of scientific value and knowledge. They shall be determined by the authority responsible for the preservation of artefacts and heritage in accordance with Legislative Decree No. (11) of 1995 regarding Protection of the Artefacts in accordance with the controls and requirements determined by this authority, and as indicated by the approved classification plans.

**Article (209)**

**Uses:**

1- The zones of archaeological sites shall be used as historical evidence for subsequent generations and for scientific research, archaeological excavations and exhibitions in museums. All restoration and maintenance work shall be carried out by or under the supervision of the authority concerned with the preservation of artefacts and heritage.

2- It is allowed to invest in archaeological sites and the protected zones that surround them, for cultural purposes, in particular : Create museums, educational and interpretation centres for visitors, educational elements, temporary exhibitions and for holding events, and others, provided that they are restored, rehabilitated, designed and built under the supervision of the authority concerned with the preservation of artefacts and heritage, and that they are implemented only with the approval of this authority.

3- It is allowed to use buildings located within the borders of the secondary protected zones surrounding the archaeological sites for residential purposes and authorized public facilities, with the need to consult the competent authority for the preservation of artefacts and heritage to study the design.

4- It is allowed to use buildings located within the borders of the secondary protected zones surrounding the archaeological sites for commercial purposes with authorized and conditional activities, to be determined after examination by the competent authority for the preservation of artefacts and heritage.

**Article (210)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for archaeological sites zones :

1- Any development, construction or modification that affects the structural or visual state of archaeological sites or that in any way affects their archaeological and historical value, a value determined by the authority responsible for the preservation of antiquities and heritage, shall be prohibited.

2- Implementing any development or intervention on the archaeological site shall be subject to a previous detailed study and shall obtain a written approval from the authority concerned with the preservation of artefacts and heritage.

3- The authority responsible for the preservation of artefacts and heritage has the right to monitor the excavation work for any projects or infrastructure development works.

4- The authority responsible for the preservation of artefacts and heritage has the right to request excavations or to prepare specialized studies according to the archaeological site that it determines.

5- In the event that the real estate is adjoining or adjacent to a building included on the National Heritage list, or included on the UNESCO World Heritage list, or if it is in the immediate vicinity of a listed archaeological site, the competent authority for the preservation of artefacts and heritage have the right to request a different distribution of blocks to protect the archaeological value, provided that the total areas are identical to the authorised building mass. It is also allowed to apply specific conditions of setbacks, materials, colours, etc., different from the approved design, and the functional conditions applied for the area.

**Chapter Two**

**Heritage gardens zones - HG**

**Article (211)**

**Uses:**

Only agricultural activities that follow traditional agricultural methods are allowed in the heritage gardens zones , and it is allowed to establish facilities accompanying these activities.  Residential uses are allowed only for villas and residential apartments are not allowed. Commercial uses approved by the competent authority for the preservation of artefacts and heritage are allowed, according to the controls and requirements set by other service authorities.

**Article (212)**

**Building percentage :**

Building percentage for heritage gardens zones shall comply with the following controls :

1- The building percentage for all uses shall not exceed 15% (fifteen percent) of the land area.

2- Built-up areas for residential use shall not exceed 10% (ten percent) of the land area.

3- Built-up areas for commercial use shall not exceed 5% (five percent) of the land area.

**Article (213)**

**Heights:**

Building heights of the heritage gardens zones shall comply with the following controls :

1- The height of the residential use shall not exceed two floors and a maximum of 8 meters (eight meters), including the roof parapet, the stairs and services room and any other facilities.

2- The height of the commercial use shall not exceed the ground floor and the mezzanine, with a maximum height of 6.50 meters (six meters and fifty centimetres). No residential extension or staircase room is allowed above the commercial building.

**Article (214)**

**Setbacks:**

Building setbacks for heritage gardens zones shall be considered by the authority concerned with the preservation of artefacts and heritage to study the building site, the design and the setbacks.

**Article (215)**

**Parking:**

The authority responsible for the preservation of artefacts and heritage shall be approached to study the possibility of adding parking spaces, provided that the owner of the real estate is not compensated by an increase in the building percentage in the event of approval.

**Article (216)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for heritage gardens zones :

1- In the event of construction, construction, restoration or development of any real estate located in the heritage gardens zones , it is necessary to obtain the approval of the authority concerned with the preservation of artefacts and heritage to determine the location of the proposed building surface, before starting work.

2- Reclamation of sea area lands overlooked by the heritage gardens shall be prohibited.

3- In the event that the real estate is adjoining or adjacent to a building included on the National Heritage list, or included on the UNESCO World Heritage list, or if it is in the immediate vicinity of a listed archaeological site, the competent authority for the preservation of artefacts and heritage have the right to request a different distribution of blocks to protect the archaeological value, provided that the total areas are identical to the authorised building mass. It is also allowed to apply specific conditions of setbacks, materials, colours, etc., different from the approved design, and the functional conditions applied for the area.

4- The total area of the villa assigned as a family residence for the owner of the real estate shall not exceed 300 square meters (three hundred square meters) on the ground floor at most - even if the percentage of the building area exceeds that.

5- For any agricultural investment facilities, stables and greenhouses, the percentage of the occupancy rate shall be determined after examination by the competent authority for the preservation of artefacts and heritage. It shall be taken into account that the structures for the construction of facilities for non-residential agricultural activities are made with light and very flexible materials, approved by the authority responsible for the preservation of artefacts and heritage, taking into account the conditions and requirements of Civil Defence Affairs.

6- The width of the interior corridors shall not be less than 3 meters (three meters), taking into account that they are not paved.

7- When developing heritage gardens for one of the authorized functional roles, entrances and exits shall be planned in such a way as not to encourage traffic. Heavy vehicles are not allowed to enter the zones , in order to avoid harming agricultural spaces. The beneficiaries' access to the facilities shall be regulated and the authority responsible for the preservation of artefacts and heritage shall be approached to determine the access routes of the beneficiaries to the site.

8- Agricultural activities are allowed in the heritage gardens zones , provided that the following requirements are met :

A- Obtain the official approval of the authority concerned with the preservation of artefacts and heritage on the type of agricultural activity authorized in the heritage garden.

B- The authorized agricultural facilities, according to the regulations and the requirements of the authority responsible for the preservation of artefacts and heritage, shall include:  Rest areas for farmers and workers, water wells, water pumping stations, animal pens and stables, equipment workshops, all facilities related to traditional agricultural activities.

9-Commercial activities shall be allowed in the heritage garden zones , provided that the following requirements are met :

A- Obtain the official approval of the authority responsible for the preservation of artefacts and heritage on the type of commercial activity authorized in the archaeological park.

b- The building area shall not exceed 5% (five percent) of the total area of the original land.

C- Commercial activities authorized to be carried out in general are: Sale of agricultural crops and animal products of all kinds, sale of palm products : Dates, popular waters, sweets, handicrafts related to the palm tree such as baskets, mats, etc., cafes dedicated to the sale of specific drinks, craft and traditional shops, including shops for the manufacture and sale of products, gardening shops and agricultural nurseries.

D- Commercial activities that are not related to the nature and privacy of the land shall be prohibited.

E- The authority concerned with the preservation of artefacts and heritage shall be approached to determine the commercial activities that may be authorized depending on the location of the heritage park and to obtain prior written approval for it.

**Chapter Three**

**Urban heritage zones - UH**

**Article (217)**

It shall be applied to inherited cities, towns and architectures with heritage values, which can include individual buildings, neighbourhoods, public squares, street networks and infrastructure services. Their values reside in one or more characteristics, for example: The urban mass systems, the network of streets and alleys, the character of the neighbourhoods, a certain architectural character, its unique living systems, and others, depending on the standards of the authority charged with the preservation of artefacts and heritage. These zones are divided into three categories (UHA, UHB and UHC).

**Chapter Four**

**Urban heritage zones A - UHA**

**Article (218)**

**Uses:**

1- Residential uses are allowed in urban heritage zones (A) (building villas only), and residential apartments or multiple residential units shall not be allowed on the same real estate, as indicated by the approved zones classification plans.

2- In land with commercial facades, it is allowed to open shops on the ground floor that shall not be counted in the total building percentage, according to the conditions and controls of the authority responsible for the preservation of artefacts and heritage.

3- It is allowed to practice cultural, educational and recreational activities on all floors of the building if the real estate has a heritage and historical character, according to the assessment of the authority responsible for the preservation of artefacts and heritage, and in accordance with the design, functional conditions and controls of this authority.

**Article (219)**

**Building percentage :**

Building percentage for urban heritage zones (A) shall comply with the following controls :

1- The building percentage shall not exceed 200% (two hundred percent) of the land area for residential uses, including all facilities, service facilities, fixed roof areas and verandas. In the event of compensation for facilities that are not counted in the building percentage, specifically parking and shops, the total building percentage shall not exceed 280% (two hundred and eighty percent), including all facilities, stair hall, elevator and any other service facilities.

2- In the event that commercial and administrative business are authorized, it is allowed to add a mezzanine at the rate of 70% (seventy percent) of the business area and that shall be used as a warehouse that it is not counted in the total building percentage.

**Article (220)**

**Setbacks:**

Building setbacks for urban heritage zones (A) shall comply with the following controls :

**Front setback:**

It is allowed to build the ground floor on the front border of the land front facade, unless there is an approved building line in the detailed plans that shall be respected.

**Side and rear setback:**

1- It is allowed to build on the side and rear borders of the land taking into account the presence of insulation between the wall of the real estate and the adjacent one.

2- In case of building openings overlooking the lateral or rear neighbours, it is necessary to leave verandas (interior or exterior courtyards) according to the conditions and controls of the service authorities.

**Article (221)**

**Heights:**

Building heights of the urban heritage zones (A) shall comply with the following controls :

1- The height of the building shall not exceed two floors with a maximum of 9.50 meters (nine meters and fifty centimetres), including the workshops, the stairwell and all other facilities, provided that the height of the surface of the first floor level does not exceed 6.5 meters (six and a half meters).

2- In the event that parking spaces are provided for cars in the residential building, it shall be compensated by authorizing the construction on the second floor, so that the total height is 10 meters (ten meters), including workshops, stairwell and any other service facilities.

3- In the event that parking spaces for cars or shops are provided on the ground floor for a commercial or mixed-use building (residential / commercial), it is compensated by authorizing the construction on the second floor so that the total height is 12.50 meters (twelve meters and fifty centimetres), including the workshops, the stair room and all other service facilities.

4- The height of the mezzanine shall not exceed 2.2 meters (two meters and twenty centimetres).

**Article (222)**

**Parking:**

1- It is necessary to provide parking spaces at the rate of one parking lot for each villa, and they are not counted in the building percentage, provided that the following controls are met:

A- The area of the real estate shall not be less than 150 square meters (one hundred and fifty square meters).

B- The real estate shall be located on a road whose width is not less than 6 meters (six meters).

C- The real estate shall be connected to the existing road network.

2- Parking spaces shall be provided at the rate of two parking spaces for each villa, and they shall not be calculated in the building percentage, provided that the following controls are respected :

A- The land area shall be 300 square meters (three hundred square meters) or more.

B- The width of the facade shall not be less than 10 meters (ten meters).

C- The real estate shall be located on a road whose width is not less than 6 meters (six meters).

D- The real estate shall be connected to the existing road network.

3- The classified heritage and the historical buildings which present an exceptional value, according to the assessment of the authority in charge of the preservation of the artefacts and the heritage, are exempted from the obligation to provide parking spaces.

**Article (223)**

**Special requirements:**

In addition to the previous controls, the specific requirements for urban heritage zones (A) shall be taken into account :

1- The conditions and design and operating controls issued by the authority in charge of the preservation of artefacts and heritage shall be respected, and it is necessary to obtain the approval of this authority on the plans and technical drawings before initiating any project.

2- In the event that the real estate is adjoining or adjacent to a building included on the National Heritage list, or included on the UNESCO World Heritage list, or if it is in the immediate vicinity of a listed archaeological site, the competent authority for the preservation of artefacts and heritage have the right to request a different distribution of blocks to protect the archaeological value, provided that the total areas are identical to the authorised building mass. It is also allowed to apply specific conditions of setbacks, materials, colours, etc., different from the approved design, and the functional conditions applied for the area.

3-  It is allowed to add services above the roof of the building, including the stair room, the elevator and other service facilities, provided that the percentage of the building for services does not exceed 30% (thirty percent) only and that the height of the addition does not exceed 3 meters (three meters) only and that the addition does not overlook any of the streets and corridors surrounding the real estate.

4- In land with commercial facades, the depth of the shops shall not exceed 50% (fifty percent) of the depth of the real estate, and the total depth of the store shall not be less than 3 meters (three meters).

5- The following facilities shall not be counted in the building percentage and shall include : The mezzanine, the balconies projecting from the real estate line and the basement.

6- It is allowed to add open balconies, provided that they do not exceed the real estate border by more than one meter only, according to the design conditions and the controls of the authority charged with the preservation of artefacts and heritage, if the width of the street is not less than 4 meters (four meters). The balconies shall not be closed with any of the materials and shall not be used for anything other than the functional role of the balconies. Projections shall be strictly prohibited.

7- It is allowed to install retractable shading elements attached to the facade of the building above the commercial shops on the ground floor, according to the following conditions :

A- The height of the shading elements shall not be less than 2.50 meters (two meters and fifty centimetres).

B- The shading elements shall not exceed 1 meter (one meter) from the shop front wall.

C- There shall be no balconies on the upper floors of the building.

D- The shading elements shall be made of materials approved by the authority charged with the preservation of artefacts and heritage, and comply with the safety and security specifications used by the Civil Defence Affairs.

E- Respect the conditions and design controls and the colour code approved by the competent authority for the preservation of artefacts and heritage.

8- Parallel and non-vertical commercial advertisements may be installed above the facades of shops or activities falling within paragraph (3) of article (218) of this Decision. It shall be installed on the ground floor only, with a projection not exceeding 10 centimetres (ten centimetres) from the facade line with its elements and in the space of the shop, without exceeding the width of the main door leading to it, according to the requirements and controls of the competent authority for the conservation of artefacts and heritage, and according to the safety and security specifications adopted by the Civil Defence Affairs.

9- It is allowed to install lighting elements above the entrances of shops and houses and under the shading elements only, provided that the general safety conditions are respected and that the design conditions and the controls of the competent authority for the preservation of artefacts and heritage are respected.

10- It is not allowed to let appear the technical installations related to the service of the building, such as electrical and sanitary installations, air conditioning elements, fireplaces, etc., on the exterior facades of the building.  Lockers shall be allocated for gas cylinders within the borders of the real estate, taking into account the safety rules of the Civil Defence Affairs.

11- It is allowed to install facilities on the roof to serve the building, such as : Water tanks, water heaters, etc., provided that they are visually hidden from the streets and corridors surrounding the real estate, in accordance with the requirements and controls issued by the competent authority for the preservation of artefacts and heritage.

12- With regard to the cladding of the facades of buildings, the approved colour code for the painting of the facades shall be respected in accordance with the regulations and requirements of the competent authority for the preservation of artefacts and heritage. It is forbidden to use cladding panels, tiles, stone. and others.

**Chapter Five**

**Urban heritage zones B - UHB**

**Article (224)**

**Uses:**

1- Residential uses (villas and apartments) are allowed in the urban heritage zones (b), as indicated by the classification plans of the approved zones.

2- In land with commercial facades, it is allowed to open commercial and administrative business on the ground floor that shall not be counted in the total building percentage, according to the conditions and controls of the competent authority for the preservation of artefacts and heritage.

3- It is allowed to practice cultural, educational and recreational activities in any of the floors of the building, in the event that the real estate has a patrimonial and historical character, according to the assessment of the competent authority for the preservation of artefacts and heritage, and according to design and functional conditions and controls of this authority.

**Article (225)**

**Building percentage :**

Building percentage for urban heritage zones (B) shall comply with the following controls :

1- The building percentage shall not exceed 300% (three hundred percent)of the land area for residential uses, including all facilities, service facilities, fixed roof areas and verandas. In the event of compensation for facilities that are not counted in the building percentage, specifically parking and shops, the total building percentage shall not exceed to 380% (three hundred and eighty percent) only, including all facilities, stair hall, elevator and any other service facilities.

2- In the event that commercial and administrative business are authorized, it is allowed to add a mezzanine at the rate of 70% (seventy percent) of the business area and that shall be used as a warehouse that it is not counted in the total building percentage.

**Article (226)**

**Setbacks:**

Building setbacks for urban heritage zones (b) shall comply with the following controls :

**Front setback:**

It is allowed to build the ground floor on the front border of the land front facade, unless there is an approved building line in the detailed plans that shall be respected.

**Side and rear setback:**

It is allowed to build on the side and rear borders of the land taking into account the presence of insulation between the wall of the real estate and the adjacent one. In case of building openings overlooking the lateral or rear neighbours, it is necessary to leave verandas (interior or exterior courtyards) according to the conditions and controls of the service authorities.

**Article (227)**

**Heights:**

Building heights for the urban heritage zones (B) shall comply with the following controls :

1- The height of the building shall not exceed 3 floors (three floors) with a maximum of 12.50 meters (twelve meters and fifty centimetres), including the workshops, the stair room and all other facilities for residential use, provided that the height of the building the surface of the second floor level does not exceed 9.60 meters (nine meters and sixty centimetres).

2- In the event that parking spaces are provided in the residential building, the height of the building shall not exceed 3 floors (three floors) and a maximum of 13 meters (thirteen meters), including the workshops, the stair room and the building annexes.

3- If parking spaces for cars or shops are provided on the ground floor for a commercial or dual-use building (residential or commercial), this shall be compensated for by authorizing construction on the third floor so that the total height is 15.5 meters (fifteen meters and fifty centimetres), including workshops, the stair room and all other service facilities, provided that the percentage of construction after compensation of shops and parking does not exceed 380% (three hundred and eighty percent).

4- The height of the mezzanine shall not exceed 2.2 meters (two meters and twenty centimetres).

**Article (228)**

**Parking:**

1- It is necessary to provide parking spaces at the rate of one parking lot for each villa, and they are not shall be in the building percentage, provided that the following controls are met:

A- The area of the real estate shall not be less than 150 square meters (one hundred and fifty square meters).

B- The real estate shall be located on a road whose width is not less than 6 meters (six meters).

C- The real estate shall be connected to the existing road network.

2- Parking spaces shall be provided at the rate of two parking spaces for each villa, and they shall not be calculated in the building percentage, provided that the following controls are respected :

A- The land area shall be 300 square meters (three hundred square meters) or more.

B- The width of the facade shall not be less than 10 meters (ten meters).

C- The real estate shall be located on a road whose width is not less than 6 meters (six meters).

D- The real estate shall be connected to the existing road network.

3- One parking space for each residential apartment shall be provided, and it shall not be counted in the building percentage..

4- The classified heritage and the historical buildings which present an exceptional value, according to the assessment of the authority in charge of the preservation of the artefacts and the heritage, are exempted from the obligation to provide parking spaces.

**Article (229)**

**Special requirements:**

In addition to the previous controls, the following specific requirements for urban heritage zones (B) shall be taken into account :

1- The conditions and design and operating controls issued by the authority in charge of the preservation of artefacts and heritage shall be respected, and it is necessary to obtain the approval of this authority on the plans and technical drawings before initiating any project.

2- In the event that the real estate is adjoining or adjacent to a building included on the National Heritage list, or included on the UNESCO World Heritage list, or if it is in the immediate vicinity of a listed archaeological site, the competent authority for the preservation of artefacts and heritage have the right to request a different distribution of blocks to protect the archaeological value, provided that the total areas are identical to the authorised building mass. It is also allowed to apply specific conditions of setbacks, materials, colours, etc., different from the approved design and the functional conditions applied for the area.

3- It is allowed to build residential facilities on the roof of the building, including the stair hall, the elevator and other service facilities, provided that the percentage of the building for services does not exceed 30% (thirty percent) only and that the height of the addition does not exceed 3 meters (three meters) only and that the addition does not overlook any of the streets and corridors surrounding the real estate..

4- In land with commercial facades, the depth of the shops shall not exceed 50% (fifty percent) of the depth of the real estate, and the total depth of the store shall not be less than 3 meters (three meters).

5- The following facilities shall not be counted in the building percentage and shall include : The mezzanine, the balconies projecting from the real estate line and the basement.

6- It is allowed to add open balconies, provided that they do not exceed the real estate border by more than 1 meter (one meter) only, according to the design conditions and the controls of the competent authority for the preservation of artefacts and heritage, if the width of the street is not less than 4 meters (four meters). The balconies shall not be closed with any of the materials and not be used for purposes other than the functional role of the balconies.  Projections shall be strictly prohibited.

7- It is allowed to install retractable shading elements attached to the facade of the building above the commercial shops on the ground floor, according to the following conditions :

A- The height of the shading elements shall not be less than 2.5 meters (two meters and fifty centimetres).

B- The shading elements shall not exceed 1 meter (one meter) from the shop front wall.

C- There shall be no balconies on the upper floors of the building.

D- The shading elements shall be made of materials approved by the authority charged with the preservation of artefacts and heritage, and comply with the safety and security specifications used by the Civil Defence Affairs.

E- Respect the conditions and design controls and the colour code approved by the competent authority for the preservation of artefacts and heritage.

8- Parallel and non-vertical commercial advertisements may be installed above the facades of shops or activities in the ground floor only, with a projection not exceeding 10 centimetres (ten centimetres) from the facade line with its elements and in the space of the shop, without exceeding the width of the main door leading to it, according to the requirements and controls of the competent authority for the conservation of artefacts and heritage, and according to the safety and security specifications adopted by the Civil Defence Affairs.

9- It is allowed to install lighting elements above the entrances of shops and houses and under the shading elements only, provided that the general safety conditions are respected and that the design conditions and the controls of the competent authority for the preservation of artefacts and heritage are respected.

10- It is not allowed to let appear the technical installations related to the service of the building, such as electrical and sanitary installations, air conditioning elements, fireplaces, etc., on the exterior facades of the building. Lockers shall be allocated for gas cylinders within the borders of the real estate, taking into account the safety rules of the Civil Defence Affairs.

11- It is allowed to install facilities on the roof to serve the building, such as : Water tanks, water heaters, etc., provided that they are visually hidden from the streets and corridors surrounding the real estate, in accordance with the requirements and controls issued by the competent authority for the preservation of artefacts and heritage.

12- With regard to the cladding of the facades of buildings, the approved colour code for the painting of the facades shall be respected in accordance with the regulations and requirements of the competent authority for the preservation of artefacts and heritage. It is forbidden to use cladding panels, tiles, stone and others.

**Chapter Six**

**Urban heritage zones C - CHU**

**Article (230)**

**Uses:**

1- Residential and administrative uses (residential apartments only) are allowed in the urban heritage zones (C) and on the first floor only, according to the conditions and controls applicable by the competent authority for the preservation of artefacts and heritage, as indicated by the approved area classification plans. .

2- In land with commercial facades, it is allowed to open shops on the ground floor according to the conditions and controls of the competent authority for the preservation of artefacts and heritage.

3- It is allowed to practice cultural, educational and recreational activities in any of the floors of the building, in the event that the real estate has a patrimonial and historical character, according to the assessment of the competent authority for the preservation of artefacts and heritage, and according to design and functional conditions and controls of this authority.

**Article (231)**

**Building percentage :**

Building percentage for urban heritage zones (C) shall comply with the following controls :

1- The building percentage shall not exceed 200% (two hundred percent) of the land area, including all facilities, service facilities, fixed covered areas and verandas.

2- In the event that commercial and administrative business are authorized, it is allowed to add a mezzanine at the rate of 70% (seventy percent) of the business area and that shall be used as a warehouse that it is not counted in the total building percentage.

**Article (232)**

**Setbacks:**

Building setbacks for urban heritage zones (C) shall comply with the following controls :

**Front setback:**

The ground floor shall be built on the front border of the land of the front facade of the land, unless there is an approved building line according to the detailed plans that shall be respected.

**Side and rear setback:**

Side and rear borders of the land shall be built, taking into account the presence of insulation between the wall of the real estate and the adjacent one, and in case of realization of openings overlooking the lateral or rear neighbour, it is necessary to leave verandas (interior or exterior courtyards) according to the conditions and controls applicable by the service authorities.

**Article (233)**

**Heights:**

The building heights of the urban heritage zones (C) require that the height of the building shall not exceed two floors with a maximum of 8.50 meters (eight meters and fifty centimetres), including workshops and all other facilities, and it is not allowed to build a stair room. The height of the mezzanine shall not exceed 2.2 meters (two meters and twenty centimetres).

**Article (234)**

**Parking:**

The authority responsible for the preservation of artefacts and heritage shall be approached to study the possibility of adding parking spaces, provided that the owner of the real estate is not compensated by an increase in the building percentage in the event of approval.

**Article (235)**

**Special Requirements:**

In addition to the previous controls, the following specific requirements for urban heritage zones (C) shall be taken into account :

1- The conditions and design and operating controls issued by the authority in charge of the preservation of artefacts and heritage shall be respected, and it is necessary to obtain the approval of this authority on the plans and technical drawings before initiating any project.

2- In the event that the real estate is adjoining or adjacent to a building included on the National Heritage list, or included on the UNESCO World Heritage list, or if it is in the immediate vicinity of a listed archaeological site, the competent authority for the preservation of artefacts and heritage have the right to request a different distribution of blocks to protect the archaeological value, provided that the total areas are identical to the authorised building mass. Iis also allowed to apply specific conditions of setbacks, materials, colours, etc., different from the approved design, and the functional conditions applied for the area.

3- In the event that the real estate is located on more than one street, and one of them is classified as residential and the other as commercial (whether approved or with a particular classification), then the depth of the shops shall not exceed 50% (fifty percent) of the depth of the building between the two streets from the commercial street, provided that the total depth of the commercial shop is less than 3 metres (three metres).

4- The following facilities shall not be counted in the building percentage and they include : The mezzanine, the balconies projecting from the real estate line and the basement.

6- It is allowed to add open balconies, provided that they do not exceed the real estate border by more than 1 meter (one meter), according to the design conditions and the controls of the competent authority for the preservation of artefacts and heritage, if the width of the street is not less than 4 meters (four meters). The balconies shall not be closed with any of the materials and shall not be used for anything other than the functional role of the balconies. Projections shall be strictly prohibited.

It is allowed to install shading elements attached to the facade of the building above the commercial shops on the ground floor, according to the following conditions :

A- The height of the shading elements shall not be less than 2.5 meters (two meters and fifty centimetres).

b- Shading elements shall not exceed 1 meter (one metre) from the shop front wall.

C- There shall be no balconies on the upper floors of the building.

D- The shading elements shall be made of materials approved by the authority charged with the preservation of artefacts and heritage, and comply with the safety and security specifications used by the Civil Defence Affairs.

E- Respect the conditions and design controls and the colour code approved by the competent authority for the preservation of artefacts and heritage.

7- Parallel and non-vertical commercial advertisements may be installed above the facades of shops or activities falling within paragraph (3) of article (230) of this Decision. It shall be installed on the ground floor only, with a projection not exceeding 10 centimetres (ten centimetres) from the facade line with its elements and in the space of the shop, without exceeding the width of the main door leading to it, according to the requirements and controls of the competent authority for the conservation of artefacts and heritage, and according to the safety and security specifications adopted by the Civil Defence Affairs.

8- It is allowed to install lighting elements above the entrances of shops and houses and under the shading elements only, provided that the general safety conditions are respected and that the design conditions and the controls of the competent authority for the preservation of artefacts and heritage are respected.

9- It is not allowed to let appear the technical installations related to the service of the building, such as electrical and sanitary installations, air conditioning elements, fireplaces, etc., on the exterior facades of the building. Lockers shall be allocated for gas cylinders within the borders of the real estate, taking into account the safety rules of the Civil Defence Affairs.

10- It is allowed to install facilities on the roof to serve the building , such as : Water tanks, water heaters, etc., provided that they are visually hidden from the streets and corridors surrounding the real estate, in accordance with the requirements and controls issued by the competent authority for the preservation of artefacts and heritage.

11- With regard to the cladding of the facades of buildings, the approved colour code for the painting of the facades shall be respected in accordance with the regulations and requirements of the competent authority for the preservation of artefacts and heritage. It is forbidden to use cladding panels, tiles, stone. and others.

**Chapter Seven**

**National heritage buildings -NHB**

**Article (236):**

**Uses:**

1-The requirements for national heritage buildings shall apply to buildings, monuments or to a group of buildings and monuments of high heritage and historical value, according to the evaluation standards approved by the competent authority for the preservation of antiquities and heritage by including them on the list of National Heritage because of their importance. These buildings may be located in the zones of heritage parks or urban heritage zones .

2- The national heritage buildings shall be used as historical testimony for the following generations and their use is authorized for cultural purposes and activities determined according to the nature and specificity of each building, provided that they are restored, rehabilitated, designed and built under the supervision of the competent authority for the preservation of artefacts and heritage, and that they are implemented only with the agreement of this authority.

3- National heritage buildings may be used for their original uses, with the need to review the competent authority for the preservation of artefacts and heritage to study the restoration and the design.

4- It is allowed to use the national heritage buildings for commercial purposes, of a cultural, educational and commercial nature, or for authorized and conditional activities, which are determined after examination by the competent authority for the preservation of artefacts and heritage.

**Article (237)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for national heritage buildings:

1- Any development, construction or modification that affects the structural or visual condition of national heritage buildings or that in any way affects their heritage and historical value, a value determined by the authority responsible for the preservation of antiquities and heritage, shall be prohibited.

2- Implementing any development or intervention on the national heritage building shall be subject to a previous detailed study and shall obtain a written approval from the competent authority for the preservation of artefacts and heritage.

3- The approval of the competent authority for the preservation of artefacts and heritage shall be obtained to determine the functional use of the building, before proceeding with any design project.

4- The competent authority for the preservation of artefacts and heritage has the right to request excavations or to prepare specialized studies, depending on the site that it determines.

**Part Eight**

**Multiple-use development zones**

**Chapter One**

**Special project zones -SP**

**Article (238)**

Special project zones are those atypical project zones for which no provisions are made in the regulatory requirements for construction contained in this Decision. They may be located in zones for which approved general or detailed urban plans have been prepared or in open zones for which plans have not been prepared and may require approval. specialised studies that include the following elements shall be prepared in this purpose:

1- The urban and planning impacts of the project on adjacent zones.

2- Traffic impacts on the existing road network at various levels.

3- Environmental and marine impacts .

4- Social, cultural and economic impacts .

5- Any other studies required to decide on the project application.

The project shall be considered to be of a special nature due to its urban requirements, in particular the development of road networks and public services at its location and on adjacent land. In order for the project to be approved as a special project, it shall be submitted to a specialised committee to be set up by decision of the competent Minister, and a decision of the competent Minister shall be issued for approval.

**Chapter Two**

**Private sector development projects zones - MP**

**Article (239)**

Private sector development project zones are large-scale multiple-use urban project zones developed by the private sector. The projects shall be studied by the Urban Planning Affairs in coordination with the service authorities with a view to the approval of the detailed plans and schedules thereof by the Urban Planning Affairs. Specialised studies similar to special projects zones may be required for approval.

**Part Nine**

**Tourist and recreational zones**

**Chapter One**

**Hotel and resort zones - HLR**

**Article (240)**

**Uses:**

In hotel and resort zones , hotel uses (hotels and hotel apartments) and tourist and similar resorts are allowed, subject to approval by Tourism Affairs, as shown on approved classification plans.

**Article (241)**

**Building percentage :**

Building percentage for hotel and resort zones shall comply with the following controls:

1- The total building percentage shall be determined after preparation of the required traffic studies, which are determined after coordination with Urban Planning Affairs and the General Directorate of Traffic that shall be positive.

2- The percentages of commercial uses allowed shall be determined in coordination with Tourism Affairs.

3- It is allowed to build a basement, the surface area of which is not taken into account in the building percentage and it shall be used for parking or hotel uses and services, or for all of them, provided that the approval of the service authorities is obtained.

**Article (242)**

**Heights:**

Building heights for hotel and resort zones shall be determined in accordance with the heights of surrounding buildings after obtaining approval from the Urban Planning Affairs and Civil Aviation Affairs.

**Article (243)**

**Parking:**

Study of the project in terms of traffic requires coordination with the General Directorate of Traffic and Urban Planning Affairs to determine the type of traffic study required. The parking standards described in article (396) of this decision shall also be applied.

**Article (244)**

**Special requirements:**

The special requirements for hotel and resort zones, in addition to the previous controls, shall be taken in account when allowing the activities of hotel or hotel apartments in real estates located in the classification of multiple-use buildings zones (A, B, C, D and F), provided that the requirements of the zones are applied in terms of building percentages, legal setbacks and heights. The requirement to provide parking shall be applied in accordance with the parking standards described in article (396) of this Decision, and after obtaining the approval of the Tourism Affairs.

**Chapter Two**

**Restaurants and cafes zones - FB**

**Article (245)**

**Uses:**

It is allowed to build restaurants, cafes, bakeries and the like in the restaurants and cafes zones , as shown on the approved classification plans.

**Article (246)**

**Building percentage :**

Building percentage for restaurants and cafes zones shall comply with the following controls :

1- The percentage of construction shall not exceed 180% (one hundred and eighty percent) of the surface area of the land.

2- It is allowed to build additional percentages that do not exceed 15% (fifteen percent) of the area of the land assigned to restaurant or cafe facilities only, and it is allowed to build them on the rear or side borders of one side only, provided that their height does not exceed one floor with a maximum of 4 metres (four metres) measured from the level of the pavement, and that it counted in the building percentage.

3- The addition of a mezzanine not exceeding 70% (seventy percent) of the floor area is allowed.

4- It is allowed to build a basement whose surface area that shall not be counted in the building percentage, provided that a portion whose surface area is not less than 70% (seventy percent) is used for parking.

**Article (247)**

**Setbacks:**

Building setbacks for restaurants and cafes zones shall comply with the following controls:

**Front setback:**

A setback of at least 6 metres (six metres) shall be left from the land border fronting the main or most important street and it shall be used as uncovered parking and pedestrian corridors. Upper projections above the ground floor are allowed to a maximum of 1.20 metres (one metre and twenty centimetres).

**Side and rear setback:**

1- A setback of at least 2 metres (two metres) shall be left from the side and rear border of the real estate.

2- It is not allowed to realise upper projections above the ground floor.

**Article (248)**

**Heights:**

1- The height of the building in restaurants and cafes zones shall not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters), and in the case of construction of a basement, its maximum height shall be of 16.50 meters (sixteen meters and fifty centimetres) .

**Article (249)**

**Parking:**

Parking shall be provided in real estates located in zones that do not contain nearby public parking spaces, intended to serve restaurants, cafés, bakeries and the like within the real estate borders in accordance with the parking standards described in Article (396) of this Decision.

**Article (250)**

**Building facades :**

The standards, technical specifications and architectural styles shall be determined by the Facades Commission.

**Article (251)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for restaurant and cafes zones :

1- In the event that more than one restaurant is built, it shall be allowed to build facilities for each restaurant, provided that the combined area of the facilities does not exceed 15% (fifteen percent) of the area of the real estate.

2- If the building is to be used as a restaurant or tourist café, approval shall be obtained from Tourism Affairs.

3- If sufficient parking space is provided for cars in the basement, it is allowed to use the front setback as an uncovered or temporarily covered outdoor seating area, provided that the legal setback is respected and approval shall be obtained from Urban Planning Affairs and the General Directorate of Traffic.

4- It is allowed to use the second floor as administrative offices, provided that the entrances to the offices are separate from the restaurant or the café.

5- If there is a unified building line such that 50% (fifty percent) of the neighbouring lands are built on the border, the statutory setbacks shall be exempt.

6- Fast food restaurants shall not be allowed on land located in Block 338 of the Gudaibiya area.

7- For land with an area of less than 200 square meters (two hundred square meters) located in block 338 in Gudaibiya, coordination shall be made with Urban Planning Affairs and those concerned with tourism affairs to study the aforementioned area.

8- It is allowed, for technical and planning reasons, to exclude the requirements contained in this chapter, after obtaining the approval of the Urban Planning Affairs and the approval of the service authorities, where applicable.

**Chapter Three**

**Green tourism projects zones - GBT**

**Article (252)**

**Uses:**

Commercial uses, restaurants and cafes, or all, shall be allowed in green tourism projects zones as shown on the approved classification plans.

**Article (253)**

**Building percentage :**

Building percentages in green tourism projects zones shall be determined as follows:

1- The total built-up area of all buildings shall not exceed 100% (one hundred percent) of the land area.

2- The built area of any floor shall not exceed 50% (fifty percent) of the land area.

3- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used for annexes to the building or for parking, or both.

C- The height of the ground floor shall not exceed 1.50 metres (one metre fifty centimetres) from the level of the pavement.

D- Not less than 70% (seventy percent) of the surface area shall be allocated to car parking.

4- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

**Article (254)**

**Setbacks:**

Building setbacks for green tourism project zones shall comply with the following controls:

**Front setback:**

It is allowed to build the ground floor after a distance of at least 6 metres (six metres) from the front border of the land facing a street or a road and it is not allowed to realise upper projections on the floors above the ground floor. The setback spaces shall be used for forestation and as green spaces.

**Side setback:**

It is allowed to build the ground floor after a distance of at least 3 metres (three metres) from the side border of the land and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as pedestrian corridors.

**Rear setback:**

It is allowed to build the ground floor after a distance of at least 5 metres (five metres) from the rear border of the land and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as green spaces.

**Article (255)**

**Heights:**

Building heights in green tourism project zones shall comply with the following controls:

1- Building height shall not exceed 2 floors (two floors) with a maximum of 10 metres (ten metres).

2- If a basement is built, its maximum height shall be of 11.5 metres (eleven metres and fifty centimetres).

**Article (256)**

**Parking:**

Parking shall be provided in accordance with the standards approved in Article (396) of this Decision. Parking may be built in the basement or on upper floors, and shall not be counted in the decided building and height percentages.

**Article (257)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for green tourism projects zones :

1- The area allocated to forestation, green areas, corridors and roads shall not be less than 50% (fifty percent) of the land area.

2- The area allocated to forestation, green areas, corridors and roads shall not be less than 40% (forty percent) of the land area.

3- The surface area allocated to corridors and roads shall not exceed 10% (ten percent) of the land area.

**Chapter Four**

**Waterfront zones - WF**

**Article (258)**

**Uses:**

In waterfront zones, open spaces, green spaces, etc. are allowed and shall be divided into beach zones and ledges as shown on the approved classification plans.

**Article (259)**

**Building percentage :**

Building percentages in waterfront zones shall be determined as follows:

1- The area allocated to beaches, green areas, spaces and playgrounds shall not be less than 50% (fifty percent) of the land area.

2- Building areas for constructed public facilities and services shall not exceed 30% (thirty percent) of the land area.

**Article (260)**

**Setbacks:**

Setbacks in waterfront zones shall comply with the following controls:

**-1 In the case of beach:**

A- The width of the beach shall not be less than 25 metres (twenty-five metres) from the shoreline.

b- The width of the walkway shall not be less than 10 metres (ten metres) from the rear border of the beach.

C- Open and green spaces shall be allocated for beautification with a width of at least 5 metres (five meters), which may be used as outdoor seating areas for restaurants and cafés in the designated areas and in front of them only, provided that the depth of outdoor seating does not exceed 10 metres (ten meters).

D- It is allowed to establish facilities at a distance of at least 40 metres (forty metres) from the land border facing the waterfront.

**-2 In the case of Corniche:**

A- The width of the walkway shall not be less than 10 metres (ten metres) from the waterfront border (from the rock revetment /vertical wall).

B- It is allowed to install facilities at a distance of at least 10 metres (ten metres) from the land border facing the waterfront.

**Article (261)**

**Heights:**

The heights of the waterfront zones requirements stipulated that the height of the building shall not exceed 2 floors (two floors) with a maximum of 10 meters (ten meters), with an ascending height that does not obstruct the view.

**Article (262)**

**Parking:**

It requires the preparation of a traffic study and the provision of out of sight parking on the beach.

**Article (263)**

Special requirements:

In addition to the previous controls, the application of these requirements to public and private real estate shall be observed in the special requirements for waterfront zones , with the exception of private residence for individuals. Any exception to it shall be subject to the approval of Urban Planning Affairs and the service authorities according to the applicable procedures.

**Chapter Five**

**Recreational zones - REC**

**Article (264)**

**Uses:**

In recreational zones , gardens, parks and commercial facilities (cafeterias, coffee shops, games rooms, gift and flower shops), public squares and open and enclosed recreational projects are allowed to be built, as well as sports stadiums, public footpaths and necessary sports facilities, according to the approved classification plans.

**Article (265)**

**Building percentage :**

The following conditions are required for building percentages in recreational zones :

1- The total built-up area of public facilities and services shall not exceed 30% (thirty percent) of the land area.

2- The area of green space shall not be less than 70% (seventy percent) of the area of the land for sites designated for gardens, parks and waterfronts.

3- Certain commercial uses are allowed to serve the recreational facility in such a way that their percentage does not exceed 2.5% (two and a half percent) at a rate of 62, 5 square metres (sixty-two and a half square metres) for children's playgrounds whose area is not less than 2,500 (two thousand five hundred square metres) and an average of 500 square metres (five hundred square metres) for parks whose area does not exceed 20,000 square metres (twenty thousand square metres) and an average of 1,000 square metres (one thousand square metres) for parks whose area does not exceed 40,000 square metres (forty thousand square metres).

**Article (266)**

**Setbacks:**

Setbacks to recreational zones shall comply with the following controls:

1- Public establishments, buildings and services shall be set back at least 3 metres (three meters) from the land border on facades facing a street or a road.

2- Offices, guardrooms, pump rooms and warehouses may be built adjacent to the front wall at the entrance of the land and only on one side of it.

**Article (267)**

**Heights:**

The heights of recreational zones shall comply with the following controls:

1- The height of commercial and recreational establishments and facilities shall not exceed one ground floor and one mezzanine floor, with a maximum height of 7 metres (seven meters), with the exception of establishments, buildings and rooms that require a higher height or that require technical equipment. with particular specifications, subject to the approval of Urban Planning Affairs and the approval of the service authorities.

2- The height of the office, guard room, pumps or storages shall not exceed one floor, with a maximum height of 4 metres (four meters).

**Article (268)**

**Parking:**

Parking spaces shall be provided within the real estate borders in accordance with the parking standards described in Article (396) of this Decision, to serve all facilities.

**Article (269)**

**Special requirements:**

In the special requirements for recreational zones , in addition to the preceding controls, it shall be taken into account that the commercial use is open from within the real estate to serve the facility visitors and that it is not allowed to open to the outside.

**Chapter Six**

**Open space zones - OS**

**Article (270)**

Open space zones are allocated for outdoor recreational activities, taking into account the mandatory development of no more than 5% (five percent) of the land area to serve the visitors and the public, so that its size and design are proportionate to the open space as a whole. Its use shall not overshadow the principal allowed use, and its development requires the necessary planning and service approvals to be obtained, together with the provision of parking according to the standards described in section (396) of this Decision.

**Part Ten**

**Service zones**

**Chapter One**

**Infrastructure service zones - IST**

**Article (271)**

1- It is allowed in infrastructure zones to build main stations and electrical substations as well as corridors connected to these stations and the like. They shall be subject to the provisions and controls of the competent electricity and water authority.

2- It is allowed in infrastructure zones to build towers, communication stations and the like, subject to the provisions and controls of the competent communications authority.

3- In infrastructure zones, it is allowed to build primary and secondary sewage treatment plants and other facilities, subject to the provisions and controls of the authority responsible for sanitation.

4- It is allowed to establish main and secondary water pumping and distribution stations, corridors connected to these stations, etc., in the infrastructure zones , subject to the provisions and controls of the competent authority for electricity and water.

**Chapter Two**

**Roads and streets - ROD**

**Article (272)**

Part of the road boundary shall be reserved for the passage of motor vehicles and various means of transport, for the passage of pedestrians in designated areas and for the establishment of side parking areas for cars. It may also include areas reserved for public facilities, services, landscaping and green spaces.

**Chapter Three**

**Pedestrian corridors and service zones - PIC**

**Article (273)**

Part of the road boundary shall be reserved for pedestrian traffic and may include lateral parking spaces for cars and spaces reserved for public equipment, services, landscaping and green spaces.

**Chapter Four**

**Sports activities service zones -CSS**

**Article (274)**

**Uses:**

Sports towns, sports clubs, sports stadiums, sports projects and the like are allowed in sports activities service zones, subject to the approval of the relevant sports authority, as shown on the approved classification plans.

**Article (275)**

**Building percentage :**

Building percentage of sports activities service zones shall take into account the following controls:

1- The total building percentage shall be determined after preparation of the required traffic studies, which are determined after coordination with Urban Planning Affairs and the General Directorate of Traffic, that shall be positive.

2- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used for annexes to the building or for parking, or both.

C- The area of the basement shall not be included in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

3- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

4- It is allowed to open commercial activities in the service of sports clubs, to be studied for each application by the Urban Planning Affairs. This is also allowed for new sports clubs, provided that their percentage does not exceed 10% (ten percent) of the club area, taking into account that the basic facilities and parking of the club shall not be affected.

**Article (276)**

**Heights:**

Heights of sports activities service zones shall comply with the following controls:

Building heights shall be determined in accordance with the heights of surrounding buildings after obtaining approval from the Urban Planning Affairs and Civil Aviation Affairs.

2- The height of the building allocated for sports clubs shall not exceed 4 floors (four floors) with a maximum of 20 meters (twenty meters), and in case a basement is constructed, its maximum height shall be of 21.50 meters ( twenty one meters and fifty centimetres), in addition to the height of the floors designated for services and parking.

3- The height of commercial activities shall not exceed two floors and a mezzanine floor, with a maximum height of 10 metres (ten metres), and in the case of the construction of a basement, 11.50 metres (eleven metres and fifty centimetres).

**Article (277)**

**Parking:**

Study of the project in terms of traffic requires coordination with the General Directorate of Traffic and Urban Planning Affairs to determine the type of traffic study required. Parking shall be provided according to the parking standards described in article (396) of this Decision.

**Article (278)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for sports activities services zones :

1- Sports activities are allowed in real estates located in the classification of multi-purpose buildings zones, provided that the requirements of the zones are applied in terms of building percentages and legal setbacks, and provided that the matter is studied from the point of view of traffic by the Urban Planning Department and the General Directorate of Traffic and after obtaining the agreement of the competent authority for sports affairs.

2- The following commercial activities are only allowed to serve sports clubs (cafeteria, café, sportswear shops, sport and nautical equipment shops, medical centre specialising in sport, pharmacy, bank branch, ATM) and they shall only be allowed if the club is integrated and includes all the sports facilities and its ancillary installations according to the standards of the competent authority for sport affairs.

**Chapter Five**

**Health service zones - CSH**

**Article (279)**

**Uses:**

Hospitals, health centres, medical clinics, rehabilitation centres, medical centres, green health projects and the like shall be allowed in health service zones subject to the approval of the National Health Regulatory Authority and the Ministry of Health as indicated by the approved classification plans.

**Article (280)**

**Building percentage :**

Building percentage for health service zones shall comply with the following controls:

1- The total building percentage shall be determined after preparation of the required traffic studies, which are determined after coordination with Urban Planning Affairs and the General Directorate of Traffic that shall be positive.

2- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used for annexes to the building or for parking, or both.

C- The area of the basement shall not be included in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

E- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

3- The following percentage shall be applied to green health projects:

A- The total building percentage shall not exceed 140% (one hundred and forty percent) of the land area.

B- The built space for each floor shall not exceed 30% (thirty percent) of the land area.

4- It is allowed to build a basement under the part designated for the building and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The area of the basement shall not be included in the allowed building percentage.

D- The space allocated for car parking shall not be less than 70% (seventy percent) of the surface area of the basement.

e- The height of the ground floor shall not exceed 1.50 metres (one metre fifty centimetres) from the level of the pavement.

**Article (281)**

**Setbacks:**

Setbacks in health service zones shall comply with the following controls:

The following setbacks shall be applied to green health projects indicated on approved classification plans:

**Front setback:**

It is allowed to build the ground floor after a distance of at least 10 metres (ten metres) from the front border of the land facing a street or a road and it is not allowed to realise upper projections on the floors above the ground floor. The setback spaces shall be used for forestation and as green spaces.

**Side setback:**

It is allowed to build the ground floor after a distance of at least 5 metres (five metres) from the side border of the land and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as pedestrian corridors.

**Rear setback:**

It is allowed to build the ground floor after a distance of at least 15 metres (fifteen metres) from the rear border of the land and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as green spaces.

**Article (282)**

**Heights:**

Heights in health service zones shall comply with the following controls:

1- The height of hospitals and the like shall not exceed 10 floors (ten floors) with a maximum of 50 metres (fifty metres), and in the event of the construction of a basement, its maximum height shall be 51.50 metres (fifty-one metres and fifty centimetres) in addition to the height of the floors intended for services and parking.

2- The height of health centres shall not exceed 10 floors (ten floors) with a maximum of 50 metres (fifty metres), and if a basement is built, its maximum height shall be 51.50 metres (fifty-one metres and fifty centimetres) in addition to the height of the floors intended for services and parking.

3- The height of rehabilitation and similar centres shall not exceed 6 floors (six floors) with a maximum of 30 metres (thirty metres), and if a basement is built, its maximum height shall be 31.50 metres (thirty-one metres and fifty centimetres) in addition to the height of the floors designated for services and parking.

4- The height of medical and related centres shall not exceed 4 floors (four floors) with a maximum of 20 metres (twenty metres), and if a basement is built, its maximum height shall be 21.50 metres (twenty-one metres and fifty centimetres) in addition to the height of the floors designated for services and parking.

5- The height of medical clinics and the like shall not exceed 3 floors (three floors) with a maximum of 15 metres (fifteen metres), and if a basement is built, its maximum height shall be 16.50 metres (sixteen metres and fifty centimetres) in addition to the height of the floors allocated for services and parking.

6- The height of buildings for green health projects shall not exceed 5 floors (five floors) with a maximum of 25 metres (twenty-five metres). In the case of the construction of a basement, its maximum height shall be 26.50 metres (twenty-six metres and fifty centimetres).

**Article (283)**

**Parking:**

Study of the project in terms of traffic requires coordination with the General Directorate of Traffic and Urban Planning Affairs to determine the type of traffic study required. Parking shall also be provided according to the parking standards indicated in article (396) of this Decision. Parking may be built in the basement or on upper floors, and shall not be counted in the decided building and height percentages.

**Article (284)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for health services zones :

1- Health activities are allowed in real estates located in the classification of multi-purpose buildings zones, provided that the requirements of the zones are applied in terms of building percentages and legal setbacks, and provided that the matter is studied from the point of view of traffic by the Urban Planning Department and the General Directorate of Traffic and after obtaining National Health Regulatory Authority and the Ministry of Health.

2- The area allocated to green health projects for forestation, green spaces, corridors and roads shall not be less than 70% (seventy percent) of the land area, provided that the area allocated for forestation and green spaces shall not be less than 60% (sixty percent) of the land area, and the area allocated for corridors and roads shall not exceed 10% (ten percent) of the land area.

**Chapter Six**

**Educational service zones - CSE**

**Article (285)**

**Uses:**

Nurseries, kindergartens, educational centres, schools, institutes, universities, green educational projects and the like are allowed in the educational service zones, subject to the approval of the Ministry of Education, as indicated on the approved classification plans.

**Article (286)**

**Building percentage :**

Building percentage for educational service zones shall comply with the following controls:

1- The total building percentage shall be determined after preparation of the required traffic studies, which are determined after coordination with Urban Planning Affairs and the General Directorate of Traffic that shall be positive.

2- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used for annexes to the building or for parking, or both.

C- The area of the basement shall not be included in the allowed building percentage.

D- The height of the ground floor shall not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

E- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

3- The following building percentage shall be applied to green educational projects:

A- The building percentage for all buildings shall not exceed 150% (one hundred and fifty percent) of the land area.

B- The built space for each floor shall not exceed 30% (thirty percent) of the land area.

4- It is allowed to build a basement under the part designated for the building and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The space allocated for car parking shall not be less than 70% (seventy percent) of the surface area of the basement.

E- The height of the ground floor shall not exceed 1،50 metres (one metre fifty centimetres) from the level of the pavement.

**Article (287)**

**Setbacks:**

The following setbacks shall be applied to green educational projects indicated in the approved classification plans:

**Front setback:**

It is allowed to build the ground floor after a distance of at least 10 metres (ten metres) from the front border of the land facing a street or a road and it is not allowed to realise upper projections on the floors above the ground floor. The setback spaces shall be used for forestation and as green spaces.

**Side setback:**

It is allowed to build the ground floor after a distance of at least 5 metres (five metres) from the side border of the land and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as pedestrian corridors.

**Rear setback:**

It is allowed to build the ground floor after a distance of at least 15 metres (fifteen metres) from the rear border of the land and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as green spaces.

**Article (288)**

**Heights:**

The heights of the educational service zones shall comply with the following controls :

1- The height of nurseries, kindergartens and others shall not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters), and in case of construction of a basement, its maximum height shall be 16.50 meters (sixteen meters and fifty centimetres).

2- The height of educational institutions, centres and similar shall not exceed 4 floors (four floors) with a maximum of 20 meters (twenty meters). In case of construction of a basement, its maximum height shall be 21.50 meters (twenty one meter and fifty centimetres).

3- The height of green schools and educational and similar projects shall not exceed 5 floors (five floors) with a maximum of 25 meters (twenty-five meters), and in case of construction of a basement, its maximum height shall be 26.50 meters (twenty-six meters and fifty centimetres).

4- The height of the universities and similar shall not exceed 6 floors (six floors), with a maximum of 30 meters (thirty meters), and in case of construction of a basement, its maximum height shall be 31.50 meters (thirty-one meters and fifty centimetres), in addition to the height of the floors intended for services and parking spaces.

**Article (289)**

**Parking:**

Study of the project in terms of traffic requires coordination with the General Directorate of Traffic and Urban Planning Affairs to determine the type of traffic study required. Parking shall also be provided according to the parking standards indicated in article (396) of this Decision. Parking may be built in the basement or on upper floors, and shall not be counted in the decided building and height percentages.

**Article (290)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for educational services zones :

1- Educational activities are allowed in real estate located in the classification of multi-purpose buildings, provided that the requirements of the zones are applied in terms of building percentages and legal setbacks, and provided that the matter is studied from the point of view of traffic by the Urban Planning Department and the General Directorate of Traffic and after obtaining the approval of the Ministry of Education.

2- The area allocated to green educational projects of forested areas, green spaces, corridors and uncovered roads shall not be less than 70% (seventy percent) of the land area, provided that the area allocated to forestation and green spaces is not less than 60% (sixty percent) of the land area and the allocated area shall not exceed 10% (ten percent) of the land area.

3- Provision of a particular path to drop off and pick up students in public and private schools located within the borders of the real estate shall be allowed.

**Chapter Seven**

**Religious service zones - CSR**

**Article (291)**

**Uses:**

Masjids, mosques, funeral homes, churches, synagogues and others as well as their affiliated facilities are allowed in the zones of religious services, as indicated by the approved classification plans. Certain specific activities are also authorized there in accordance with the applicable controls and standards.

**Article (292)**

**Building percentage :**

The following controls shall be observed in the building percentage intended for religious services, taking due account of paragraph (3) of Article (295) of this Decision, :

1- The building percentage of a masjid, a mosque, a funeral home, a church or a temple and all its annexes and facilities shall not exceed 240% (two hundred and forty percent) of the land area.

2- The building surfaces shall not exceed 80% (eighty percent) of the land area.

3- Commercial activities are allowed provided that each request is studied by the Urban Planning Department.

**Article (293)**

**Setbacks:**

Building setbacks for religious service zones shall comply with the following controls :

**Front setback:**

1- It is allowed to build at a distance of at least 5 meters (five meters) from the front border of the land overlooking a street or road, and this distance shall be designated as parking for cars. Building is also allowed on borders of plots of land of less than 300 square meters (three hundred square meters).

2- Commercial use shall be on the side facing the street, with a depth not exceeding 5 meters (five meters) from the front border of the building.

**Side and rear setback:**

The building shall set back at a distance of at least 2 meters (two meters) from the side and rear borders of the land plot, and it is not allowed to build upper projections on the floors above the ground floor. It is also allowed to build residential and service facilities on the side and rear borders, or inside the whole building in accordance with the regulations and standards applicable by the Waqf Affairs.

Article (294)

**Heights:**

Building heights for religious service zones shall comply with the following controls :

1- The height of masjid, mosque, funeral home, temple or church shall not exceed 3 floors (three floors) and a maximum of 15 meters (fifteen meters).

2- The height of the minaret shall not exceed 25 meters (twenty-five meters). If the height exceeds the said limit, this requires the approval of both Waqf Affairs, Civil Aviation Affairs and Urban Planning Affairs.

**Article (295)**

**Parking:**

1- The parking spaces shall be provided in accordance with the parking standards set out in Article (396) of this Decision, sufficient to serve all the activities allowed within the borders of the real estate.

2- In the event that the area of the land is less than 600 square meters (six hundred square meters) and is located within an approved plans that contain parking spaces on adjacent or nearby land that have been built to serve the religious establishment and the nearby commercial area, these may be used to complete the required number of parking spaces.

3- If the land is located in an old area not connected to the road network, or if it overlooks a street whose width is less than 6 meters (six meters), exemption from providing parking is allowed and the building percentage shall be reduced to 160% (one hundred and sixty percent) of the land area.

**Article (296)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for religious services zones :

1- In case of implantation of a celebration hall or other religious facilities, traffic and technical studies shall be prepared, then the approval of the plans on the validity of the land to be built shall be obtained from the Urban Planning Affairs.

2- It is not allowed to build a basement.

3- Commercial use shall be completely separated.

4- The nearby area shall need the required commercial uses.

5- It is allowed to build residential apartments on the ground floor or on the upper floors for the imam and the muezzin.

6- Classrooms are allowed to be used in the facility on the upper floors.

7- As for demolition and construction requests of old buildings, construction shall be allowed according to the previous situation in the event that the site or the building areas are not modified.

**Chapter Eight**

**Diplomatic service zones - CSD**

**Article (297)**

**Uses:**

Embassies, consulates, diplomatic representative offices, and similar, as well as their affiliated facilities are allowed in the zones of the diplomatic services, as indicated by the approved classification plans.

**Article (298)**

**Building percentage :**

Building percentage for diplomatic service zones shall comply with the following controls:

1- The building percentage shall not exceed 240% (two hundred and forty percent) of the land area.

2- The building surfaces shall not exceed 60% (sixty percent) of the land area.

**Article (299)**

**Heights:**

Building heights for diplomatic service zones shall comply with the following controls :

1- The height of the buildings shall not exceed 4 floors (four floors) and a maximum of 20 meters (twenty meters). In case a basement is constructed , its maximum height shall be 21.50 meters (twenty-one meters and fifty centimetres). ) in addition to the floors reserved for services and parking.

2- It is allowed to increase the height in certain special cases, provided that the approval of the Ministry of Foreign Affairs, Urban Planning Affairs and Civil Aviation Affairs is obtained.

**Article (300)**

**Parking:**

The parking spaces shall be provided in accordance with the standards of the parking described in Article (396) of this Decision, sufficient to serve all the activities allowed within the borders of the real estate, and it shall be provided for on the ground floor, on upper floors, in the basement or in all of them. It shall not be calculated in the percentage and the allowed building height.

**Article (301)**

**Special requirements:**

In addition to the previous conditions, special requirements for diplomatic service zones shall be met and the approval of the Ministry of Foreign Affairs shall be obtained.

**Chapter Nine**

**Administrative and security services zones - CSA**

**Article (302)**

**Uses:**

Security, traffic and civil defence centres and the like as well as their affiliated facilities are allowed in the administrative and security services zones, provided that they obtain the approval of the Ministry of Interior, and the buildings of ministries, government authorities and institutions and the like, as indicated by the approved classification plans.

**Article (303)**

**Building percentage :**

Building percentage for administrative and security services zones shall comply with the following controls:

1- The building percentage of security centres and their equivalent shall not exceed 180% (one hundred eighty percent) of the land area.

2- The building percentage of civil defence and similar buildings shall not exceed 240% (two hundred and forty percent) of the land area.

3- The building percentage of traffic and similar buildings shall not exceed 360% (three hundred and sixty percent) of the land area.

4- The building percentage of ministries, government authorities and similar institutions buildings shall not exceed 720% (seven hundred and twenty percent) of the land area.

5- The building surfaces shall not exceed 60% (sixty percent) of the land area.

6- It is allowed to build a floor dedicated to facilities and services, provided that the building area does not exceed 60% (sixty percent) of the land area, and this percentage shall not be calculated in the total building percentage .

**Article (304)**

**Setbacks:**

The building setbacks for administrative and security service zones shall comply with the following controls :

**Front setback:**

1- It is allowed to build the ground floor at a distance of at least 3 meters (three meters) from the front border of the land to the facade overlooking a street or a road, and it is also allowed to open entrances to it.

2- If the land is located on more than one street, the building shall be set back at least 3 metres (three metres) from the land border facing the most important street on the site, while allowing the construction of upper projections above the ground floor with a maximum of 1, 20 metres (one metre and twenty centimetres) and a distance of not less than 2 metres (two metres) from the border of the land fronting on secondary streets. It is also allowed to construct upper projections of a maximum of 1 metre (one metre) on the side of secondary streets.

**Side and rear setback:**

It is allowed to build the ground floor at a distance of at least 2 meters (two meters) from the land border for each of the side and rear facades, and these are used as pedestrian corridors. It is not allowed to make upper projections on the floors above the ground floor for these side and rear facades.

**Article (305)**

**Heights:**

Heights of buildings in administrative and security services zones shall comply with the following controls :

1- The height of the building for security centres and similar shall not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters), and in case a basement is constructed, the maximum height shall be 16.50 meters (sixteen meters and fifty centimetres) in addition to the height of floors dedicated to the Parking and services .

2- The height of civil defence buildings and similar shall not exceed 4 floors (four floors) with a maximum of 20 meters (twenty meters), and in case of a basement is constructed, the maximum height shall be 21.50 meters (twenty one meters and fifty centimetres) in addition to the height of the floors dedicated for parking and services.

3- The height of traffic buildings and the like shall not exceed 6 floors (six floors), with a maximum of 30 meters (thirty meters), and in case a basement is constructed, the maximum height shall be 31.50 meters (thirty one meter and fifty centimetres) in addition to the height of the floors dedicated for parking and services.

4- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

**Article (306)**

**Parking:**

Parking spaces shall be provided for on the ground floor, on the upper floors or in the basement, or on all of them, provided that the parking standards indicated in Article (396) of this Decision are applied. It is also allowed to build at the borders of the land on all sides and parking lots are not counted in the allowed percentages and building heights. In the event that parking are planned on the ground floor within the borders of the building, it is necessary to open an entrance and exit for the entry and exit of cars, with the need to treat the remaining facades with aesthetic architectural structural elements to hide the parking.

**Article (307)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account for administrative and security services zones are :

1- It is allowed to build a basement intended to be used as parking for cars and services.

2- In case of special uses or request for an increase in the height and the building percentage, the approval of the Urban Planning Affairs shall be obtained.

3- The mechanism for authorizing security projects shall be determined in coordination with the security authorities and Urban Planning Affairs.

**Chapter Ten**

**social services zones - CSC**

**Article (308)**

**Uses:**

Associations, charitable funds, elderly care centres, special needs centres and equivalents are allowed in social services zones , as well as their affiliated facilities, provided that they obtain the approval of the Social Development Affairs and the approval of service authorities, as indicated by the approved classification plans.

**Article (309)**

**Building percentage :**

Building percentage for social service zones shall comply with the following controls :

1- The building percentage of associations and charitable funds shall not exceed 180% (one hundred and eighty percent) of the land area.

2- The building percentage of the elderly care and special needs centres shall not exceed 240% (two hundred and forty percent) of the land area.

3- The building surfaces shall not exceed 60% (sixty percent) of the land area.

4- It is allowed to build a floor reserved for facilities, recreational activities and services, provided that the building area exceeds 60% (sixty percent) of the land area, and this percentage shall not be calculated in the total building percentage.

5- Commercial uses are allowed with a building percentage not exceeding 20% (twenty percent) of the ground floor area, the profits shall be intended to serve the association, the charitable fund or the elderly care centre. The opening is done from the inside of the real estate, and is not allowed directly on the street.

**Article (310)**

**Setbacks:**

Building setbacks for social service zones shall comply with the following controls :

**Front setback:**

1- It is allowed to build the ground floor at a distance of at least 3 meters (three meters) from the front border of the land to the facade overlooking a street or a road allowed to open entrances to it.

2- If the land is located on more than one street, the building shall be set back at least 3 metres (three metres) from the land border facing the most important street on the site, while allowing the construction of upper projections above the ground floor with a maximum of 1, 20 metres (one metre and twenty centimetres) and a distance of not less than 2 metres (two metres) from the border of the land fronting on secondary streets. It is also allowed to construct upper projections of a maximum of 1 metre (one metre) on the side of secondary streets.

**Side and rear setback:**

It is allowed to build the ground floor at a distance of at least 2 meters (two meters) from the land border for each of the side and rear facades, and these are used as pedestrian corridors. It is not allowed to make upper projections on the floors above the ground floor for these side and rear facades.

**Article (311)**

**Parking:**

1- Parking spaces shall be provided for on the ground floor, on the upper floors or in the basement, or on all of them, provided that the parking standards indicated in Article (396) of this Decision are applied. It is also allowed to build them at the borders of the land on all sides and they shall not be counted in the allowed percentages and building heights. . In the event that parking are provided on the ground floor within the borders of the building, an entrance and exit shall be provided for the entry and exit of cars, with the need to treat the rest of the facades with an aesthetic architectural structure elements to conceal the parking.

2- It is necessary to provide parking for commercial use within the real estate borders.

**Article (312)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for social services zones :

1- It is allowed to build a basement intended only for parking.

2- In case of special uses or request for an increase in the height and the building percentage, the approval of the Urban Planning Affairs and the Social Development Affairs shall be obtained.

3-  The activities of elderly care centres and special needs centres are allowed on all floors of investment buildings, provided that they obtain the approval of the Social Development Affairs and Urban Planning Affairs .

**Chapter Eleven**

**Transport service zones - TRN**

**Article (313)**

Airports, ports, stations and their services are allowed in transport services zones, as indicated in the approved classification plans and shall obtain the approval of Civil Aviation Affairs. Parking spaces shall also be provided in these zones in accordance with parking standards indicated in Article (396) of this Decision.

**Chapter Twelve**

**Parking zones - CP**

**Article (314)**

**Uses:**

Covered, uncovered (open) or multi-floors parking are allowed in the parking zones, as indicated by the approved classification plans, provided that they obtain the approval of the General Directorate of Traffic and Urban Planning Affairs.

**Article (315)**

**Setbacks:**

Building setbacks for parking zones shall comply with the following controls :

**Front setback:**

It is allowed to build on the front border of the land, provided that the facades are treated with aesthetic architectural structural elements to hide the parking.

**Side and rear setback:**

It is allowed to build on the lateral and rear borders of the land, provided that the facades are treated with aesthetic architectural structural elements to hide the parking.

**Article (316)**

**Heights:**

Building heights of the parking zones shall comply with the following controls :

1- The height of the buildings designated as parking lots shall not exceed 10 floors (ten floors) and a maximum of 50 meters (fifty meters). In case a basement is constructed, its maximum height shall be 51.50 meters (fifty-one meters and fifty centimetres).

2- In case a basement is constructed, the height of the ground floor shall not exceed 1.50 meters (one meter fifty centimetres) from the level of the pavement.

**Article (317)**

**Special requirements:**

The special requirements for parking zones , in addition to the previous controls, shall allow commercial uses on the ground floor in multi-floors parking with building percentage not exceeding 20% (twenty percent) of the ground floor area. It is also allowed to add a mezzanine and conditions contained in Part twelve shall be applied to them.

**Chapter Thirteen**

**Petrol station zones - PTR**

**Article (318)**

**Uses:**

It is allowed to establish petrol stations and their services in the zones of petrol stations. Commercial uses and service uses for the maintenance and lubrication of cars, tire replacement and others are also allowed, as indicated by the approved classification plans, provided that the approval of the Oil Affairs and the Bahrain Petroleum Company (BAPCO) and the technical committee emanating from the Supreme Traffic Council for Petrol Stations, the Ministry of Interior and the Supreme Committee for Energy and Natural Resources.

**Article (319)**

**Building percentage :**

The building percentage of petrol station zones shall take into account the following controls :

1- The total building percentage for all uses shall not exceed 55% (fifty-five percent) of the land area and shall be distributed as follows :

2- The percentage of fuel pumps and station services shall not exceed 30% (thirty percent) of the total building percentage.

3- The percentage of commercial uses shall not exceed 10% (ten percent) of the total building percentage.

4- The percentage of uses of private services shall not exceed 15% (fifteen percent) of the total building percentage.

**Article (320)**

**Setbacks:**

Building setbacks for petrol stations zones shall comply with the following controls :

**Front setback:**

1- The location of the fuel pumps shall be set back at a distance of at least 10 meters (ten meters) from the front border of the land.

2- Commercial and service facilities shall be set back at a distance of at least 5 meters (five meters) from the front border of the land.

**Side and rear setback:**

1- The location of the fuel pumps shall be set back by a distance of at least 10 meters (ten meters) from the land border for each of the side and rear facades.

2- It is allowed to build commercial and service facilities at the side and rear borders, provided that these facilities are set back at least 5 meters (five meters) from the fuel pumps.

**Article (321)**

**Heights:**

Building heights for petrol station zones shall comply with the following controls :

1- The heights of the pumping site at the station shall be subject to the approval of the Oil Affairs.

2- The building height of commercial facilities and services shall not exceed a ground floor with mezzanine, with a maximum of 7.50 meters (seven meters and fifty centimetres).

**Article (322)**

**Parking:**

A traffic study of the project is required in coordination with the General Directorate of Traffic and Urban Planning Affairs to determine the type of the necessary traffic study. Parking shall also be provided in accordance with the parking standards described in Article (396) of this Decision.

**Article (323)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for petrol stations zones :

1- It is allowed to establish commercial and service stores in petrol stations whose area exceeds 1,500 square meters (one thousand five hundred square meters), and their use shall be limited to small grocery shops (mini-markets), cafes, restaurants, etc., as well as tire exchange shops and the sale of car accessories, etc., likewise, provided that the entrances are from inside the station and that they are not allowed to give directly on the street.

2- Washing, lubrication, maintenance and other similar activities shall be allowed in service stations whose area exceeds 2,500 square meters (two and a half thousand square meters), provided that their entrance is inside the station and that it is not allowed to open directly on the street.

3- ATMs shall be allowed inside the station, provided that they have a special route inside the station without affecting the movement of vehicles and trucks and for which the approval of the General Directorate of Traffic shall be obtained.

**Chapter fourteen**

**Graveyards zones - GY**

**Article (324)**

**Uses:**

Graveyards zones are the designated land for graveyards and their included facilities, as indicated by the approved classification plans. Commercial uses are allowed in these zones and the profits shall be used to service the graveyard. The approval of Waqf Affairs shall be obtained in this purpose.

**Article (325)**

**Building percentage :**

The building percentages for the graveyards zones shall take into account that the percentage allocated for commercial uses shall not exceed 1% (one percent) of the total land area, the proceeds of which are used to serve the graveyard.

**Article (326)**

**Setbacks:**

Building setbacks for graveyards zones shall comply with the following controls :

**Front setback:**

The structures associated with the graveyard and commercial uses shall be set back at a distance of at least 5 meters (five meters) from the front border of the land overlooking a street or a road that allows an opening on it.

**Side and rear setback:**

The structures associated with the graveyard and commercial uses shall be set back at a distance of at least 3 meters (three meters) from the side and rear borders of the land

**Article (327)**

**Heights:**

Building heights for graveyards zones shall comply with the following controls :

1- The height of the structures with the graveyard shall not exceed two floors, with a maximum of 10 meters (ten meters).

2- The height of commercial uses shall not exceed a ground floor and a mezzanine, with a maximum height of 7.50 meters (seven meters and fifty centimetres).

**Article (328)**

**Parking:**

Parking shall be provided according to the parking standards indicated in Article (396) of this Decision.

**Part Eleven**

**Commercial zones**

**Chapter One**

**Commercial sites zones - COM**

**Article (329)**

**Uses:**

Commercial, administrative or residential uses; or all of them, are allowed in the commercial sites zones , as indicated by the approved classification plans.

Article (330)

**Building percentage :**

The building percentage of commercial sites zones shall comply with the following controls :

1- The building percentage shall not exceed 300% (three-hundred percent) of the land area.

2- The building area for any floor shall not exceed 60% (sixty percent) of the area of the land.

3- The width of the commercial site facade shall not be less than 8 meters (eight meters).

4- It is allowed to build a mezzanine whose area shall not exceed 70% (seventy percent) of the living room area, and this shall not be counted in the allowed building percentages.

6- It is allowed to build annexes to the building on the roof and on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area and that shall not be counted in the building percentage.

7- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The space allocated for parking cars shall not be less than 70% (seventy percent) of the surface of the basement.

D- The area of the basement shall not be included in the allowed building percentage.

E- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

7- The area of each commercial site shall not be less than 100 square meters (one hundred square meters), provided that its depth does not exceed 100 meters (one hundred meters) measured from the approved planning line or from the property depth, the lowest value being retained.

8- It is allowed to build warehouses belonging to commercial sites at a percentage not exceeding 30% (thirty percent) of the building percentage, and the percentage of warehouse building can be increased after obtaining the approval of the service authorities.

9- Commercial use is allowed in upper floors, provided that it is a single unit.

**Article (331)**

**Setbacks:**

The setbacks of the commercial sites zones shall comply with the following controls :

**Front setback:**

1- It is allowed to build the ground floor and the mezzanine at a distance of at least 6 meters (six meters) from the front border of the land. Set-back areas shall be reserved for uncovered parking to serve commercial sites, provided that they are prepared by the owner. Upper projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.20 metres (one metre and twenty centimetres).

2- If the land is located on more than one street, the building shall be set back at least 3 meters (three meters) from the border of the land overlooking the streets on which the commercial opening is not allowed. It shall be set back at least 6 meters (six meters) from the border of the land overlooking the streets on which the commercial opening is allowed. Upper projections are allowed on the side of secondary streets, with a maximum of 1 meter (one meter).

3- It is allowed to build on the front border of the real estates overlooking streets in front of which service spaces and parking lots are provided, provided that parking for all uses are provided at the back, on the side, on the upper floors or in the basement.

**Side and rear setback:**

1-  It is allowed to build the ground floor at a distance of at least 3 meters (three meters) from the land border for each of the side and rear facades, and it is not allowed to make upper projections on the floors above the ground floor. .

2- It is allowed to build on the lateral border of one side (neighbouring side) both on the ground floor and on the mezzanine of the shops, provided that the legal setbacks are respected in the upper floors.

**Article (332)**

**Heights:**

The heights of the commercial sites zones shall comply with the following controls :

1- The height of the building shall not exceed 5 floors (five floors) with a maximum of 25 meters (twenty five meters), and in case a basement is constructed, its maximum height shall be of 26.50 meters ( twenty six meters and fifty centimetres), in addition to the height of the floors designated for parking and if any.

2- If a basement is built, the height of the ground floor must not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

**Article (333)**

**Parking:**

1- Additional parking lots shall be provided at the rate of one parking lot per 100 square meters (one hundred square meters) for administrative and residential uses. Parking lots shall be provided either on the ground floor, on the upper floors, in the basement or on all of them, and it is allowed to build them at the borders of the land by the sides and the back. Parking shall not be counted within the allowed percentages and building heights.

2- When creating multi-floors parking lots, it shall be planned as follows :

A- A set back of 6 meters (six meters) from the front facade allocated to parking lots to serve commercial sites on the ground floor and on the mezzanine shall be respected, with the exception of existing streets on which building is authorized according to an existing planning line.

B- Provide the parking spaces necessary for residential and other administrative uses via the basement or in the upper floors. There areas shall not be calculated in the approved percentage and building heights

**Article (334)**

**Special Requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for commercial sites zones :

1- Residential uses are allowed only for workers accommodation within the housing facilities located on the roof of the building, provided that the percentage does not exceed 30% (thirty percent) of the roof area, and that the accommodation is at the back side of the land that it does not overlook the front street.

2- Special loading and unloading spaces shall be provided within the property borders that shall not conflict with the other elements of the building and its annexes.

3- If the real estate is located on more than one street, the commercial opening is allowed on the largest street.

4- In land whose areas and facades lengths do not correspond to what is provided for in the implementing regulation of Legislative Decree No. (3) of 1994 regarding Division of Land Intended for Development and Reconstruction, building shall be carried out in accordance with the following conditions :

A- Not leaving lateral setbacks as done for the existing buildings in the area for the ground floor and the mezzanine, provided that a lateral setback of at least 2 meters (two meters) is left for the upper floors.

b- A front setback of at least 3 meters (three meters) and a rear setback of at least 2 meters (two meters) shall be allowed.

C- The building percentage shall not exceed 300% (three hundred percent) of the real estate area.

**Chapter Two**

**Commercial centres zones (A) - RTA**

**Article (335)**

**Uses:**

Commercial and residential uses are allowed in commercial centres zones (A), as indicated by the approved classification plans.

**Article (336)**

**Building percentage :**

Building percentage for the commercial centres zones (A) shall comply with the following controls :

1- The building percentage shall not exceed 110% (one hundred and ten percent) of the land area.

4- It is allowed to build a mezzanine whose area shall not exceed 70% (seventy percent) of the shop area, and this shall not be counted in the allowed building percentages.

3- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The space allocated for parking cars shall not be less than 70% (seventy percent) of the surface of the basement.

D- The area of the basement shall not be included in the allowed building percentage.

4- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

6- It is allowed to build annexes to the building on the roof and on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area and that shall not be counted in the building percentage.

**Article (337)**

**Setbacks:**

The setbacks of the commercial centres zones shall comply with the following controls :

**Front setback:**

1- It is allowed to build the ground floor and the mezzanine at a distance of at least 5 meters (five meters) from the front border of the land. Set-back areas shall be reserved for uncovered parking to serve commercial sites, provided that they are prepared by the owner. Upper projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.20 metres (one metre and twenty centimetres).

**Side and rear setback:**

It is allowed to build the ground floor at a distance of at least 3 meters (three meters) from the land border for each of the side and rear facades, and it is not allowed to make upper projections on the floors above the ground floor. .

**Article (338)**

**Heights:**

The heights of the commercial centres zones (A) shall comply with the following controls :

1- The height of the building shall not exceed 10 floors (ten floors) with a maximum of 10 meters (twenty meters), and in case a basement is constructed, its maximum height shall be of 11.50 meters ( eleven meters and fifty centimetres), in addition to the height of the floors designated for parking if any.

2- In case of construction of a basement, the height of the floor of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

**Article (339)**

**Parking:**

Parking shall be provided at the rate of 2 parking spaces (two parking spaces) per 100 square meters (one hundred square meters) of building area.

**Chapter Three**

**Commercial centres zones (B) - RTB**

**Article (340)**

**Uses:**

Commercial shops and administrative units are allowed in commercial centres are allowed in the commercial centres zones (B), as indicated by the approved classification plans.

**Article (341)**

**Building percentage :**

Building percentage for the commercial centres zones (B) shall comply with the following controls :

1- The percentage of construction shall not exceed 180% (one hundred and eighty percent) of the surface area of the land.

4- It is allowed to build a mezzanine whose area shall not exceed 70% (seventy percent) of the living room area, and this shall not be counted in the allowed building percentages.

3- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The space allocated for parking cars shall not be less than 70% (seventy percent) of the surface of the basement.

D- The area of the basement shall not be included in the allowed building percentage.

4- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

6- It is allowed to build annexes to the building on the roof and on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area and that shall not be counted in the building percentage.

**Article (342)**

**Setbacks:**

The setbacks of the commercial centres zones (B) shall comply with the following controls :

**Front setback:**

1- It is allowed to build the ground floor and the mezzanine at a distance of at least 5 meters (five meters) from the front border of the land. Set-back areas shall be reserved for uncovered parking to serve commercial sites, provided that they are prepared by the owner. Upper projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.20 metres (one metre and twenty centimetres).

**Side and rear setback:**

It is allowed to build the ground floor on the lateral borders of the land and it is not allowed to realise upper projections on the floors located above the ground floor.

**Article (343)**

**Heights:**

The heights of the commercial centres zones (B) shall comply with the following controls :

1- The height of the building shall not exceed 3 floors and a mezzanine with a maximum of 15 meters (fifteen meters), and in the case of construction of a basement, its maximum height shall be of 16.50 meters (sixteen meters and fifty centimetres).

2- In case of construction of a basement, the height of the floor of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement.

3- The height of the annexes of the building shall not exceed 4 meters (four meters).

**Article (344)**

**Parking:**

Parking shall be provided at the rate of 2 parking spaces (two parking spaces) per 100 square meters (one hundred square meters) of building area.

**Chapter Four**

**Commercial centres zones (C) - RTC**

**Article (345)**

**Uses:**

Shops are allowed in commercial centres zones (C), as indicated by the approved classification plans.

**Article (346)**

**Building percentage :**

Building percentage for the commercial centres zones (C) shall comply with the following controls :

1- The building percentage shall not exceed 120% (one hundred and twenty percent) of the land area.

4- It is allowed to build a mezzanine whose area shall not exceed 70% (seventy percent) of the living room area, and this shall not be counted in the allowed building percentages.

3- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The space allocated for parking cars shall not be less than 70% (seventy percent) of the surface of the basement.

D- The area of the basement shall not be included in the allowed building percentage.

4- If the basement is to be used for parking, it is allowed to build an access ramp for cars on the front or side borders, provided that the approval of the service authorities is obtained.

6- It is allowed to build annexes to the building on the roof and on its rear side, after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area and that shall not be counted in the building percentage.

**Article (347)**

**Boundary:**

Building setbacks for commercial centres zones (C) shall comply with the following controls :

**Front setback:**

It is allowed to build the ground floor and the mezzanine at a distance of at least 6 meters (six meters) from the real estate border, on the main street side, and they are designated as parking lots and pedestrian corridors on the commercial facade.

**Side and rear setback:**

It is allowed to build the ground floor at a distance of at least 2 meters (two meters) from the border of the land for the side and rear facades, and it is not allowed to realise projections on the upper floors.

**Article (348)**

**Heights:**

Building heights for commercial centres zones (C) shall comply with the following controls :

1- The height of the building shall not exceed 2 floors ( two floors) with a maximum of 10 meters (meters), and in the case of a construction of a basement, its maximum height shall be of 11.50 meters (eleven meters and fifty centimetres) .

2- If a basement is built, the height of the ground floor must not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

3- The height of the building annexes shall not exceed 4 meters (four meters).

**Article (349)**

**Parking:**

Parking shall be provided at the rate of 2 parking spaces (two parking spaces) per 100 square meters (one hundred square meters) of building area.

**Chapter Five**

**Commercial blocks zones - CB**

**Article (350)**

**Uses:**

Commercial uses are allowed in the commercial block zones , as indicated by the approved classification plans.

**Article (351)**

**Building percentage :**

The building percentage of commercial blocks zones shall comply with the following controls :

1- The building percentage shall not exceed 55% (fifty five percent) of the land area.

2- It is allowed to build a basement on the border of the land and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking.

C- The area of the basement shall not be included in the allowed building percentage.

E- It is allowed to build an access ramp for the entrance of cars on the front or side borders, provided that the approval of the service authorities is obtained.

4- It is allowed to build annexes to the building on the roof and on its rear side , after the median line of the roof, measured from the front facade, with an additional percentage not exceeding 30% (thirty percent) of the built area and that shall not be counted in the building percentage.

**Article (352)**

**Setbacks:**

Building setbacks for commercial blocks zones shall comply with the following controls :

**Front setback:**

If the land is located on more than one street, the building shall be set back at least 5 metres (five metres) from the front land border facing a street or a road that allows opening onto it and that is considered the most important street. The setbacks areas shall be used as pedestrian corridors and uncovered parking, provided that they are prepared by the owner and that no upper projections are allowed.

**Side setback:**

It is allowed to build on the two lateral borders of the land, and in case of realization of a passage or lateral openings, a distance of at least 2 meters (two meters) shall be left from the lateral border of the land.

**Rear setback:**

It is allowed to build the ground floor at a distance of at least 2 meters (two meters) from the land border of the rear facade, and it is not allowed to realise upper projections.

**Article (353)**

**Heights:**

Building heights for commercial blocks zones shall comply with the following controls :

1- The height of the building shall not exceed a ground floor and a mezzanine, with a maximum height of 7 meters (seven meters).

2- If a basement is built, the maximum height shall be of 8.50 metres (eight metres and fifty centimetres).

3- If a basement is built, the maximum height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimetres) from the level of the pavement surface.

4- The height of the annexes of the building shall not exceed 4 meters (four meters).

**Article (354)**

**Parking:**

Parking shall be provided according to the parking standards indicated in Article (396) of this Decision.

**Article (355)**

**Special requirements:**

In addition to the previous controls, the following shall be taken into account in the special requirements for commercial blocks zones :

1- In the event that the real estate is located on a single street and that it is a service street that serves the real estate and neighbouring ones and that it includes parking spaces, a front setback of at least 1.50 meters (one meter fifty centimetres) shall be left, to be used as pedestrian corridors, with the need to provide parking for cars in the basement or in the rear side of the real estate, sufficient to serve all existing activities.

2- It is allowed to add a mezzanine that shall not be counted in the building percentage and its area shall not exceed 70% (seventy percent) of the ground floor area.

3- In cases where the aforementioned conditions do not apply, the case shall be studied separately by the Commission for Special Projects according to the applicable procedures.

**Chapter Six**

**Shopping malls zones - CM**

**Article (356)**

It is allowed to establish Shopping malls in the Shopping malls zones , provided that the approval of the Special Projects Committee is obtained according to the applicable procedures.

**Chapter Seven**

**Green commercial area- GC**

**Article (357)**

**Uses:**

Commercial and administrative uses, or both, are allowed in the green commercial area. Residential uses are not allowed, as indicated by the approved classification plans.

**Article (358)**

**Building percentage :**

Building percentage for green commercial area shall comply with the following controls:

1- The building percentage of all the buildings shall not exceed 60% (sixty percent) of the land area.

2- The built space for any floor shall not exceed 30% (thirty percent) of the area of the land.

3- It is allowed to build a basement under the part designated for the building and it shall be connected to the main building in accordance with the following controls:

a- Approval of service authorities.

B- The basement shall be used as a parking area and annexes to the building.

C- The area of the basement shall not be counted in the allowed building percentage.

D- The space allocated for car parking shall not be less than 70% (seventy percent) of the surface area of the basement.

E- The height of the ground floor shall not exceed 1،50 metres (one metre fifty centimetres) from the level of the pavement.

4 - It is allowed to build annexes to the building on the roof and on its rear side, after the median line of the roof, measured from the front or rear facade, or both, with an additional percentage not exceeding 30% (thirty percent) of the built area and that shall not be counted in the building percentage.

**Article (359)**

**Setbacks:**

Building setbacks for green commercial area shall comply with the following controls:

**Front setback:**

It is allowed to build the ground floor after a distance of at least 10 metres (ten metres) from the front border of the land facing a street or a road and it is not allowed to realise upper projections on the floors above the ground floor. The setback spaces shall be used for forestation and as green spaces.

**Side setback:**

It is allowed to build the ground floor after a distance of at least 5 metres (five metres) from the side border of the land and it is not allowed to realise upper projections on the floors above the ground floor. The setback zone shall be used for forestation and as pedestrian corridors.

**Rear setback:**

It is allowed to build a ground floor at a distance of at least 20 metres (twenty meters) from the border of the land for the side and rear facades, The setback zone shall be used for forestation and as green spaces. No upper projections shall be allowed above the ground floor.

**Article (360)**

**Heights:**

Heights of the commercial green area shall comply with the following controls :

1- The height of the building shall not exceed two floors with a maximum of 10 meters (ten meters), and in the case of a construction of a basement, its maximum height shall be of 11.5 meters (eleven meters and fifty centimetres) .

2- If a basement is built, the height of the ground floor must not exceed 1.50 metres (one metre and fifty centimetres) from the level of the pavement.

3- The height of the annexes of the building shall not exceed 4 meters (four meters).

**Article (361)**

**Parking:**

Parking shall be provided according to the parking standards indicated in Article (396) of this Decision. Parking shall be provided in the basement, on the upper floors or in both, the ground floor not being allowed. Parking shall not be counted with the allowed building percentages and heights.

**Article (362)**

**Special requirements:**

In the special requirements of the commercial green area, in addition to the previous controls, the area allocated for forestation, green spaces and uncovered corridors shall not be less than 70% (seventy percent) of the land area, provided that it includes the following:

1- The area allocated to forestation, green spaces, shall not be less than 60% (sixty percent) of the land area

2- The area allocated to uncovered corridors shall not exceed 10% (ten percent) of the land area.

**Part Twelve**

**General Provisions**

**Article (363)**

In cases where the areas of land plots are smaller than the areas stipulated in the implementing regulation of Legislative Decree no. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, the regulatory requirements mentioned in the zones that are compatible with their areas shall be applied to them, provided that planning approval is obtained on the suitability of the site for construction.

**Article (364)**

It is not allowed to build in the green belt zones , and these shall be considered as areas intended for forestation and green spaces only, with the aim of preserving and developing them in order to preserve the environment, as indicated by the approved classification plans.

**Article (365)**

Land located on main streets or in vital or urban importance sites may require additional conditions or approvals from the Facades Committee or any other body or committee concerned with facades, as indicated by the approved classification plans.

**Article (366)**

In the event that the land overlooks roads, streets or pedestrian corridors and services, it is allowed to make entrances to connect the land to the road border, provided that this does not pose a threat to road safety and in coordination with service authorities. .

**Article (367)**

In the event that the land overlooks the main streets, it is not allowed to open entrances for cars on them, while it is allowed to create pedestrian entrances only in cases that do not pose a threat to pedestrian road safety and in coordination with service authorities.

**Article (368)**

All buildings and installations shall be set back according to the setbacks stipulated in the approved planning line, if applicable.

**Article (369)**

In the event that the residential land issued by the Ministry of Housing and Urban Planning falls under a classification of zones other than the classification of residential zones, then the regulatory requirements for the approved classification of the real estate shall be applied to them, provided that the use is only residential, that a maximum of one residential unit is allowed in the same real estate, and that the planning approval on the suitability of the site for construction is obtained.

**Article (370)**

In all land plots with commercial facades in which it is allowed to open commercial shops in zones other than the classification of commercial zones, the following requirements shall apply :

1- The shops shall be open on the street or the road on which the commercial opening is allowed.

2- The width of the facade of a single shop shall not be less than 3 meters (three meters).

3- The area of the shop shall not be less than 15 square meters (fifteen square meters).

4- It is allowed to add a mezzanine that shall not be counted in the building percentage and whose area does not exceed 70% (seventy percent) of the shop area .

5- In buildings overlooking the sea, the building shall be set back at least 5 meters (five meters) from the sea side. The setback is designated as a pedestrian corridor, and commercial opening is allowed on this corridor.

6- In the event that there are no public parking spaces in the road boundary, the building shall be set back 5 meters (five meters) from the commercial opening to offer parking spaces for cars, to be prepared by the owner. Taking into account that these parking are for commercial use and that the parking standards indicated in Article (396) of this Decision shall not apply to them.

7- Upper projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.2 metres (one metre and twenty centimetres).

8- It is allowed to build on one of the two sides of the land, for ground floor and mezzanine only and to a depth not exceeding 8 meters (eight meters), provided that the legal lateral setbacks are respected for the upper floors.

**Article (371)**

In all lands where the opening of commercial sites is allowed, other than those of the classification of commercial sites zones , the following requirements shall apply:

1- Commercial sites shall open onto the street or road on which the commercial opening is authorised.

2- The width of a single store front shall not be less than 8 metres (eight metres).

3- The commercial site shall not be less than 100 square metres (one hundred square meters).

4- It is allowed to add a mezzanine that shall not be counted in the building percentage and whose area does not exceed 70% (seventy percent) of the commercial site area.

5- In buildings overlooking the sea, the building shall be set back at least 5 meters (five meters) from the sea side. The setback is designated as a pedestrian corridor, and commercial opening is allowed on this corridor.

6- In the event that there are no public parking spaces in the road boundary, the building shall be set back 5 meters (five meters) from the commercial opening to offer parking spaces for cars, to be prepared by the owner. Taking into account that these parking are for commercial use and that the parking standards indicated in Article (396) of this Decision shall not apply to them.

7- Upper projections are allowed on floors above the ground floor and mezzanine, up to a maximum of 1.2 metres (one metre and twenty centimetres).

8- It is allowed to build on one of the two sides of the land for the ground floor and mezzanine only, provided that the legal lateral setbacks are applied for the upper floors.

**Article (372)**

It is allowed to add floors to existing buildings in multiple-purpose buildings zones (A, B, C and D) according to their setbacks, provided that this complies with the following requirements:

1- Parking shall be provided in the required number for the building with the addition, in accordance with the provisions of this decision.

2- Specified building percentage shall not be exceeded.

3- Apply all other regulatory requirements for construction in this area.

4- Obtain a certificate attesting to the addition of the building from two engineering firms accredited in construction work, category (A).

The provisions of this article shall apply to requests to extend existing buildings and shall not apply to new buildings or to buildings that are demolished and rebuilt.

**Article (373)**

If the land has a waterfronts, the regulatory requirements relating to waterside standards set out in sections (258), (259), (260), (261), (262) and (263) indicated in this decision shall apply to it. These requirements shall be applied to government and private real estates, with the exception of private residence of individuals, and any exception to this rule shall require the approval of the Urban Planning Affairs and service authorities in accordance with the applied procedures.

**Article (374)**

The approved design standards for integrated streets shall be applied, provided that the width of the street is not less than 20 metres (twenty meters).

**Article (375)**

**Committees:**

Taking into account the provisions stipulated in the Organisation of Buildings Law promulgated by Legislative Decree No. (13) of 1977, the competent Minister shall take decisions concerning the formation of the following committees:

1- Facades Committee Committee which lays the foundations contributing to the development of existing facades, the coordination between the facades of new buildings and the improvement of the architectural and urban character of the zones indicated in the approved classification plans. Its members include a number of representatives of the authorities concerned with the construction in the Kingdom.

2- Special Projects Committee : A technical advisory committee responsible for studying applications for projects of a special nature and requirements relating to zones of distinctive urban character. Its members include a number of representatives of the authorities concerned with construction, facilities, services and roads. The Committee may ask the owners of such projects to prepare technical and economic studies relating to the direct social, urban, economic, environmental and traffic impacts, for the purpose of implementing such projects.

**Article (376)**

**Reconstruction on the borders of the major roads :**

Taking into account the provisions stipulated in Legislative Decree No. (2) of 1994 regarding Urban Planning, construction is allowed at the borders of major roads in accordance with the general and detailed urban planning plans approved by the competent Minister, which define the development designated area for each of them, provided that the buildings follow the construction axis indicated in these plans, or by ministerial decisions. These plans or ministerial decisions shall specify the permissible depth of construction measured from the road axis and determine the regulatory requirements for construction on such roads.

**Article (377)**

Parking spaces for cars shall be provided on front setbacks in which the building is set back 5 metres (five metres) from the front border and for all land plots with commercial frontage, with the exception of :

1- Buildings or land lots with commercial frontages designed to provide parking (longitudinal, transverse or inclined) within the same street boundary, in order to unify the building line in these zones according to the regulatory requirements of the area.

2- Buildings or land plots with commercial frontages on which it is not allowed to open entrances for cars for planning or road safety reasons. Construction is allowed on the front border of the land unless there is an approved planning line for the street to which the building is to be set back. In the case where the land plots front on two streets, the building shall be set back to the side of the street that allows the opening of car entrances at a distance of 5 metres (five meters) from the border of the lot to be used as parking.

**Article (378)**

In the event of a desire to build facilities that are not included in the building percentage, the approval of the service authorities shall be required.

**Article (379)**

It is allowed to apply special regulatory requirements determined by the competent authority for industrial affairs for the land owned by it, provided that planning approval is obtained on the validity of the land to be constructed.

**Article (380)**

The building surfaces shall include the following:

1- The surfaces of all floors in the enclosed spaces of the building.

2- Voids resulting from structural elements that may become usable.

3- All agglomerations that have not been excluded when calculating the agglomerations.

4- All enclosed spaces (lifts, staircases, etc.).

The following shall be excluded from the building surface areas :

1- Staircases, lifts and verandas.

2- Balconies whose depth does not exceed 1.50 metres (one metre fifty centimetres) and common interior corridors whose width does not exceed 3 metres (three metres) in the building.

3- All voids resulting from unusable structural elements.

**Article (381)**

It is allowed to build a basement at the borders of the legal setbacks or at the borders of the land plot, and its surface area may be calculated or excluded from the total percentage of building according to the requirements of the zones in which it is allowed to build a basement under these conditions. Part of the basement may also be attached to the ground floor, and the entrance to the basement leading to the parking is treated as a parking, on condition that the approval of the service authorities has been obtained.

**Article (382)**

The depth of the balcony shall not exceed 1.5 metres (one metre fifty centimetres), and if the said depth is exceeded, it shall be calculated within the specified building percentage.

**Article (383)**

The maximum height of the parapet shall be 40 centimetres (forty centimetres) on the roof of the parts above which it is forbidden to add; in garden and agricultural residential zones , and the maximum height of the parapet in the other parts of the roof and the rest of the classifications shall be of 1.50 metres (one metre and fifty centimetres).

**Article (384)**

Domes and minarets of religious buildings, stairwells, lift machine rooms, water tanks and air conditioners, if any, shall not be included in the calculation of the building height, for which allowed heights shall not exceed 7 metres (seven meters) above the roof of the upper floor, with the exception of parapet which height is specified herein.

**Article (385)**

The mezzanine floor is a cut portion of the original floor height that is included in the design of the interior spaces of residential houses at a rate not exceeding 15% (fifteen percent) of the building area for each floor. Its application is authorised to all residential villas included in the regulatory building requirements accompanying this decision, provided that it is calculated in the total percentage of construction and in the original height of the main building only, and in compliance with the total authorised height of the building. According to the classification of the area.

**Article (386)**

On land plots with a commercial frontage (\*), commercial uses shall be allowed on the entire ground floor, as indicated on the approved classification plans, provided that a setback of at least 6.50 metres (six metres and fifty centimetres) is left on each side for which opening is required from the real estate border fronting on a street on which opening is allowed. 5 metres (five metres) thereof shall be used as parking areas and the remainder as pedestrian corridors. Building shall be allowed on both sides of the ground and mezzanine floors, provided that rear setback is applied, that the legal setbacks are applied in the upper floors and that the increase in the percentage of construction of the ground floor is not counted in the building percentages approved for the area. The necessity to apply other requirements of the area as indicated by the approved classification plans shall be taken into account.

**Article (387)**

On land plots with commercial frontage (\*\*), commercial uses are allowed on the ground floor with a maximum depth of 30 metres (thirty metres) from the real estate border facing a single street into which an opening is allowed according to classification plans of the area. In case if the remaining part of the real estate does not meet the minimum area required per a unit, according to area classification, it is possible to include this part for commercial purposes. a setback of at least 6.50 metres (six metres and fifty centimetres) shall be left on each side for which opening is required from the real estate border fronting on a street on which opening is allowed. 5 metres (five metres) thereof shall be used as parking areas and the remainder as pedestrian corridors. Building shall be allowed on both sides of the ground and mezzanine floors, provided that rear setback is applied, that the legal setbacks are applied in the upper floors and that the increase in the percentage of construction of the ground floor is not counted in the building percentages approved for the area. The necessity to apply other requirements of the area as indicated by the approved classification plans shall be taken into account.

**Article (388)**

In land plots with commercial sites facades, commercial sites shall be allowed on the ground floor with a depth not exceeding 100 metres (one hundred metres) from the approved planning line or real estate border, whichever is the lesser, provided that the remainder of the classification requirements are applied as indicated by the approved classification plans.

**Article (389)**

Service uses, workshops, service shops and similar; shall be allowed in land plots with service facades; on the ground floor to a certain depth not exceeding 30 metres (thirty metres) from the border of the real estate fronting on a single street on which an opening is allowed, as indicated in the approved detailed plans; provided that a setback of at least 6.50 metres (six metres and fifty centimetres) is left on each side for which opening is required from the real estate border, fronting on a street on which opening is allowed. 5 metres (five metres) thereof shall be used as parking areas and the remainder as pedestrian corridors and the remainder of the area requirements shall be applied as indicated by the approved classification maps.

**Article (390)**

The area of the commercial shop shall not be less than 15 square metres (fifteen square meters) and the dimensions shall not be less than 5 metres (five meters) by 3 metres (three meters) minimum, so that the width of the front facade is not less than 3 metres (three meters), excluding existing shops located in old markets and commercial complexes.

**Article (391)**

The area of the mezzanine building shall not exceed 70% (seventy percent) of the area of the ground floor, and no direct entrances from the outside shall be allowed into the mezzanine, and its entrances shall be from the ground floor.

The height of the mezzanine shall not exceed 3.20 metres (three metres and twenty centimetres), provided that the height of the ground floor, including the mezzanine, does not exceed 7.50 metres (seven metres and fifty centimetres) from the level of the top of the pavement, where applicable, or the road surface. Overhead structural bridges shall also not be counted within the limit of the approved height, and the height of the mezzanine shall not be counted in the total height of the building. In the event of a request to increase the height, the approval of the Urban Planning Affairs shall be obtained.

**Article (392)**

Freeze zones or real estates are those zones that have an approved classification according to the approved classification plans, except that building and construction works have been temporarily deferred due to the impact of infrastructure service projects or planning studies and similar. No building permission shall be accepted during the freeze period.

**Article (393)**

Areas under implementation (IS) are those for which detailed plans have been approved and require completion of the implementation procedures and subsequent updating of the land classification in accordance with the approved plan.

**Article (394)**

The construction of shelters shall be allowed on land intended for construction, in accordance with the specific requirements set by the relevant official authorities, and the approval of the service authorities shall be obtained.

**Article (395)**

Without prejudice to the dimensions of parking spaces stipulated in each chapter of this Decision, the dimensions of parking shall not be less than 2.70 metres (two metres and seventy centimetres) in width and 5.50 metres (five metres and fifty centimetres) in length.

**Article (396)**

Taking into account the provisions dealt with separately in each chapter concerning parking, the criteria for the provision of parking shall be applied on the basis of the following uses:

Article (396)

| **No** | **Usage** | **Providing Car Parking Standards** |
| --- | --- | --- |
| Tourist Uses |
| 1 | Hotels/Resorts | * A parking space for every two rooms in the hotel
 |
|  |  | * One parking space for each apartment with an area of less than 100 square meters, or two parking spaces for each apartment with an area of more than 100 square meters.
 |
|  |  | * Parking space for each room with a small kitchen.
 |
|  |  | * Restaurants have two parking spaces per 100 square meters.
 |
|  |  | * Lounges and halls: 4 parking spaces per 100 square meters.
 |
|  |  | * Offices and shops, two parking spaces per 100 square meters.
 |
|  |  | * As for premises (office management, entertainment centers, business centers and services (kitchens and corridors) designated for the use of the hotel and its guests, they are exempt from providing parking).
 |
| 2 | High-end restaurants / regular restaurants / cafes / fast food restaurants | * 5 parking spaces per 100 square meters.
 |
| Health and medical uses |
| 3 | Public Hospitals | * One parking space per bed or one parking space per 100 square meters, whichever is more.
 |
| 4 | Medical centers and private hospitals | * 4 parking spaces per 100 square meters (GFA).
 |
| 5 | Maternity Hospitals | * One parking space per bed or one parking space per 100 square meters, whichever is more.
 |
| 6 | Health Centers (Government) | * 3 parking spaces per 100 square meters.
 |
| 7 | Medical clinics (private) | * 4 parking spaces for each doctor.
 |
| 8 | Elderly care centers | * 1 parking per 100 square meters.
 |
| 9 | Pharmacies | * Two parking spaces per 100 square meters.
 |
| Administrative uses |
| 10 | Administrative offices | * 4 parking spaces per 100 square meters.
 |
| 11 | Business Centers | * One parking space for every 4 offices, i.e. 4,167 spaces per 100 square meters.
 |
| 12 | Banks | * 5 parking spaces per 100 square meters.
 |
| 13 | Community associations/organizations/social, cultural and youth centers | * Two parking spaces per 100 square meters.
 |
| 14 | Police, fire, traffic and security stations | * 1.27 positions per 100 square meters.
 |
| Educational uses |
| 15 | Kindergartens and nurseries | * 0.667 positions per 100 square meters.
 |
| 16 | Government schools of all kinds | * 0.12 parking spaces per student.
 |
| 17 | Schools, private educational institutions, etc. | * 0.12 parking spaces per student.
 |
| 18 | Private universities, institutes, etc. (which teach students at their headquarters) | * One parking space for every 4 students.
 |
| 19 | Public libraries | * One parking space per 100 square meters.
 |
| 20 | Museums and exhibitions | * 1.5 positions per 100 square metres.
 |
| Commercial uses |
| 21 | Commercial complexes | * Two parking spaces for every 100 square meters of the complex area.
 |
| 22 | Shopping Center | * Two parking spaces per 100 square meters.
 |
| 23 | Shops | * 1,428 spaces per 100 square meters of commercial use or one parking space per store, whichever is more.
 |
| 24 | Supermarket | * 5 parking spaces per 100 square meters.
 |
| 25 | Gas Stations | * 4 parking spaces for each pumping station, in addition to parking for additional activities, if available.
 |
| 26 | ATMs (separate) do not apply to Drive Through proposals | * Two parking spaces for each ATM.
 |
| 27 | Car and furniture showrooms | * Two parking spaces per 100 square meters.
 |
| 28 | Personal care services (barbershops, SPA) | * Two parking spaces per 100 square metres.
 |
| Religious uses |
| 29 | The mosque  | * 3 parking spaces per 100 square meters.
 |

|  |  |  |
| --- | --- | --- |
| 30  | Mosques, funeral houses, temples and churches (for sites of at least 600 square metres)  | Two parking spaces per 100 square metres.  |
| Recreational and sporting activities  |
| 31  | Sports clubs and equivalents  | Two parking spaces per 100 square metres, one parking space for 5 seats, in the event that there is a grandstand for the public.  |
| 32  | Padel, badminton and tennis courts  | 4 parking spaces per court.  |
| 33  | Multi-stadiums sports hall.   | 3 parking spaces per stadium.  |
| 34  | Children's play areas/gardens/parks/pedestrian corridors  | One parking space per 100 square metres.  |
| 35  | Marina Clubs  | One parking space per 5 berths.  |
| 36  | Multi-purpose halls  | 4 parking spaces per 100 square metres or one parking space per 5 seats, whichever is greater.  |
| 37  | Cinemas and theatres  | One parking space per 5 seats.  |
| Industrial uses  |
| **No** | **Usage** | **Providing Car Parking Standards** |
| 38  | Warehouses and stores  | No parking required as loading and unloading is an instantaneous process Shall apply any additional criteria as offices.  |
| 39  | Worker accommodation 0.25 parking space per 100 square metres.  | Parking for restaurants and cafes shall be calculated using the (Drive Through) system if the project includes seating areas or walk-in points. And they shall in all the cases obtain the approval of the Directorate General of Traffic and Urban Planning Affairs to obtain approvals on the number of parking spaces that shall be provided for the uses that were not mentioned in the table of standards and in the other articles of this Decision.  |

**Article (397)**

The parking standards indicated in Article (396) of this Decision shall be applied to provide the minimum requirements for parking. These standards may be increased as deemed appropriate by the Urban Planning Affairs based on statistics and field studies of parking lots.This is provided that planning approval is obtained on the validity of the site for construction, along with specifying the regulatory requirements for the construction of each license, in coordination with the service authorities.

**Article (398)**

Construction is allowed in zones whose area is less than the minimum land area specified, in accordance with the Implementing Regulation of the Decree No. (3) of 1994 regarding Division of lands intended for Reconstruction and Development, provided that planning approval is obtained from Urban Planning Affairs on the validity of the site for construction, along with specifying the regulatory requirements for the construction of each license, in coordination with the service authorities.

**Article (399)**

The allowed activities for each classification shall be determined according to controls set by the Urban Planning and Development Affairs, within a decision issued by the competent minister. Activities and uses that are not mentioned in this decision shall also be allowed, provided that planning approval is obtained from Urban Planning Affairs on the validity of the site for construction, along with specifying the regulatory requirements for the construction of each license, in coordination with the service authorities

**Article (400)**

The extent of protection shall be determined by the Urban Planning Affairs, through the classified plans it issues.