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**Published on the website on Sep 2024.**

**Decision No. (93) of 2023**

**on issuing the regulatory requirements**

**for urbanization in various areas in the Kingdom of Bahrain**

**The Prime Minister:**

 Having reviewed the Building Regulation Law issued by Decree-Law No. (13) of 1977, and its amendments, particularly Article (20) thereof,

And the Decree-Law No. (2) of 1994 concerning urban planning, and its amendments,

And the Decree-Law No. (3) of 1994 concerning the division of lands designated for urbanization and development, and its amendments, and its executive regulation issued by Decision No. (56) of 2009, and its amendments,

And the Decree-Law No. (11) of 1995 concerning the protection of antiquities, amended by Decree-Law No. (34) of 2022,

And the Decree-Law No. (1) of 1996 concerning electricity and water, amended by Law No. (40) of 2018,

And the Decree-Law No. (2) of 1996 concerning the occupation of public roads, amended by Law No. (6) of 2005, and its amendments,

And the Decree-Law No. (28) of 1999 concerning the establishment and regulation of industrial areas, and its amendments,

And the Municipalities Law issued by Decree-Law No. (35) of 2001, and its amendments, and its executive regulation issued by Decision No. (16) of 2002, and its amendments,

And Decision No. (56) of 2022 concerning the issuance of the regulatory requirements for urbanization in various areas in the Kingdom of Bahrain, and its amendments,

Based on the proposal of the Minister of Housing and Urban Planning,

And with the approval of the Council of Ministers,

**The following was decided:**

**Article One**

The regulatory requirements for urbanization in various areas in the Kingdom of Bahrain, attached to this decision, shall be implemented.

**Article Two**

The Minister of Housing and Urban Planning shall issue decisions adopting the detailed maps for urbanization areas in various areas in the Kingdom of Bahrain.

**Article Three**

The regulatory requirements for urbanization in various areas in the Kingdom of Bahrain, issued by Decision No. (56) of 2022, are hereby cancelled.

**Article Four**

License applications prepared in accordance with the regulatory requirements for urbanization in various areas in the Kingdom of Bahrain, issued by Decision No. (28) of 2009, or the regulatory requirements for urbanization in various areas in the Kingdom of Bahrain, issued by Decision No. (56) of 2022, will be accepted, provided they are submitted before December 1, 2023.

**Article Five**

All concerned parties shall implement the provisions of this Decision, each within its own jurisdiction, and it shall be effective the day after its publication in the Official Gazette.

**Prime Minister**

**Salman bin Hamad Al Khalifa**

Issued on:

13 Rabi' Al-Awwal 1445H

Corresponding to: September 28, 2023

**Regulatory Requirements for Urbanization in Various Areas in the Kingdom of Bahrain**

**Chapter One**

**Definitions**

**Article (1)**

In applying the provisions of this decision, the following words and phrases shall have the meanings indicated next to each unless the text context requires otherwise:

**-The Kingdom:** The Kingdom of Bahrain

**- The Competent Minister:** The minister responsible for the Urban Planning Affairs.

**-Urban Planning Affairs:** The Urban Planning and Development Authority.

- **Urbanization:** The act of construction or preparation thereof, or land subdivision in preparation for establishing facilities on it, or landfill for the purpose of building, or digging for mining, or any operations above or below the surface of the earth, or making a fundamental change in the use of buildings, lands, or spaces within a plot of land.

**- Lands Prepared for Urbanization:** All lands suitable for construction or urbanization, with approved general and detailed plans, and overlooking at least one valid and approved street, ensuring connectivity to the road network and public utilities.

**- Residential Unit:** The space or living area that provides a person with basic life needs and components of residence, usually containing benefits or main living components. They are of multiple types defined according to the classification adopted for the area and the targeted population density, and may take the form of houses, detached or semi-detached villas, or residential apartments with one or more floors.

**- Multiple Units:** Building more than one residential unit inside a plot of land according to specific controls and conditions for classifications in which multiple units are allowed.

**- Private Residential Areas:** Areas designated for housing, where it is permitted to build one residential unit per plot of land, with low or medium building density.

**- Connected Residential Areas:** Areas designated for housing, where it is permitted to build one residential unit connected on one side or more, and be of medium or high building density.

**- Garden Residential Areas:** Areas designated for housing with a garden character and low building density.

**-Villa:** A residential house consisting of a separate or attached building, including living rooms, bedrooms, dining rooms, a kitchen, sanitary facilities, enclosed and open spaces, and is independent with its entrances from the road or street and independent with its internal staircase from any other villa or within a residential complex.

**-Building:** A multi-storey structure for residential, commercial, or administrative use, which may include one or more of the mentioned uses, and may have independent entrances from the road or street according to the conditions stated in this decision.

**-Street:** The space that separates properties for the purpose of passage or public use, defined by planning standards and approved legal documents, whether within planned areas, under planning, or prohibited, and it is required that these streets be connected to the main road network approved within the plans approved by the minister.

**-Road:** A space that separates properties for the purpose of passage or public use and to connect urban areas to each other.

-**Residential Facilities:** Multi-use facilities that serve the residence, such as an external kitchen, dining room, guard room, domestic workers' room, laundry room, storage, and among others, which are connected to the main building or separate from it and are allowed to have windows open to streets and roads but are not allowed to open onto service corridors.

**-Outdoor Majlis (Gathering Place):** A facility for receiving guests, which may be connected or separate from the villa or residential facilities, consisting of a hall and associated facilities, and can be located on the front, side, or rear facade.

**-Building Annexes**: Facilities that serve the building - such as residential, commercial, or administrative buildings and among others - and include the guard room, gas rooms, the building's private sub-electric stations, or facilities, or stores, or all of them and their likes, and are connected to the main building or separate from it.

**-Exterior Wall:** The wall that encloses the building or property, constructed along all boundaries, adhering to the property boundaries and is mandatory to be constructed by the adjoining neighbors.

**-** **Tiered Floor :** A part extracted from the height of the original floor that enters the design of the interior spaces of the villa or building, where it adds an aspect of creativity and freedom in architectural designs.

**-Basement:** A construction under the ground floor, which is one floor or more, partially or wholly buried under the level of the parcel land

**-Apartment:** A residential or administrative unit independent from the rest of the floors, consisting of one or more rooms and includes auxiliary facilities and services. It may be of one or more levels connected by an internal staircase, and its occupant can enter or exit without passing through another apartment on the same floor or building. It can also be designed as open-plan apartments (studios) according to the areas specified in each classification.

**-Office:** Any part of a floor that is a unit independent of the rest of the floors and is intended for administrative activity, according to the regulatory requirements for urban development in the area.

**-Balcony:** External platforms at the upper floor level with barriers on the open sides that protrude from or extend from the external wall, including rooftop terraces that are generally accessible and external exhibitions.

**-** **Parapet (Exterior Boundary Wall):** A boundary for the external limit of the final surface of each building.

**- The commercial shop:** A constructed unit open to a public walkway, or one or more streets or roads, where commercial activities are allowed according to the conditions stated in this decision or as shown in the approved zoning maps.

**-Commercial Facades:** The facade of the lands where commercial uses on the ground floor are allowed, as indicated by the approved zoning maps, and are divided into two categories, the first commercial facades (\*) and the second commercial facades(\*\*), according to the conditions stated in the twelfth chapter of this decision.

**-Commercial Exhibition Facades:** The facade of lands where commercial exhibitions on the ground floor are allowed to a certain depth from the approved regulatory line or from the property boundary, whichever is less, provided that the other classification requirements are applied as shown in the approved zoning maps.

**-Building Ratio:** The maximum percentage allowed for the total floor areas attributed to the land parcel area.

**-Building Areas:** The built-up areas of all floors in the building or buildings located within the land parcel measured from the external face of the external walls or from the midline of the shared wall.

**-Mezzanine:** A tiered floor that includes part of the height of the ground floor, whether it is a commercial shop, a factory, a workshop, a service shop, a commercial exhibition, or a store, and is dedicated to storage, management, offices, work, restaurants, and adjacent seating or any other auxiliary services compatible with the proposed use in the mezzanine without conflicting with the approval of other service entities.

**-Front Facade:** The side on which the legal front setback is determined according to the property's approved zoning maps or according to the building regulation line or any other regulatory requirements, and it overlooks the public road that is allowed to be opened onto. The main entrance to the building or house does not have to be on it. If the parcel of land is on more than one street, the front facade is the one facing the most important street. The width of the front facade of properties facing more than one perpendicular street (view angle) is determined by adopting the median line of the property.

**-Front Setback:** The minimum distance between the property boundary facing the street and the building line of the facade facing it on the ground floor and the recurring floors unless overhead protrusions are allowed.

**-Side Setback:** The minimum distance between the property boundary facing the side neighbor, perpendicular to the front facade, and the building line of the facade facing it, whether the neighbor is a parcel of land, park, yard, or pedestrian walkway, on the ground floor and all recurring floors unless overhead protrusions are allowed.

**-Rear Setback:** The minimum distance between the property boundary facing the rear neighbor, opposite to the front facade, and the building line of the facade facing it, whether the neighbor is a parcel of land, park, yard, pedestrian pathway, or service path, on the ground floor and all recurring floors unless overhead protrusions are allowed.

**-Building Height:** The vertical dimension in front of the building facade from the highest pavement level - if available - or from the road surface to the highest roof surface of the upper floor, measured from the midpoint of the building facade in the case of sloping streets with inclines.

**-Building Line:** The line that defines the space allowed for building on the property within a plot of land, measured from the midpoint of the road, street, park, or pedestrian walkway to the property boundary. The approved regulatory line, if any, or may retreat from the boundary of the road, street, park, or pedestrian walkway with setbacks defined by the regulatory requirements for the facades facing them, or the approved detailed plans and are determined by the Urban Planning Affairs.

**-Approved Regulatory Line:** The line that is mandatory to be retreated to for building as shown in property survey certificates, regulatory maps, or according to what is decided by the Urban Planning Affairs, separating private land properties and public properties.

**-Property Boundary:** The line that defines the property from all sides and determines the land area.

**-Road Axis:** The line that determines the midpoint of the road width.

**-Road Limit:** The line that defines half the width of the road from one side of the road axis, and each road has two limits.

**-Road Reserve:** The space enclosed between the opposing edges of the road, including sight corners, intersections, and areas reserved for public facilities along the road, and may include pedestrian paths and services if they exist.

**-Pedestrian Paths and Services:** The space that separates properties and the edge of the road and is used for pedestrian traffic, services, or both, and does not allow the passage of vehicles through it.

**- Covered Parking Spaces:** Areas designated for parking that have a roof made of concrete or any other construction materials to protect them from all external factors.

**-Uncovered Parking Spaces:** Areas designated for parking that do not have a roof.

**-Multi-storey Parking:** Floors or parts of repeated floors in the building or in separate buildings designated for parking.

**-The service facades**: The frontages of lands where service uses, workshops, service shops, and related activities are permitted on the ground floor to a certain depth.

**-Industrial Zones:** Areas designated for industrial and productive purposes in various categories and supportive services from warehouses and storage, where raw manufactured and semi-manufactured materials are converted into other products.

**-Agricultural Zones:** Areas designated for agricultural uses and related activities such as greenhouses, nurseries, pens, stables, and facilities related to animal and plant wealth and supporting recreational facilities and activities. Residential uses are also allowed according to specific regulations.

**-Green Zones:** Areas designated for agricultural, residential, commercial, and administrative uses according to specific regulations, as per the approved zoning maps.

**-Approved Zoning maps:** Detailed planning maps of areas that are allowed to be urbanized according to the decision of the competent minister, and include identifying urban areas that apply the regulatory requirements for urbanization mentioned in this decision to their lands. They also clarify public roads and regulatory lines if they exist, open areas, and areas that are allowed to be urbanized according to special urban and building conditions, as well as areas where urbanization is postponed.

**-Approval of Service Authorities:** Approval issued by the relevant government authorities according to jurisdiction.

**-Urban Planning Approval for Site Suitability for Urbanization:** Approval issued by the Urban Planning Affairs based on the property owner's request for site suitability for urbanization, including uses and construction requirements and conditions for providing car parks and other regulatory requirements for urbanization, in accordance with the approved urban plans:

**-Unplanned Areas (UP):** Areas that are not suitable for urbanization according to the current situation, requiring modifications to the statuses of existing lands, connecting them to street networks and infrastructure, and providing community services therein.

**-Under Study Areas (US):** Areas under planning study and are not suitable for urbanization until the study is completed.

**-Public Green Areas (GS):** Green spaces without recreational constructions.

**-Protected Areas (PRT):** Areas where urbanization is not allowed unless special approval is obtained from the Urban Planning Affairs and service authorities.

**-Preserved Areas (PRV):** Areas where urbanization is allowed under special conditions after obtaining approval from the Urban Planning Affairs and service authorities.

**-Protection Ranges:** Boundaries for some areas that carry approved classifications and require additional urban requirements.

**Shelters:** A fortified refuge used for sheltering and providing protection.

**Chapter Two**

**Residential Zones**

**Section One**

**Private Residential Areas (A) - RA**

**Article (2)**

**Uses:**

In private residential areas (A), the construction of villas is permitted, while apartment buildings are not allowed, in accordance with the approved zoning maps.

**Article (3)**

**Building Ratios:**

 In the building ratios for private residential areas (A), the following controls must be observed:

1. The building ratio should not exceed 180% (one hundred eighty percent) of the land area.
2. The building surfaces for any floor should not exceed 60% (sixty percent) of the land area.
3. Additional building ratios of no more than 15% (fifteen percent) of the land area, dedicated only to housing facilities, are permitted. Construction is allowed on the rear or side limit from only one side, provided it does not exceed a maximum height of 4 meters (four meters), measured from the sidewalk level, and is not included in the building ratio.
4. Direct access to the main building and the construction of isolated residential facilities from the villa are permitted if the residential facilities are connected to the main building.
5. The depth ratio of the facilities should not exceed 50% (fifty percent) of the other side.
6. Construction of residential facilities is not permitted without the existence of the residential unit.
7. Construction of residential facilities on the building roof is permitted, specifically on the rear part of the building roof, after the roof's midpoint measured from the front facade, with an additional ratio not exceeding 30% (thirty percent) of the built roof area and not included in the building ratio. If the roof area is less than 100 square meters (one hundred square meters), a construction of 30 square meters (thirty square meters) is allowed, with a maximum height of 4 meters (four meters).
8. Outdoor Majlis construction is allowed, provided that its area does not exceed 15% (fifteen percent) of the land area and is calculated from the permissible building ratio. The Majlis can be built on the front, side, or rear land limit, ensuring that the length of the Majlis facade and the entrances to the covered parking spots do not exceed 50% (fifty percent) of the facade length, and the Majlis height does not exceed a single floor with a maximum of 4 meters (four meters) from the sidewalk level. Direct access to the street for external entrances and windows related to the outdoor Majlis is permitted. However, the construction of the outdoor Majlis is not allowed without the existence of the residential unit.
9. Constructing a basement of one floor on the land boundaries, connected to the main building, is allowed, subject to the following controls:
10. Obtaining approval from service entities.
11. The basement is used for housing facilities, parking spaces, or both.
12. The basement area is not included in the aforementioned allowed building ratio.
13. The height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
14. Residential uses are permitted by 100% (one hundred percent) of the basement area in case the building is a villa.
15. Direct access to the street or from outside the land parcel is not permitted if the basement is designated for residential uses and housing facilities.
16. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from service entities is obtained if the basement is designated for parking spaces.

**Article (4)**

**Setbacks:**

For the setbacks in private residential areas (A), the following controls should be observed:

**Front Setback:**

1. If the land is located on a road margin less than 20 meters (twenty meters) wide, the ground floor construction is allowed after a distance of no less than 3 meters (three meters) from the land limit of the front facade facing a street or road.
2. In cases where the land is on more than one street, and the road margin width is less than 20 meters (twenty meters), the front setback should be a distance of no less than 3 meters (three meters) from the side of the street where the property entrance is located.
3. In the event that the land is located on a road that is 20 meters (twenty meters) wide or more, ground floor construction is allowed after a distance of no less than 2 meters (two meters) from the land limit of the front facade facing a street or road.
4. Upper protrusions above the ground floor are allowed, with a maximum limit of 1.20 meters (one meter and twenty centimeters).
5. Constructing a basement on the land limit without leaving a setback is permitted

**Side and Rear Setback:**

1. The side and rear setback for the ground floor should be at a distance of no less than 2 meters (two meters) from the land limit for the side and rear façade.
2. Upper protrusions on the floors above the ground floor are not allowed, except in the case of the property being located on more than one street, where upper protrusions are permitted on the side of the secondary street, with a maximum limit of 1 meter (one meter).
3. Constructing a basement on the land limit without leaving a setback is permitted.

**Article (5)**

**Heights:**

The following controls should be observed regarding the heights in private residential areas (A):

1. The building height should not exceed 3 stories (three stories) with a maximum limit of 15 meters (fifteen meters).
2. In the case of building a basement, the maximum height limit is 16.50 meters (sixteen meters and fifty centimeters), and the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the level of the sidewalk surface.
3. The height of the external wall should not exceed the height of the ground floor. An increase in the wall height is permitted, provided that approval is obtained from the Facades Committee.

 **Article (6)**

**Multiple Units:**

The construction of multiple residential units within private residential areas classified as (A) is permitted, subject to the following controls:

1. Obtaining planning approval for site suitability for urbanization with changing the property classification to Residential Area Complexes (RAC).
2. The regulatory requirements for urbanization for the classification of private residential areas (A) are applied for a single residential unit while observing the controls of multiplying units.
3. The property area should not be less than 600 square meters (six hundred square meters), and the smallest side length should not be less than 32 meters (thirty-two meters).
4. The area allocated for a single residential unit and its affiliated facilities should not be less than 300 square meters (three hundred square meters) when multiplying units.
5. It is permitted to provide a passage within the property with a width of no less than 8 meters (eight meters), and direct opening to the street or road is allowed.
6. Provide parking spaces at a rate of two spots per residential unit and 1.5 spots (one and a half spots) for visitors per residential unit when the land is on a road less than 20 meters wide (twenty meters). There is no need to provide visitor parking when the land is on a road 20 meters (twenty meters) wide or more.
7. It is mandatory to provide a wall and gate for the property.
8. It is allowed to establish units connected from two sides, one side, or detached.
9. Provide a front setback of no less than 2 meters (two meters) from the land limit overlooking a street and provide side and rear setbacks of no less than 2 meters (two meters).
10. It is not allowed to divide the property if the proposed division does not fulfill the division conditions stated in Decree-Law No. (3) of 1994 regarding the division of lands prepared for urbanization and development and its executive regulation or in violation of the provisions of this decision according to this classification.

**Article (7)**

**Parking Spaces:**

Two parking spots per residential unit must be provided within the land parcel, and parking spots are not counted within the building ratio.

**Article (8)**

**Special Requirements:**

Consideration should be given in the special requirements for private residential areas (A), in addition to the previous controls, as follows:

1. Adherence to the provisions of Decree-Law No. (3) of 1994 concerning the division of lands prepared for urbanization and development and its executive regulations, in case of a desire to divide the property in the future.
2. Construction is allowed on the side boundary of the property on one side only for lands with an area of less than 300 square meters or if the length of their front or side facade is from 12 meters to 15 meters.
3. Construction is allowed on both side boundaries, and the building must recede from the front side by a distance of 3 meters if the land is on a road less than 20 meters wide, or 2 meters if the road is 20 meters wide or more, for lands with a frontage length of less than 12 meters or an area less than 200 square meters. Upper protrusions that exceed the ground floor by a maximum of 1.20 meters are allowed, and the building must also recede from the back by a distance of 1.50 meters.
4. It is permitted to build facilities for housing and an external Majlis on the ground floor without requiring them to be grouped on one side, provided that the building ratio on the external boundaries of the property does not exceed 50% lengthwise.
5. Building above covered car parks, housing facilities, the external Majlis , and with the height of one floor is allowed and is included in the building ratio.
6. Building swimming pools on the property boundary is allowed, and in case of roofing the pool, legal setbacks must be left, and building the facilities without the presence of the residential unit is not allowed.
7. There is the possibility of allowing the creation of a separate closed staircase within the external facilities, and it is not counted from the percentage of the building.
8. It is allowed to add a room and a bathroom for the guard on the front facade of the residential villa in properties that exceed an area of 1000 square meters within the building ratio.
9. The conditions mentioned in the twelfth chapter are applied to lands with commercial or service facades, allowing for upper protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters). Also, the addition of a mezzanine that is not calculated within the building ratio is permitted, in accordance with the provisions of the twelfth chapter of this decision. It is possible to allow the construction of a single residential unit, provided that parking spaces for all residential and commercial uses within the property boundaries are provided, with no permission to build residential or administrative apartments on the upper floors.
10. The construction of elevators in the setbacks is allowed and is not counted within the building ratio, provided that no windows that directly overlook adjacent neighbors are opened.
11. It is allowed to build a tiered floor within the design of the internal spaces of the villas by a ratio not exceeding 50% (fifty percent) of the building area per floor, provided that it is calculated within the total building ratio and considered within the original height in the main building only. Compliance with the total permissible building height must be observed.

**Section Two**

**Private Residential Areas (B) RB**

**Article (9)**

**Uses:**

In private residential areas (B), the construction of villas and residential apartments is allowed, according to the approved zoning maps.

**Article (10)**

**Building Ratios:**

In the building ratios for private residential areas (B), the following controls must be observed:

1. The building ratio should not exceed 180% (one hundred and eighty percent) of the land area.
2. The building surfaces for any floor should not exceed 60% (sixty percent) of the land area.
3. It is allowed to build residential facilities above the building roof, in the rear side of the building roof, after the mid-roof line measured from the front facade, with an additional ratio not exceeding 30% (thirty percent) of the built roof area, and it is not counted within the building ratio. If the floor area is less than 100 square meters (one hundred square meters), it is allowed to build 30 square meters (thirty square meters), and it is a maximum height of 4 meters (four meters).
4. Construction of residential facilities and an external Majlis with an additional building ratio not exceeding 20% of the land area is permitted. These facilities should be on the rear or one side limit only and the depth of the facilities should not exceed 50% of the other side. Facilities cannot be built without the presence of the residential unit and should not exceed the height of one floor, with a maximum height of 4 meters measured from the sidewalk level, and are not included in the building ratio.
5. Direct access to the main building is allowed if the facilities are connected to the main building. It is also permissible to build facilities separate from the residential unit.
6. It is permitted to make an external Majlis for the residential unit on the front, side, or rear limit of the land, provided that the length of the Majlis facade and the entrances of car parking do not exceed 50% of the facade length, and that the Majlis's height does not exceed one floor with a maximum of 4 meters from the sidewalk level. Direct access to the street for external entrances and windows for the external Majlis is also allowed.
7. Construction of facilities for housing and external Majlis in residential apartment buildings is permitted, provided that the necessary requirements are applied.
8. It is allowed to build a basement of one floor on the land borders, connected to the main building according to the necessary requirements for the following controls:
9. Obtain approval from the service entities.
10. Use the basement for residential facilities or car parking or both.
11. The basement area is not counted within the allowed mentioned building ratio.
12. The height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
13. Residential uses are allowed at a ratio of 100% of the basement area at the sidewalk level when the building is a villa.
14. Direct access to the street or from outside the land plot is not allowed if the basement is designated for residential uses and facilities.
15. Construction of a vehicle access ramp on the front or side is allowed, provided that approval from service entities is obtained if the basement is designated for car parking.

**Article (11)**

**Setbacks:**

The following controls must be observed in the setbacks for private housing areas (b):

**Front Setback:**

1. If the land is on the road corridor with a width less than 20 meters, it is permissible to build the ground floor at a distance of no less than 3 meters from the land limit for the front facade overlooking a street or road.
2. In the case that the land is on more than one street and the width of the road corridor is less than 20 meters, the building should be set back at a distance of no less than 3 meters from the side of the street which has the property entrance.
3. If the land is on a road corridor with a width of 20 meters or more, the ground floor can be built at a distance of no less than 2 meters from the land limit for the front facade overlooking a street or road.
4. It is allowed to make upper protrusions above the ground floor with a maximum limit of 1.20 meters.
5. In the case of making residential apartments, it is allowed to roof the car parks up to the front land boundaries, provided that the building in the upper floors is set back a distance of 1.80 meters from the front land limit.
6. It is allowed to build the basement on the land limit without leaving a setback.

**Side and Rear Setback:**

1. It is allowed to build the ground floor at a distance of no less than 2 meters from the land limit for the side and rear facades.
2. Upper protrusions are not allowed except when the property is on more than one street. In that case, it is allowed to make upper protrusions above the ground floor from the side of the side street with a maximum limit of 1 meter.
3. Building the basement on the land limit without leaving a setback is permitted.

**Article (12)**

**Heights:**

In the heights for private residential areas (b), the following controls must be observed:

1. The building height should not exceed 3 stories, with a maximum of 15 meters.
2. In the case of building a basement, the maximum height is 16.50 meters, and the height of the ground floor level must not exceed 1.50 meters above the sidewalk surface.
3. The external wall height should not exceed the height of the ground floor. Increasing the wall height is permissible provided that approval from the Facades Committee is obtained.

**Article (13)**

**Parking Spaces:**

Two parking spaces must be provided for each residential unit within the land parcel, two for each residential apartment, and two for every 100 square meters for commercial and service uses. Parking spaces are not counted within the building ratio.

**Article (14)**

**Multiple Units:**

Multiple units are allowed for private residential areas (b) according to the following controls:

1. Obtaining planning approval for the site's suitability for urbanization, with a change in the property classification to Residential Building Complexes (RBC).
2. The regulatory requirements for urbanization for the classification of private residential areas (b) for a single plot are applied, taking into account the controls of multiple units.
3. The property area should not be less than 600 square meters, and the length of the smallest side should not be less than 32 meters.
4. The area allocated for a single residential unit and its related facilities, in the case of multiple units, should not be less than 300 square meters.
5. A corridor must be provided with a width of no less than 8 meters, and direct opening onto the street or road is allowed.
6. Providing Parking Spaces: Provide two parking spaces for each residential unit and 1.5 parking spaces (one and a half) for visitors per residential unit when the land is on the right of a way less than 20 meters in width and there is no need to provide visitor parking if the land is on the right of a way that is 20 meters in width or more.
7. Obligation to provide a fence and gate for the property.
8. Unit Connections: Units can be interconnected from two sides, connected from one side, or detached.
9. Providing Setbacks: Provide a front setback of no less than 2 meters from the edge of the land facing a street and provide side and rear setbacks of no less than 2 meters.
10. Property Division Prohibitions: Property division is not allowed if the proposed division does not meet the division conditions stated in Decree No. (3) of 1994 regarding the division of lands prepared for urbanization and development and its executive regulations. Similarly, sorting or property division is not permitted if the proposed division pieces do not meet the urbanization requirements within this classification.

**Article (15)**

**Special Requirements:**

In the special requirements for private residential areas (b), in addition to the previous controls, the following shall be observed:

1. Compliance with the provisions of Decree Law No. (3) of 1994 regarding the division of lands prepared for urbanization and development and its executive regulations, in case of a desire to divide the property in the future.
2. Building residential apartments is allowed provided that the area of a single apartment is not less than 100 square meters, and two parking spaces are provided for each residential apartment.
3. Building on the side boundary of the property is allowed on one side only for lands with an area of less than 300 square meters or with a front or side facade length from 12 meters to 15 meters.
4. Building is allowed on both side neighbors' boundaries, and the building retreats 3 meters from the front side when the land is on the right of a way less than 20 meters in width. Or, the building retreats 2 meters from the front side when the land is on the right of a way that is 20 meters in width or more, particularly for lands with a front facade length of less than 12 meters or an area of less than 200 square meters. Permission is granted to build upper protrusions above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters) is allowed, and the building retreats from the rear side a distance of 1.50 meters (one meter and fifty centimeters).
5. Construction above the covered parking spaces is allowed on one side only and residential facilities and the outdoor Majlis and with a height of one floor, and it is counted within the building ratio.
6. Elevator construction is allowed in setbacks and is not counted within the building ratio provided that no windows are opened that directly overlook adjacent neighbors.
7. It is permitted to build swimming pools on the property boundaries and in the case of roofing the pool, it is necessary to leave the legal setbacks, and it is not allowed to build the facilities without the presence of the residential unit.
8. For lands with commercial or service facades, the following controls must be observed:
9. Apply the conditions contained in the twelfth chapter of this decision, with permission to build upper protrusions above the ground floor with a maximum limit of 1.20 meters (one meter and twenty centimeters), and mezzanines can be added and not counted within the building ratio.
10. It is allowed to build commercial shops by the shopping complex system provided that leaving an entrance corridor from the commercial street is no less than 3 meters (three meters) wide between the commercial shops and it is required that the commercial opening for those shops is on the corridor with providing parking spaces for every 50 square meters (fifty square meters) of commercial use space and parking spaces for other uses.
11. The residential floors must be separated from the rest of the uses without the need to separate the entrances, elevators, and stairs, in case of multiple uses.
12. It is allowed to add a room and a bathroom for the guard on the front facade of the residential villa in properties that exceed an area of 1000 square meters (a thousand square meters) if there is an internal street.
13. It is allowed to build a tiered floor within the design of the internal spaces of the villas by a ratio not exceeding 50% (fifty percent) of the building area per floor, provided that it is calculated within the total building ratio and is calculated within the original height in the main building only and the commitment to the total allowable building height must be observed.

**Section Three**

**Private Residential Apartments Zones (PAP)**

**Article (16)**

**Uses:**

In private residential apartments zones, the construction of residential apartments is allowed, and villas are not allowed, according to the approved zoning maps.

**Article (17)**

**Building Ratios:**

In the building ratios for private residential apartments zones, the following controls should be considered:

1. The building ratio should not exceed 180% (one hundred and eighty percent) of the land area.
2. The building areas for any floor should not exceed 60% (sixty percent) of the land area.
3. It is permitted to build residential facilities above the building roof, particularly on the rear side of the building roof, after a mid-roof line measured from the front facade of the building, with an additional ratio not exceeding 30% (thirty percent) of the built roof area and not counted within the building ratio. If the floor area is less than 100 square meters (one hundred square meters), 30 square meters (thirty square meters) may be built, with a maximum height of 4 meters (four meters).
4. Construction of residential facilities and an outdoor Majlis with an additional building ratio not exceeding 20% (twenty percent) of the land area is allowed, where those facilities are on the rear or side limit on one side only, and the depth of the facilities does not exceed 50% (fifty percent) of the other side. Building the facilities without the presence of the residential unit is not allowed unless they do not exceed the height of one floor and a height not exceeding the level of the ground floor ceiling with a maximum of 4 meters (four meters) measured from the sidewalk level and are not counted within the building ratio.
5. Direct opening onto the main building is allowed in case the facilities are connected to the main building, and building facilities isolated from the residential unit is also allowed.
6. An outdoor Majlis is allowed on the front, side, or rear land boundary, provided that the length of the Majlis facade and entrances of the car parks does not exceed 50% (fifty percent) of the facade length, and the Majlis height does not exceed one floor with a maximum of 4 meters (four meters) from the sidewalk level. Direct opening onto the street for external entrances and windows of the outdoor Majlis is also allowed.
7. Basement construction of a single floor is permitted along the land boundaries and should be connected to the main building in accordance with the following controls:
8. Approval from service entities must be obtained.
9. The basement is to be used for residential facilities or car parking or both.
10. The basement area is not counted within the allowed building ratio.
11. The ground floor height should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
12. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from service entities is obtained.

**Article (18)**

**Setbacks:**

Setbacks in private residential apartment zones must observe the following controls:

**Front Setback:**

1. If the land is on a road allowance less than 20 meters wide, the construction of the ground floor is allowed at a distance not less than 3 meters (three meters) from the front land boundary facing a street or road.
2. In the event that the land fronts onto more than one street, and the road allowance width is less than 20 meters, the building should set back at least 3 meters (three meters) from the street side where the property entrance is located.
3. If the land is on a road allowance of 20 meters (twenty meters) or more in width, the construction of the ground floor is allowed at a distance not less than 2 meters (two meters) from the front land boundary facing a street or road.
4. Overhead protrusions rising above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters) are allowed.
5. Car park roofing is permitted up to the front land boundary, provided that the upper floors' construction is set back 1.80 meters (one meter and eighty centimeters) from the front land boundary.

**Side and Rear Setback:**

1. The construction of the ground floor is permitted at a distance of not less than 2 meters (two meters) from the side and rear boundary of the land.
2. Upper protrusions are not allowed except in the case where the property is on more than one street, where it is permitted to make upper protrusions above the ground floor on the side of the secondary street up to a maximum of 1 meter (one meter).

**Article (19)**

**Heights:**

The building heights in the zones for private residential apartments must adhere to the following controls:

1. The building height must not exceed 3 floors (three floors) and a maximum of 15 meters (fifteen meters).
2. In the case of building a basement, the maximum height limit is 16.50 meters (sixteen meters and fifty centimeters), and the height of the ground floor must not exceed 1.50 meters (one meter and fifty centimeters) from the level of the sidewalk surface.
3. The height of the exterior wall must not exceed the height of the ground floor, and an increase in wall height is allowed provided that approval from the Facades Committee is obtained.

**Article (20)**

**Parking spaces:**

It is required to provide car parking spaces within the land parcel at a 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. Car parking spaces are not counted within the building ratio.

**Article (21)**

**Special Requirements:**

The special requirements for zones of private residential apartments should take into consideration, in addition to the previous controls, the following:

1. Compliance with the provisions of Decree-Law No. (3) of 1994 regarding the division of lands prepared for urbanization and development, and its executive regulations in the case of wishing to divide the property in the future.
2. Swimming pools can be constructed on property boundaries. If a pool is roofed, legal setbacks must be left, and facilities cannot be built without the residential unit being present.
3. Residential apartments may be constructed provided that the area of each apartment is not less than 100 square meters and two parking spots per residential apartment are provided.
4. Construction is permitted on the side boundary of the property on one side only for lands that are less than 300 square meters in area, or have a front or side facade length of 12 meters to 15 meters.
5. Construction is allowed up to the boundaries of the side neighbors, and the build must set back 3 meters from the front side when the land is on a road less than 20 meters wide, or 2 meters setback when the land fronts a road that is 20 meters wide or wider, for lands with a front facade length of less than 12 meters or an area of less than 200 square meters. Upper protrusions above the ground floor are allowed up to a maximum of 1.20 meters, and the build must set back 1.50 meters from the rear side.
6. Construction above covered car parks, residential facilities, and the external Majlis is allowed on one side only, up to the height of one floor, and is calculated within the building ratio.
7. Elevators may be built in the setbacks and are not included in the building ratio provided that no windows directly overlook adjacent neighbors.
8. The addition of a room and bathroom for the guardian is permitted on the front facade of lands exceeding 1000 square meters in area.
9. A mezzanine level may be created within the design of the interior spaces up to a maximum of 50% of the construction area per floor, provided it is counted within the total building ratio and considered within the original height in the main building only. The total allowed building height must be adhered to.
10. For lands with commercial or service facades, the following controls must be adhered to:
11. Apply the conditions mentioned in the twelfth chapter of this decision, allowing upper protrusions above the ground floor up to a maximum of 1.20 meters. The addition of a mezzanine is also allowed and is not counted within the building ratio according to the provisions of the twelfth chapter of this decision.
12. It is allowed to build commercial shops using the commercial complex system, provided that a passage entrance from the commercial street is left, no less than 3 meters (three meters) wide, between the commercial shops. It is required that the commercial opening for those shops be on the passage, along with providing car parks for every 50 square meters (fifty square meters) of commercial use space, and parking for other uses.
13. It is necessary to separate the residential floors from the rest of the uses without needing to separate the entrances, elevators, and stairs, especially in case of mixed uses.
14. More than one building is allowed to be constructed on a single plot of land, provided adherence to the building ratio, building surface, and legal requirements mentioned in this classification. Sorting or dividing the property is not allowed if the proposed partition pieces do not fulfill the urban requirements included in this classification.

**Section Four**

**Residential Villas Areas - RV**

**Article (22)**

**Uses:**

Building villas is allowed in the residential villas areas, and it is not allowed to build residential apartments, in accordance with the approved zoning maps.

**Article (23)**

**Building Ratios:**

In the building ratios for residential villas areas, the following controls must be observed:

1. The building ratio must not exceed 120% (one hundred and twenty percent) of the land area.
2. The building surfaces for any floor must not exceed 60% (sixty percent) of the land area.
3. Additional building ratios are allowed, not exceeding 15% (fifteen percent) of the land area, allocated only for housing facilities. Building is allowed on them up to the side or rear neighbor boundary from one side only, and the depth of the facilities must not exceed 50% (fifty percent) from the other side. It is not allowed to build the facilities without the existence of the residential unit provided that its height does not exceed one floor with a maximum of 4 meters (four meters) measured from the sidewalk level and is not counted within the building ratio.
4. Building facilities for housing above the building's roof in its rear part is permitted after the roof's midline, measured from the front facade, with an additional ratio not exceeding 30% (thirty percent) of the built roof area, and it is not counted within the building ratio. Moreover, it should have a height of up to 4 meters (four meters) maximum.
5. An outdoor Majlis is allowed, its area should not exceed 15% (fifteen percent) of the land area, and it is counted from the permitted building ratio. Building the Majlis on the front, side, or rear land boundary is permitted, provided that the Majlis's height does not exceed one floor, a maximum of 4 meters (four meters) from the sidewalk level. Direct opening onto the street for the external entrances and windows of the external Majlis is also allowed.
6. Building a basement of a single floor on the land boundaries is permitted, and it should be connected to the main building in accordance with the following controls:
7. ‌Obtaining approval from service entities.
8. ‌Using the basement for residential facilities or for car parking, or for both.
9. ‌The basement area is not counted within the mentioned allowed building ratio.
10. ‌The ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
11. ‌Residential uses are allowed at 100% (one hundred percent) of the basement area.
12. ‌Direct opening onto the street or from outside the plot is not allowed if the basement is designated for residential uses and housing facilities.
13. ‌Construction of a vehicle access ramp on the front or side boundary is permitted, provided obtaining approval from service entities if the basement is designated for car parking.

**Article (24)**

**Setback**s:

The following controls must be observed regarding setbacks for residential villas areas:

**Front Setback:**

1. In the case where the land is situated on a road reserve with a width of less than 20 meters (twenty meters), the front setback of the ground floor must be at least 5 meters (five meters) from the land's boundary for the front facade overlooking a street or road.
2. In the event that the land is located on more than one street and the width of the road reserve is less than 20 meters (twenty meters), the front setback should be at a distance of no less than 5 meters (five meters) from the side of the street on which the property entrance is located.
3. If the land is located on a road reserve that is 20 meters (twenty meters) wide or more, the construction of the ground floor is permitted after a distance of at least 3 meters (three meters) from the land's boundary for the front facade facing a street or road.
4. Allowing the creation of upper protrusions rising above the ground floor to a maximum of 1.20 meters (one meter and twenty centimeters).
5. Building the basement on the land boundary without leaving a setback is allowed.

**Side and Rear Setback:**

1. The side and rear setback for the ground floor should be at a distance of no less than 2 meters (two meters) from the land boundary for the side and rear facade.
2. Upper protrusions on the floors above the ground floor are not allowed, except in the case where the property is located on more than one street, where upper protrusions are allowed from the side of the subsidiary street to a maximum of 1 meter (one meter).
3. Building the basement on the land boundary without leaving a setback is allowed.

**Article (25)**

**Heights:**

1. The following controls must be observed regarding the building heights in residential villas areas:
2. The building height should not exceed two floors and should be a maximum of 12 meters (twelve meters). In the case of building a basement, the maximum height limit is 13.50 meters (thirteen meters and fifty centimeters), and the height of the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the level of the sidewalk surface.
3. The height of the external wall should not exceed the ground floor, and an increase in height is allowed provided that approval is obtained from the Facades Committee.

**Article (26)**

**Parking Spaces:**

Two parking spaces must be provided for each unit within the land parcel, and parking spaces are not counted within the building ratio.

**Article (27)**

**Multiple Units:**

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

1. Obtaining a planning approval for the site's suitability for urbanization, along with changing the property classification to Residential Villa Compounds (RVC).
2. Regulatory conditions for urbanization for the classification of residential villa areas for the individual parcel shall apply, taking into account the controls of multiple units.
3. The property area should not be less than 1000 square meters (one thousand square meters), provided that the smallest side length is not less than 32 meters (thirty-two meters).
4. The area dedicated to a single residential unit and its affiliated facilities should not be less than 600 square meters (six hundred square meters) when there are multiple units.
5. Providing a passage not less than 8 meters (eight meters) wide, with direct opening to the street or road.
6. Providing parking spaces at a rate of two spaces per residential unit and 1.5 spaces (one and a half parking spaces) for visitors per residential unit when the land is on a road reserve with a width of less than 20 meters (twenty meters). There's no need to provide parking for visitors if the land is on a road reserve with a width of 20 meters (twenty meters) or more.
7. There must be a fence and gate for the property.
8. Allowing the construction of units connected on two sides, or connected on one side, or detached.
9. Providing a front setback of not less than 3 meters (three meters) from the land limit facing a street and providing side and rear setbacks of not less than 4 meters (four meters).
10. Dividing the property is not allowed if the proposed division does not meet the division conditions stated in Decree No. (3) of 1994 regarding the division of lands prepared for urbanization and development and its executive regulations. Sorting or dividing the property is also not allowed if the proposed division parcels do not meet the urban requirements within this classification.

**Article (28)**

**Special Requirements:**

1. In the special requirements for residential villa areas, in addition to the previous controls, the following shall be considered:
2. Compliance with the provisions of the executive regulation of Decree-Law No. (3) of 1994 regarding the division of lands prepared for urbanization and development, issued by Decision No. (56) of 2009.
3. Building swimming pools on the property boundaries is allowed. In case of roofing the pool, legal setbacks must be left. - Allowing the addition of a room and bathroom for the guard at the front of the residential villa in properties exceeding 1000 square meters (one thousand square meters) in size.
4. Building above the covered parking spaces, residential facilities, and the external Majlis for each unit is allowed to the height of one floor and is counted within the building ratio.
5. Constructing elevators in the setbacks is allowed and is not counted within the building ratio, provided that no windows are opened directly onto the adjacent neighbors.
6. It is permitted to build a tiered floor within the design of the interior spaces of the villas, not exceeding 50% (fifty percent) of the construction area for each floor, provided that it is counted within the total building ratio and within the original height in the main building only, while adhering to the overall allowable building height.

**Section Five**

**Connected Housing Areas (A) - RHA**

**Article (29)**

**Uses:**

In connected housing areas (A), building villas is allowed, while residential apartments are not permitted, according to what is indicated by the approved zoning maps.

**Article (30)**

**Building Ratios:**

The building ratios in connected housing areas (A) should adhere to the following controls:

1. The building ratio should not exceed 210% (two hundred and ten percent) of the land area.
2. The building areas for any floor should not exceed 70% (seventy percent) of the land area.
3. It is allowed to build residential facilities on the built roof, specifically in the rear part of the building from the roof after the mid-roof line measured from the front facade, with an additional ratio not exceeding 30% (thirty percent) of the built roof and is not counted within the building ratio. If the floor area is less than 100 square meters (one hundred square meters), building 30 square meters (thirty square meters) is allowed, with a maximum height of 4 meters (four meters).
4. Building a basement of a single floor on the land boundaries is permitted, connected to the main building according to the following controls:
5. Obtain approval from the utility entities.
6. The basement is used for residential facilities or car parking or both.
7. The basement area is not counted within the allowed mentioned building ratio.
8. The height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
9. Residential uses are allowed up to 100% (one hundred percent) of the basement area.
10. Direct opening to the street or from outside the land parcel is not allowed if the basement is designated for residential uses and facilities.
11. Construction of a vehicle access ramp on the front or side edge is allowed, provided that approval from the utility entities is obtained if the basement is designated for car parking.
12. Building external facilities on the ground floor with an additional building ratio not exceeding 50% (fifty percent) of the rear edge length of the property, up to two floors, and a maximum of 10 meters (ten meters) is allowed, which can be detached or connected to the main building.

**Article (31)**

**Setbacks:**

In the construction setbacks for connected residential areas (A), the following controls must be observed:

**Front Setback:**

1. When the property is located on the boundary of a road that is less than 20 meters (twenty meters) wide, the construction of the ground floor is allowed only after a setback of no less than 3 meters (three meters) from the property's front boundary facing a street or road.
2. When the property is located on more than one street and the width of the road easement is less than 20 meters (twenty meters), the front setback must be no less than 3 meters (three meters) from the side of the street where the property entrance is located.
3. When the property is located on the boundary of a road that is 20 meters (twenty meters) wide or more, the construction of the ground floor is permitted only after a setback of no less than 2 meters (two meters) from the property's front boundary facing a street or road.
4. Upper protrusions exceeding the ground floor are allowed up to a maximum of 1.20 meters (one meter and twenty centimeters).
5. Building a basement on the boundary of the land without leaving a setback is permitted.

**Side Setback:**

1. Building the ground floor on both side boundaries is allowed.
2. In case openings overlooking the side neighbor are constructed, it is mandatory to leave maneuvers (internal and external shafts) as outlined in the executive regulations of the Building Regulation Law issued by Law Decree No. (13) for the year 1977.
3. If the building is located on more than one street, building on both side boundaries is allowed, and upper protrusions are not allowed.

**Rear Setback:**

1. Building the ground floor is allowed after a distance not less than 2 meters (two meters) from the rear boundary.
2. Upper protrusions are not allowed in the floors above the ground floor.
3. If the land is located on a street on the rear setback side, upper protrusions exceeding the ground floor are allowed up to a maximum of 1 meter (one meter) from the side of the secondary street.

**Article (32)**

**Heights:**

In the building heights for connected residential areas (A), the following controls must be observed:

1. The building height should not exceed 3 floors (three floors) and a maximum of 15 meters (fifteen meters). In case a basement is built, the maximum height limit is 16.50 meters (sixteen meters and fifty centimeters).
2. In the case of building a basement, the height of the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the level of the sidewalk surface.
3. The external wall height should not exceed the height of the ground floor, and an increase in height is allowed provided that the approval of the Facades Committee is obtained.

**Article (33)**

**Parking Spaces:**

1. It is obligatory to provide parking spaces within the land plot at a rate of one parking space per residential unit (villa), and parking spaces are not counted within the building ratio.
2. Roofing of car parks is permitted up to a maximum of 50% (fifty percent) of the front facade only.
3. In case of creating more than one parking space or opening the front facade, building on one parking space or up to a maximum of 50% (fifty percent) of the front facade is allowed only in the case of residential villas.

**Article (34)**

**Special Requirements:**

In the special requirements for connected residential areas (A), in addition to the previous controls, the following must be observed:

1. The conditions mentioned in Chapter twelve of this decision apply to lands with commercial or service facades, with allowing upper protrusions exceeding the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters). The addition of a mezzanine, which is not counted within the building ratio, is allowed according to the provisions of Chapter twelve of this decision. It is permissible to allow the construction of a residential unit with one address, provided that parking spaces for all residential and commercial uses are provided within.
2. The construction of elevators in setbacks is permitted and is not counted within the building ratio, provided that no windows that directly overlook adjacent neighbors are opened.
3. It is permitted to build a tiered floor within the design of the interior spaces of the villas, up to a maximum of 50% (fifty percent) of the building area per floor, provided that it is counted within the total building ratio and is considered within the original height in the main building only, while adhering to the total allowable building height.
4. Building more than one villa on a single land plot is allowed, provided compliance with the building ratio, floor area, and legal requirements mentioned in this classification is maintained. Partitioning or subdividing the property is not permitted if the proposed partition pieces do not meet the urban requirements stated in this classification.

**Section Six**

 **Residential Attached Zones (B) – RHB**

**Article (35)**

**Uses:**

In the residential attached zones (B), the construction of villas and residential apartments is permitted, according to the details outlined in the approved zoning maps.

**Article (36)**

**Building Ratios**

Building in residential attached zones (B) must adhere to the following controls:

1. The building ratio shall not exceed 300% (three hundred percent) of the land area.
2. The building areas for any floor shall not exceed 100% (one hundred percent) of the land area.
3. The aforementioned ratios include all buildings, including porches, services, stairwells, and elevators.
4. Building residential facilities above the building's roof is allowed in the rear part of the building from the roof, after the mid-roof line measured from the front facade, with an additional ratio not exceeding 30 (thirty percent) of the built roof floor and is not counted within the building ratio. If the floor area is less than 100 square meters (one hundred square meters), it is allowed to build 30 square meters (thirty square meters), with a maximum height of 4 meters (four meters).
5. Building a single-floor basement on the land boundaries is permitted, connected to the main building following the following controls:
6. ‌Obtain approval from service entities.
7. ‌Use the basement for residential facilities, car parking, or both.
8. The basement area is not counted within the allowed building ratio.
9. The ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
10. ‌Residential uses are allowed up to 100% (one hundred percent) of the basement area if the building is a villa.
11. ‌Direct opening to the street or from outside the land plot is not allowed if the basement is dedicated to residential uses and facilities.
12. ‌Construction of a vehicle access ramp on the front or side boundary is allowed, provided approval from service entities is obtained if the basement is dedicated to car parking.

**Article (37)**

**Setbacks**

For the construction setbacks in Residential Attached Zones (B), the following controls must be adhered to:

**Front Setback:**

1. Building the ground floor on the front land boundary of the front facade of the land is permitted unless there is an approved building line or regulation line. Detailed maps must be adhered to.
2. Upper protrusions above the ground floor are allowed, with a maximum protrusion of 10% (ten percent) of the road width and not exceeding 1.20 meters (one meter and twenty centimeters), and a height of at least 4.50 meters (four meters and fifty centimeters) from the level of the sidewalk surface, especially when the property is on a road 6 meters (six meters) wide or more.

**Side and Rear Setback:**

Building on the side and rear land boundary is permitted. If openings overlooking the side or rear neighbor are made, it is obligatory to leave maneuvers (internal or external yards) as stipulated by the executive regulation of the building regulation law issued by decree-law number (13) of 1977.

**Article (38)**

**Heights:**

In the heights of buildings for Residential Attached Zones (B), the following controls should be considered:

1. The building height should not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters). In the case of building a basement, the maximum height is 16.50 meters (sixteen meters and fifty centimeters).
2. In case a basement is built, the ground floor level height must not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk surface level.

**Article (39)**

**Parking spaces:**

1. Providing car parking spaces within the land plot is obligatory at a rate of one parking space per residential unit (villa) and providing one parking space for each residential apartment. Parking spaces are not counted within the building ratio.
2. The following lands are exempted from providing parking spaces:
3. Lands overlooking a street less than 6 meters wide, measured from the street regulation line—if it exists—or the distance between the land boundary overlooking the street and the opposite property. If the land is on two streets wider than 6 meters, parking must be provided on the wider street if entrances are allowed there.
4. Lands with facades on the street connected to the approved road network shorter than 8 meters.
5. Lands in areas with existing commercial facades, where the percentage of built lands without front setbacks exceeds 50% of the total street length and overlooks one street. If the land is on two streets and the width of the subsidiary street is over 6 meters, parking must be provided on the subsidiary street, provided that the land length on the subsidiary street is not less than 12 meters.
6. Residential lands less than 120 square meters, allowed to build one residential unit under one address.
7. Lands in areas with commercial facades less than 120 square meters, allowed for commercial uses and building one residential unit under one address.

**Article (40)**

**Special Requirements:**

In addition to the previous controls, the special requirements for Residential Attached Zones (B) shall consider the following:

1. Residential apartments can be built, provided that the area of ​​each apartment is not less than 60 square meters.
2. Building residential apartments on the property is not allowed in cases where the land plot areas are less than 60 square meters.
3. Building residential apartments is not allowed if it is not possible to provide parking spaces within the property boundaries.
4. If parking spaces are provided on the ground floor, they can be compensated by allowing construction in an additional floor with an area equal to the area allocated for parking spaces, passages, and stairs.
5. The conditions stated in the twelfth chapter of this decision apply to lands with commercial or service facades, with allowance for upper protrusions above the ground floor up to a maximum of 1.20 meters. The addition of a mezzanine that is not calculated within the building ratio is also permitted according to the provisions of the twelfth chapter of this decision.
6. It is mandatory to separate residential floors from other uses without the need to separate entrances, elevators, and stairs, in cases where there are multiple uses.
7. It is permissible to have a tiered floor within the internal space design of villas, up to a maximum of 50% of the building surface for each floor, provided it is counted within the total building ratio and considered within the original height in the main building only. Compliance with the total allowable building height should be observed.
8. It is allowed to build more than one building or villa on a single land plot, provided compliance with the building ratio, surface, and legal requirements mentioned in this classification. Division or property subdivision is not allowed if the proposed subdivision plots do not meet the urban requirements listed within this classification.

**Section Seven**

**Connected Residential Apartment Areas - RAP**

**Article (41)**

**Uses:**

 It is permitted in the areas of connected residential apartments to build residential apartments, and villas are not allowed, according to the approved zoning maps.

**Article (42)**

**Building Ratios**

The building ratios for connected residential apartment areas must adhere to the following controls:

1. The building ratio should not exceed 300% of the land area.
2. The building surfaces for any floor should not exceed 100% of the land area.
3. The mentioned ratios include all buildings, including patios and services, as well as stairwells and elevators.
4. Construction of facilities for housing above the building surface is allowed, specifically on the rear side of the building from the roof after the mid-roof line measured from the front facade, with an additional ratio not exceeding 30% of the built roof floor and is not counted within the building ratio. If the floor area is less than 100 square meters, construction of 30 square meters is allowed, with a maximum height of 4 meters.
5. A single-floor basement can be built on the land boundaries and should be connected to the main building following these regulations:
6. Obtaining approval from the service entities.
7. The basement is to be used for housing facilities or car parks, or both.
8. The basement area is not counted within the allowed building ratio.
9. The ground floor level should not exceed 1.50 meters from the sidewalk level.
10. Direct openings onto the street or from outside the land parcel are not allowed if the basement is designated for housing facilities.
11. Construction of a vehicle access ramp on the front or side boundary is permitted, provided that approval from service entities is obtained if the basement is designated for car parking.

**Article (43)**

**Setbacks:**

In the setbacks of the building for connected residential apartment areas, the following controls should be observed:

**Front Setback:**

1. It is allowed to build the ground floor on the front boundary of the front facade of the land unless there is an approved building line or regulation line according to the detailed plans that need to be adhered to.
2. Upper protrusions above the ground floor are allowed, provided that the maximum protrusion is 10% of the road width and does not exceed 1.20 meters, with a minimum height of 4.50 meters from the sidewalk surface level, in case the property is on a road 6 meters wide or more.

**Side and Rear Setback:**

Building on the side and rear boundary is allowed. In the case of creating openings overlooking the side or rear neighbor, it is necessary to leave maneuver spaces (internal or external yards) as stipulated in the executive regulations of the building regulation law issued by decree-law No. (13) of 1977.

**Article (44)**

**Heights:**

In the construction heights for connected residential apartment areas, the following controls should be observed:

1. The building height should not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters). If a basement is built, the maximum height should be 16.50 meters (sixteen meters and fifty centimeters).
2. In the case of building a basement, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.

**Article (45)**

**Parking Spaces:**

1. Parking spaces must be provided within the plot at a rate of one spot per residential apartment, and parking spaces are not counted within the building ratio.
2. The following lands are exempt from providing parking spaces:
3. Lands facing a street less than 6 meters (six meters) wide, measured from the street regulation line - if any - or the distance between the plot border facing the street and the opposite property. However, if the land is located on two streets, each more than 6 meters (six meters) wide, parking provision should be on the side of the wider street if entrances are allowed on it.
4. Lands whose street-facing facades connected to the approved road network are less than 8 meters (eight meters) long.
5. Lands located in areas with existing commercial facades where the ratio of built lands without front setbacks exceeds 50% (fifty percent) of the total street length and which are facing a single street. If the land is on two streets, and the width of the subsidiary street among them is more than 6 meters (six meters), parking must be provided on the side of the subsidiary street, provided that the land's length on the subsidiary street is not less than 12 meters (twelve meters).
6. Residential lands with an area of less than 120 square meters (one hundred and twenty square meters), where building a single residential unit with one address is allowed.
7. Lands located in areas with commercial facades and with an area of less than 120 square meters (one hundred and twenty square meters), where commercial uses and the construction of a residential unit with one address are allowed.

**Article (46)**

**Special Requirements:**

In addition to the previous controls, the following must be observed in the special requirements for connected residential apartment areas:

1. The area of a single apartment should not be less than 60 square meters (sixty square meters).
2. If parking spaces are provided on the ground floor, they can be compensated for by allowing construction on the fourth floor with an area equal to the area allocated for parking spaces, corridors, and stairs.
3. The conditions stated in the twelfth chapter of this decision apply to lands with commercial or service facades, with permission to build upper protrusions that exceed the ground floor by a maximum of 1.20 meters (one meter and twenty centimeters). Also, the addition of a mezzanine is allowed, which is not counted within the building ratio according to the provisions of the twelfth chapter of this decision.
4. A tiered floor may be constructed within the interior spaces design of villas, not exceeding 50% (fifty percent) of the building area per floor, provided that it is counted within the total building ratio and is counted within the original height in the main building only, with compliance to the total allowed building height being observed.
5. In case it is impossible to provide parking spaces within the property boundaries, building one residential apartment is allowed.
6. Building more than one building on a single plot of land is allowed, provided compliance with the building ratio and area, and legal requirements mentioned in this classification is adhered to. Segregation or property division is not allowed if the proposed division pieces do not fulfill the urban requirements contained within this classification.

**Section Eight**

**Garden Residential Areas - RG**

**Article (47)**

**Uses:**

Building villas is allowed in garden residential areas, while building residential apartments is not permitted, according to the approved zoning maps.

**Article (48)**

**Building Ratios:**

The following controls must be observed in building ratios for garden residential areas:

1. The total building ratio should not exceed 70% (seventy percent) of the land area for residential use.
2. The building areas for any floor should not exceed 60% (sixty percent) of the land area.
3. The area allocated for tree planting, sidewalks, and walking paths should not be less than 15% (fifteen percent) of the land area and must be within the property boundaries.
4. An additional building ratio of no more than 10% (ten percent) is allowed, to be used as facilities specific to each residential unit on the ground floor. Building facilities is permitted on the side or rear neighbor boundary of the building on one side only, and in all cases, direct access to the facilities is allowed on the main building if they are connected to it. The facilities' height must not exceed one floor and a maximum of 4 meters (four meters) and is not counted within the building ratio.
5. Building above covered car parks, residential facilities, and the external Majlis for each unit is allowed on one side only, with a height of one floor, and is counted within the building ratio.
6. Building residential facilities above the building roof is allowed on the rear side of the roof, after the midpoint of the roof measured from the front facade, with an additional ratio not exceeding 30% (thirty percent) of the built roof area and is not counted within the building ratio, provided they are grouped on one side. If the floor area is less than 100 square meters (one hundred square meters), building 30 square meters (thirty square meters) is allowed, with a maximum height of 4 meters (four meters).
7. An external majlis or a multi-purpose hall and collective recreational facilities are permitted, provided their total does not exceed 15% (fifteen percent) of the land area and is not included in the allowable building ratio. The majlis may be constructed on the front, side, or rear boundary of the property, with a maximum height of 4 meters (four meters) from the pavement level. Direct openings for the majlis entrances and windows from the public road side are also permitted.
8. Construction of a single-floor basement on the boundaries of the land is permitted, and it should be connected to the main building according to the following controls:
	* 1. Obtaining approval from service entities.
		2. Utilizing the basement for residential facilities, car parking, or both.
		3. The basement area is not counted within the permitted building ratio mentioned.
		4. The height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
		5. Residential uses are allowed up to 100% (one hundred percent) of the basement area.
		6. Direct opening to the street or from outside the land plot is not allowed if the basement is designated for residential uses and facilities.
		7. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from service entities is obtained if the basement is designated for car parking.

**Article (49)**

**Setbacks:**

For the construction setbacks in garden living areas, the following controls should be observed:

**Front setback:**

1. Building the ground floor is allowed at a distance of no less than 5 meters (five meters) from the boundary for the front facade overlooking a street or road.
2. In case the land is located on more than one street, the front setback should be at least 5 meters (five meters) from the street on which the property entrance is located.
3. Upper protrusions above the ground floor are allowed, with a maximum limit of 1.20 meters (one meter and twenty centimeters).
4. Building the basement on the land boundary without leaving a setback is permitted.

**Side and Rear Setbacks:**

1. The side and rear setbacks for the ground floor must be at least 3 meters (three meters) from the boundary for the side and rear facades.
2. Upper protrusions in the floors above the ground floor are not allowed, except when the property is on more than one street, where upper protrusions on the side of the secondary street are allowed, up to a maximum of 1 meter (one meter).
3. Building the basement on the land boundary without leaving a setback is permitted.

**Article (50)**

**Heights:**

For building heights in garden residential areas, the following controls must be observed:

1. The building height must not exceed two floors and a maximum of 12 meters (twelve meters).
2. In the case of building a basement, the maximum height is 13.5 meters (thirteen meters and fifty centimeters).
3. In the case of building a basement, the height of the ground floor must not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
4. The external wall height must not exceed the height of the ground floor, and an increase in height is allowed provided approval is obtained from the Facades Committee.

**Article (51)**

**Parking spaces:**

Two car parking spaces per residential unit must be provided within the land plot, and car parking spaces are not counted within the building ratio.

**Article (52)**

**Multiple Units:**

Multiple Units are allowed in garden residential areas according to the following controls:

1. Obtaining planning approval for site viability for urbanization, along with changing the property classification to Residential Group Complex areas (RGC).
2. Urban regulatory requirements for the classification of garden residential areas for the single plot should be applied, taking into consideration the controls for multiple units.
3. The property area should not be less than 1500 square meters (one thousand and five hundred square meters) and provided that the smallest side length should not be less than 30 meters (thirty meters).
4. The area allocated for a single residential unit and its facilities, in the case of multiple units, should not be less than 500 square meters (five hundred square meters).
5. Provide a passage that is at least 8 meters (eight meters) wide and directly opens onto the street or road.
6. Provide parking spaces at a rate of two per residential unit and 1.5 (one and a half) visitor spaces per residential unit when the land is on a roadway less than 20 meters (twenty meters) wide. Visitor parking is not required when the land is on a roadway that is 20 meters (twenty meters) wide or more.
7. It is obligatory to provide a wall and a gate for the property.
8. It is allowed to establish units that are attached from two sides, attached from one side, or detached.
9. Provide a front setback of at least 3 meters (three meters) from the boundary facing a street and provide side and rear setbacks of at least 4 meters (four meters).
10. Property division is not allowed if the proposed division does not meet the division conditions stated in Decree-Law No. (3) of 1994 concerning the division of lands prepared for urbanization and development and its executive regulations. Sorting and property division are also not allowed if the proposed division plots do not meet the urban requirements within this classification.

**Article (53)**

**Special Requirements:**

1. Compliance with the provisions of the executive regulations of Decree-Law No. (3) of 1994 concerning the division of lands prepared for urbanization and development is required if there is a desire to divide the property in the future.
2. Adding a room and a bathroom for the guard in the front facade is allowed in properties exceeding 1000 square meters (one thousand square meters) in area.
3. Building elevators in setbacks is allowed and is not counted as part of the building ratio, provided that no windows are opened that directly overlook adjacent neighbors.
4. It is allowed to build a tiered floor within the design of the interior spaces of the villas, up to a maximum of (50%) of the construction floor area per floor, provided that it is calculated within the total building ratio and considered within the original height in the main building only, while adhering to the allowed total building height.
5. It is permitted to construct a separate, enclosed staircase as part of the external facilities, and it is not included in the building ratio calculation.

**Chapter Three**

**Multi-use Building Areas**

**Section One**

 **Multi-use Building Areas A- BA**

**Article (54)**

**Uses:**

In multi-use building areas (A), residential, commercial, or administrative uses, or all of them are allowed, as indicated by the approved zoning maps. Residential villas are not permitted. Specific activities are also allowed under regulations set by the Urban Planning and Development Affairs, unless otherwise specified in the approved zoning maps.

**Article (55)**

**Building Ratios:**

In multi-use building areas (A), the following controls should be observed in building ratios:

1. The building ratio should not exceed 1200% (one thousand and two hundred percent) of the land area.
2. The construction floors of any floor should not exceed 60% (sixty percent) of the land area.
3. The building ratio for commercial use should not exceed 20% (twenty percent) of the allowed ground floor building area and should be allocated for commercial activities to serve the building's residents. These activities should have their private entrance from inside the building and provide the necessary car parking spaces according to the approved standards. Commercial use licensing must be within the full construction of the land parcel, and separate commercial use construction licensing is not allowed without the presence of the building.
4. An additional building ratio of up to 20% (twenty percent) of the total building ratio is allowed to be allocated for recreational activity uses and building annexes, which are not counted within the building ratio. Recreational activities are not allowed on the ground floor.
5. It is permitted to use parts of the floors designated for car parking for the uses of recreational activity areas and building annexes, provided that they are calculated within the allowed building ratio for the uses of recreational activities and building annexes.
6. Basement construction is allowed on the land boundaries and must be connected to the main building in accordance with the following controls:
7. Obtaining approval from service entities.
8. Allocating the basement for car parking and permitting recreational activities and building annexes.
9. The basement area is not counted within the permitted building ratio mentioned.
10. Direct opening to the street or from outside the land parcel is not allowed if the basement is designated for recreational activities and building annexes. The internal corridor area, with a width of less than 3 meters (three meters), is not counted.
11. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from service entities is obtained if the basement is designated for car parking.
12. The area of internal passages that are less than 3 meters (three meters) in width is not counted within the total building ratio.

**Article (56)**

**Setbacks:**

For multi-use building areas (A), the following controls should be observed in the setbacks:

Front Setback:

1. Ground floor construction is allowed on the front land boundary unless there is an approved building line or an approved regulatory line within the detailed plans that must be adhered to.
2. If the land is located on more than one street, construction is allowed on the boundary overlooking the streets.
3. Overhead protrusions above the ground floor towards the streets are allowed with a maximum of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

1. Ground floor construction is allowed after a distance of no less than 6 meters (six meters) from the land boundary for both side and rear facades, and it's used as passages.
2. Overhead protrusions in the floors above the ground floor are allowed with a maximum of 60 centimeters (sixty centimeters) for each facade.

**Article (57)**

**Parking Spaces:**

1. For residential use, covered parking spaces must be provided within the land parcel at a rate of one parking spot per 100 square meters (one hundred square meters) of the building ratio designated for residential use.
2. For other uses, the parking standards stated in Article (392) of this decision must be applied, with the obligatory provision of the required parking spaces either on the ground floor, on the repeated floors, in the basement, or in all of them. Multi-storey parking buildings are also allowed on the land boundaries from all sides, and parking spaces are not counted within the allowed building and height ratios. If parking spaces are provided on the ground floor within the building boundaries, an entrance and exit for vehicle access must be provided, and the remaining facades must be treated with aesthetic architectural elements to conceal the parking.

**Article (58)**

**Special Requirements:**

In the special requirements for multi-use building areas (A), in addition to the previous controls, the following should be observed:

1. It is obligatory to separate the residential floors from the rest of the uses and allocate separate entrances, elevators, and stairs for them, especially in the case of multiple administrative, commercial, or other uses.
2. For lands located in the diplomatic area, the following provisions apply:
3. The building ratio should not exceed 700% (seven hundred percent) of the land area.
4. Construction on the front land boundary for facades overlooking the streets is allowed, provided that a portico of 3.60 meters (three meters and sixty centimeters) wide and a height of no less than 5.80 meters (five meters and eighty centimeters) is created. The building should retreat from the rest of the directions a distance of no less than 3 meters (three meters), with the provision of parking spaces as indicated in Article (57) of this decision.
5. In cases where the land parcel areas are less than the areas listed in the executive regulation of Decree-Law No. (3) of 1994 concerning the division of lands prepared for urbanization and development, the regulatory requirements applicable to areas that agree with their areas apply.
6. The conditions mentioned in the twelfth chapter of this decision apply to lands with commercial or service facades, and overhead protrusions above the ground floor are allowed up to a maximum of 1.20 meters (one meter and twenty centimeters). Additionally, the addition of a mezzanine that is not counted within the building ratio is permitted.
7. More than one building may be constructed on a single land parcel, provided compliance with the building ratio, building surface, and legal requirements set forth in this classification is ensured. No subdivision or partitioning of the property is allowed if the proposed subdivision parcels do not meet the urbanization requirements within this classification.
8. Lands situated on main streets or in vital locations, or those of urban importance, may require additional requirements or approvals from the Facades Committee or as shown in the approved zoning maps.
9. Business centers are allowed on all floors of the building, provided they contain executive offices making up 70% (seventy percent) of the floor area, and the area of a single office is not less than 6 square meters (six square meters). Additionally, a parking space must be provided for every four offices, enough to serve existing and proposed activities, and shared services like reception, meeting room, kitchen, printing room, bathrooms, corridors, and others should be provided to serve the required center, where the service ratio is 30% (thirty percent) of the floor area.
10. Shared workspaces, which include a number of activities, are allowed provided parking spaces are provided according to the standards explained in Article (392) of this decision, sufficient to serve all existing activities within the property boundaries.
11. A tiered floor is allowed within the design of the interior spaces, at a ratio not exceeding 50% (fifty percent) of the building surface for each floor, provided it is counted within the total building ratio and is considered within the original height in the main building. Compliance with the total allowed building height should be observed.

**Section Two**

**Multi-Use Building Zones B - BB**

**Article (59)**

**Uses:**

In multi-use building zones (B), residential, commercial, administrative uses, or all of them are permitted. However, residential villas are not allowed, as indicated by the approved zoning maps. Also, specified activities are allowed, following controls set by the Urban Planning and Development Affairs, unless otherwise specified in the approved zoning maps.

**Article (60)**

**Building Ratios:**

In the building ratios for multi-use building zones (B), the following controls must be observed:

1. The building ratio should not exceed 750% (seven hundred and fifty percent) of the land area.
2. Building surfaces for any floor should not exceed 60% (sixty percent) of the land area.
3. The building ratio for commercial use should not exceed 20% (twenty percent) of the allowed ground floor building surface area, dedicated to commercial activities serving the building’s residents. These activities should have their entrance from inside the building while providing the necessary parking spaces according to the approved standards. Licensing for commercial use within the entire building on the land parcel is required and standalone commercial use buildings without the presence of the main building are not permitted.
4. An additional building ratio not exceeding 20% (twenty percent) of the total building ratio is allowed, dedicated to recreational uses and building annexes, not counted within the building ratio. Recreational activities are not allowed on the ground floor.
5. Using parts of the floors allocated for car parking for recreational activity uses and building annexes is allowed, provided it is counted within the permitted building ratio for recreational activity uses and building annexes.
6. It is permitted to build a basement along the boundaries of the land, connected to the main building in accordance with the following controls:
7. Obtain approval from the service entities.
8. Designate the basement for car parking and recreational activities and building annexes are allowed.
9. The basement area is not counted within the allowed building ratio mentioned.
10. Direct opening to the street or from outside the plot of land is not allowed if the basement is dedicated to recreational activities and building annexes.
11. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from service entities is obtained if the basement is dedicated to car parking.
12. The area of internal corridors less than 3 meters (three meters) in width is not counted within the total building ratio.

**Article (61)**

**Setbacks:**

In the building setbacks for multi-use building zones (B), the following controls must be observed:

**Front Setback:**

1. The ground floor may be built up to the front boundary of the land unless there is an approved building line or regulatory line within the detailed plans that must be adhered to.
2. In case the land is situated on multiple streets, building up to the boundary overlooking the streets is permitted, and it's allowed to make upper protrusions above the ground floor towards the streets, up to a maximum of 1.20 meters (one meter and twenty centimeters).

**Side Setback:**

1. It is permitted to build the ground floor after a distance of no less than 4.50 meters (four meters and fifty centimeters) from the land boundary for the side facades, which are used as passageways.
2. It is allowed to make upper protrusions in the floors above the ground floor, up to a maximum of 60 centimeters (sixty centimeters).

**Rear Setback:**

1. It is permitted to build the ground floor after a distance of no less than 6 meters (six meters) from the rear land boundary, to be used as passageways or car parking.
2. It is permitted to build upper protrusions in the floors above the ground floor, up to a maximum of 60 centimeters (sixty centimeters).

**Article (62)**

**Parking spaces:**

1. For residential use, it is necessary to provide covered car parking within the plot at a rate of one parking spot per 100 square meters (one hundred square meters) of the building ratio designated for residential use.
2. For other uses, the application of car parking standards, as outlined in Article (392) of this decision, is required, with the obligation to provide the required car parks either on the ground floor, or on the repeated floors, or in the basement or all of them. Multi-storey car parks can also be built on the land boundaries from all sides and car parks are not counted within the permitted building and height ratios. If car parks are provided on the ground floor within the building boundaries, an entrance and exit for the entry and exit of cars must be opened, with the need to address the remainder of the facades with aesthetic architectural structural elements to conceal the parking.

**Article (63)**

**Special Requirements:**

1. In the special requirements for multi-use building areas (B), in addition to the previous controls, the following is required: it is necessary to separate the residential floors from the rest of the uses, allocating for them special entrances, elevators, and staircases, especially in the case of multiple administrative or commercial uses, etc.
2. In cases where the areas of land plots are less than the areas mentioned in the executive regulation of Decree-Law No. (3) of 1994 concerning the division of lands prepared for urbanization and development, the regulatory requirements applicable to zones consistent with their areas shall be applied.
3. Building more than one building in a single plot of land is permitted, provided that the building ratio and surface and the legal requirements mentioned in this classification are adhered to. It is not permitted to parcel nor divide the property when the proposed subdivision plots do not meet the urban requirements mentioned within this classification.
4. The conditions mentioned in the twelfth chapter of this decision apply to lands with commercial or service facades, and it is allowed to make upper protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters). It is also allowed to add a mezzanine that is not counted within the building ratio.
5. Lands located on main streets, in vital locations, or of urban importance may require additional requirements or approvals from the Facades Committee or as indicated by the approved zoning maps.
6. Business centers are allowed to operate on all floors of the building, provided they contain executive offices at a rate of 70% (seventy percent) of the floor area, and the area of a single office should not be less than 6 square meters (six square meters). A parking space should be provided for every 4 (four) offices so as to suffice for existing and proposed activities, and shared services such as reception, meeting room, kitchen, printing room, bathrooms, corridors, etc., must be provided to serve the required center, where the services ratio is 30% (thirty percent) of the floor area.
7. The operation of co-working spaces, which include a number of activities, is permitted, provided that parking spaces are provided according to the standards outlined in Article (392) of this decision, sufficient to serve all the activities existing within the property boundaries.
8. It is allowed to build a tiered floor within the design of interior spaces by a ratio that does not exceed 50% (fifty percent) of the building surface for each floor, provided it is calculated within the total building ratio and counted within the original height in the main building, while adhering to the total permitted building height.

**Section Three**

**Multi-Use Building Areas BC -C**

**Article (64)**

**Uses:**

In multi-use building areas (C), residential, commercial, or administrative uses, or all of them are permitted and residential villas are not allowed, according to the approved zoning maps. It is also allowed to have specific activities according to controls set by Urban Planning and Development Affairs unless otherwise specified in the approved zoning maps.

**Article (65)**

**Building Ratios:**

In the building ratios for multi-use building areas (C), the following controls must be considered:

1. The building ratio should not exceed 600% (six hundred percent) of the land area.
2. The building surfaces for any floor should not exceed 60 (sixty percent) of the land area.
3. The building ratio for commercial use should not exceed 20 (twenty percent) of the floor area of the allowed ground floor and is designated for commercial activities to serve the building's residents, provided that these activities have their own entrance from within the building along with providing the necessary car parking spaces according to the approved standards, and the commercial use within the entire land plot must be licensed, and separate commercial use building is not allowed.
4. An additional building ratio of no more than 20% (twenty percent) of the total building ratio is allowed, designated for recreational activities and building annexes that are not calculated within the building ratio and are not without the building.
5. Recreational activities are allowed on the ground floor. It is allowed to use parts of the floors designated for car parking for recreational activity uses and building annexes, provided they are counted within the allowed building ratio for recreational activity uses and building annexes.
6. Basement construction is permitted on the land boundaries and should be connected to the main building in accordance with the following controls:
7. Obtain approval from service entities.
8. Designate the basement for car parking and allow for recreational activities and building annexes.
9. The basement area is not counted within the aforementioned allowed building ratio.
10. Direct opening to the street or from outside the land parcel is not allowed if the basement is dedicated to recreational activities and building annexes.
11. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval is obtained from the service entities if the basement is designated for car parking.
12. The area of internal passages, which are less than 3 meters (three meters) wide, is not included in the total building ratio.

**Article (66)**

**Setbacks:**

For building setbacks in multi-use building areas (C), the following controls must be observed:

**Front Setback:**

1. The ground floor can be built on the front land boundary unless there is an approved building line or approved regulation line within the detailed plans that construction must adhere to.
2. In case the land fronts onto more than one street, building on the boundary overlooking the streets is allowed, and it is permissible to build upper protrusions above the ground floor towards the streets, with a maximum of 1.20 meters (one meter and twenty centimeters).

**Side Setback:**

1. The ground floor construction is allowed after a distance of no less than 3.50 meters (three meters and fifty centimeters) from the boundary for the side facades and is used as passages.
2. Upper protrusions on the floors above the ground floor are allowed, with a maximum of 60 centimeters (sixty centimeters).

**Back Setback:**

1. Building the ground floor is permitted after a distance of no less than 5 meters (five meters) from the back land boundary and is used as passages or car parks.
2. Upper protrusions are allowed on the floors above the ground floor with a maximum of 60 centimeters (sixty centimeters).

**Article (67)**

**Heights:**

In building heights for multi-use building areas (C), the following controls must be observed:

1. The building height must not exceed 10 floors (ten floors) with a maximum height of 50 meters (fifty meters).
2. In the case of constructing a basement, the maximum height is 51.50 meters (fifty-one meters and fifty centimeters) in addition to the height of the floors designated for car parking and services.
3. When constructing a basement, the height of the ground floor level must not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
4. It is allowed to increase the building height more than the permitted ceiling, provided that the building ratio is adhered to and approval is obtained from the Urban Planning Affairs and the service entities.

**Article (68)**

**Parking spaces:**

1. For residential use, covered car parking spaces must be provided within the land parcel, at a rate of one parking space per 100 square meters (one hundred square meters) of the building ratio allocated for residential use.
2. For other uses, the application of car parking standards specified in Article (392) of this decision is required, with the obligation to provide the required car parks either on the ground floor, on the repeating floors, in the basement, or all of them. It is also allowed to build multi-storey parking on the land boundaries from all sides, and the car parks are not counted within the allowed building and height ratios. If providing car parking on the ground floor within the building boundaries, it is necessary to open an entrance and exit for the entry and exit of cars, with the necessity to treat the remainder of the facades with aesthetic architectural structural elements to hide the parking.

 **Article (69)**

**Special Requirements:**

For multi-use building areas (C), in addition to the previous controls, the following must be considered:

1. Residential floors must be separated from other uses, with dedicated entrances, elevators, and stairs, especially in cases of multiple administrative or commercial uses, among others.
2. In cases where plot sizes are less than those mentioned in the executive regulations of Law Decree No. (3) of 1994 regarding the subdivision of lands prepared for urbanization and development, the regulatory requirements of zones that agree with their sizes will be applied.
3. More than one building is allowed to be constructed on a single land plot, provided that compliance with the building ratio, construction area, and legal requirements mentioned in this classification is ensured. Division or subdivision of the property is not allowed if the proposed subdivision plots do not meet the urbanization requirements included in this classification.
4. The conditions mentioned in the twelfth chapter of this decision apply to lands with commercial or service facades, allowing for upper protrusions above the ground floor up to a maximum of 120 centimeters (1 meter and 20 centimeters). The addition of a mezzanine that is not counted within the building ratio is also allowed.
5. Lands located on main streets or in vital locations or of urban importance may require additional conditions or approvals from the Facade Committee entities or as indicated by the approved zoning maps.
6. Business centers are allowed on all floors of the building, provided they contain executive offices comprising 70% of the floor area, and the area of a single office is not less than 6 square meters. A car park for every four offices must be provided, sufficient for existing and proposed activities, and shared services such as reception, meeting room, kitchen, printing room, bathrooms, corridors, etc., must be provided, with services being 30% of the floor area.
7. Shared workspaces are allowed, which include a number of activities, provided that car parking spaces are provided according to the standards explained in Article (392) of this decision, sufficient to serve all activities taking place within the property limits.
8. The creation of a tiered floor within the interior space design is permitted, up to 50% of the construction area per floor, provided it is calculated within the total building ratio and counted within the original height of the main building, while adhering to the total permitted building height.

**Section Four**

**Multi-Use Building Zones D - BD**

**Article (70)**

**Uses:**

In multi-use building zones (D), residential, commercial, or administrative uses, or all of them are permitted. However, residential villas are not allowed, as indicated by the approved zoning maps. Also, certain activities are allowed under controls set by the Urban Planning and Development Affairs unless otherwise specified in the approved zoning maps.

**Article (71)**

**Building Ratios:**

In the building ratios for multi-use building zones (D), the following controls must be observed:

1. The building ratio should not exceed 360% (three hundred and sixty percent) of the land area.
2. The building areas for any floor should not exceed 60% (sixty percent) of the land area.
3. Construction of one floor that does not exceed 60% (sixty percent) of the land area is allowed, allocated for recreational activities and annexes of the building; this is not counted within the building ratio, and recreational activities are not allowed on the ground floor.
4. The building ratio for commercial use should not exceed 20% (twenty percent) of the permitted building area for the ground floor and is allocated for commercial activities to serve the building's residents. These activities must have their entrance from within the building, along with providing the necessary car parks according to the approved standards. Licensing for commercial use within the full building of the land plot is obligatory, and licensing to build commercial use separately without the presence of the building is not allowed.
5. The use of parts of the floors designated for parking for recreational activities and building annexes is allowed, provided that it is counted within the allowed building ratio for recreational activities and building annexes.
6. Building a basement at the land boundaries, connected to the main building, is allowed under the following controls:
7. Obtaining approval from the service entities.
8. Allocating the basement as car parking, and recreational activities and building annexes are allowed.
9. The basement area is not counted within the allowed mentioned building ratio.
10. Direct opening to the street or from outside the plot is not allowed if the basement is allocated for recreational activities and building annexes.
11. Constructing a vehicle access ramp on the front or side boundary is allowed, provided that approval is obtained from service entities if the basement is allocated for car parking.
12. Internal passages, which are less than 3 meters (three meters) wide, are not included in the total building ratio.

**Article (72)**

**Setbacks:**

The following controls must be observed for the building setbacks in multi-use building zones (D):

**Front Setback:**

1. Building on the front land boundary for the ground floor is allowed unless there is an approved building line or an approved regulatory line within the detailed plans, which must be adhered to.
2. In case the land is located on more than one street, building on the boundary facing the streets is allowed, and creating upper protrusions above the ground floor towards the streets is allowed, up to a maximum of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

1. Building the ground floor after a distance of at least 3 meters (three meters) from the boundary of the land for side and rear facades, to be used as passages, is allowed.
2. Upper protrusions in the floors above the ground floor are allowed, up to a maximum of 60 cm (sixty centimeters) for each facade.

**Article (73)**

**Heights:**

In the building heights for multi-use building zones (D), the following controls must be observed:

1. The building height should not exceed 6 floors (six floors), up to a maximum of 30 meters (thirty meters). In the case of constructing a basement, the maximum height is 31.50 meters (thirty-one meters and fifty centimeters), in addition to the height of the floors designated for car parks and services.
2. In the case of constructing a basement, the height of the ground floor level must not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. An increase in building height beyond the allowed limit is permissible, provided that adherence to the building ratio is maintained, and approvals from the Urban Planning Affairs and service entities are obtained.
4. The height of the facilities floor, recreational activities, and building annexes should not exceed 5 meters (five meters).

**Article (74)**

**Parking spaces:**

1. For residential use, it is mandatory to provide covered car parking within the plot, at a rate of one parking spot per 100 square meters (one hundred square meters) of the building ratio designated for residential use.
2. For other uses, the car parking standards outlined in Article (392) of this decision must be applied, with the requirement to provide the necessary car parks either on the ground floor, repeated floors, basement, or all, and multi-storey parking construction is allowed on the land boundaries from all sides. Parking spaces are not counted within the allowed building ratio and height. If car parks are provided on the ground floor within the building boundaries, it is necessary to build an entrance and exit for vehicle movement, and the rest of the facades must be treated with aesthetic architectural elements to conceal the parks.

**Article (75)**

**Special Requirements**

In the special requirements for multi-use building zones (D), in addition to the previous controls, the following must be observed:

1. It is mandatory to separate residential floors from other uses, providing them with separate entrances, elevators, and stairs, especially when multiple administrative, commercial, or other uses are present.
2. In cases where plot sizes are smaller than those listed in the executive regulations of Decree-Law No. (3) of 1994 concerning the division of land intended for urbanization and development, regulatory requirements of zones that agree with their sizes should be applied.
3. Building more than one structure on a single plot is allowed, provided that the adherence to the building ratio and surface, and the legal requirements contained in this classification are maintained. Division and partitioning of the property are not allowed.
4. The conditions stated in the twelfth chapter of this decision apply to lands with commercial or service facades, and it's permitted to make upper protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters). It's also allowed to add a mezzanine, which is not counted within the building ratio.
5. Lands located on main streets or in vital locations or of urban importance may require additional requirements or approvals from entities or committees specialized in facades, or as indicated by zoning maps.
6. It is permitted to build business centers on all floors of the building, provided that they contain executive offices at a rate of 70% (seventy percent) of the floor area and that the area of a single office is not less than 6 square meters (six square meters) and that a car park is provided for every four offices so as to suffice for existing and proposed activities and that shared services such as reception, meeting room, kitchen, printing room, bathrooms, corridors, etc., be provided to serve the required center, so that the services ratio is 30% (thirty percent) of the floor area.
7. It is allowed to build coworking spaces, which include a number of activities, provided that parking spaces are provided according to the standards outlined in Article (392) of this decision, sufficient to serve all the activities taking place within the property boundaries.
8. It is allowed to build a mezzanine floor within the design of the internal spaces, at a rate not exceeding 50% (fifty percent) of the building area per floor, provided that it is calculated within the total building ratio and is calculated within the original height in the main building only, while complying with the total permitted building height.

**Section Five**

**Multi-use Building Areas with 4 Floors - B4**

**Article (76)**

**Uses**:

In multi-use building areas with (4) floors, residential, commercial, or administrative usages, or all of them are permitted, and residential villas are not allowed, according to what is indicated by the approved zoning maps. Specific activities are also allowed according to controls set by the Urban Planning Affairs, unless otherwise specified in the approved zoning maps.

**Article (77)**

**Building Ratios:**

In building ratios for multi-use building areas (4) floors, the following controls should be observed:

1. The building ratio should not exceed 240% (two hundred and forty percent) of the land area.
2. The building areas for any floor should not exceed 60% (sixty percent) of the land area.
3. Building one floor is allowed, not exceeding 60% (sixty percent) of the land area dedicated to recreational activity usages and annexes of the building, not counted within the building ratio, and recreational activities are not allowed on the ground floor.
4. Building a stair room above the building's surface is allowed and is not counted within the building ratio and heights, and the height of the stair room should not exceed 4 meters (four meters) maximum.
5. Building a basement on the land boundaries, connected to the main building according to the following controls is allowed:
6. Obtaining approval from the service entities.
7. Allocating the basement for car parking and allowing recreational activities and building annexes.
8. The basement area is not counted within the allowed mentioned building ratio.
9. Direct opening to the street or from outside the land parcel is not allowed if the basement is allocated for recreational activities and building annexes.
10. Construction of a vehicle access ramp on the front or side is allowed, provided that approval is obtained from the service entities if the basement is designated for car parking.
11. An additional ratio is permitted on the ground floor, not exceeding 15% (fifteen percent) of the land area, allocated for a reception hall and a guard room with facilities for the building, not counted within the allowed building ratio.

**Article (78)**

**Setbacks:**

 For building setbacks in multi-use building areas (4 floors), the following controls should be observed:

**Front Setback:**

1. The ground floor may be built at a distance of no less than 3 meters (three meters) from the front land boundary facing a street or road where entrances are allowed.
2. If the land is located on more than one street, the building should be set back at least 3 meters (three meters) from the boundary facing the most significant street to the location, allowing upper protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters) and a distance of at least 2 meters (two meters) from the boundary facing the secondary streets, allowing upper protrusions up to a maximum of 1 meter (one meter) on the side of secondary streets.

**Side and Rear Setback:**

1. The ground floor may be built at a distance of no less than 2 meters (two meters) from the land boundary for both side and rear facades and used as pedestrian corridors.
2. Upper protrusions on the floors above the ground floor for these side and rear facades are not allowed.

**Article (79)**

**Heights:**

 For building heights in multi-use building areas (4 floors), the following controls should be observed:

1. The building height should not exceed 4 floors (four floors) with a maximum height of 20 meters (twenty meters). If a basement is built, the maximum height is 21.50 meters (twenty-one meters and fifty centimeters), in addition to the height of the floors designated for car parking and services.
2. In the case of constructing a basement, the height of the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the facilities floor, recreational activities, and building annexes should not exceed 5 meters (five meters).

**Article (80)**

**Parking spaces:**

1. For residential use, covered parking spaces must be provided within the land plot at a rate of 1.25 parking spaces (one and twenty-five percent parking spaces) per 100 square meters (one hundred square meters) of the building ratio designated for residential use.
2. For other uses, the parking standards stated in Article (392) of this resolution must be applied, with mandatory provision of the required parking spaces on the ground floor, or on the recurring floors, or in the basement, or all of them, and they are allowed to be built on the land boundaries from all sides. Parking spaces are not counted within the permitted building and height ratios. If parking spaces are provided on the ground floor within the building boundaries, an entrance and exit for vehicle entry and exit must be opened, and the remainder of the facades must be treated with aesthetic architectural structural elements to hide the parking.

**Article (81)**

**Special requirements:**

In addition to the previous controls, the following should be observed in the special requirements for multi-use building areas (4 floors):

1. The area of a single apartment should not be less than 80 square meters (eighty square meters).
2. In case of multiple administrative, commercial, or other uses, residential floors must be separated from the rest of the uses without the need to separate entrances, elevators, and stairs.
3. The conditions stated in the twelfth chapter of this decision apply to lands with commercial or service facades, and upper protrusions above the ground floor are allowed up to a maximum of 1.20 meters (one meter and twenty centimeters). Additionally, it is permissible to add a mezzanine that is not counted within the building ratio.
4. It is allowed to build more than one building on a single land plot, provided that compliance with the building ratio and area and the legal requirements mentioned in this classification is maintained. Sorting and division of the property are not allowed if the proposed division plots do not fulfill the urban requirements within this classification.
5. It is permitted to build a tiered floor within the design of the internal spaces, not exceeding 50% (fifty percent) of the building area per floor. This must be calculated within the total building ratio and considered within the original height in the main building only, while adhering to the total allowed building height.

**Section Six**

**Multi-use Building Areas 3 Floors- B3**

**Article (82)**

**Uses**:

In multi-use building areas (3) floors, residential, commercial, or administrative uses, or all of them, are permitted. Residential villas are not allowed, as per the approved zoning maps. Also, specified activities are allowed according to controls set by the Urban Planning Affairs unless otherwise specified in the approved zoning maps.

**Article (83)**

**Building Ratios:**

The following controls should be observed concerning building ratios for multi-use building areas (3 floors):

1. The building ratio should not exceed 180% (one hundred and eighty percent) of the land area.
2. The building areas for any floor should not exceed 60% (sixty percent) of the land area.
3. Building one floor that does not exceed 60% (sixty percent) of the land area, dedicated to recreational activities and annexes, is allowed. This should not be calculated within the building ratio and recreational activities are not allowed on the ground floor.
4. Building a staircase room above the building roof is allowed and is not calculated within the building and height ratios. Moreover, the height of the staircase room should not exceed 4 meters (four meters) at most.
5. It's permissible to construct a basement along the property boundaries, connected to the main building, adhering to the following regulations:
6. Obtain approval from the relevant service entities.
7. The basement should be designated as a parking area, and recreational activities and building annexes are permitted.
8. The basement area is not to be calculated within the allowable building ratio.
9. Direct openings to the street or from outside the land parcel are not allowed if the basement is designated for recreational activities and building annexes.
10. Construction of a ramp for vehicle entry on the front or side boundary is allowed, provided that approval is obtained from relevant service entities if the basement is designated for parking.
11. An additional ratio is permitted on the ground floor, not exceeding 15% (fifteen percent) of the land area, dedicated to a reception hall and a guard room with facilities for the building, which are not to be counted within the allowable building ratio.

**Article (84)**

**Setbacks:**

In multi-use building areas (3 floors), building setbacks must adhere to the following controls:

**Front Setback:**

1. The ground floor construction is allowed after a distance of no less than 3 meters (three meters) from the front boundary of the facade facing a street or road where entrance openings are allowed.
2. In the event that the land fronts onto more than one street., the building must be set back a distance of no less than 3 meters from the boundary facing the most significant street for the site. Upper protrusions above the ground floor are allowed up to a maximum of 1.20 meters (one meter and twenty centimeters), and a distance of no less than 2 meters (two meters) from the boundary facing the secondary streets. Upper protrusions are allowed up to a maximum of 1 meter (one meter) on the side of the secondary streets.

**Side and Rear Setback:**

1. The ground floor construction is allowed after a distance of no less than 2 meters (two meters) from the boundary for both the side and rear facades and is used as pedestrian passages.
2. Upper protrusions on floors above the ground floor for these side and rear facades are not allowed.

**Article (85)**

**Heights:**

In the construction heights for multi-use building areas (3 stories), the following controls must be observed:

1. The building height should not exceed 3 stories, with a maximum of 15 meters (fifteen meters). In case of constructing a basement, the maximum height is 16.50 meters (sixteen meters and fifty centimeters), in addition to the height of the floors designated for parking and services.
2. In case a basement is built, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the facilities floor, recreational activities, and building annexes should not exceed 5 meters (five meters).

**Article (86)**

**Parking spaces:**

1. For residential use, it is mandatory to provide covered parking spots within the land parcel, at a rate of 1.25 spots (one and twenty-five percent spots) for every 100 square meters (one hundred square meters) of the building percentage allocated for residential use.
2. For other uses, it is mandatory to apply the parking standards explained in Article (392) of this decision, which require providing the needed parking spots on the ground floor, or on the repeated floors, or in the basement, or all of them. It is allowed to build them on the borders of the land from all sides, and parking spots are not counted within the building percentage and the allowed height. In case of providing parking spots on the ground floor within the building borders, it is mandatory to open an entrance and exit for cars, with the need to treat the remaining facades with aesthetic architectural elements to conceal the spots.

**Article (87)**

**Special Requirements:**

In the special requirements for multi-use building areas (3 stories), in addition to the previous controls, the following should be considered:

1. The area of a single apartment should not be less than 80 square meters (eighty square meters).
2. In case of multiple administrative or commercial uses, or others, it is required to separate the residential floors from the rest of the uses without the need to separate entrances, elevators, and stairs.
3. The conditions mentioned in the twelfth chapter of this decision apply to lands with commercial or service facades, and it is allowed to make upper protrusions above the ground floor with a maximum limit of 1.20 meters (one meter and twenty centimeters), and it is also allowed to add a mezzanine that is not counted within the building percentage.
4. It is allowed to build more than one building on a single land parcel, provided that compliance with the building percentage, building area, and legal requirements mentioned in this classification is maintained, and partitioning or subdividing the property is not allowed unless the proposed subdivision pieces comply with the urban requirements included in this classification.
5. It is allowed to build a tiered floor within the design of the internal spaces by a percentage not exceeding 50% (fifty percent) of the building area for each floor, provided that it is calculated within the total building percentage and counted within the original height in the main building only, and compliance with the total allowable building height must be maintained.

**Section Seven**

**Connected Multi-use Building Areas - BR5**

**Article (88)**

**Uses:**

In the connected multi-use building areas, commercial, administrative, or residential usages, or all of them are allowed, and residential villas are not permitted, according to what is indicated by the approved zoning maps. It is also allowed to have specific activities according to controls set by the Urban Planning Affairs, unless otherwise specified in the approved zoning maps.

**Article (89)**

**Building Ratios:**

In the building ratios for connected multi-use building areas, the following controls should be considered:

1. The building ratio should not exceed 500% (five hundred percent) of the land area.
2. Building areas for any floor should not exceed 100% (one hundred percent) of the land area.
3. Construction of one floor is permitted, not exceeding 60% (sixty percent) of the land area designated for recreational activities and building annexes, not counted within the building ratio. Recreational activities on the ground floor are not allowed.
4. Construction of a basement on the land boundaries is permitted and should be connected to the main building in accordance with the following controls:
5. Obtaining approval from the service entities.
6. Allocating the basement as parking spaces and allowing recreational activities and building annexes.
7. The basement area is not counted within the permitted mentioned building ratio.
8. Direct opening to the street or from outside the land parcel is not allowed if the basement is allocated for recreational activities and building annexes
9. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from the service entities is obtained if the basement is dedicated to car parking.

**Article (90)**

**Setbacks:**

For the building setbacks in connected multi-use building areas, the following controls should be considered:

**Front Setback:**

Building the ground floor on the front land boundary is allowed unless there is an approved building line or an approved regulatory line according to the detailed plans that must be adhered to.

**Side and Rear Setback:**

1. Building on the side and rear land boundary is allowed.
2. If openings are created overlooking the side, atriums (internal or external courtyards) should be left as stipulated by the executive regulation of the building regulation law issued by Decree-Law No. (13) of 1977.

**Article (91)**

**Heights:**

In the building heights for connected multi-use building areas, the following controls should be considered:

1. The building height should not exceed 5 stories (five stories) with a maximum of 25 meters (twenty-five meters). In the case of constructing a basement, the height should not exceed 26.50 meters (twenty-six meters and fifty centimeters) in addition to the height of floors designated for car parking and services.
2. In case a basement is built, the ground floor level should not be more than 1.50 meters (one meter and fifty centimeters) above the sidewalk level.
3. The height of the utilities floor, recreational activities, and building annexes should not exceed 5 meters (five meters).

**Article (92)**

**Parking spaces:**

1. Provision of 1.667 (one and six hundred sixty-seven hundredths) parking spaces per 100 square meters (one hundred square meters) of the building ratio designated for residential use is required, as well as providing parking spaces according to the standards indicated in Article (392) of this decision for the built-up areas designated for other uses.
2. The required car parks must be provided on the ground floor, or on the repeated floors, or in the basement, or all of them, and their construction is allowed on the land boundaries from all sides.
3. Car parks are not counted within the permitted building ratios and height.
4. In case parking spaces are provided on the ground floor within the building boundaries, an entrance and exit for vehicle ingress and egress must be opened, with the remaining facades requiring aesthetic architectural elements to conceal the parking spaces.

**Article (93)**

**Special Requirements:**

In the special requirements for connected multi-use building areas, in addition to the previous controls, the following should be observed:

1. The area of a single apartment should not be less than 60 square meters (sixty square meters).
2. In case of multiple uses (administrative, commercial, or others), the residential floors must be separated from the rest of the uses without the need to separate the entrances, elevators, and stairs.
3. If the property is located on more than one street, commercial opening is allowed on the most important street and the one that is permitted to be opened upon.
4. Conditions mentioned in the twelfth chapter of this decision apply to lands with commercial or service fronts. It is permitted to build upper protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters), and an addition of a mezzanine is allowed and is not counted within the building ratio.
5. Building more than one structure on a single plot of land is allowed, provided that the building ratio and surface, and the legal requirements mentioned in this classification are adhered to. Property subdivision or division is not permitted if the proposed subdivision plots do not fulfill the urban requirements contained within this classification.
6. It is allowed to have a tiered floor within the interior space design, not exceeding 50% (fifty percent) of the building area per floor, provided that it is calculated within the total building ratio and is only considered within the original height in the main building, while adhering to the total allowed building height.

**Section Eight**

**Multi-Use Building Zones (BB1) - Overlooking Main Streets**

**Article (94)**

**Uses:**

In multi-use building zones (BB1) overlooking main streets, the following is permitted.

1. Commercial use (commercial retail spaces) is allowed only on the ground floor and mezzanine level from the main facade, with a depth of no less than 18 meters (eighteen meters) measured from the approved regulation line or the depth of the property, whichever is larger, in buildings overlooking King Mohammed VI Street, streets number 2809 and 2819, and routes number 38 and 40.
2. Multiple uses, residential or administrative or both, are allowed on the first floor and above.
3. The back service street should only be used as an area for entrances, parking, loading and unloading zones, and emergency exits.

**Article (95)**

**Building Ratios:**

In the building ratios for multi-use building zones (BB1) overlooking main streets, the following controls should be observed:

1. The building ratio should not exceed 750% (seven hundred and fifty percent) of the land area.
2. The building surfaces for any floor should not exceed 60% (sixty percent) of the land area.
3. Building a mezzanine floor is allowed provided that its ratio does not exceed 70% (seventy percent) of the ground floor area.
4. The exhibition space should not be less than 100 square meters (one hundred square meters).
5. It is permissible to build a basement along the boundaries of the land and to be connected to the main building in accordance with the following controls:
6. Obtaining approval from service entities.
7. Designating the basement for car parking and allowing recreational activities and annexes of the building.
8. Basement area is not counted within the permitted building ratio.
9. Direct opening onto the street or from outside the land plot is not allowed if the basement is designated for recreational activities and building annexes, provided that it does not exceed 20% of the total building ratio.
10. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from service entities is obtained if the basement is designated for car parking.
11. Areas used for recreational activities and building annexes are not counted within the permitted building ratio, provided they exceed 20% of the total building ratio.

**Article (96)**

**Setbacks:**

Building setbacks for multi-use building zones (B1) overlooking main streets should observe the following controls:

**Front Setback:**

1. Building on the front land boundary is allowed on lands overlooking King Mohammed VI Street, streets number 2809 and 2819, and routes number 38 and 40.
2. For facades overlooking internal pedestrian paths, if they are the main facade of the building, unless there is an approved building line in the detailed plans, building is allowed on its limit according to the approved maps.

**Side Setback:**

Building is allowed after a distance of no less than 4.50 meters (four meters and fifty centimeters) from the side land boundary overlooking the side road or adjacent to the neighbor.

**Rear Setback:**

Building the ground floor is allowed after a distance of no less than 6 meters (six meters) from the rear land boundary, and using this space is only allowed in floors used for car parking, and its area is not counted within the determined building ratios and heights.

**Article (97)**

**Heights:**

For the building heights in multi-use building areas (B1) facing the main streets, the following controls should be observed:

1. The ceiling height of the ground floor and the mezzanine together should be 7.50 meters (seven meters and fifty centimeters), measured from the sidewalk level to the bottom of the structural ceiling slabs of the mezzanine.
2. In case a basement is constructed, the ground floor level height should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.

**Article (98)**

**Parking spaces:**

1. For residential use, it is obligatory to provide car parking spaces within the land plot at a rate of one spot per 100 square meters (one hundred square meters) of the building ratio allocated for residential use.
2. For other uses, the application of car parking standards as outlined in Article (392) of this decision is necessary, with the obligation to provide the required car parking either on the ground floor, on the repeated floors, in the basement, or a combination thereof.
3. Multi-storey parking can be built on the boundaries of the land from all sides, and car parking spaces are not counted within the allowed building and height ratios.
4. Providing separate entrance and exit for car parking on the rear service street is mandatory.

**Article (99)**

**Special Requirements:**

In the special requirements for multi-use building areas (B1) overlooking main streets, in addition to the previous controls, the following should be considered:

1. It is necessary to separate residential floors from other uses, allocating them separate entrances, elevators, and stairs, especially in cases where there are multiple uses, such as administrative, commercial, etc.
2. The residential or administrative unit area should not be less than 100 square meters (one hundred square meters).
3. Building an external wall for the buildings on the land boundaries is not allowed.
4. In cases where the land plot sizes are smaller than the sizes mentioned in the executive regulations of Decree-Law No. (3) of 1994 regarding the subdivision of lands prepared for urbanization and development, the regulatory requirements applicable in areas that are consistent with their sizes shall be applied.
5. It is allowed to construct a mezzanine floor within the design of the interior spaces up to a maximum of 50% (fifty percent) of the construction area per floor, provided that it is counted within the total construction ratio and is considered within the original height of the main building only, while adhering to the total allowed building height.
6. More than one building may be constructed on a single land plot provided that adherence to the construction ratio and area, as well as the legal requirements mentioned in this classification, is maintained. No sub-division or property division is allowed if the proposed subdivision plots do not meet the urban requirements listed within this classification.

**Section Nine**

**Multi-Use Building Areas (B2) - BB2**

**Overlooking Internal Squares and Pedestrian Pathways**

**Article (100)**

**Uses:**

In multi-use building areas (B2) overlooking the internal squares and pedestrian pathways, the following is allowed:

1. Commercial use is only allowed on the ground floor and the mezzanine level from the main facade and with a depth of no less than 6 meters (six meters) from the land boundary, and this is for buildings overlooking the internal squares and pedestrian pathways.
2. Multi-use of residential or administrative uses, or both, is allowed on the first floor and above.
3. Use of the setback area on the ground floor overlooking the rear service street is allowed only for car parking and for loading and unloading.

**Article (101)**

**Building Ratios**:

In multi-use building areas (B2), which overlook internal squares and pedestrian pathways, the following regulations must be adhered to:

1. The building ratio should not exceed 750% of the land area.
2. The building areas for any floor should not exceed 60% of the land area.
3. It is permissible to build a basement at the boundaries of the land, which should be connected to the main building in accordance with the following controls:
4. Obtaining approval from the service entities.
5. Allocating the basement for car parking and allowing recreational activities and building annexes.
6. The basement area is not counted within the permitted building ratio.
7. Direct opening to the street or from outside the land parcel is not allowed if the basement is designated for recreational activities and building annexes.
8. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from service entities is obtained if the basement is designated for car parking.
9. Areas used for recreational activities and building annexes are not counted within the allowed building ratio, provided they do not exceed 20% of the total building ratio.

**Article (102)**

**Setbacks:**

For multi-use building areas (B2) overlooking internal squares and pedestrian pathways, the following controls must be considered:

**Front Setback:**

1. Building on the front land boundary is allowed in areas overlooking internal squares or internal pedestrian pathways, which are considered the main facade of the buildings unless there is an approved building line in the detailed plans, in which case building will be on its boundary according to the approved maps.
2. The setback on the first floor and the floors above it should not be less than 3 meters (three meters) from the front land boundary overlooking internal squares and internal pedestrian pathways.

**Side Setback:**

Building on the side land boundary is permitted for the ground floor and mezzanine overlooking the neighbor, with the side setback being 4.50 meters (four meters and fifty centimeters) for the first floor and the floors above it unless there is an approved building line in the detailed plans, in which case building will occur on its boundary according to the approved maps.

**Rear Setback:**

The ground floor construction is permitted only after a distance of no less than 6 meters (six meters) from the rear property line. This space may only be used in floors designated for parking, and its area is not included in the calculation of building ratios and heights.

**Article (103)**

**Heights:**

In multi-use building areas (B2), which overlook internal squares and pedestrian pathways, the following controls must be adhered to:

1. The height of the ceiling of the ground floor and the mezzanine together should be 7.50 meters (seven meters and fifty centimeters), measured from the sidewalk level to the bottom of the structural ceiling plates of the mezzanine.
2. In case a basement is built, the height of the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.

**Article (104)**

**Parking Spaces:**

1. For residential use, it is mandatory to provide car parking spaces within the land parcel, at a rate of one parking space per 100 square meters (one hundred square meters) of the building ratio allocated for residential use.
2. For other uses, the car parking standards outlined in Article (392) of this decision should be applied, with the requirement to provide the needed parking spaces either on the ground floor, on the repeated floors, in the basement, or all of them.
3. Multi-storey parking is allowed to be built on the boundaries of the land from all sides, and car parking spaces are not counted within the allowed building and height ratios.
4. It is mandatory to provide separate entrance and exit for car parking on the rear service street.

**Article (105)**

**Special Requirements:**

In the special requirements for multi-use building areas (B2) that overlook main streets, in addition to the previous controls, the following must be considered:

1. Residential floors must be separated from other uses, and designated entrances, elevators, and stairs must be allocated for them, especially when there are multiple administrative or commercial uses, etc.
2. The area of the residential or administrative unit should not be less than 100 square meters (one hundred square meters).
3. The construction of an external wall for buildings on the land boundaries is not allowed.
4. It is permitted to build a tiered floor within the design of internal spaces up to a maximum of 50% (fifty percent) of the building area per floor, provided it is counted within the total building ratio and is counted within the original height in the main building only, taking into consideration adherence to the total allowed building height.
5. Building more than one structure on a single land parcel is allowed, provided that adherence to the building ratio, building area, and legal requirements stated in this classification is maintained. Parceling or subdividing the property is not allowed if the proposed subdivided pieces do not meet the urban requirements stated in this classification.

**Section Ten**

**Green Building Areas A - GBA**

**Article (106)**

**Uses:**

In Green Building Areas (A), residential or administrative uses, or both, are permitted, as are specific activities according to controls set by the Urban Planning Affairs unless otherwise specified in the approved zoning maps.

**Article (107)**

**Building Ratios:**

For the building ratios in Green Building Areas (A), the following controls must be considered:

1. The building ratio should not exceed 240% (two hundred and forty percent) of the land area.
2. The building areas for any floor should not exceed 30% (thirty percent) of the land area.
3. Building one floor designated for facilities, recreational activities, and building annexes is allowed, provided that the building surface does not exceed 30% (thirty percent) of the land area, and this area is not counted within the building ratio. Recreational activities are not allowed on the ground floor.
4. Building a basement on land boundaries is allowed and should be connected to the main building following the following controls:
5. Approval from service entities must be obtained.
6. The basement should be designated as a parking area and recreational activities and building annexes are allowed.
7. The basement area is not counted within the allowed mentioned building ratio.
8. Direct access from the street or from outside the land parcel is not allowed if the basement is designated for recreational activities and building annexes.
9. Construction of a vehicle access ramp on the front or side is allowed provided that approval from service entities is obtained if the basement is designated for parking.

**Article (108)**

**Setbacks:**

In the construction setbacks for Green Building Areas (A), the following controls must be considered:

**Front Setback:**

1. Building the ground floor is allowed after a distance of not less than 10 meters (ten meters) from the front land boundary facing a street or road.
2. Upper protrusions in the floors above the ground floor are allowed, up to a maximum of 1.20 meters (one meter and twenty centimeters), and the setback area is used for planting and green areas.

**Side Setback:**

Building the ground floor is allowed after a distance of not less than 5 meters (five meters) from the side land boundary, and upper protrusions in the floors above the ground floor are not allowed. The setback area is used for planting and as pedestrian pathways.

**Rear Setback:**

Building the ground floor is allowed after a distance of not less than 15 meters (fifteen meters) from the rear land boundary, and upper protrusions in the floors above the ground floor are allowed, up to a maximum of 1.20 meters (one meter and twenty centimeters). The setback area is used for planting and green areas.

**Article (109)**

**Heights:**

For the building heights in the Green Building Areas (A), the following controls should be adhered to:

1. The building height should not exceed 8 floors (eight floors) and a maximum of 32 meters (thirty-two meters). In the case of building a basement, the maximum height limit is 33.5 meters (thirty-three meters and fifty centimeters).
2. If a basement is constructed, the height of the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the facilities, recreational activities floor, and building annexes should not exceed 5 meters (five meters).

**Article (110)**

**Parking Spaces:**

1. Car parking spaces must be provided within the land parcel, with one parking space for each apartment of 150 square meters (one hundred and fifty square meters) or less, and two parking spaces for each apartment exceeding 150 square meters (one hundred and fifty square meters). The required car parking spaces must be provided either on the ground floor, on repeated floors, in the basement, or in all of them. Multi-storey parking is also allowed, and parking spaces are not counted within the allowed height.
2. There should also be a provision of one car parking space for each administrative office, provided that the number of car parking spaces is not less than 4 per 100 square meters (one hundred square meters) of the area allocated for offices.

**Article (111)**

**Special Requirements:**

In the special requirements for Green Building Areas (A), in addition to the previous controls, the following should be considered:

1. The area allocated from the land for planting and green spaces should not be less than 65% (sixty-five percent) of the land area, and the area allocated for planting should not be less than 55% (fifty-five percent) of the land area. The area allocated for green spaces (paths and roads) should not exceed 10% (ten percent) of the land area.
2. In case of multiple residential and administrative uses, it is necessary to separate the residential floors from the administrative uses and allocate separate entrances, elevators, and stairs for them.
3. In the case of administrative offices, the office unit's area must not be less than 70 square meters (seventy square meters), with car parking provided according to the approved standards.
4. The areas used for recreational activities, building annexes, and services should not exceed 20% (twenty percent) of the total building area.
5. The conditions stated in the twelfth chapter of this resolution are applied to lands with commercial or service facades, allowing overhead protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters). It is also permitted to add a mezzanine that is not counted within the building ratio.
6. A tiered floor may be included in the design of interior spaces, not exceeding 50% (fifty percent) of the building area per floor, provided that it is counted within the total building ratio and is counted within the original height in the main building only, adhering to the overall permitted building height.
7. More than one building may be constructed on a single land parcel, provided that adherence is maintained with the building ratio, building area, and legal requirements stated in this classification. Partitioning or property division is not allowed if the proposed division parcels do not fulfill the urban requirements within this classification.

**Section Eleven**

**Green Building Areas B - GBB**

**Article (112)**

**Uses:**

In Green Building Areas (B), residential or administrative uses, or both, are allowed as indicated by the approved zoning maps. Specific activities are also permitted according to controls set by the Urban Planning Affairs unless otherwise specified in the approved zoning maps.

**Article (113)**

**Building Ratios:**

For the building ratios in Green Building Areas (B), the following controls should be considered:

1. The building ratio should not exceed 180% (one hundred and eighty percent) of the land area.
2. Building areas for any floor should not exceed 30% (thirty percent) of the land area.
3. Building a single floor dedicated to facilities, recreational activities, and building annexes is allowed, provided that the building footprint does not exceed 30% (thirty percent) of the land area, and this area is not counted within the building ratio.
4. A basement may be built on the land boundaries and must be connected to the main building according to the following controls:
5. Approval from the utility authorities must be obtained.
6. The basement may be designated for car parking and recreational activities, and building annexes are allowed.
7. The basement area is not counted within the permitted building ratio.
8. Direct access to the street or from outside the land plot is not allowed if the basement is designated for recreational activities and building annexes.
9. Construction of a vehicle access ramp on the front or side is allowed, provided that approval from the utility authorities is obtained if the basement is designated for car parking.

**Article (114)**

**Setbacks:**

In the building setbacks for green building areas (B), the following controls should be observed:

**Front Setback:**

1. Building the ground floor is allowed after a distance of at least 10 meters (ten meters) from the front land boundary facing a street or road.
2. Overhead protrusions are allowed in the floors above the ground floor, up to a maximum of 1.20 meters (one meter and twenty centimeters), and the setback area is used for planting and green spaces.

**Side Setback:**

Building the ground floor is allowed after a distance of at least 5 meters (five meters) from the side land boundary, and overhead protrusions are not allowed in the floors above the ground floor. The setback area is used for planting and as pedestrian pathways.

**Rear Setback:**

Building the ground floor is allowed after a distance of at least 15 meters (fifteen meters) from the rear land boundary, and overhead protrusions are allowed in the floors above the ground floor, up to a maximum of 1.20 meters (one meter and twenty centimeters). The setback area is used for planting and green spaces.

**Article (115)**

**Heights:**

For the building heights in green building areas (B), the following controls should be observed:

1. The building height should not exceed 6 floors (six floors) and a maximum of 30 meters (thirty meters). In the case of building a basement, the maximum height limit is 31.50 meters (thirty-one meters and fifty centimeters).
2. If a basement is being built, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the facilities floor, recreational activities, and building annexes should not exceed 5 meters (five meters).

**Article (116)**

**Parking Spaces:**

1. Residential use requires providing parking spots within the land plot at a rate of one spot per 100 square meters (one hundred square meters) of the building ratio designated for residential use.
2. Other uses require applying the parking spots standards illustrated in Article (392) of this decision, with the obligation to provide the required parking spots on the repeated floors, in the basement, or both.
3. Parking on the ground floor located within the building footprint is allowed, provided that it is not counted within the permitted heights.

**Article (117)**

**Special Requirements:**

In addition to the previous controls, the following should be observed in the special requirements for green building areas (B):

1. The area designated on the land for planting, green spaces, passageways, and uncovered roads should not be less than 70% (seventy percent) of the land area, provided that the area designated for planting and green spaces is not less than 60% (sixty percent) of the land area, and the area designated for uncovered passageways should not exceed 10% (ten percent) of the land area.
2. The areas used for recreational activities and building annexes should not exceed 20% (twenty percent) of the total building area.
3. In the case of multiple residential and administrative uses, it is obligatory to separate the residential floors from administrative uses, and dedicated entrances, elevators, and stairs should be allocated for them.
4. The area of a residential or administrative unit should not be less than 100 square meters (one hundred square meters).
5. The conditions stated in the twelfth chapter of this decision are applied to lands with commercial or service facades, and it is permissible to build overhead protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters), as well as to add a mezzanine that is not counted within the building ratio.
6. It is allowed to build a tiered floor within the design of the internal spaces, at a rate not exceeding 50% (fifty percent of the building area per floor), provided that it is calculated within the total building ratio and counted within the original height in the main building only, adhering to the total permitted building height.
7. It is permissible to build more than one building in a single land plot, provided that adherence to the building ratio, building area, and legal requirements mentioned in this classification is maintained, and neither parceling nor property division is allowed when the proposed division plots do not meet the urban requirements within this classification.

**Section Twelve**

**Green Building Areas (G) - GBC**

**Article (118)**

**Uses:**

In green building areas (G), residential, administrative, or both uses are permitted, as indicated by the approved zoning maps. Specific activities are also allowed according to controls set by the Urban Planning Affairs, unless otherwise specified in the approved zoning maps.

**Article (119)**

**Building Ratios:**

In the building ratios for green building areas (G), the following controls must be observed:

1. The building ratio should not exceed 140% (one hundred and forty percent) of the land area.
2. The built-up areas for any floor should not exceed 35% (thirty-five percent) of the land area.
3. Construction of one floor is permitted, designated for facilities, recreational activities, and building annexes, provided that the built-up area does not exceed 35% (thirty-five percent) of the land area.
4. It is permitted to build a basement within the boundaries of the land, connected to the main building, according to the following controls:
5. Obtaining approval from service entities.
6. Allocating the basement for parking, with recreational activities and building annexes allowed.
7. The basement area is not counted within the allowed mentioned building ratio.
8. Direct opening to the street or from outside the land parcel is not allowed if the basement is designated for recreational activities and building annexes.
9. Construction of a vehicle access ramp on the front or side boundary is allowed, provided approval from service entities is obtained, if the basement is designated for parking.

**Article (120)**

**Setbacks:**

In the building setbacks for green building areas (G), the following controls must be observed:

**Front Setback:**

1. Construction of the ground floor is allowed after a distance of no less than 10 meters (ten meters) from the front boundary of the facade facing a street or road.
2. Overhead protrusions are allowed in the floors above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters), and the setback area is used for trees and green spaces.

**Side Setback:**

Construction of the ground floor is allowed after a distance of no less than 5 meters (five meters) from the side boundary, and overhead protrusions are not allowed in the floors above the ground floor, and the setback area is used for trees and pedestrian corridors.

**Rear Setback:**

1. Construction of the ground floor is allowed after a distance of not less than 15 meters (fifteen meters) from the rear boundary of the land.
2. Overhead protrusions in the floors above the ground floor are allowed up to a maximum of 1.20 meters (one meter and twenty centimeters).
3. The setback area is used for planting trees and green spaces.

**Article (121)**

**Heights:**

For the building heights in green building areas (G), the following controls must be adhered to:

1. Height should not exceed 4 floors (four floors) and a maximum of 20 meters (twenty meters). In the case of building a basement, the maximum height limit is 21.50 meters (twenty-one meters and fifty centimeters).
2. When building a basement, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the floor designated for facilities, recreational activities, and building annexes should not exceed 5 meters (five meters).

**Article (122)**

**Parking spaces:**

1. For residential use, it is required to provide parking spaces within the land parcel at a rate of one space per 100 square meters (one hundred square meters) of the building ratio designated for residential use.
2. For other uses, the application of the parking standards outlined in Article (392) of this decision is mandatory, along with the necessity of providing the required parking spaces on the repeated floors, in the basement, or all of them. Parking is allowed on the ground floor that is within the built-up area only, provided it is not counted within the allowed heights.

**Article (123)**

**Special Requirements:**

In the special requirements for green building areas (G), in addition to the previous controls, the following should be considered:

1. The area allocated from the land for planting trees and green spaces, paths, and uncovered roads should not be less than 65% (sixty-five percent) of the land area, provided that the area designated for planting and green spaces should not be less than 55% (fifty-five percent) of the land area, and the area designated for uncovered paths should not exceed 10% (ten percent) of the land area.
2. The areas used for recreational activities and building annexes should not exceed 20% (twenty percent) of the total building area.
3. In case of multiple residential and administrative uses, it is required to separate the residential floors from the administrative uses, and they should have dedicated entrances, elevators, and stairs.
4. The area of the residential or administrative unit should not be less than 100 square meters (one hundred square meters).
5. The conditions mentioned in the twelfth chapter of this decision apply to lands with commercial or service facades, and the construction of overhead protrusions that exceed the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters) is allowed, as well as adding a mezzanine that is not counted within the building ratio.
6. It is permissible to construct a mezzanine floor within the design of internal spaces at a rate not exceeding 50% (fifty percent) of the building area for each floor, provided that it is counted within the total building ratio and counted within the original height in the main building only, while complying with the total permissible building height.
7. It is permissible to construct more than one building on a single land parcel, provided that adherence to the building ratio and surface and the legal requirements mentioned in this classification is maintained, and partitioning or subdividing the property is not allowed if the proposed subdivision plots do not meet the urban requirements included in this classification.

**Section Thirteen**

**Green Building Areas (D) - GBD**

**Article (124)**

**Uses:**

In Green Building Areas (D), residential or administrative uses, or both, are permitted as indicated by the approved zoning maps. It also allows specific activities according to controls set by the Urban Planning Affairs unless otherwise specified in the approved zoning maps.

**Article (125)**

**Building Ratios:**

The following controls should be observed in the building ratios for Green Building Areas (D):

1. The building ratio should not exceed 120% (one hundred and twenty percent) of the land area.
2. The building areas for any floor should not exceed 40% (forty percent) of the land area.
3. The construction of one floor designated for facilities and recreational activities attached to the building is allowed, provided that the building area does not exceed 40% (forty percent) of the land area.
4. Building a basement on the land boundaries, connected to the main building, is allowed according to the following controls:
5. Obtaining approval from service entities.
6. The basement is designated as a parking area, and recreational activities and building annexes are allowed.
7. The basement area is not counted within the allowed mentioned building ratio.
8. Direct opening to the street or from outside the land parcel is not allowed if the basement is designated for recreational activities and building annexes.
9. The construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval is obtained from service entities if the basement is designated for parking.

**Article (126)**

**Setbacks:**

 For the building setbacks in the Green Building Areas (D), the following controls must be observed:

**Front setback:**

1. The ground floor can be built after a distance of no less than 10 meters (ten meters) from the front land boundary facing a street or road.
2. Overhead protrusions are not allowed in the floors above the ground floor, and the setback area is used for tree planting and green areas.

**Side setback:**

1. The ground floor can be built after a distance of no less than 5 meters (five meters) from the side land boundary.
2. Overhead protrusions are not allowed in the floors above the ground floor, and the setback area is used for tree planting and as walkways for pedestrians.

**Rear setback:**

1. The ground floor can be built after a distance of no less than 15 meters (fifteen meters) from the rear land boundary.
2. Overhead protrusions are allowed in the floors above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters), and the setback area is used for tree planting and green areas.

**Article (127)**

**Heights:**

 For the building heights in the Green Building Areas (D), the following controls must be observed:

1. The building height must not exceed 3 stories (three stories) and a maximum of 15 meters (fifteen meters). In case a basement is built, the maximum height limit is 16.50 meters (sixteen meters and fifty centimeters).
2. In the case of building a basement, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the facilities floor, recreational activities, and building annexes must not exceed 5 meters (five meters).

**Article (128)**

**Parking Spaces:**

1. For residential use, it is required to provide parking spaces within the plot of land, at a rate of one parking spot per 100 square meters (one hundred square meters) of the building space allocated for residential use.
2. For other uses, the parking space standards outlined in Article (392) of this resolution must be applied, with mandatory provision of the required parking spaces on recurring floors, or in the basement, or both. Parking on the ground floor, located within the building footprint, is allowed provided that it is not counted towards the allowed heights.

**Article (129)**

**Special Requirements:**

In addition to the previous controls, the following must be observed in the special requirements for Green Building Areas (D):

1. The area allocated for tree planting, green spaces, passageways, and uncovered roads should not be less than 60% (sixty percent of the land area, provided that the area allocated for tree planting and green spaces is not less than 50% (fifty percent) of the land area and that the area allocated for uncovered walkways does not exceed 10% (ten percent) of the land area.
2. Areas used for recreational activities and building annexes should not exceed 20% (twenty percent).
3. In the case of mixed residential and administrative uses, residential floors must be separated from the administrative uses by one hundred percent of the total building area. Administrative uses must have dedicated entrances, elevators, and stairs.
4. The area of the residential or administrative unit should not be less than 100 square meters (one hundred square meters).
5. The conditions mentioned in the twelfth chapter of this resolution are applied to lands with commercial or service facades, and overhead protrusions are allowed above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters). Also, adding a mezzanine that is not counted within the building ratio is allowed.
6. It is permissible to build a tiered floor within the design of the interior spaces, with a ratio that does not exceed 50% (fifty percent of the building area per floor, provided that it is counted within the total building ratio and is counted within the original height in the main building only, and compliance with the total allowable building height should be observed.
7. More than one building is allowed to be constructed on a single plot of land, provided that the building ratio, building footprint, and legal requirements in this classification are adhered to. Sorting is not allowed, nor is property subdivision allowed if the proposed division plots do not meet the urban requirements contained within this classification.

**Chapter Four**

**Industrial Areas**

**Section One**

**Productive Industrial Areas (A) - DA**

**Article (130)**

Productive Industrial Areas (A) are considered zones of a special nature that require approval from the Industrial Affairs in coordination with other service agencies, and compliance with the provisions of the executive regulations of the Decree-Law No. (3) of 1994 concerning the subdivision of lands designated for urbanization and development should future property subdivision be desired, without violating the applicable industrial regulations and laws.

**Second Section**

**Productive Industrial Areas (B) - DB**

**Article (131)**

**Uses:**

In Productive Industrial Areas (B), the use of productive industrial, administrative offices, exhibitions, and warehouses dedicated to the products of those industries and worker housing is allowed. Additionally, specific commercial uses are allowed according to controls set by the Urban Planning Affairs, as shown in the approved zoning maps.

**Article (132)**

**Building Ratios:**

The following controls must be observed in the building ratios for Productive Industrial Areas (B):

1. The building ratio for all facilities should not exceed 240% (two hundred and forty percent) of the land area.
2. The building areas for any floor should not exceed 60% (sixty percent) of the land area.
3. A mezzanine is allowed, provided its area does not exceed 70% (seventy percent) of the ground floor area and is not counted within the allowed building ratios.
4. The total building area allocated for use as an exhibition should not exceed 20% (twenty percent) of the ground floor area.
5. A basement of one floor may be built on the boundaries of the land and must be connected to the main building in accordance with the following controls:
6. ‌Obtain approval from the service entities.
7. Designate the basement for car parking and as an annex to the building.
8. The basement area is not counted within the allowed building ratio mentioned.
9. Direct access to the street or from outside the land parcel is not allowed if the basement is designated as an annex to the building.
10. Construction of a ramp for vehicle entry is permitted on the front or side boundary, provided that approval is obtained from the service entities if the basement is designated for car parking.

**Article (133)**

**Setbacks:**

In building setbacks for Productive Industrial Areas (B), the following controls must be observed:

**Front Setback:**

1. The construction of the ground floor and mezzanine is allowed after a distance of no less than 6 meters (six meters) from the front boundary facing a street or road, and this distance is designated as uncovered car parking areas to be arranged by the owner.
2. Protrusions are allowed in the floors above the ground floor and mezzanine up to a maximum of 1.20 meters (one meter and twenty centimeters).
3. Adding facilities such as a guard room, electricity room, fuel and gas tanks, and similar services is allowed, and they are not counted within the building ratio, and can be on the front boundary without leaving a setback.

**Side and Rear Setback:**

Building is allowed after a distance of no less than 4 meters (four meters) from the boundary for both the side and rear facades, and protrusions are not allowed in the floors above the ground floor.

**Article (134)**

**Heights:**

The building heights for the Productive Industrial Areas (B) must adhere to the following regulations:

1. The building height must not exceed 4 floors (four floors) with a maximum height of 24 meters (twenty-four meters). In the case of building a basement, the maximum height is 25.50 meters (twenty-five meters and fifty centimeters), and height increase is permissible depending on the project nature provided that approval is obtained from the Industrial Affairs.
2. The full height of the ground floor can be utilized up to 24 meters (twenty-four meters).
3. In case a basement is constructed, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.

**Article (135)**

**Parking Spaces:**

1. Additional car parking spaces must be provided so that the number of parking spaces is not less than one parking space per 200 square meters (two hundred square meters) of the built-up areas for industrial uses.
2. For other uses, the car parking standards specified in Article (392) of this decision must be applied, and the required car parking spaces can be provided either on the ground floor, or on the repeated floors, or in the basement, or all of them. Multi-storey car parking buildings are also allowed according to the approved standards for multi-storey parking mentioned in this decision, and the car parking spaces are not counted within the building ratios or the number of allowed floors, as long as the total height of the facility, including the car parking floors, does not exceed the maximum allowed height.
3. It is mandatory to provide 0.25 parking spaces per 100 square meters (a quarter of a parking space per one hundred square meters) for the construction areas for workers' accommodation.

**Article (136)**

**Special Requirements:**

 In the special requirements for Productive Industrial Areas (B), in addition to the previous controls, compliance with the provisions of the Executive Regulations of Decree-Law No. (3) of 1994 regarding the division of land prepared for urban development and development is required in case there is a future desire to subdivide the property, and applying the special requirements for worker housing mentioned in the thirteenth chapter of this section.

**Section Three**

**Light Industries Areas - LD**

**Article (137)**

**Uses:**

Light industrial uses, workshops, administrative offices, warehouses, exhibitions, and workers' housing are allowed in light industry areas. Certain commercial uses are also allowed according to controls established by the Urban Planning Affairs, as per the approved zoning maps.

**Article (138)**

**Building Ratios:**

In light industry areas, building ratios must adhere to the following regulations:

1. The building ratio for all structures should not exceed 240% (two hundred and forty percent) of the land area, provided that the building ratio dedicated to residential use does not exceed 120% (one hundred and twenty percent) of the land area.
2. The built-up areas for any floor should not exceed 60% (sixty percent) of the land area.
3. The commercial use ratio should not exceed 20% (twenty percent) of the ground floor area and must be on the side facing the street, which is allowed to open onto it, with a depth not exceeding 10 meters (ten meters) from the front building limit.
4. A mezzanine floor is permissible in the ground floor, provided that its area does not exceed 70% (seventy percent) of the ground floor area, and it is not counted within the allowed building ratios.
5. The area of a single workshop should not be less than 100 square meters (one hundred square meters).
6. The area of a separate exhibition or an exhibition and a warehouse should not be less than 100 square meters (one hundred square meters), and the area of a worker housing unit should not be less than 70 square meters (seventy square meters). Only an exhibition can be built on the land.
7. The area of an office unit should not be less than 70 square meters (seventy square meters), provided that a parking space is available for each unit.
8. Building a basement of one floor on the land boundaries is permitted, provided it is connected to the main building in accordance with the following controls:
9. Obtain approval from the service entities.
10. Designate the basement for car parking and as annexes to the building.
11. The basement area is not counted within the permitted building ratio.
12. Direct opening to the street or from outside the land plot is not allowed if the basement is designated as an excess to the building.
13. The construction of a ramp for car access on the front or side boundary is allowed, provided that approval from service entities is obtained if the basement is designated for car parking.
14. Residential facilities may be built above the roof of the residential building at the rear of the building roof after the mid-roof line measured from the front facade with an additional ratio not exceeding 30% (thirty percent) of the built roof area not counted from the building ratio. If it is from the floor less than 100 square meters (one hundred square meters), then building 30 square meters (thirty square meters) is allowed, with a maximum height of 4 meters (four meters) and not counting the space of the whole within the height.
15. The conditions stated in Chapter Twelve of this decision are applied to lands with commercial or service facades, allowing the construction of upper protrusions above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters).

**Article (139)**

**Setbacks:**

 In the setbacks of light industry areas, the following controls should be considered:

**Front Setback:**

Building the ground floor and the mezzanine is allowed after a distance of no less than 6 meters (six meters) from the front land boundary facing a street or road. This distance is designated as uncovered car parking spaces, arranged by the owner, and upper floor protrusions are allowed in the floors above the ground floor and the mezzanine to a maximum of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

Building the ground floor is allowed after a distance of no less than 4 meters (four meters) from the land boundary for both side and rear facades, and upper floor protrusions are not allowed in the floors above the ground floor.

**Article (140)**

**Heights:**

 The following controls should be observed for the heights in light industry areas:

1. The building height must not exceed 4 floors (four floors), where the maximum height limit is 24 meters (twenty-four meters). In the case of constructing a basement, the maximum height limit is 25.50 meters (twenty-five meters and fifty centimeters). The height may be increased according to the nature of the project, provided that approval from the Industrial Affairs is obtained.
2. It is permitted to utilize the total height of the ground floor, up to 24 meters (twenty-four meters).
3. In case a basement is built, the height of the ground floor must not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.

**Article (141)**

**Parking Spaces:**

1. It is obligatory to provide additional car parking spaces so that the number of car parking spaces is not less than one space for every 200 square meters (two hundred square meters) of the building areas for industrial uses.
2. For other uses, apply the car parking standards specified in Article (392) of this decision. The provision of the required car parking spaces can be on the ground floor, or on the repetitive floors, or in the basement, or all of them. Multi-storey car parking construction is also allowed according to the adopted standards for multi-storey parking referred to in this decision, and car parking spaces are not counted within the building ratio or the number of permitted floors so that the total height of the facility, including car parking floors, does not exceed the maximum permitted height.
3. Provide 0.25 parking space per 100 square meters (a quarter of a parking space per one hundred square meters) for the structural areas for worker housing.

**Article (142)**

**Special Conditions:**

In addition to the previous controls, the following should be considered in the special conditions for light industry areas:

1. Adherence to the provisions of the executive regulations for Decree-Law No. (3) of 1994 regarding the division of lands prepared for urbanization and development in case of a desire to divide the property in the future.
2. Construction of light industrial buildings, workshops, and connected or semi-connected stores is allowed, subject to the approval of Civil Defense Affairs concerning specifying emergency exits, gathering points, and other safety and security requirements in emergency situations such as fires, while ensuring ease of movement between building clusters.
3. Construction of a guard room is permitted on the front land boundary, provided that its area does not exceed 20 square meters (twenty square meters) and is not counted within the building ratio. The guard's room may not be built without the main building being present.
4. The special conditions for worker housing stated in the thirteenth chapter of this section shall apply.

**Section Four**

**Workshop and Maintenance Service Areas - WS**

**Article (143)**

**Uses:**

In workshop and maintenance service areas, light and service industrial workshops, worker housing, and administrative offices are allowed. Specific commercial uses are also allowed according to controls set by the Urban Planning Affairs as indicated by the approved zoning maps.

**Article (144)**

**Building Ratios:**

In workshop and maintenance service areas, the following controls should be observed concerning building ratios:

1. The building ratio for all structures must not exceed 240% (two hundred and forty percent) of the land area.
2. The building areas for any floor must not exceed 60% (sixty percent) of the land area.
3. The commercial use ratio must not exceed 20% (twenty percent) of the ground floor area, and it must be on the side facing the street and at a depth not exceeding 10 meters (ten meters) from the front building.
4. A mezzanine is allowed on the ground floor, and its area should not exceed 70% (seventy percent) of the ground floor area and is not counted within the allowed building ratios.
5. The building ratio dedicated to housing must not exceed 120% (one hundred and twenty percent) of the land area.
6. Construction of a single-storey basement is permitted on the land boundaries and must be connected to the main building, adhering to the following controls:
7. Obtaining approval from the service entities.
8. The basement should be designated for parking and building annexes.
9. The basement area is not counted within the allowed building ratio mentioned.
10. Direct access to the street or from outside the land parcel is not allowed if the basement is designated for building annexes.
11. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from service entities is obtained if the basement is designated for parking.
12. The area of a single workshop or commercial unit should not be less than 50 square meters (fifty square meters).
13. The conditions mentioned in the twelfth chapter of this decision apply to lands with commercial or service facades, and allowing the construction of overhead protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters).

**Article (145)**

**Setbacks:**

The construction setbacks in workshop areas and maintenance service zones must observe the following controls:

**Front Setback:**

1. Construction of the ground floor and mezzanine is allowed after a distance of not less than 6 meters (six meters) from the front land boundary facing a street or road, and this distance is designated for unroofed car parking.
2. Overhead protrusions are allowed in floors above the ground floor and mezzanine up to a maximum of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

 The construction of the ground floor is allowed after a distance of not less than 2 meters (two meters) from the land boundary for both the side and rear facades, and overhead protrusions in floors above the ground floor are not allowed.

**Article (146)**

**Heights:**

The building heights in the workshop and maintenance service areas must adhere to the following regulations:

1. The building height should not exceed four floors, with a maximum height of 24 meters (twenty-four meters). In the case of constructing a basement, the maximum height is 25.50 meters (twenty-five meters and fifty centimeters).
2. An increase in height is permissible in cases requiring specialized industrial installations, provided approval from industry affairs and other service entities is obtained.
3. The total height of the ground floor can utilize up to 24 meters (twenty-four meters).
4. In the case of constructing a basement, the height of the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the curb level.

**Article (147)**

**Parking Spaces:**

1. Additional car parking must be provided so that the number of parking spaces is not less than one parking spot for every 200 square meters (two hundred square meters) of building areas for industrial uses.
2. For other uses, the application of car parking standards indicated in Article (392) of this decision is mandatory. The required car parking provision can be either on the ground floor, on recurrent floors, in the basement, or a combination of these.
3. Construction of multi-storey car parking is permitted according to the standards adopted for multi-storey parking referred to in this decision, and parking spaces are not counted within the building ratio or the allowed number of floors provided that the total height of the facility, including car parking floor levels, does not exceed the maximum allowed height.

**Article (148)**

**Special Requirements:**

In the special requirements for workshop areas and maintenance services, in addition to the previous regulations, the following should be considered:

1. Compliance with the provisions of the Executive Regulation of Decree-Law No. (3) of 1994 concerning the subdivision of lands prepared for urban development and development is mandatory if there is a desire to subdivide the property in the future.
2. It is permitted to construct light industrial buildings, workshops, and warehouses, either attached or semi-attached, provided that the Civil Defense Affairs' approval is obtained regarding specifying emergency exits, assembly points, and other security and safety requirements in emergency cases like fires, with consideration for ease of movement between building groups.
3. The special requirements for worker accommodation outlined in the thirteenth chapter of this section shall apply.

**Section Five**

**Service Areas – S**

**Article (149)**

**Uses:**

Uses allowed in the service areas include service workshops, maintenance and repair workshops, oil changes, tire repairs, and among others, in addition to administrative offices, warehouses, and worker accommodation. They may also include specific commercial uses according to regulations set by the Urban Planning Affairs, as indicated by the approved zoning maps.

**Article (150)**

**Building Ratios:**

The building ratios in the service areas must adhere to the following regulations:

1. The building ratio for all structures should not exceed 180% (one hundred and eighty percent) of the land area.
2. The building areas for any floor should not exceed 60% (sixty percent) of the land area.
3. A mezzanine is allowed, provided its area does not exceed 70% (seventy percent) of the ground floor area. It is not counted within the allowed building ratio.
4. The building ratio designated for worker accommodation should not exceed 90% (ninety percent) of the land area.
5. The commercial use ratio should not exceed 20% (twenty percent) of the ground floor area, and it should be on the side facing the street, with a depth not exceeding 10 meters (ten meters) from the front building limit.
6. The construction of a single-storey basement is allowed on the land boundaries and must be connected to the main building in accordance with the following regulations:
7. Obtain the approval of the service entities.
8. Dedicate the basement as parking spaces and annexes of the building.
9. The basement area is not included in the aforementioned allowed building ratio.
10. Direct opening to the street or from outside the plot of land is not allowed if the basement is allocated for building annexes.
11. Construction of a vehicle access ramp is allowed on the front or side boundary, provided that approval is obtained from the service entities if the basement is allocated for car parking.
12. The commercial unit or exhibition space should not be less than 30 square meters (thirty square meters), and the offices and worker accommodation unit should not be less than 70 square meters (seventy square meters) or one unit per floor.
13. The single workshop area should not be less than 30 square meters (thirty square meters).
14. The special conditions for worker accommodation stated in the thirteenth chapter of this section apply.
15. The conditions mentioned in the twelfth chapter of this decision apply to lands with commercial or service fronts, and the permission is given to build upper protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters).

**Article (151)**

**Setbacks:**

In the service area setbacks, the following regulations should be considered:

**Front Setback:**

1. Building the ground floor and mezzanine is allowed after a distance of not less than 6 meters (six meters) from the front land boundary facing a street or road. This distance is allocated for non-roofed car parking spaces, to be arranged by the owner.
2. Protrusions in the floors above the ground floor and mezzanine are allowed, up to a maximum of 1.20 meters (one meter and twenty centimeters).

**Side Setback:**

Building on the side land boundary is permitted, and in case of creating openings overlooking the neighbor, maneuvers (internal or external vents) must be executed as outlined in the executive regulations of the Building Regulation Law issued by Decree-Law No. (13) of 1977.

**Back Setback:**

Building the back facade is allowed at a distance not less than 2 meters (two meters) from the back land boundary, and upper protrusions in the floors above the ground floor are not allowed.

**Article (152)**

**Heights:**

The following controls should be considered in the heights of the service areas:

1. The building height should not exceed 3 floors (three floors), so the maximum height limit is 18 meters (eighteen meters). In case a basement is built, the maximum height limit is 19.50 meters (nineteen meters and fifty centimeters).
2. In the case of basement construction, the height of the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.

**Article (153)**

**Parking Spaces:**

1. Additional car parking spaces must be provided so that the number of car parking spaces is not less than one space for every 200 square meters (two hundred square meters) of built-up areas dedicated to industrial uses.
2. For other uses, it is mandatory to apply the car parking standards indicated in Article (392) of this decision. The provision of the required car parking spaces can be on the ground floor, repetitive floors, the basement, or all. Building multi-storey car parking according to the approved standards for multi-storey parking referred to in this decision is also allowed, and car parking spaces are not counted within the building ratio or the number of allowed floors, so that the total height of the facility, including the car parking floor levels, does not exceed the maximum allowed height.
3. Providing 0.25 parking spaces per 100 square meters (a quarter of a parking space per one hundred square meters) for the construction areas for worker accommodation.

**Article (154)**

**Special Requirements**:

In addition to the previous controls, special requirements for service areas must adhere to the provisions of the executive regulations of Decree-Law No. (3) of 1994 concerning the subdivision of lands prepared for urbanization and development if there is a desire to subdivide the property in the future.

**Section Six**

**Warehousing and Storage Areas - WHS**

**Article (155)**

**Uses:**

Building of warehouses, storage facilities, and administrative offices is allowed in warehousing and storage areas, as well as specific commercial uses according to controls set by the Urban Planning Affairs as shown in the approved zoning maps.

**Article (156)**

**Building Ratios:**

The following controls should be considered in the building ratios for warehousing and storage areas:

1. The building ratio for all buildings should not exceed 180% (one hundred and eighty percent) of the land area.
2. The built-up areas for any floor should not exceed 60% (sixty percent) of the land area.
3. The built-up area for administrative offices should not exceed 20% (twenty percent) of the land area and is counted within the building ratio.
4. Building a single-floor basement is allowed on the land boundaries and should be connected to the main building and follows the following controls:
5. Obtain approval from the utility entities.
6. Dedicate the basement for car parking and building annexes.
7. The basement area is not counted within the allowed mentioned building ratio.
8. Direct opening to the street or from outside the land plot is not allowed if the basement is dedicated to building annexes.
9. Construction of a ramp for car entry on the front or side boundary is allowed, provided that approval is obtained from the utility entities if the basement is dedicated to car parking.
10. The area of a single warehouse should not be less than 100 square meters (one hundred square meters) unless otherwise specified in the approved zoning maps.

**Article (157)**

**Setbacks:**

In the setbacks of the warehousing and storage areas, the following controls must be adhered to:

**Front Setback:**

Warehousing facilities must be set back at least 6 meters (six meters) from the front facade of the facility. This space is to be used for uncovered car parking and loading and unloading operations, and overhead protrusions in the floors above the ground floor are not allowed.

**Side and Rear Setback:**

Warehousing facilities must be set back at least 3 meters (three meters) from the side and rear facades, and protrusions are not allowed.

**Article (158)**

**Heights:**

The following controls should be observed in the heights for warehousing and storage areas:

1. The building height should not exceed 3 stories (three stories) and should be a maximum of 18 meters (eighteen meters). In the case of building a basement, the maximum height limit is 19.50 meters (nineteen meters and fifty centimeters).
2. Allowing the utilization of the total height of the ground floor to be 18 meters (eighteen meters).
3. Exceptions are for warehouses that require technical installations with special specifications, provided that the Industry Affairs approves.

**Article (159)**

 **Parking Spaces:**

Provision of additional car parking and the application of car parking standards indicated in Article (392) of this decision are required. It is permissible to provide additional parking spaces either on the ground floor, on the repeated floors, in the basement, or in all of them. Parking spaces are not counted within the building ratio or the number of allowed floors, provided that the total height, including the floors of car parks, does not exceed the maximum allowed height.

**Article (160)**

**Special Requirements:**

In addition to the previous controls, the special requirements for warehouse and storage areas must adhere to the following:

1. Compliance with the provisions of the Executive Regulation of Decree-Law No. (3) of 1994 concerning the division of land designated for urbanization and development, should there be a desire to subdivide the property in the future.
2. The construction of connected or semi-connected warehouses and storage areas is permitted, provided that Civil Defense Affairs approves regarding the determination of emergency exits, assembly points, and other emergency security and safety requirements such as fire, taking into account ease of movement between warehouse groups.
3. Leaving a distance of no less than 4 meters (four meters) between the warehouse and storage facilities on the same plot of land.
4. It is permissible to build a guard room on the front land border, provided that its area does not exceed 20 square meters (twenty square meters) and is not counted within the building ratio.

**Section Seven**

**Light Activity Areas - LT**

**Article (161)**

**Uses:**

Light activity areas permit light commercial and industrial activities, clean non-industrial workshops and factories, in addition to administrative offices and warehouses, as indicated by the approved zoning maps.

**Article (162)**

**Building Ratios:**

In the building ratios for light activity areas, the following controls should be observed:

1. The building ratio for all buildings should not exceed 180% (one hundred and eighty percent) of the land area.
2. The built-up areas for any floor should not exceed 60% (sixty percent) of the land area.
3. The commercial usage ratio should not exceed 50% (fifty percent) of the ground floor area, provided that it is on the side facing the street and at a depth not exceeding 10 meters (ten meters) from the front building boundary.
4. The commercial shop area shall not be less than 30 square meters (thirty square meters).
5. The office unit area shall not be less than 50 square meters (fifty square meters).
6. A mezzanine is allowed to be built, provided its area does not exceed 70% (seventy percent) of the commercial shop area on the ground floor and is not counted within the allowed building ratio.
7. Building a basement is allowed on the land boundaries and it should be connected to the main building, following these controls:
8. Obtaining approval from service entities.
9. Allocating the basement for car parking and building annexes.
10. The basement area is not counted within the aforementioned allowed building ratio.
11. Direct opening to the street or from outside the land parcel is not allowed if the basement is designated for building annexes.
12. Construction of a vehicle access ramp is permitted on the front or side boundary, provided that approval from service entities is obtained if the basement is designated for car parking.
13. Building facilities on the building roof at the back of the roof, from a line midway across the roof measured from the front facade, is allowed with an additional ratio not exceeding 30% (thirty percent) of the built roof area, not counted in the building ratio. If the floor area is less than 100 square meters (one hundred square meters), building 30 square meters (thirty square meters) is allowed, with a maximum height of 4 meters (four meters), not counted in the total height.

**Article (163)**

**Setbacks:**

In light activity areas, the following setback controls should be observed:

**Front Setback:**

1. Building the ground floor and mezzanine at a distance of not less than 6 meters (six meters) from the front land boundary facing a street or road is allowed, and this distance is designated as non-roofed car parking spaces, to be organized by the owner.
2. Protrusions are allowed in the floors above the ground floor and mezzanine, with a maximum of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

The building must setback at least 2 meters (two meters) from the side and rear land boundary, and upper protrusions are not allowed in the floors above the ground floor.

**Article (164)**

**Heights:**

The following controls must be observed for heights in light activity areas:

1. The building height should not exceed 3 floors (three floors), so that the maximum height is 18 meters (eighteen meters). In the case of building a basement, the maximum height should be 19.50 meters (nineteen meters and fifty centimeters).
2. In the case of building a basement, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.

**Article (165)**

**Parking spaces:**

1. Provision of additional car parking is required so that the number of car parking spaces is not less than one space for every 200 square meters (two hundred square meters) of the built areas for industrial uses.
2. For other uses, the car parking standards specified in Article (392) of this decision must be applied, and additional car parking spaces are allowed either on the ground floor, or on the recurring floors, or in the basement, or all of them, and car parking spaces are not counted within the building ratio or the number of allowed floors, so that the total height, including the car parking floors, does not exceed the maximum allowed height.

**Article (166)**

**Special Requirements:**

In addition to the previous controls, special requirements for light activity areas must comply with the provisions of the Executive Regulation of Decree-Law No. (3) of 1994 regarding the division of land prepared for urbanization and development in case of a desire to divide the property in the future.

**Section Eight**

**Vehicle Inspection Centers - CIR**

**Article (167)**

**Uses:**

Vehicle inspection centers are allowed to establish technical vehicle inspection centers and are permitted for specialized commercial and service uses after obtaining approvals from both the General Directorate of Traffic at the Ministry of Interior and the Urban Planning Affairs, according to the conditions, requirements, and standards, as indicated by the approved zoning maps.

**Article (168)**

**Special Requirements:**

The special requirements for vehicle inspection centers should consider the following:

1. Approval for these projects may require specialized studies such as a study of the traffic impacts on the existing road network at various levels, a study of the urban planning impacts of the project on the area, or any other necessary studies for deciding on the project request.
2. This activity is allowed on properties located within the classification of industrial and commercial areas provided that the zone requirements regarding building ratios and legal setbacks are applied.

**Section Nine**

**Industrial Projects Areas A – IND A**

**Article (169)**

**Uses:**

In the Industrial Projects Areas (A), administrative and productive industrial uses (light and medium warehouses), commercial, workers’ housing, staff housing, hotel, mosque, services, and open areas are allowed, as indicated by the approved zoning maps.

**Article (170)**

**Building Ratios:**

The building ratios for Industrial Projects Areas (A) must adhere to the following controls:

1. The building ratio for administrative uses shall not exceed 300% (three hundred percent) of the land area.
2. The building ratio for industrial uses shall not exceed 120% (one hundred twenty percent) of the land area.
3. The building ratio for commercial uses shall not exceed 130% (one hundred thirty percent) of the land area.
4. The building ratio for worker housing shall not exceed 300% (three hundred percent) of the land area.
5. The building ratio for staff housing shall not exceed 500% (five hundred percent) of the land area.
6. The building ratio for the hotel shall not exceed 500% (five hundred percent) of the land area.
7. The building surfaces for any floor shall not exceed 60% (sixty percent) of the land area.
8. The addition of a mezzanine is allowed, which is not counted within the building ratio and its area shall not exceed 70% (seventy percent) of the ground floor area.

**Article (171)**

**Setbacks:**

Setbacks in Industrial Projects Areas (A) must adhere to the following controls:

**Front Setback:**

1. A setback of no less than 6 meters (six meters) is required for all uses, except for the hotel, which requires a setback of no less than 10 meters (ten meters).
2. Addition of services such as a guard room, electrical room, fuel and gas tanks, and similar services is allowed, and they are not calculated within the building ratio, at the front boundary without leaving a setback.

**Side Setback:**

1. A setback of no less than 3 meters (three meters) is required for administrative uses, commercial warehouses, worker housing, and staff housing.
2. A setback of no less than 4 meters (four meters) is required for light and medium industrial uses.
3. A setback of no less than 5 meters (five meters) is required for the hotel.

**Rear Setback:**

1. A setback of no less than 3 meters (three meters) is required for administrative uses, warehouses, commercial use, worker housing, and staff housing.
2. A setback of no less than 4 meters (four meters) is required for light and medium industrial uses.
3. A setback of no less than 5 meters (five meters) is required for the hotel.

**Article (172)**

**Heights:**

The heights in Industrial Projects Areas (A) must adhere to the following controls:

1. The building height should not exceed 6 floors (six floors) with a maximum of 30 meters (thirty meters), with allowance for a mezzanine for administrative uses and worker housing.
2. The building height should 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, with allowance for a mezzanine.
3. The building height should not exceed 10 floors (ten floors) with a maximum of 35 meters (thirty-five meters), with allowance for a mezzanine for staff housing and the hotel.
4. Building heights must comply with the regulatory requirements in areas that agree with their area.
5. The building height should not exceed 3 floors (three floors) with a maximum of 18 meters (eighteen meters), with allowance for a mezzanine for commercial uses. - The building height should not exceed 10 floors (ten floors) with a maximum of 35 meters (thirty-five meters) that agree with their areas.
6. The building height should not exceed 4 floors (four floors) with a maximum of 24 meters (twenty-four meters), and in special-spec industrial facilities, an increase in building height may be allowed after obtaining approval from the Urban Planning Affairs, and the building ratio should not exceed 60% (sixty percent) of the industrial plot area and not less than 40% (forty percent).
7. When designing the side wall, the height should not exceed 2.2 meters (two meters and twenty centimeters).
8. An increase in the overall building height may be allowed if justifications for the required increase are provided and are in line with the urban character of the surrounding area.

**Article (173)**

**Parking Spaces:**

1. It is required to provide no less than 1.5 parking spaces (one and a half parking spaces) per 100 square meters (one hundred square meters) of ground floor and mezzanine space, and one parking space per 100 square meters (one hundred square meters) of floor space for upper floors for administrative offices.
2. It is required to provide no less than 0.5 parking spaces (half a parking space) per 100 square meters (one hundred square meters) of floor space for industrial uses.
3. It is required to provide no less than 1.5 parking spaces (one and a half parking spaces) per 100 square meters (one hundred square meters) of floor space for commercial uses.
4. Parking spaces for worker housing can be provided as needed.
5. It is required to provide no less than one parking space per apartment for staff housing.
6. For other uses, it is required to provide parking spaces according to the parking standards specified in Article (392) of this decision.

**Article (174)**

**Special Requirements:**

In addition to the previous controls, the following must be considered in the special requirements for Industrial Projects Areas (A):

1. The administration concerned with industrial areas at the Industrial Affairs ensures the availability of special requirements in each development process and issues final approval on the designs and individual drawings of buildings and their associated green space plans by the technical team of that administration.
2. All proposals for buildings, parking spaces, and their related green spaces must comply with all the planning and building controls in force in the area and are subject to the relevant municipal administration.
3. The building's front setbacks must be harmonious and not used for storing goods, materials, or waste, and it should be noted that the front and side setbacks are varied and different in industrial areas.
4. The setback of the building on the main road should not be less than 6 meters (six meters), and the side setback on the road should not be less than 4 meters (four meters), except for the Bahrain International Investment Zone, the building setback on the main roads should not be less than 15 meters (fifteen meters), and the side setbacks of the building should not be less than 6 meters (six meters). Sufficient space must be provided for truck movement, parking, and loading and unloading operations.
5. The special requirements for worker housing stated in the thirteenth chapter of this section apply.

**Section Ten**

**Industrial Projects Areas B - IND B**

**Article (175)**

The Industrial Projects Zone (B) is subject to the rules and regulations established by BAHRAIN MUMTALAKAT HOLDING CO. B.S.C. (C)

**Section Eleven**

**Industrial Projects Areas C - IND C**

**Article (176)**

**Uses:**

Uses permitted in Industrial Projects Areas (C) include service uses, knowledge-based activities, and technological uses (manufacturing and assembly, large and medium and light production industries, warehouses, industries arising from small and medium enterprises, clean industries, and commercial uses) as indicated by the approved zoning maps.

**Article (177)**

**Building Ratios:**

In building ratios for Industrial Projects Areas (C), the following controls must be observed:

1. The building ratio for service uses and knowledge-based activities should not exceed 300% (three hundred percent) of the land area, provided that the building areas for any floor do not exceed 40% (forty percent) of the land area.
2. The building ratio for technological uses (manufacturing and assembly) should not exceed 175% (one hundred and 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.
3. The building ratio for major, medium, and light production industries and warehouses should not exceed 125% (one hundred and twenty-five percent) of the land area, provided that the building areas for any floor do not exceed 50% (fifty percent) of the land area.
4. The building ratio for industries resulting from small and medium enterprises should not exceed 90% (ninety percent) of the land area, provided that the building areas for any floor do not exceed 60% (sixty percent) of the land area.
5. The building ratio for clean industries should 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 ratio for commercial uses should not exceed 300% (three hundred percent) of the land area, provided that the building areas for any floor do not exceed 40% (forty percent) of the land area.
7. The addition of a mezzanine is allowed, which is not counted within the building ratio and its area does not exceed 70% (seventy percent) of the ground floor area.

**Article (178)**

**Setbacks:**

The setbacks for Industrial Projects Areas (C) must observe the following controls:

**Front Setback:**

1. A setback of not less than 15 meters (fifteen meters) for all uses from the front limit of the land and from the side of the streets is required.
2. The addition of services such as a guard room, electricity room, fuel, and gas tanks, and similar services is allowed and is not counted within the building ratio, and that is on the front land boundary without leaving a setback.

**Side and Rear Setback:**

1. A setback of not less than 12 meters (twelve meters) for all uses from the side limit of the land for facades that contain windows is required.
2. A setback of not less than 12 meters (twelve meters) for service uses, knowledge-based activities, and commercial uses and a setback of not less than 6 meters (six meters) for the remaining uses from the side limit of the land for facades that do not contain windows is required.

**Article (179)**

**Heights:**

Heights in the industrial project areas (C) must observe the following controls:

1. The building height should not exceed 8 floors, with a maximum of 30 meters (thirty meters), allowing for a mezzanine for service uses, knowledge-based activities, and clean industries.
2. The building height should not exceed 3 floors, with a maximum of 18 meters (eighteen meters), allowing for a mezzanine for technological uses (manufacturing and assembly).
3. The building height should not exceed 2 floors, with a maximum of 12 meters (twelve meters), allowing for a mezzanine for major, medium, and light production industries, warehouses, and industries resulting from small and medium enterprises.
4. The building height should not exceed 3 floors, with a maximum of 15 meters (fifteen meters), allowing for a mezzanine for commercial uses.
5. Building heights should comply with the regulatory requirements in areas that agree with their sizes.
6. The building height should not exceed 4 floors, with a maximum of 24 meters (twenty-four meters), in specialized industrial facilities. The building height may be increased after obtaining approval from the Urban Planning Affairs, and the building ratio (ground floor area) should not exceed 60% (sixty percent) of the industrial plot area and not less than 40% (forty percent).
7. When designing the boundary wall, the height should not exceed 60 cm (sixty centimeters).
8. For properties located within the Bahrain International Investment Zone, the height of the boundary wall should not exceed 60 cm (sixty centimeters) when designing.
9. The overall height of the building can be increased by 4 floors (four floors) and a mezzanine if justifications for the required increase are provided and are in line with the urban character of the surrounding area.

**Article (180)**

**Parking Spaces:**

1. It is necessary to provide at least 1.5 parking spaces (one and a half spaces) per 100 square meters (one hundred square meters) of floor area for service uses, knowledge-based activities, technological uses (manufacturing and assembly), major, medium, and light production industries, warehouses, and commercial uses.
2. It is necessary to provide at least one parking space per 100 square meters (one hundred square meters) of floor area for industries resulting from small and medium enterprises and clean industries.
3. For other uses, it is necessary to provide parking spaces according to the car parking standards stated in Article (392) of this decision.

**Article (181)**

**Special Requirements:**

In addition to the previous controls, the following must be observed in the special requirements for industrial project areas (C):

1. The administration concerned with industrial zones at the Industrial Affairs is responsible for ensuring these requirements are met in every development process and issues final approval on the designs and individual drawings of the buildings and its associated green space layouts by the technical team of that administration.
2. All proposed buildings, parking spaces, and their affiliated green areas must comply with all planning and construction rules and controls defined by the administration concerned with industrial areas in the Industrial Affairs.
3. The building’s front setbacks should be coherent and not used for storing goods, materials, or waste, noting that the front and side setbacks are different and varied in industrial areas.
4. The building setback on the main road must not be less than 6 meters (six meters), and the side setback on the road must not be less than 4 meters (four meters), except in the Bahrain International Investment Zone, where the building setback on the main roads must not be less than 15 meters (fifteen meters) and the side setbacks of the building must not be less than 6 meters (six meters). Sufficient space must be provided as indicated for truck movement, parking spaces, and loading and unloading activities.

**Section Twelve**

**Industrial Project Areas D - IND D**

**Article (182)**

**Uses:**

In Industrial Project Areas (D), light and medium manufacturing industries, warehouses, and worker housing are permitted, as delineated in the approved zoning maps.

**Article (183)**

**Setbacks:**

For the setbacks in industrial project areas (D), the following controls must be observed:

1. The front setbacks of the building should be coherent and not used for storing goods, materials, or waste. Note that front and side setbacks should be different and varied in industrial areas.
2. The building setback on the main road must not be less than 6 meters (six meters), and the side setback on the road must not be less than 4 meters (four meters), except in the Bahrain International Investment Zone, where the building setback on the main roads must not be less than 15 meters (fifteen meters) and the side setbacks of the building must not be less than 6 meters (six meters). Sufficient space must also be provided for truck movement, parking spaces, and loading and unloading activities.
3. It is allowed to add services like a guard room, electrical room, fuel and gas tanks, and other similar services, which will not be counted as part of the building ratio, located on the front land without leaving a setback.

**Article (184)**

**Heights:**

For heights in industrial project areas (D), the following controls must be observed:

1. Building heights must comply with regulatory requirements in areas that agree with their sizes.
2. The building height must not exceed 4 stories (four stories) and a maximum of 24 meters (twenty-four meters). In industrial facilities with special specifications, an increase in height can be allowed after obtaining approval from the Urban Planning Affairs, the building proportion should not exceed 60% (sixty percent) of the industrial plot area and should not be less than 40% (forty percent).
3. When designing the boundary wall, the height should not exceed 2.2 meters (two meters and twenty centimeters).

**Article (185)**

**Parking Spaces:**

1. Parking spaces in the front setback of the location should be limited to visitor cars only, and allocating parking spaces within the first three meters from the front boundary of the property should be avoided to allow sufficient space for green areas.
2. At least 0.5 parking spaces (half a space) per 100 square meters of floor area for industrial uses must be provided.
3. Provide 0.25 parking spaces per 100 square meters (a quarter of a space per hundred square meters) for the structural areas for worker housing.

**Article (186)**

**Special Requirements:**

In addition to the previous controls, the special requirements for industrial project areas (D) should consider the following:

1. The administration concerned with industrial areas at the Industrial Affairs specializes in ensuring the availability of special requirements in every development process and issues final approval on the designs and individual drawings of buildings and their green space plans by the technical team of that administration.
2. All proposed buildings, parking spaces, and their green spaces should comply with all planning and building control regulations applicable in the area and are subject to the relevant municipal administration.
3. The special requirements for worker housing stated in the thirteenth chapter of this section apply.

**Section Thirteen**

**Worker Housing Areas - LR**

**Article (187)**

**Uses:**

In worker housing areas, the construction of shared worker housing that includes services and facilities related to the residence is permitted in light industrial areas, service areas, and areas specified within the approved zoning maps, in accordance with Decision No. (40) of 2014 regarding the requirements and specifications of worker housing and after obtaining approval from the authority concerned with licensing for worker housing, Civil Defense Affairs, and other service entities.

**Article (188)**

**Building Ratios:**

In the building ratios for worker housing areas, the following controls should be observed:

1. The building ratio should not exceed 240% (two hundred and forty percent) of the land area.
2. The building areas for any floor should not exceed 60% (sixty percent) of the land area.
3. The ratio of commercial uses should not exceed 20% (twenty percent) of the building area, and commercial uses that serve the existing residence are allowed.

**Article (189)**

**Setbacks:**

In the setbacks for worker housing areas, the following controls should be observed:

**Front Setback:**

1. The construction of the ground floor and mezzanine is allowed at a distance of not less than 6 meters (six meters) from the front land boundary facing a street or road. This distance is designated as parking spaces.
2. Protrusions are allowed in the floors above the ground floor and mezzanine up to a maximum of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

The construction of the ground floor is allowed at a distance of not less than 2 meters (two meters) from the land boundary for both side and rear facades, and upper protrusions in the floors above the ground floor are not allowed.

**Article (190)**

**Heights:**

In the heights of workers' housing areas, the following controls should be observed:

1. The building height should not exceed 6 floors (six floors), whereby the maximum height is 24 meters (twenty-four meters) in the mentioned industrial areas and areas designated as worker housing.
2. The height of the residential room should not be less than 3 meters (three meters), and the width of the internal corridors should not be less than 3 meters (three meters).

**Article (191)**

**Parking Spaces:**

0.25 parking spaces per 100 square meters (a quarter of a parking space per one hundred square meters) must be provided for the structural surfaces of worker housing.

**Article (192)**

**Special Requirements:**

In the special requirements for worker housing areas, in addition to the previous controls, the following should be observed:

1. Obtaining approval from the Supreme Council for Environment for the site’s suitability for residence from an environmental standpoint and considering the effects of existing industrial activities on the site.
2. The space allocated per worker inside the room should not be less than 4 square meters (four square meters), and this standard is adopted to determine the accommodation capacity. Specifications and standards followed by Civil Defense Affairs.
3. A complete bathroom must be provided for every 8 workers (eight workers), distant from the sleeping rooms and dining halls, with the application of the required sanitary standards. The bathrooms should not be open to sleeping rooms and should be at least 10 meters (ten meters) away from the rooms.
4. Providing fire detection devices and the required safety systems and emergency exits according to the specifications and standards followed by Civil Defense Affairs.
5. Providing dedicated dining halls that can accommodate at least 40% (forty percent) of the number of workers, with no less than 3 square meters (three square meters) allocated per worker, with the necessity to provide emergency exits, required safety, and ventilation systems.
6. A kitchen or more must be provided, separate from the dormitory building, with no less than 10 meters (ten meters) distance between them, and it should be connected or close to the dedicated dining halls, ensuring separate handwashing sinks are provided at a rate of one sink for every 12 workers (twelve workers).
7. Exploiting the rooftop for housing, storage purposes, or any other usage is prohibited.
8. Commitment to providing firefighting equipment and first aid is essential, with the necessity of having a specific room for first aid in residences where the number of workers exceeds 100 (one hundred workers) in a manner that facilitates access.
9. Provide a dedicated site for collecting waste and garbage outside the residential building and equip it with sealable containers according to approved sanitary standards.
10. For workers with families, housing facilities in the form of apartments should be provided within a separate residential building dedicated to families.
11. The residence should be distant from environmental pollution sources, like locations of toilets, rainwater sewers, garbage collection sites, industrial chimneys, animal breeding sites, and similar, according to the followed environmental and sanitary standards and controls.
12. A prayer room should be provided, with special facilities for ablution and bathrooms attached separately and with an area proportional to the number of workers.
13. Provide a laundry place suitable for the number of workers.
14. The presence of fuel tanks or flammable materials or gas cylinders within the residential building is prohibited. They should be located no less than 100 meters (one hundred meters) from the nearest residential unit.

**Chapter Five**

**Agricultural Areas**

**Investment Agricultural Zones -AGI**

**Section One**

**Article (193)**

**Uses:**

Activities like agriculture and commerce are allowed in investment agricultural areas, as well as establishing greenhouses and nurseries. Also, it is permissible to build a villa and housing for farmers and to engage in animal production activities, establish poultry and fish farms, horse stables, animal pens, and open sports fields, after obtaining planning approval for site suitability for urbanization and coordinating with other service entities. The license to practice the aforementioned activities shall be issued by the Agricultural Affairs, in accordance with what is indicated by the approved zoning maps.

**Article (194)**

**Building Ratios:**

In building ratios for investment agricultural zones, the following controls must be observed:

1. The total building ratio shall not exceed 90% (ninety percent) of the land area.
2. The building surfaces per floor for residential uses shall not exceed 30% (thirty percent) of the land area, including the residential unit, farmer's housing, and facilities.
3. The proportion allocated for commercial use shall not exceed 10% (ten percent) of the land area, provided that the opening is in the front facade of the property and is not counted within the total building ratio, provided that planning approval for site suitability for urbanization is obtained from the Urban Planning Affairs. These activities should have their own entrance and provide the necessary car parks for them according to the standards approved in Article (392) of this decision.
4. In the residential unit, it is allowed to build housing facilities above the roof in the rear part of the building after the mid-roof line with an additional ratio not exceeding 30% (thirty percent) of the roof floor area, provided they are grouped on one side. If the roof area is less than 100 square meters (one hundred square meters), it is allowed to build 30 square meters (thirty square meters), and it should be at a maximum height of 4 meters (four meters).
5. Basement and Ground Boundaries: The construction of a basement connected to the main building is permitted according to the following controls:
6. Obtain approval from service entities.
7. Allocate the basement for residential facilities or car parking, or both.
8. The basement area is not counted within the allowed building ratio mentioned.
9. The ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
10. A part of the basement, not less than 70% (seventy percent) of it, should be used for car parking.
11. Direct opening to the street or from outside the land plot is not allowed if the basement is allocated for residential use and housing facilities.
12. Construction of a vehicle access ramp is allowed on the front or side boundary, provided that approval is obtained from the service entities if the basement is allocated for car parking.
13. Agriculture, Planting, and Landscaping Proportion: The proportion dedicated to agriculture, planting, green spaces, pathways, pens, and stables should not be less than 60% (sixty percent) of the land area, as follows:
14. The proportion allocated for agriculture, planting, green spaces, and pathways should not be less than 50% (fifty percent) of the land area.
15. The proportion allocated for animal enclosures and stables should not exceed 10% (ten percent) of the land area.

**Article (195)**

**Setbacks:**

In building setbacks for investment agricultural areas, the following controls must be observed:

**Front Setback:**

1. Greenhouses and propagation houses should be set back a distance of not less than 3 meters (three meters) from the front boundary and on facades overlooking a street, road, or passage.
2. The private residential unit should be set back a distance of not less than 5 meters (five meters) from the front boundary.
3. Commercial Shops should be set back a distance of not less than 6 meters (six meters) from the front boundary, and the setback should be designated as parking spaces, prepared by the owner.
4. Building an office, a guard room, a pump room, and adjacent storages to the fence at the entrance of the land is permitted, on only one side of it.
5. Farmer residences should have a setback of not less than 6 meters (six meters) from the front boundary.
6. Front Setback for animal enclosures or stables should not be less than 10 meters (ten meters) from the front boundary.

**Side and Rear Setbacks:**

1. Greenhouse and propagation houses should be set back a distance of not less than 3 meters (three meters) from the side and rear boundaries.
2. Private residential Unit and farmer residences should be set back a distance of not less than 3 meters (three meters) from the side and rear boundaries.
3. Commercial Shops should be set back a distance of not less than 3 meters (three meters) from the boundary adjacent to the neighbor or pedestrian passage, and not less than 6 meters (six meters) from the boundary facing a street or side road.
4. Animals and Stables enclosures should be set back a distance of not less than 10 meters (ten meters) from the boundaries adjacent to the neighbor or pedestrian passage, and a distance of not less than 6 meters (six meters) from the boundary facing a street or side road.

**Article (196)**

**Heights:**

For the heights in the investment agricultural areas, the following controls should be observed:

1. The height of the Residential Unit should not exceed 3 stories (three stories) and a maximum of 15 meters (fifteen meters).
2. In the case of building a basement, the maximum height limit is 16.50 meters (sixteen meters and fifty centimeters).
3. The height of the Farmer's Residence should not exceed two floors and a maximum of 7.5 meters (seven meters and fifty centimeters).
4. The height of Commercial Shops should not exceed one floor with a mezzanine and a maximum of 7 meters (seven meters).
5. The height of the office, guard room, pump room, or storages should not exceed one floor and a maximum of 4 meters (four meters).
6. If a basement is made in residential units, the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) above the sidewalk level.

**Article (197)**

**Multiple Units:**

For investment agricultural areas, multi-unit usage is allowed according to the following controls:

1. Obtain planning approval for the site's suitability for urbanization by changing the property classification to Residential Complex Zones (AGIC).
2. The urban development regulations for classifying investment agricultural areas for a single parcel are applied, considering the controls of multiple units.
3. The property area should not be less than 6,000 square meters (six thousand square meters), and the shortest side length should not be less than 50 meters (fifty meters).
4. The area designated for a single residential unit and its facilities, in case of multiple units, should not be less than 750 meters (seven hundred and fifty meters).
5. A passage within the property should be provided, with a width of not less than 8 meters (eight meters), and direct opening to the street is allowed.
6. Provide parking spaces at a rate of two per residential unit within the land parcels and 1.5 spaces (one and a half spaces) for visitors per residential unit in case the land is located on a road less than 20 meters (twenty meters) wide. Providing parking for visitors is not necessary if the land is on a road 20 meters (twenty meters) wide or more. For other uses, apply the car parking standards outlined in Article (392) of this decision.
7. Providing a fence and gate for the property is necessary.
8. Construction of units that are connected on two sides or connected on one side or detached is allowed.
9. A front setback of not less than 3 meters (three meters) from the boundary facing the street should be provided, and side and rear setbacks of not less than 4 meters (four meters) should be provided.
10. Property Division Property division is not allowed if the proposed division is not in accordance with the executive regulations of Decree-Law No. (3) of 1994 regarding the division of lands prepared for urbanization and development. Division of the property is not allowed if the proposed division parcels do not meet the urban requirements within this classification.

**Article (198)**

**Special Conditions:**

In addition to the aforementioned controls, the special requirements for investment agricultural areas should observe the following:

1. Apply the general conditions and specifications issued by the Animals Wealth Resources when establishing animal enclosures, horse stables, poultry farms, and other animal and agricultural production activities, as well as conditions related to the backfilling of irrigation and drainage canals and palm tree removal.
2. The distance between the animal enclosures and the nearest villa should not be less than 50 meters (fifty meters). A reduction in the setback is permissible after obtaining planning approval for the site's suitability for urbanization, coordinated with Agriculture and Animals Wealth Resources.
3. The distance between commercial use and the residential unit should not be less than 10 meters (ten meters).
4. Apply the special conditions for the classification of worker accommodation areas stated in items (2), (3), and (4) of Article (192) of this decision when establishing accommodation for farmers.
5. It is permitted to construct a tiered floor within the design of internal spaces of the villas, not exceeding 50% (fifty percent) of the building area per floor. This must be included within the total building ratio and considered within the original height of the main building only, adhering to the overall permissible building height.

**Section Two**

**Plant-Based Food Security Areas - FS1**

**Article (199)**

**Uses:**

In plant-based food security areas, practicing all agricultural activities and supportive uses is allowed after obtaining planning approval for the site's suitability for urbanization and coordinating with other service entities. Licensing to practice the referred activities will be issued by Agricultural Affairs, as clarified by the approved zoning maps.

**Article (200)**

**Special Conditions:**

In addition to the previously mentioned controls, special requirements for plant-based food security areas should consider the following:

1. The distance between animal enclosures and the nearest villa or outside the property should not be less than 50 meters (fifty meters). A reduction in the setback is allowable after obtaining planning approval for the site's suitability for urbanization and coordinating with Agriculture and Animals Wealth Resources.
2. Apply the special conditions for the classification of worker accommodation areas stated in items (2), (3), and (4) of Article (192) of this decision when establishing accommodation for farmers.
3. Practicing plant-based food security activities is permitted in properties within the classification of investment agricultural areas, provided that the conditions of the area, in terms of building ratios and legal setbacks, are applied after obtaining planning approval for the site's suitability for urbanization and the approval of Agricultural Affairs.

**Section Three**

**Animal and Fisheries Food Security Areas - FS2**

**Article (201)**

**Uses:**

In animal and fisheries food security areas, practicing animal production activities and supportive uses is allowed after obtaining planning approval for the site's suitability for urbanization and coordinating with other service entities, provided that licensing to practice the referred activities is issued by Animals Wealth Resources, as clarified by the approved zoning maps.

**Article (202)**

**Special Conditions:**

For animal and fisheries food security areas, in addition to the previous controls, the following should be considered in special conditions:

1. Apply the general conditions and specifications issued by Agricultural Affairs and Animal Wealth Resources when establishing animal enclosures, horse stables, poultry farms, and other animal and agricultural production activities. This also includes conditions related to the backfilling of irrigation and drainage canals and palm tree removal.
2. The distance between the animal enclosures and the nearest villa outside the property should not be less than 50 meters (fifty meters). A reduction in setback is allowable after obtaining planning approval for the site's suitability for urbanization and coordinating with Agricultural and Animal Wealth Affairs.
3. Special Requirements for Worker Accommodation: The special requirements for classifying worker accommodation areas mentioned in items (2), (3), and (4) of Article (192) of this decision should be applied when establishing accommodation for farmers.
4. Practicing activities of animal and fishery food security is permitted in properties within the classification of investment agricultural areas, provided that the zone requirements, in terms of construction ratios and legal setbacks, are applied after obtaining planning approval for the site's suitability for urbanization and approval from the Animal Wealth Affairs.

**Chapter Six**

**Protection Zones**

**Article (203)**

These are the Protected Areas -PRT, Reserved Areas - PRV, Public Green Areas - GS, Natural Protection Areas - NR, Unplanned Areas - UP, Areas Under Study - US, and Future Development Areas - FDA, in which urbanization is not allowed and require special approvals from the Urban Planning Affairs and approval from the service entities if there is a desire to develop them.

**Chapter Seven**

**Historical Areas**

**Section one**

**Archaeological Sites Areas - ARC**

**Article (204)**

Applies to archaeological site areas that are being excavated, or that include archaeological landmarks and bear civilizational and historical implications with scientific and cognitive value, which are identified by the entity concerned with preserving antiquities and heritage according to Decree-Law No. (11) for the year 1995 concerning the protection of antiquities, and according to the requirements and design and functional controls adopted by that entity, as indicated by the approved zoning maps.

**Article (205)**

**Uses:**

1. Archaeological site areas are used as historical evidence for subsequent generations and are utilized for scientific research, archaeological excavations, and museum displays. All excavation, restoration, and maintenance work must be by or under the supervision of the entity concerned with preserving antiquities and heritage.
2. The investment of archaeological sites for cultural purposes is allowed, including: establishing museums, educational and interpretive centers for visitors, educational elements, temporary exhibitions, and for holding events, etc., provided that they are restored, rehabilitated, designed, and constructed under the supervision of the entity concerned with preserving antiquities and heritage, and are not implemented without the approval of this entity.

**Article (206)**

**Special Requirements:**

In the special requirements for the areas of archaeological sites, in addition to the previous controls, the following should be considered:

1. In case the archaeological site is listed on UNESCO's World Heritage List or on the Tentative List for World Heritage, the special design and functional requirements and controls for each listed site issued by the entity concerned with preserving antiquities and heritage must be followed. Approval from this entity on the engineering maps and designs is required before initiating any project.
2. Any development, construction, or modification that affects the structural or visual state of archaeological sites or compromises their archaeological and historical value in any way is prohibited. This archaeological value for the sites that meet one or more evaluation criteria approved by the entity concerned with preserving antiquities and heritage is defined.
3. Any development or intervention on the archaeological site is prohibited unless a detailed study has been conducted and official approval has been obtained from the entity concerned with preserving antiquities and heritage.
4. The entity concerned with preserving antiquities and heritage has the right to monitor and supervise excavation works for any projects or infrastructure development works and to issue the necessary directives to ensure the workflow.
5. The entity concerned with preserving antiquities and heritage has the right to request excavations or to prepare specialized studies according to the archaeological site defined by the entity.
6. In the case that the property is adjacent or proximate to a building listed on the national heritage list, or on UNESCO's World Human Heritage List, or in the direct vicinity of a classified archaeological site, the entity concerned with preserving antiquities and heritage has the right to request redistributing the masses to protect the archaeological value, provided that the total area matches the allowed building mass. It is also permissible to apply special conditions regarding setbacks, materials, colors, etc., different from the approved design and functional requirements and controls for the area.
7. Preliminary approval from the entity concerned with preserving antiquities and heritage regarding technical services such as communication towers and promotional advertisements is required to determine their location, dimensions, and specifications before reaching any agreement with the concerned parties. It is prohibited in sites listed on UNESCO's World Human Heritage List or on the Tentative List for World Human Heritage.
8. It is prohibited to fill protected marine areas within archaeological sites listed on UNESCO's World Heritage List or listed on the National Heritage List.
9. The design and functional requirements and controls approved by the entity concerned with preserving antiquities and heritage must be adhered to.

**Section Two**

**Heritage Gardens Areas - HG**

**Article (207)**

**Uses**:

In heritage garden areas, only agricultural activities that follow traditional farming methods are permitted, and the establishment of facilities accompanying these activities is allowed. Residential uses for villas only are permitted, and apartment residences are not allowed. Commercial uses approved by the entity concerned with preserving antiquities and heritage are allowed, in accordance with the design and functional requirements and controls it has adopted.

**Article (208)**

**Building Ratios:**

In heritage garden areas, the following controls must be adhered to for building ratios:

1. The construction ratio for all uses should not exceed 15% (fifteen percent) of the land area.
2. The built-up area for residential use should not exceed 10% (ten percent) of the land area.
3. The built-up area for commercial use should not exceed 5% (five percent) of the land area.

**Article (209)**

**Heights**:

In heritage garden areas, the following controls must be adhered to for building heights:

1. The height for residential use should not exceed two floors, with a maximum of 8 meters (eight meters), including the roof's parapet, staircase room, services, and any other facilities.
2. The height for commercial use should not exceed a ground floor and mezzanine, with a maximum of 6.50 meters (six meters and fifty centimeters). No residential additions or staircase rooms above the commercial building are allowed.

**Article (210)**

**Setbacks:**

In heritage garden areas, it is required to consult the entity concerned with preserving antiquities and heritage to study the building location, design, and setbacks.

**Article (211)**

**Parking Spaces:**

The possibility of adding parking spaces, provided that no compensation in the form of an increased building ratio is granted to the property owner if approved. This requires a review by the authority responsible for the preservation of heritage and monuments.

**Article (212)**

**Special Requirements:**

In addition to the previous controls, the special requirements for heritage garden areas should consider the following:

1. Land reclamation from the sea fronting the heritage gardens is not permitted.
2. If the property is adjacent or proximate to a building listed on the National Heritage List, or on UNESCO's World Heritage List, or in the direct vicinity of a classified archaeological site, the entity concerned with preserving antiquities and heritage has the right to request a redistribution of blocks to protect archaeological value, provided that the total areas' sum matches the allowed building block. It can also apply special conditions for setbacks, materials, colors, etc., different from the approved design and functional requirements and controls for the area.
3. Preliminary approval must be obtained from the entity concerned with preserving antiquities and heritage regarding technical services, such as communication towers and promotional advertisements, to determine their location, dimensions, and specifications before reaching any agreement with concerned parties. It is prohibited in sites listed on UNESCO's World Heritage List or on UNESCO's Tentative List for World Heritage.
4. The total area of the villa allocated as family residence for the property owner should not exceed 300 square meters (three hundred square meters) on the ground floor - at most - even if the built-up area ratio exceeds that.
5. For any facilities related to agricultural investment, stables, and greenhouses, the ratio of the occupation surface is determined after reviewing with the entity concerned with preserving antiquities and heritage. The non-residential agricultural activity structures must be made of lightweight, highly flexible materials approved by the entity concerned with preserving antiquities and heritage, considering the conditions and requirements of the Civil Defense Affairs.
6. The width of the internal passages should not exceed 3 meters (three meters), taking into account not paving them.
7. When developing heritage gardens for any of the surveyed functional roles, the planning of entrances and exits must be such that it does not affect agricultural areas, heavy vehicles are not allowed to enter, to avoid affecting agricultural areas. Organizing the granting of permission for beneficiaries to use the facilities, and reviewing with the entity concerned with preserving antiquities and heritage to determine the access routes for beneficiaries to the site, is required.
8. Agricultural activities are allowed in heritage garden areas, provided that the following conditions are met:
9. Obtain official approval from the entity concerned with preserving antiquities and heritage on the type of permitted agricultural activity in the heritage garden.
10. The allowed agricultural facilities according to the design and functional requirements and controls adopted by the entity concerned with preserving antiquities and heritage, include farmers and workers' rest areas, water wells/pumping stations, animal enclosures and stables, equipment workshops, any facilities related to traditional agricultural activities.
11. Adhere to the design and functional requirements and controls adopted by the entity concerned with preserving antiquities and heritage.
12. Commercial activities are allowed in heritage garden areas provided that the following conditions are met:
13. Obtaining official approval from the entity concerned with preserving antiquities and heritage on the type of permitted commercial activity in the heritage garden.
14. The building floor ratio should not exceed 5% (five percent) of the total original land surface area.
15. Generally allowed commercial activities include: sale of agricultural crops and all types of animal products, sale of palm products dates, popular water, sweets, crafts associated with the palm, such as baskets and mats, etc., cafes designated for selling specific drinks, handcraft and traditional craft shops, including product manufacturing and selling shops, gardening shops, and agricultural nurseries.
16. Commercial activities unrelated to the nature and specificity of the land are prohibited.
17. Reviewing with the entity concerned with preserving antiquities and heritage is mandatory to determine the commercial activities that may be permitted based on the location of the heritage park and obtaining prior written approval for that.
18. Adherence to the design and functional requirements and controls adopted by the entity concerned with preserving antiquities and heritage is required.
19. In cases where the aforementioned conditions do not apply, obtaining planning approval for the site's suitability for urban development by the Urban Planning Affairs and obtaining approval from the entity concerned with preserving antiquities and heritage is required.

**Section Three**

**Urban Heritage Areas - UH**

**Article (213)**

Applicable to the heritage of cities, villages, and architecture with heritage values, which may include individual buildings, neighborhoods, public squares, street networks, and infrastructure services. Its value lies in one or more aspects, for example: urban mass systems, the network of streets and alleys, the character of neighborhoods, a specific architectural character, unique living systems, etc., according to the standards of the entity concerned with preserving antiquities and heritage. These areas are divided into three categories (UHA, - UHB- UHC).

**Section Four**

**Urban Heritage Areas A – UHA**

**Article (214)**

**Uses:**

1. In Urban Heritage Areas (A), residential uses (building villas only) are permitted, and residential apartments or multiple residential units on the same property are not allowed, as indicated by the approved zoning maps.
2. In properties with commercial facades, opening commercial shops on the ground floor is allowed, which are not counted within the total building ratio, according to the design and functional requirements and controls adopted by the entity concerned with preserving antiquities and heritage.
3. Cultural, educational, recreational, tourist, and administrative activities are permitted on any floor of the building if the property meets one or more criteria for classifying heritage and historical buildings, according to the evaluation issued by the entity concerned with preserving antiquities and heritage, and in accordance with the design and functional requirements and controls adopted by that entity.

**Article (215)**

**Building Ratios:**

For building ratios in Urban Heritage Areas (A), the following controls must be observed:

1. The building ratio must not exceed 200% (two hundred percent) for residential uses of the land area, including all facilities, including service facilities, fixed covered areas, and the portico. In the case of compensating for facilities not counted within the building ratio, specifically parking spaces and shops, the total building ratio must not exceed 280 (two hundred and eighty), including the staircase, elevator, and any other service facilities.
2. In case commercial and administrative shops are allowed, a mezzanine of 70% (seventy percent) of the shop area is permitted and is not counted within the total building ratio and is used as a warehouse.

**Article (216)**

**Setbacks:**

For building setbacks in Urban Heritage Areas (A), the following controls must be observed:

**Front Setback:**

Building on the front land border of the front facade of the property is permitted unless there is an approved building line according to the detailed plans that must be adhered to.

**Side and Rear Setback:**

1. Building on the side and rear land border is allowed, taking into account the presence of a barrier between the property wall and the adjacent property.
2. In the case of building openings overlooking the side or rear neighbor, it is necessary to leave maneuvers (internal or external courtyards) according to the conditions and controls at the service entities.

**Article (217)**

**Heights:**

For building heights in Urban Heritage Areas (A), the following controls must be observed:

1. The building height should not exceed two stories and a maximum height of 9.50 meters (nine meters and fifty centimeters), including the parapet, staircase room, and any other facilities, provided that the height of the surface of the first-floor level does not exceed 6.5 meters (six meters and a half).
2. In case parking spaces are provided in the residential building, they can be compensated for by allowing construction on the second floor, so that the total height is 10 meters (ten meters), including the parapet, staircase room, and any other service facilities.
3. In case parking spaces or stalls are provided on the ground floor for commercial or dual-use (residential-commercial) buildings, they can be compensated for by allowing construction on the second floor, so that the total height is 12.50 meters (twelve meters and fifty centimeters), including the parapet, staircase room, and any other service facilities.
4. The mezzanine floor height should not exceed 2.6 meters (two meters and sixty centimeters).
5. The external wall height should not exceed 2 meters (two meters).

**Article (218)**

**Parking Spaces:**

1. It is necessary to provide car parking at a rate of one parking space per villa, and parking spaces are not counted within the building ratio provided the following controls are available:
2. The property area should not be less than 150 square meters (one hundred and fifty square meters).
3. The property should be located on a road not less than 8 meters (eight meters) wide.
4. The property should be connected to the existing road network.
5. It is necessary to provide car parking at a rate of two parking spaces per villa, and parking spaces are not counted within the building ratio provided the following controls are available:
6. The land area should be 300 square meters (three hundred square meters) or more.
7. The facade width should not be less than 12 meters (twelve meters).
8. The property should be located on a road not less than 8 meters (eight meters) wide.
9. The property should be connected to the existing road network.
10. Heritage and historical buildings classified, which carry exceptional value according to the evaluation criteria of the entity concerned with preserving antiquities and heritage, are exempted from the obligation to provide car parking spaces.

**Article (219)**

**Special Requirements:**

The following is observed in the special requirements for urban heritage areas (a), in addition to the previous controls:

1. Adherence to the design and functional requirements and controls adopted by the entity concerned with preserving antiquities and heritage, with the obligation to obtain approval from this entity on engineering maps and designs before initiating any project.
2. Preliminary approval must be obtained from the entity concerned with preserving antiquities and heritage regarding technical services such as communication towers and promotional advertisements, to determine their location, dimensions, and specifications before reaching any agreement with the concerned parties, and it is prohibited in sites listed on UNESCO's World Heritage or the Preliminary List of World Heritage.
3. In case the property meets one or more of the criteria for classifying heritage and historical buildings according to the assessment issued by the entity concerned with preserving antiquities and heritage, this entity has the right to prevent the partial or total demolition of the property, with the allowance for its restoration or development according to the design and functional requirements and controls.
4. In case the property meets one or more criteria for classifying heritage or historical buildings, and is classified among buildings with limited heritage value according to the assessment issued by the entity concerned with preserving antiquities and heritage, this entity has the right to request documentation of the original building and reincorporation of the movable heritage elements from the building's origin into the new design according to the design and functional requirements and controls.
5. In case the property is adjacent or neighboring a building listed on the national heritage list, or on UNESCO's World Heritage list, or directly surrounding a classified archaeological site, the entity concerned with preserving antiquities and heritage may request the redistribution of masses to protect the archaeological value, provided that the total areas' sum matches the permitted building mass, and special conditions for setbacks, materials, colors, etc., may be applied, different from the approved design and functional requirements and controls for the area.
6. It is allowed to add services on the building roof, including the stair room, elevator, and other service facilities, provided that the building ratio for the services does not exceed 30% (thirty percent) and the height of the addition does not exceed 3 meters (three meters only), provided that the addition is not overlooking any of the surrounding streets and passages.
7. In properties with commercial facades, the depth of the commercial shops should not exceed 50% of the property's depth, and the total depth of the commercial shop should not be less than 3 meters.
8. The following facilities are not counted within the building ratio, including the mezzanine, balconies protruding beyond the property line, and the basement.
9. Any protrusions in the building beyond the original property boundary are prohibited, except for open balconies.
10. The addition of open balconies is allowed, provided they do not protrude beyond the property boundary by more than one meter only, according to the requirements and controls adopted by the entity concerned with preserving antiquities and heritage, in case the street width is not less than 8 meters. Balconies must not be closed with any materials and must not be used for a non-functional role. Protrusions are strictly prohibited.
11. It is allowed to install folding shading elements connected to the building facade above the ground-floor commercial shops, under the following conditions:
12. The height of the shading elements should not be less than 2.50 meters.
13. The protrusion of the shading elements should not exceed 1 meter from the shop facade wall.
14. There should be no balconies on the floor above them in the building.
15. Shading elements should be made of permitted and approved materials by the entity concerned with preserving antiquities and heritage, and according to the safety and security specifications followed by the Civil Defense Affairs.
16. Observance of the design and functional requirements and controls adopted by the entity concerned with preserving antiquities and heritage.
17. It is allowed to install commercial advertisements parallel above the facades of commercial shops or activities mentioned in paragraph (3) of Article (214) of this decision on the ground floor only, with a protrusion that does not exceed 10 centimeters (ten centimeters) from the facade line with any of its elements, within the commercial shop space, and not exceeding the width of the main door leading to the shop.
18. Installation of lighting elements above entrances of shops and houses and under shading elements is allowed, provided that general safety conditions are observed and the design and functional requirements and controls adopted by the authority concerned with preserving antiquities and heritage are followed.
19. It is not allowed to display the technical facilities related to building service, including electrical and plumbing extensions, air conditioning elements, chimneys, etc., on the external facades of the building. Cabinets must be allocated within the property boundaries for gas cylinders, with adherence to the safety controls at the Civil Defense Affairs.
20. Installation of facilities to service the building on the roof, such as: water tanks and water heaters, etc., is permitted, provided they are visually blocked from any of the streets and passages surrounding the property according to the design and functional requirements and controls adopted by the authority concerned with preserving antiquities and heritage.
21. For the cladding of building facades, compliance with the approved color code for painting facades is required, according to the design and functional requirements and controls adopted by the authority concerned with preserving antiquities and heritage, and the use of cladding panels, tiles, stone, etc. is prohibited.
22. In case the authority concerned with preserving antiquities and heritage permits the demolition of part or all of one of the properties located within the urban heritage areas, which holds one or more of the movable heritage elements, these elements may be delivered to this authority for recycling and reuse in the restoration of historical buildings from the same era in the urban heritage areas according to the design and functional requirements and controls adopted by the authority concerned with preserving antiquities and heritage.
23. In case of fencing the property, the design and functional requirements and controls adopted by the authority concerned with preserving antiquities and heritage must be observed.
24. Adhere to the design and functional requirements and controls adopted by the authority concerned with preserving antiquities and heritage.
25. In cases not covered by the mentioned requirements, obtaining planning approval for the suitability of the location for building by the Urban Planning Affairs and obtaining approval from the authority concerned with preserving antiquities and heritage is required.

**Section Five**

**Urban Heritage Zones - UHB**

**Article (220)**

**Uses:**

1. Residential uses (villas and residential apartments) are permitted in Urban Heritage Zones (B) as indicated by the approved zoning maps.
2. In properties with commercial facades, opening commercial and administrative shops on the ground floor is allowed and is not counted within the total building percentage, according to the design and functional requirements and controls adopted by the authority concerned with preserving monuments and heritage.
3. Cultural, educational, recreational, tourism, and administrative activities are permitted on any floor of the building, provided that the property meets one or more of the criteria for classifying heritage and historical buildings, according to the assessment issued by the authority concerned with preserving monuments and heritage, and in accordance with the design and functional requirements and controls adopted by that authority.
4. Cultural, educational, recreational, and tourism activities are permitted on rooftops or internal courtyards, provided that the property meets one or more of the criteria for classifying heritage and historical buildings, according to the evaluation issued by the authority concerned with preserving monuments and heritage, and in accordance with the design and functional requirements and controls adopted by that authority.

**Article (221)**

**Building Ratios:**

The following controls must be observed in the building ratios for Urban Heritage Zones (B):

1. The building ratio should not exceed 300% (three hundred percent) for residential uses of the land area, including all facilities, including service facilities, fixed roofed spaces, and Liwan. In the case of compensation for facilities not counted within the building ratio, specifically parking spaces and commercial shops, the total building ratio should not exceed 380% (three hundred and eighty percent), including all facilities, including the staircase room, elevator, and any other service facilities.
2. In the case of allowing commercial shops, mezzanines are allowed up to 70% (seventy percent) of the shop area, adhering to its use as a warehouse and not counted within the total building ratio.

**Article (222)**

**Setbacks:**

In the construction setbacks for Urban Heritage Zones (B), the following controls must be adhered to:

**Front Setback:**

The construction of the ground floor on the front land boundary of the property’s front facade is allowed unless there is an approved building line according to the detailed plans that must be adhered to.

**Side and Rear Setback:**

Building up to the side and rear land boundaries is allowed, considering the existence of a buffer between the property wall and the adjacent property. In the case of creating openings overlooking the side or rear neighbor, it is necessary to leave maneuvers (internal or external courtyards) according to the conditions and controls at the service entities.

**Article (223)**

**Heights:**

For the building heights in Urban Heritage Zones (B), the following controls must be adhered to:

1. The building height should not exceed 3 floors (three floors) and a maximum of 12.50 meters (twelve meters and fifty centimeters), including the Parapet (Exterior Boundary Wall) and staircase room and any other facilities for residential use, provided that the height of the second-floor surface level does not exceed 9.60 meters (nine meters and sixty centimeters).
2. In case parking spaces are provided in the residential building, the building height should not exceed 3 floors (three floors) and a maximum of 13 meters (thirteen meters), including the Parapet (Exterior Boundary Wall), staircase room, and building annexes.
3. In case parking spaces or kiosks are provided on the ground floor for commercial or mixed-use buildings (residential or commercial), it is compensated by allowing construction on the third floor so that the total height is 15.50 meters (fifteen meters and fifty centimeters), including the Parapet (Exterior Boundary Wall) and staircase room and any other service facilities, provided that the building ratio does not exceed 380% (three hundred and eighty percent) after compensating for the shops and car parks.
4. The mezzanine floor height should not exceed 2.60 meters (two meters and sixty centimeters).
5. The external wall height should not exceed 2 meters (two meters).

**Article (224)**

**Parking Spaces:**

1. Parking spaces must be provided at a rate of one space per villa, and parking spaces are not counted within the building ratio provided the following controls are available:
2. The property area should not be less than 150 square meters.
3. The property should be located on a road not less than 8 meters wide.
4. The property should be connected to the existing road network.
5. Parking spaces must be provided at a rate of two spaces per villa, and parking spaces are not counted within the building ratio provided the following controls are available:
6. The land area should be 300 square meters or more.
7. The facade width should not be less than 12 meters.
8. The property should be located on a road not less than 8 meters wide.
9. The property should be connected to the existing road network.
10. One parking space must be provided for each residential apartment and is not counted within the building ratio.
11. Heritage and historical buildings, which are classified and hold exceptional value according to the assessment criteria of the entity concerned with preserving antiquities and heritage, are exempted from the obligation to provide parking spaces.

**Article (225)**

**Special Requirements:**

In the special requirements for Urban Heritage Zones (B), in addition to the previous controls, the following must be considered:

1. Adherence to the approved design and functional requirements and controls at the entity concerned with preserving antiquities and heritage is obligatory, and approval from this entity on engineering maps and designs must be obtained before starting any project.
2. Preliminary approval from the entity concerned with preserving antiquities and heritage regarding technical services, such as communication towers and promotional advertisements, to determine their location, dimensions, and specifications must be obtained before reaching any agreement with the concerned parties. It is prohibited in sites listed on UNESCO's World Heritage or Preliminary World Heritage lists.
3. In case the property adheres to one or more criteria of the classification of heritage and historical buildings, according to the assessment issued by the authority concerned with preserving antiquities and heritage, this authority has the right to prohibit the partial or complete demolition of the property, while allowing its restoration or development according to the design and functional requirements and controls.
4. If the property adheres to one or more criteria of the classification of heritage or historical buildings and is classified among the buildings with limited heritage value according to the assessment issued by the authority concerned with preserving antiquities and heritage, this authority has the right to request the documentation of the original building, and to reintegrate the movable heritage elements from the original building into the new design according to the design and functional requirements and controls.
5. In case the property is adjacent or close to a building listed on the national heritage list, or on UNESCO's World Human Heritage list, or in the direct vicinity of a classified archaeological site, the authority concerned with preserving antiquities and heritage has the right to redistribute the masses to protect the archaeological value, provided that the total areas correspond to the allowed building mass. Special conditions for setbacks, materials, and colors, etc., different from the approved design and functional requirements and controls of the area, may also be applied.
6. It is permitted to build residential facilities above the roof of the building, including the stairwell room, elevator, and other service facilities, provided that the construction ratio for services does not exceed 30% (thirty percent), and the height of the addition does not exceed 3 meters (only three meters), provided that the addition does not overlook any of the streets and corridors surrounding the property.
7. In properties with commercial facades, the depth of commercial shops must not exceed 50% of the depth of the property (fifty percent), and the total depth of the commercial shop must not be less than 3 meters (three meters).
8. The following facilities are not counted within the construction ratio and include: the mezzanine, balconies protruding beyond the property line, and the basement.
9. Any protrusions in the construction beyond the original property boundary of the building are prohibited, except for the open balconies.
10. It is allowed to add open balconies provided they do not protrude beyond the property boundary by more than 1 meter (only one meter), according to the design and functional requirements and controls adopted by the authority concerned with preserving antiquities and heritage, in case the width of the street is not less than 8 meters (eight meters). It is required that the balconies are not closed with any materials and are not used for purposes other than the functional role of the balconies, and protrusions are strictly prohibited.
11. Installation of connected shading elements that are foldable on the facade of the building above ground floor commercial shops is allowed under the following conditions:
12. The shading elements should not be less than 2.5 meters in height.
13. The protrusion of shading elements should not exceed 1 meter from the shop facade wall.
14. There should be no balconies on the floor above it in the building.
15. shading elements should be made of authorized and approved materials by the relevant authority responsible for preserving antiquities and heritage, and according to the security and safety specifications followed by the Civil Defense Affairs.
16. Adhere to the design and functional requirements and controls approved by the relevant authority responsible for preserving antiquities and heritage.
17. The installation of parallel commercial advertisements above the facades of commercial shops or activities referred to in Paragraph (3) of Article (220) of this decision is allowed on the ground floor only, with a protrusion not exceeding 10 centimeters from any element of the facade within the commercial shop space, and not exceeding the width of the main door leading to the shop, according to the approved design and functional requirements and controls issued by the relevant authority responsible for preserving antiquities and heritage, and according to the security and safety specifications followed by the Civil Defense Affairs.
18. The installation of lighting elements above the entrances of shops and houses and under shading elements is allowed only, taking into consideration the general safety conditions and following the design and functional requirements and controls approved by the relevant authority responsible for preserving antiquities and heritage.
19. Displaying technical facilities related to building services, such as electrical and sanitary extensions, air-conditioning elements, chimneys, etc., on the external building façades is not allowed. Cabinets must be allocated within the property limits for gas cylinders, considering safety conditions at Civil Defense Affairs.
20. The installation of facilities to serve the building on the roof, such as water tanks, water heaters, etc., is allowed, provided that they are visually obscured from any of the streets and passages surrounding the property according to the design and functional requirements and controls approved by the relevant authority responsible for preserving antiquities and heritage.
21. Regarding the cladding of building facades, it is mandatory to comply with the approved color code for painting the facades according to the design and functional requirements and controls approved by the relevant authority responsible for preserving antiquities and heritage. The use of cladding panels, tiles, stone, etc., is prohibited.
22. If the authority concerned with preserving antiquities and heritage permits the demolition of part or all of one of the properties located within the urban heritage areas, which carries one or more of the movable heritage elements, it is permissible to hand over these elements to this authority for recycling and reuse in restoring historic buildings from the same era in urban heritage areas according to the design and functional requirements and controls approved by the authority concerned with preserving antiquities and heritage.
23. When fencing the property, the design and functional requirements and controls approved by the authority concerned with preserving antiquities and heritage must be considered.
24. Adhere to the design and functional requirements and controls approved by the authority concerned with preserving antiquities and heritage.
25. In cases that do not comply with the mentioned requirements, obtaining planning approval for site validity for urbanization from the Urban Planning Affairs and obtaining approval from the authority concerned with preserving antiquities and heritage is required.

**Section Six**

**Urban Heritage Areas - UHC**

**Article (226)**

**Uses:**

1. In Urban Heritage Areas (C), administrative uses are allowed on the ground floor and residential uses (residential apartments only) are allowed on the first floor only, according to the design and functional requirements and controls approved by the authority concerned with preserving antiquities and heritage, as indicated by the approved zoning maps.
2. In properties with commercial facades, it is allowed to open commercial or administrative shops on the ground floor according to the requirements and controls approved by the authority concerned with preserving antiquities and heritage.
3. It is allowed to engage in cultural, educational, recreational, tourist, and administrative activities on any floor of the building, if the property meets one or more criteria for classifying heritage and historical buildings according to the assessment issued by the authority concerned with preserving antiquities and heritage, and according to the requirements and controls approved by that authority.
4. It is allowed to engage in cultural, educational, recreational, and tourist activities on the roofs or inner courtyards, if the property meets one or more criteria for classifying heritage and historical buildings according to the assessment issued by the authority concerned with preserving antiquities and heritage, and according to the requirements and controls approved by that authority.

**Article (227)**

**Building Ratios:**

For the building ratios in Urban Heritage Areas (C), the following controls must be observed:

1. The building ratio should not exceed 200% (two hundred percent) of the land area, including all facilities, including service facilities, fixed covered spaces, and the porch.
2. In case commercial and administrative shops are allowed, a mezzanine is allowed up to 70% (seventy percent) of the shop area and is not counted within the total building ratio, and it is used as a storage area.
3. In case parking spaces are provided, they are not compensated for.

**Article (228)**

**Setbacks:**

The following controls must be observed for the building setbacks in Urban Heritage Areas (C):

**Front Setback**: The construction of the ground floor on the front land boundary of the property’s front facade is allowed unless there is an approved building line according to the detailed plans that must be adhered to.

**Side and Rear Setback:** Construction up to the side and rear land boundary is allowed, with consideration for a buffer between the property wall and the adjacent property. If openings looking onto the side or rear neighbor are made, leaving maneuvers (internal or external courtyards) is required according to the terms and controls followed by the service entities.

**Article (229)**

**Heights**:

For building heights in Urban Heritage Areas (C), the building height should not exceed two floors with a maximum limit of 8.50 meters (eight meters and fifty centimeters), including the mezzanine and any other facilities, and the construction of a staircase room is not allowed. The mezzanine floor height should not exceed 2.20 meters (two meters and twenty centimeters), and the external wall height should not exceed 2 meters (two meters).

**Article (230)**

**Parking Spaces:**

It is obligatory to consult the entity concerned with preserving antiquities and heritage to study the possibility of adding parking spaces, provided that the property owner is not compensated with an increase in the building ratio in case of approval.

**Article (231)**

**Special Requirements:**

1. In addition to the previous controls, the special requirements for Urban Heritage Areas (C) shall include the following: adherence to the design and functional requirements and controls approved by the entity concerned with preserving antiquities and heritage. It is necessary to obtain the approval of this entity on the engineering maps and designs before starting any project.
2. Preliminary approval must be obtained from the authority concerned with preserving antiquities and heritage regarding technical services such as communication towers and promotional advertisements, to determine their location, dimensions, and specifications before reaching any agreement with the concerned parties. They are prohibited in sites listed on UNESCO's World Heritage or Preliminary List of World Heritage.
3. If the property meets one or more criteria for classifying heritage and historical buildings according to the assessment issued by the authority concerned with preserving antiquities and heritage, this authority has the right to partially or completely prevent the demolition of the property, while allowing its restoration or development according to the design and functional requirements and controls adopted by it.
4. If the property meets one or more criteria for classifying heritage or historical buildings and is classified among buildings with limited heritage value according to the assessment issued by the authority concerned with preserving antiquities and heritage, this authority has the right to request documentation of the original building, and to reintegrate the movable heritage elements from the original building into the new design according to the design and functional requirements and controls adopted by it.
5. If the property is adjacent to or near a building listed on the National Heritage List, or on UNESCO's World Heritage List, or in the direct vicinity of a classified archaeological site, the authority concerned with preserving antiquities and heritage has the right to request the redistribution of masses to protect the archaeological value, provided that the total areas match the allowed building mass. Special conditions for setbacks, materials, colors, etc., different from the design and functional requirements and controls for the area, may also be applied.
6. If the property is located on more than one street, and one of them is classified as residential and the other as commercial (whether approved or specially classified), the depth of the shops should not exceed 50% (fifty percent) of the property depth between the two streets, starting from the commercial street, provided that the total depth of the commercial shop is not less than 3 meters (three meters).
7. The following facilities are not counted within the building ratio, including mezzanine, balconies protruding over the property line, and basement.
8. Any protrusions in the construction beyond the original property boundary of the building are prohibited, except for open balconies.
9. Adding open balconies is allowed, provided that they do not protrude more than 1 meter (one meter) beyond the property boundary, according to the design and functional requirements and controls adopted by the authority concerned with preserving antiquities and heritage, provided that the street width is not less than 8 meters (eight meters). Balconies must not be enclosed with any materials and must not be used for functions other than the functional floor of the balconies, and protrusions are strictly prohibited.
10. Shade elements connected to the building facade and that can be folded, may be installed above the ground floor shops, subject to the following conditions:
11. ‌The height of the shade elements should not be less than 2.5 meters (two meters and fifty centimeters) only.
12. ‌The protrusion of the shading elements should not exceed 1 meter (one meter) only, from the shop's facade wall.
13. ‌There should be no balconies on the floor above it in the building.
14. ‌The shade elements should be made of materials permitted and accredited by the concerned authority for preserving monuments and heritage, and in accordance with the safety and security specifications followed by the Civil Defense Affairs.
15. ‌Adherence to the design and functional requirements and controls adopted by the concerned authority for preserving monuments and heritage.
16. That fall under paragraph (4) of Article (226) of this decision, on the ground floor only, with a protrusion not exceeding 10 centimeters (ten centimeters from the facade line with any of its elements), within the commercial shop space, and not exceeding the width of the main door leading to the shop, according to the design and functional requirements and controls approved by the concerned authority for preserving monuments and heritage, and in accordance with the safety and security specifications followed by Civil Defense Affairs.
17. It is allowed to install lighting elements above the entrances of shops and houses and below shading elements only, taking into account public safety conditions and following the design and functional requirements and controls adopted by the concerned authority for preserving monuments and heritage.
18. It is not allowed to show technical facilities related to building service from electrical and sanitary extensions, air conditioning elements, chimneys, etc., on the external building facades. Cabinets should be allocated within the property boundaries for gas cylinders, taking into account safety controls at Civil Defense Affairs.
19. It is allowed to install facilities to service the building on the roof, such as water tanks, water heaters, etc., provided they are visually blocked from any of the streets and corridors surrounding the property, according to the design and functional requirements and controls adopted by the concerned authority for preserving monuments and heritage.
20. As for the cladding of building facades, it is necessary to adhere to the approved color code for painting facades according to the design and functional requirements and controls adopted by the concerned authority for preserving monuments and heritage, and the use of cladding plates, tiles, stone, etc., is prohibited.
21. In the case of a permit from the entity concerned with preserving antiquities and heritage to demolish part or all of a property located within urban heritage areas, which bears one or more movable heritage elements, these elements may be handed over to this entity for recycling and reuse in the restoration of buildings of historical nature from the same era in urban heritage areas, according to the design and functional requirements and controls adopted by the entity concerned with preserving antiquities and heritage.
22. When fencing the property, the design and functional requirements and controls adopted by the entity concerned with preserving antiquities and heritage must be observed.
23. Observe the design and functional requirements and controls adopted by the entity concerned with preserving antiquities and heritage.
24. In cases that do not comply with the aforementioned requirements, it is required to obtain a planning approval for the validity of the site for urbanization from the Urban Planning Affairs and approval from the entity concerned with preserving antiquities and heritage.

**Section Seven**

**National Heritage Buildings - NHB**

**Article (232)**

The requirements of national heritage buildings apply to buildings or landmarks or a group of buildings and landmarks with high heritage and historical value, according to the evaluation criteria adopted by the entity concerned with preserving antiquities and heritage. This entity registers them on the national heritage list due to their importance, and these buildings may be located within other classification areas such as heritage gardens or urban heritage areas, etc.

**Article (233)**

**Uses:**

1. National heritage buildings are used as historical testimonies for future generations, and their use for cultural purposes and activities is allowed, determined according to the nature and specificity of each building, provided that they are restored, rehabilitated, designed, and constructed under the supervision of the entity concerned with preserving antiquities and heritage, and are not implemented except with the approval of this entity.
2. National heritage buildings can be used for original uses, with the necessity of consulting the entity concerned with preserving antiquities and heritage to study restoration and design.
3. The use of national heritage buildings for commercial purposes, of a cultural, educational, commercial, tourist, administrative nature, or activities that are allowed and conditional in any of the building's floors, which are determined after reviewing the entity concerned with preserving antiquities and heritage, and according to the design and functional requirements and controls adopted by that entity, is permitted.
4. It is allowed to practice cultural, educational, recreational, and tourist activities on the roofs or inner courtyards of buildings registered as national heritage, according to the design and functional requirements and controls adopted by that entity.

**Article (234)**

**Special requirements:**

In the special requirements for the areas of national heritage buildings, in addition to the previous controls, the following should be observed:

1. Any development, construction, or modification that affects the structural or visual condition of national heritage buildings or compromises their heritage and historical value in any way is prohibited, and this value is determined for buildings that meet one or more of the evaluation criteria adopted by the entity concerned with preserving antiquities and heritage.
2. No development or intervention may be implemented on a national heritage building without a detailed study and written approval from the entity concerned with preserving antiquities and heritage.
3. Approval must be obtained from the entity concerned with preserving antiquities and heritage to determine the functional use of the building, before starting any design plans.
4. The entity concerned with preserving antiquities and heritage has the right to request excavations or prepare specialized studies according to the location specified by the entity.

**Chapter Eight**

**Multi-use Project Areas**

**Section One**

**Special Nature Project Areas - SP**

**Article (235)**

Special nature project areas refer to non-typical project zones, which are not governed by texts in the regulatory requirements for urban development included in this decision. These may arise in areas where general or detailed urban plans have been prepared and approved, or in open areas for which no plans have been prepared. Approval for them may require the preparation of specialized studies that include the following:

1. The urban planning impacts of the project on adjacent areas.
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 necessary studies to decide on the project application.

A project is considered special in nature with respect to its urban requirements, including the development of road networks and facilities in its location and in the lands adjacent to it. To approve the project as a special nature project, it must be presented to a specialized committee formed by a decision from the competent minister. The approval decision is issued by the competent minister.

**Second Section**

**Private Sector Development Project Areas - MP**

**Article (236)**

Private sector development project areas refer to wide-scale, multi-use urban projects developed by the private sector. Projects are studied by the Urban Planning Affairs in coordination with service entities in preparation for the adoption of general plans and detailed schedules by the Urban Planning Affairs. Approval for them may require the preparation of specialized studies, similar to special nature project areas.

**Chapter Nine**

**Tourist and Recreational Areas**

**Section One**

**Hotel and Resort Areas – HLR**

**Article (237)**

**Uses:**

In hotel and resort areas, hotel uses (hotels and hotel apartments) and tourist resorts, or their equivalent, are allowed provided that approval is obtained from Tourism Affairs, as indicated by the approved zoning maps.

**Article (238)**

**Building Ratios:**

The following controls must be observed in the building ratios for hotel and resort areas:

1. Hotel projects and their equivalents are allowed to be built provided that planning approval is obtained for the site’s suitability for urbanization by the Urban Planning Affairs, with specifying the regulatory requirements for urban development for each project. This may require the preparation of specialized studies such as a study on the traffic impacts on the existing road network at various levels, a study of the urban planning impacts of the project on the area, or an environmental impact study, or any other necessary studies to decide on the project application.
2. Commercial activities are allowed provided that each application is studied by the Urban Planning Affairs.
3. The construction of a basement, whose area is not counted within the building ratio, used as parking spaces or hotel uses and services, or all of them, is allowed provided that approval is obtained from the service entities.

**Article (239)**

**Heights:**

To determine the building heights for hotel and resort areas, planning approval must be obtained for the site’s suitability for urbanization by the Urban Planning Affairs.

**Article (240)**

**Parking Spaces:**

Parking spaces must be provided according to the parking standards indicated in Article (392) of this resolution. Provision of parking spaces can be in the basement, ground floor, recurring floors, or all of them, and it may require the preparation of a study on traffic impacts on the existing road network at various levels.

**Article (241)**

**Special Requirements:**

In the special requirements for hotel and resort areas, in addition to the previous controls, it is permitted to practice a hotel activity or hotel apartments and among others in properties located within the classification of multi-use building areas (A, B, C, D) provided that the requirements of the area in terms of building ratios, legal setbacks, and heights are applied, along with the necessity of providing parking spaces according to the parking standards indicated in Article (392) of this decision, and after obtaining the approval of Tourism Affairs.

**Section Two**

**Restaurant and Café Areas - FB**

**Article (242)**

**Uses:**

In the areas of restaurants and cafes, the construction of restaurants, cafes, bakeries, and among others is allowed as indicated by the approved zoning maps.

**Article (243)**

**Building Ratios:**

The following controls must be observed in the building ratios for restaurant and café areas:

1. The building ratio should not exceed 180% (one hundred and eighty percent) of the land area.
2. Additional building ratios not exceeding 15% (fifteen percent) of the land area are allowed, designated for restaurant or café facilities only. Building is permitted therein to the side and rear neighbor provided that its height does not exceed one floor with a maximum of 4 meters (four meters) measured from the sidewalk level.
3. The addition of a mezzanine is allowed, provided its area does not exceed 70% (seventy percent) of the floor area.
4. Building a basement up to the land boundaries is allowed and it must be connected to the main building according to the following controls:
5. Obtain approval from the service entities.
6. Dedicate the basement for parking spaces and annexes of the building.
7. The basement area is not counted within the permitted building ratio mentioned.
8. Direct opening to the street or from outside the land parcel is not allowed if the basement is allocated for building annexes.
9. Construction of a vehicle access ramp is allowed on the front or side boundary provided that approval from the service entities is obtained if the basement is designated for parking spaces.

**Article (244)**

**Setbacks:**

In the building setbacks for restaurant and café areas, the following controls must be observed:

**Front Setback:**

A setback of at least 6 meters (six meters) from the boundary overlooking the main or more essential street must be left and used for uncovered parking spaces and pedestrian pathways. Overhead protrusions above the ground floor are allowed, with a maximum of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

1. A setback of at least 2 meters (two meters) from the side and rear property boundaries must be left.
2. Overhead protrusions above the ground floor are not allowed.

**Article (245)**

**Heights:**

For building heights in restaurant and café areas, the building height must not exceed 3 floors (three floors) and a maximum of 15 meters (fifteen meters). In the case of building a basement, the maximum height limit is 16.50 meters (sixteen meters and fifty centimeters).

**Article (246)**

**Parking Spaces:**

Parking spaces must be provided within the property boundaries according to the parking standards specified in Article (392) of this decision. This does not apply to buildings or lands that are near public parking areas or if longitudinal, perpendicular, or angled parking spaces are provided within the roadway easement itself.

**Article (247)**

**Building Facades**:

Criteria, technical specifications, and architectural styles are determined through the Facade Committee for lands located within complex 338 in the Al Qudaibiya area.

**Article (248)**

**Special Conditions:**

In the special conditions for restaurant and café areas, in addition to the previous controls, the following should be observed:

1. In case more than one restaurant is built, facilities may be built for each restaurant provided that the total area of the facilities does not exceed 15% (fifteen percent) of the property area.
2. If the building is for a tourist restaurant or café, approval from Tourism Affairs is required. For lands with an area less than 200 square meters (two hundred square meters), coordination with Tourism Affairs is needed.
3. In case sufficient parking spaces are provided in the basement, the front setback can be used for temporary roofed or unroofed outdoor seating, provided that legal setback is adhered to, and approval from the Urban Planning Affairs is obtained.
4. Administrative uses are allowed on the first and second floors, provided that the office entrances are separated from the restaurant or café.
5. In case there is a unified building line so that 50% (fifty percent) of the adjacent lands are built on the boundary, exemption from leaving legal setbacks is granted.
6. Fast-food restaurants are not allowed on lands located within complex 338 in the Al Qudaibiya area. Urban planning will study the mentioned area.
7. For lands with an area less than 200 square meters (two hundred square meters), coordination with the Urban Planning Affairs to study the mentioned area is required.
8. For technical and planning considerations, exceptions to the conditions mentioned in this chapter are permissible, after obtaining approval from the Urban Planning Affairs and approval from the service entities as needed.

**Section Three**

**Green Touristic Projects Zones - GBT**

**Article (249)**

**Uses:**

Commercial, administrative uses, restaurants, and cafes, or all of them, are permitted in green touristic projects zones, as indicated by the approved zoning maps.

**Article (250)**

**Building Ratios:**

Building ratios in the zones of green touristic projects are determined as follows:

1. The total building areas for all structures should not exceed 100% (one hundred percent) of the land area.
2. The building areas for any floor should not exceed 50% (fifty percent) of the land area.
3. Building a basement at the land boundaries is allowed, and it should be connected to the main building according to the following controls:
4. Obtain approval from service entities.
5. The basement is designated for annexes to the building, parking spaces, or both.
6. The ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
7. Construction of a vehicle access ramp is allowed on the front or side limit, provided that approval from service entities is obtained if the basement is designated for parking spaces.

**Article (251)**

**Setbacks:**

In the building setbacks for green touristic projects zones, the following controls should be observed:

**The Front Setback:**

Building the ground floor is allowed after a distance of no less than 6 meters (six meters) from the front land boundary facing a street or road, and overhead protrusions in the floors above the ground floor are not allowed. The setback area is used for trees and green spaces.

**Side Setback:**

Building the ground floor is allowed after a distance of not less than 3 meters (three meters) from the side land boundary, and overhead protrusions in the floors above the ground floor are not allowed. The setback area is used for planting trees and as passageways for pedestrians.

**Rear Setback:**

Building the ground floor is allowed after a distance of not less than 3 meters (three meters) from the rear land boundary, and overhead protrusions in the floors above the ground floor are not allowed. The setback area is used for planting trees and green spaces.

**Article (252)**

**Heights:**

In building heights for green touristic projects zones, the following controls should be observed:

1. The building height should not exceed 2 floors (two floors) and should be a maximum of 10 meters (ten meters).
2. In the case of building a basement, the maximum height limit is 11.5 meters (eleven meters and fifty centimeters).

**Article (253)**

**Parking Spaces:**

Provision of car parking spaces must be in accordance with the standards approved in Article (392) of this decision, and it is allowed to develop car parking spaces in the basement, ground floor, repeated floors, or all of them, and they are not counted within the prescribed building ratio and height.

**Article (254)**

**Special Requirements:**

In the special requirements for the zones of green touristic projects, in addition to the previous controls, the following must be observed:

1. The area allocated from the land for planting trees, green spaces, pathways, and roads should not be less than 50% (fifty percent) of the land area.
2. The area allocated from the land for planting trees and green spaces should not be less than 40% (forty percent) of the land area.
3. The area allocated for passageways, roads, and car parking should not exceed 10% (ten percent) of the land area.

**Section Four**

**Waterfront Areas - WF**

**Article (255)**

**Uses:**

In the waterfront areas, open and green spaces and their equivalents are allowed, which are divided into beach areas and corniche areas, as indicated by the approved zoning maps.

**Article (256)**

**Building Ratios:**

Building ratios in waterfront areas are determined as follows:

1. The area allocated for beaches, green spaces, open spaces, and playgrounds should not be less than 50% (fifty percent) of the land area.
2. The building surfaces for built facilities and utilities should not exceed 30% (thirty percent) of the land area.

**Article (257)**

Setbacks: The setbacks for waterfront areas must observe the following controls:

1. **In the case of the beach:**
2. ‌The beach width must not be less than 25 meters (twenty-five meters), starting from the coastline.
3. ‌The walkway width must not be less than 10 meters (ten meters), starting from the rear boundary of the beach.
4. ‌Open and green spaces for beautification should be allocated with a width of not less than 5 meters (five meters), and these areas can be utilized as outdoor seating areas for restaurants and cafes only in the designated parts in front of them, provided that the depth of the outdoor seating areas does not exceed 10 meters (ten meters).
5. ‌Establishments are allowed to be built at a distance of not less than 40 meters (forty meters) from the boundary of the land overlooking the waterfront.
6. **In the case of the corniche:**
7. ‌The width of the walkway must not be less than 10 meters (ten meters), starting from the boundary of the waterfront (from the protection barrier - Rock revetment / Vertical Wall).
8. ‌Establishments are allowed to be constructed at a distance of not less than 10 meters (ten meters) from the boundary of the land overlooking the waterfront.

**Article (258)**

**Heights:**

For the heights in the waterfront areas, the building height must not exceed 2 floors (two floors) and a maximum of 10 meters (ten meters), with an ascending height that does not obstruct the view, and an addition of a mezzanine that is not calculated within the building ratio is allowed in accordance with the provisions of the twelfth chapter of this decision.

**Article (259)**

**Parking Spaces:**

Parking for cars must be provided within the property boundaries according to the car parking standards outlined in Article (392) of this decision.

**Article (260)**

**Special requirements:**

In the special requirements for waterfront areas, in addition to the previous controls, the following must be considered:

1. These requirements apply to governmental and private properties except for private residential ones for individuals, and any exception to this requires obtaining the approval of the Urban Planning Affairs and service entities according to the followed procedures.
2. The preparation of a study on the traffic impacts on the existing road network at various levels or the preparation of a hydrodynamic study, or any other studies as per the requirements of the Urban Planning Affairs, may be required.

**Section Five**

**Recreational Areas - REC**

**Article (261)**

**Uses:**

In recreational areas, the establishment of gardens, parks, squares, public squares, open and closed recreational projects is permitted, as well as the establishment of sports fields, public walking tracks, necessary sports facilities, and supporting commercial shops, according to the approved zoning maps.

**Article (262)**

**Building Ratios:**

The following are required in the building ratios in recreational areas:

1. The total building areas for facilities and services should not exceed 30% (thirty percent) of the land area.
2. The green spaces area should not be less than 70% (seventy percent) of the land area for sites designated for gardens, parks, and waterfronts.
3. Some commercial uses to service the recreational facility are allowed, provided that they do not exceed 5% (five percent) of the land area, and the commercial ratio for projects can be increased, provided that planning approval for the site’s suitability for urbanization is obtained from the Urban Planning Affairs.

**Article (263)**

**Setbacks:**

In the setbacks for recreational areas, the following controls should be considered:

1. Facilities, buildings, and public utilities must be set back at least 3 meters (three meters) from the land boundary on all sides.
2. The construction of an office, a guard room, a pump room, stores, and among others is allowed on the land boundaries without leaving a setback.

**Article (264)**

**Heights:**

In the recreational areas, heights must comply with the following controls:

1. The height of facilities, commercial, and recreational entities should not exceed a ground floor and a mezzanine, with a maximum limit of 7.5 meters (seven meters and fifty centimeters). Exceptions can be made for facilities, buildings, and halls that require a greater height or that require technical equipment with special specifications, subject to approval from the Urban Planning Affairs and approval from the service entities.
2. The height of the office, guard room, pumps, or storage should not exceed one floor, with a maximum limit of 4 meters (four meters).

**Article (265)**

**Parking Spaces:**

Parking for cars must be provided within the property boundaries according to the car parking standards outlined in Article (392) of this resolution, serving all facilities.

**Article (266)**

**Special Requirements:**

In addition to the previous controls, special requirements for recreational areas must ensure that commercial use is open from within the property to serve facility visitors and opening to the outside is not allowed. In cases that do not comply with the aforementioned requirements, planning approval for the site’s suitability for urbanization must be obtained from the Urban Planning Affairs.

**Section Six**

**Open Space Areas - OS**

**Article (267)**

Open space areas are designated for outdoor recreational activities, taking into consideration that the development rate does not exceed 5% (five percent) of the land area to service visitors and the general public in a way that its size and design are proportional to the open space as a whole and its use does not dominate the permitted main use. Its development requires obtaining the necessary planning and service approvals. It is also necessary to provide car parking according to the standards outlined in Article (392) of this resolution. In case requirements that are not mentioned in this article are requested, obtaining planning approval for the site’s suitability for urbanization from the Urban Planning Affairs is required.

**Chapter Ten**

**Service Areas**

**Section One**

**Infrastructure Zones - IST**

**Article (268)**

1. In infrastructure areas, the construction of main and sub electrical stations and corridors connected to these stations and their likes are allowed and are subject to the provisions and controls of the entity concerned with the Electricity and Water Affairs.
2. In infrastructure areas, the construction of communication towers and stations and their likes are allowed and are subject to the provisions and controls of the entity concerned with the Communication Affairs. Also, the construction of communication towers and stations and their likes on lands prepared for urbanization included within this decision is allowed, provided that the height requirements of the area are adhered to. In case the height exceeds the allowed limit according to the classification, obtaining approval from the Urban Planning Affairs is required.
3. In infrastructure areas, the construction of main and sub sewage treatment stations and their likes are allowed and are subject to the provisions and controls of the entity concerned with the Sewage Affairs.
4. In infrastructure areas, the construction of main and sub water pumping and distribution stations and the corridors connected to these stations and their likes are allowed and are subject to the provisions and controls of the entity concerned with the Electricity and Water Affairs.
5. In infrastructure areas, the construction of infrastructure services, which have not been mentioned within this decision, is allowed and requires obtaining planning approval for the site's suitability for urbanization from the Urban Planning Affairs and is subject to the provisions and controls of the concerned entities.

**Section Two**

**Roads and Streets - ROD**

**Article (269)**

A part of the road reserve is allocated for the passage of motor vehicles and various means of transport, the crossing of pedestrians in designated places, the establishment of side parking for cars, and may include spaces reserved for public facilities, services, trees, and green areas.

**Section Three**

**Pedestrian and Service Areas Zones - PIC**

**Article (270)**

A part of the road reserve is allocated for pedestrian traffic and may include side parking for cars, and spaces reserved for public facilities, services, trees, and green areas.

**Section Four**

**Sport Activity Services Zones - CSS**

**Article (271)**

**Uses:**

In the zones for sports activity services, it is allowed to have sports cities, sports clubs, sports stadiums, sports projects, associated uses, supporting facilities, and their likes, provided that the approval of the entity concerned with the Sports Affairs is obtained, as shown by the approved zoning maps.

**Article (272)**

**Building Ratios:**

The following controls must be observed in the building ratios for sports activity services zones:

1. Construction of sports projects and their likes is permitted, provided that planning approval for the suitability of the site for urbanization is obtained from the Urban Planning Affairs, specifying the regulatory requirements for urbanization specific to each project. It may require the preparation of specialized studies, such as a study of the traffic impacts on the existing road network at various levels, a study of the urban planning impacts of the project on the area, an environmental impact study, or any other necessary studies to decide on the project request.
2. Construction of a basement is allowed on the land boundaries and should be connected to the main building, according to the following controls:
3. Obtaining approval from the service entities.
4. The basement is designated for building annexes or car parks, or both.
5. The basement area is not counted within the allowed mentioned building ratio.
6. The ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
7. Construction of a vehicle access ramp on the front or side is permitted, provided that approval from the service entities is obtained if the basement is designated for car parking.
8. Commercial uses to serve sports clubs are only allowed in case the club is an established, integrated entity that includes all sports facilities and its supporting facilities, provided that the commercial use does not exceed 10% (ten percent) of the land area. The commercial ratio can be increased, provided that planning approval for the suitability of the site for urbanization is obtained from the Urban Planning Affairs.

**Article (273)**

**Heights:**

The following controls must be observed in the heights for the sports activity services zones:

1. The height is determined based on the heights of surrounding buildings and after obtaining approval from the Urban Planning Affairs.
2. The height of buildings designated for sports clubs should not exceed 4 floors (four floors), and according to urban planning, a maximum of 20 meters (twenty meters). In the case of constructing a basement, the maximum height limit is 21.50 meters (twenty-one meters and fifty centimeters), in addition to the floors designated for services and car parking.
3. The height of commercial activities should not exceed two floors and a maximum of 10 meters (ten meters). In the case of constructing a basement, 11.50 meters (eleven meters and fifty centimeters).
4. The addition of a mezzanine is allowed, which is not counted in the height nor the building ratio, according to the standards specified in the General Provisions section of this decision.

**Article (274)**

**Parking Spaces:**

Car parking must be provided within the property boundaries according to the car parking standards specified in Article (392) of this decision. Preparing a traffic impact study on the existing road network at various levels may be required.

**Article (275)**

**Special Requirements:**

In addition to the previous controls, the special requirements for sports activity service zones shall observe the following:

1. Sports activities are allowed on properties located within the classification of multi-use building zones and industrial zones, provided that the zone's requirements regarding building ratios and legal setbacks are applied, and after obtaining planning approval for the site's suitability for urbanization from the Urban Planning Affairs and the entity concerned with the Sports Affairs.
2. In cases that do not comply with the mentioned requirements, obtaining planning approval for the site's suitability for urbanization from the Urban Planning Affairs is required.

**Section Five**

**Health Service Zones - CSH**

**Article (276)**

**Uses:**

Hospitals, health centers, medical clinics, rehabilitation centers, medical centers, accompanying uses, supporting facilities, and their equivalents are permitted in health service zones, provided that approval from the National Authority for Regulating Professions and Health Services and the Ministry of Health is obtained, as indicated by the approved zoning maps.

**Article (277)**

Building Ratios: The following controls must be observed in the building ratios for health service zones:

1. Construction of health projects and their equivalents is allowed, provided that planning approval for the site's suitability for urbanization is obtained from the Urban Planning Affairs, with the determination of the regulatory requirements for urbanization specific to each project. Preparing specialized studies, such as a traffic impact study on the existing road network at various levels, an urban planning impact study of the project on the area, an environmental impact study, or any other necessary studies to decide on the project application, may be required.
2. Basement construction on the land boundaries is permitted and should be connected to the main building according to the following controls:
3. Obtaining approval from the service entities.
4. Designating the basement for annexes of the building or for parking spaces, or both.
5. The basement area is not counted within the allowed building ratio mentioned.
6. The ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
7. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from the service entities is obtained if the basement is designated for parking.

**Article (278)**

**Heights:**

For the health service zones, the following controls must be observed regarding the heights:

1. The height of hospitals and their equivalents should not exceed 10 floors (ten floors) and a maximum of 50 meters (fifty meters). In case a basement is built, the maximum height is 51.50 meters (fifty-one meters and fifty centimeters), in addition to the height of the floors designated for services and parking.
2. The height of health centers should not exceed 10 floors (ten floors) and a maximum of 50 meters (fifty meters). In case a basement is built, the maximum height is 51.50 meters (fifty-one meters and fifty centimeters), in addition to the height of the floors designated for services and parking.
3. The height of rehabilitation centers and their equivalents should not exceed 6 floors (six floors) and a maximum of 30 meters (thirty meters). In case a basement is built, the maximum height is 31.50 meters (thirty-one meters and fifty centimeters), in addition to the height of the floors designated for services and parking.
4. The height of medical centers and their equivalents should not exceed 4 floors (four floors) and a maximum of 20 meters (twenty meters). In case a basement is built, the maximum height is 21.50 meters (twenty-one meters and fifty centimeters), in addition to the height of the floors designated for services and parking.
5. The height of medical clinics and their equivalents should not exceed 3 floors (three floors) and a maximum of 15 meters (fifteen meters). In case a basement is built, the maximum height is 16.50 meters (sixteen meters and fifty centimeters), in addition to the height of the floors designated for services and parking.

**Article (279)**

**Parking:**

Parking must be provided within the property boundaries according to the parking standards outlined in Article (392) of this decision, and preparing a traffic impact study on the existing road network at various levels may be required.

**Article (280)**

**Special Requirements:**

The special requirements for health service areas, in addition to the previous controls, shall consider the following:

1. The practice of health activities is permitted in properties located within the classification of multi-use building areas and commercial areas, provided that the requirements of the area in terms of building ratios and legal setbacks are applied and after obtaining planning approval for the site's suitability for urbanization from the Urban Planning Affairs, the National Authority for Regulating Health Professions and Services, and the Ministry of Health.
2. In cases to which the aforementioned requirements do not apply, obtaining planning approval for the site's suitability for urbanization from the Urban Planning Affairs is required.

**Section Six**

**Educational Services Areas - CSE**

**Article (281)**

**Uses:**

In educational service areas, nurseries, kindergartens, educational centers, schools, institutes, universities, associated uses, supporting facilities, and their equivalents are allowed provided that approval is obtained from the Ministry of Education, centers and institutes for administrative, commercial, professional, and technical training and their equivalents are also allowed, provided that approval is obtained from the Ministry of Labor, as shown in the approved zoning maps.

**Article (282)**

**Building Ratios:**

For building ratios in educational service areas, the following controls should be considered:

1. Educational projects and their equivalents may be constructed, provided that planning approval is obtained for the site's suitability for urbanization from the Urban Planning Affairs, specifying the regulatory requirements for urbanization for each project. Preparing specialized studies, such as a traffic impact study on the existing road network at various levels, an urban planning impact study of the project on the area, an environmental impact study, or any other necessary studies to decide on the project application, may be required.
2. Constructing a basement on the land boundaries is permitted, and it should be connected to the main building according to the following controls:
3. Obtaining approval from the service entities.
4. The basement should be dedicated to the building annexes, parking, or both.
5. The basement area is not counted within the allowed building ratio mentioned.
6. The ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
7. Construction of a ramp for vehicle entry on the front or side boundary is allowed, provided that approval is obtained from the service entities if the basement is designated for parking.

**Article (283)**

**Heights:**

In the heights for educational services areas, the following controls should be observed:

1. The height of nurseries, kindergartens, and their equivalents should not exceed 3 floors (three floors) and a maximum of 15 meters (fifteen meters). In case a basement is built, the maximum height is 16.50 meters (sixteen meters and fifty centimeters).
2. The height of institutes and educational centers and their equivalents shall not exceed 4 floors (four floors) and a maximum of 20 meters (twenty meters). In the case of building a basement, the maximum height is 21.50 meters (twenty-one meters and fifty centimeters).
3. The height of schools and their equivalents shall not exceed 5 floors (five floors) and a maximum of 25 meters (twenty-five meters). In the case of building a basement, the maximum height is 26.50 meters (twenty-six meters and fifty centimeters).
4. The height of universities and their equivalents shall not exceed 6 floors (six floors) and a maximum of 30 meters (thirty meters). In the case of building a basement, the maximum height is 31.50 meters (thirty-one meters and fifty centimeters), in addition to the height of the floors designated for services and car parking.

**Article (284)**

**Parking Spaces:**

Car parking spaces must be provided within the property boundaries according to the car parking standards indicated in Article (392) of this decision, and it may require the preparation of a traffic impact study on the existing road network at various levels.

**Article (285)**

**Special Requirements:**

In the special requirements for educational service areas, in addition to the previous controls, the following should be considered:

1. Educational activities are allowed in properties located within the classification of multi-use building areas, provided that the building ratios and legal setbacks of the area are applied, and planning approval for the site's suitability for urbanization is obtained from the Urban Planning Affairs and approval from the Ministry of Education and Education.
2. It is allowed to provide a private pathway for dropping off and picking up students within the property boundaries in government and private schools.
3. In cases where the aforementioned requirements do not apply, obtaining planning approval for the site's suitability for urbanization from the Urban Planning Affairs is required.

**Section Seven**

**Religious Services Areas - CSR**

**Article (286)**

**Uses:**

In religious services areas, mosques, major mosques, matams, churches, temples, and their equivalents, as well as their affiliated facilities are allowed, as indicated by the approved zoning maps. Also, some specific activities are allowed according to the adopted controls and standards.

**Article (287)**

**Building Ratios:**

With consideration to paragraph (3) of Article (290) of this decision, the following controls must be adhered to in the building ratios for religious services areas:

1. The building ratio of the mosque, major mosque, matam, church, temple, and their equivalents, and all its annexes and facilities shall not exceed 240% of the land area.
2. The building surfaces shall not exceed 80% of the land area.
3. Commercial activities are allowed provided that each request is studied by the Urban Planning Affairs.

**Article (288)**

**Setbacks:**

The building setbacks for religious services areas should observe the following controls:

1. Building is allowed on the land boundary without leaving a setback from the sides facing a passage or a street.
2. The building must be set back at least 2 meters from the land boundary on the sides facing a neighbor.
3. Residential and service facilities can be built on the boundary; their construction within the general building is also allowed.

**Article (289)**

**Heights:**

The building heights in religious services areas should observe the following controls:

1. The height should not exceed 3 floors (three floors) and a maximum of 15 meters (fifteen meters).
2. The height of the minaret and domes should not exceed 25 meters (twenty-five meters). If the height exceeds the mentioned limit, approval from the Urban Planning Affairs is required.

**Article (290)**

**Parking:**

1. Parking spaces shall be provided according to the parking standards outlined in Article (392) of this decision, sufficient to serve all permitted activities within the property boundaries.
2. In the event that the land area is less than 600 square meters (six hundred square meters) and is located within approved plans containing parking spaces on adjacent or nearby lands made to serve the religious facility and the nearby commercial area, those parking spaces can be utilized to fulfill the required number of parking spaces.
3. In the case where the land is situated within an old area not connected to the road network, or faces a street less than 8 meters (eight meters) wide, exemption from providing parking spaces is allowed and the building ratio is reduced to 160% of the land area.
4. If there are nearby public parking spaces, or they are provided within the road's right-of-way, it is permissible to reduce the parking space standards required to be provided, or to be exempted from them, provided that they are approved for site validity for building by the Urban Planning Affairs.

**Article (291)**

**Special Requirements:**

In addition to the previous controls, the following must be observed in the special requirements for religious services areas:

1. When establishing a hall for occasions or other religious facilities, it is permissible to request the preparation of traffic and technical studies to obtain planning approval for site validity for building from the Urban Planning Affairs.
2. Basement construction is not allowed.
3. Commercial use must be completely separated.
4. The nearby area must be in need of the required commercial uses.
5. It is permissible to build residential apartments for the Imam and the prayer announcer on the ground floor or upper floors.
6. It is permissible to build classrooms to serve the facility on the upper floors.
7. For applications to demolish and rebuild old buildings, construction is allowed as per the previous condition if the location or structural areas are not changed.
8. In cases not covered by the mentioned requirements, obtaining planning approval for site validity for building from the Urban Planning Affairs is required.

**Section Eight**

**Diplomatic Service Areas - CSD**

**Article (292)**

**Uses:**

In diplomatic service areas, embassies, annexes, diplomatic representation offices, residences of mission heads, and their equivalent, as well as their affiliated facilities, are permitted, as indicated by the approved zoning maps.

**Article (293):**

**Building Ratios:**

The following controls must be observed in the building ratios for diplomatic service areas:

1. The building ratio shall not exceed 240% (two hundred and forty percent) of the land area.
2. The built-up areas shall not exceed 60% (sixty percent) of the land area.
3. It is permitted to build a basement on the land boundaries, connected to the main building in accordance with the following controls:
4. Obtaining approval from the service entities.
5. Allocating the basement for building annexes, parking spaces, or both.
6. The basement area is not counted within the allowed mentioned building ratio.
7. The height of the ground floor shall not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
8. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval is obtained from the service entities if the basement is designated for parking.

**Article (294)**

**Heights:**

In diplomatic service areas, the building heights must observe 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 the case of building a basement, the maximum height limit is 21.50 meters (twenty-one meters and fifty centimeters), in addition to the floors designated for services and parking spaces.
2. An increase in height is allowed in certain special cases, provided that approval is obtained from the Ministry of Foreign Affairs and the Urban Planning Affairs.

**Article (295)**

**Parking:**

Parking spaces must be provided in accordance with the parking standards outlined in Article (392) of this decision, sufficient to serve the allowed activities within the property boundaries. They must be provided on the ground floor, the repeated floors, the basement, or all of them and are not counted within the allowed building and height ratios.

**Article (296)**

**Special Requirements:**

In the special requirements for diplomatic service areas, in addition to the previous controls, it is mandatory to obtain approval from the Ministry of Foreign Affairs. In cases where the aforementioned requirements do not apply, obtaining planning approval for the site’s eligibility for urbanization from the Urban Planning Affairs and obtaining approval from the Ministry of Foreign Affairs is required.

**Section Nine**

**Administrative and Security Service Areas - CSA**

**Article (297)**

Uses: In administrative and security service areas, security centers, traffic, civil defense, and their equivalents and their affiliated facilities are allowed, as well as buildings of ministries, authorities, governmental bodies, and their equivalents, as indicated by the approved zoning maps.

**Article (298)**

**Building Ratios:**

The following controls must be observed in the building ratios for administrative and security service areas:

1. The building ratios for security centers and their equivalents shall not exceed 180% (one hundred and eighty percent) of the land area.
2. The building ratio for civil defense buildings and their equivalents shall not exceed 240% (two hundred and forty percent) of the land area.
3. The building ratio for traffic buildings and their equivalents shall not exceed 360% (three hundred and sixty percent) of the land area.
4. The building ratio for buildings of ministries, bodies, governmental institutions, and their equivalents shall not exceed 720% (seven hundred and twenty percent) of the land area.
5. Building areas should not exceed 60% (sixty percent) of the land area.
6. Construction of a single floor dedicated to facilities and services is allowed, provided that the building area does not exceed 60% (sixty percent) of the land area, and this ratio is not counted within the total building ratio.
7. Basement construction on the property boundaries is allowed, connected to the main building according to the following controls:
8. Obtaining approval from the service entities.
9. The basement is designated for building annexes or parking spaces or both.
10. The basement area is not counted within the aforementioned allowed building ratio.
11. The height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
12. Construction of a ramp for vehicle entry on the front or side boundary is allowed, provided that approval is obtained from the service entities if the basement is dedicated to parking spaces.

**Article (299)**

**Setbacks:**

The building setbacks in administrative and security service areas must observe the following controls:

**Front Setback:**

1. The construction of the ground floor is allowed at a distance of no less than 3 meters (three meters) from the front property boundary facing a street or road where entrances are allowed.
2. In case the property is located on more than one street, the building should setback at least 3 meters (three meters) from the property boundary facing the most important street for the location, allowing for overhead protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters), and a distance of no less than 2 meters (two meters) from the property boundary facing secondary streets, allowing for overhead protrusions up to a maximum of 1 meter (one meter) towards secondary streets.

**Side and Rear Setback:**

The construction of the ground floor is allowed at a distance of no less than 2 meters (two meters) from the property boundary for both side and rear facades, used as pedestrian pathways. Overhead protrusions in the floors above the ground floor are not allowed for these side and rear facades.

**Article (300)**

**Heights:**

For the constructions in administrative and security service areas, the following controls must be observed:

1. The height of the building for security centers and among others should not exceed 3 floors (three floors) with a maximum of 15 meters (fifteen meters). In case a basement is built, the maximum height should be 16.50 meters (sixteen meters and fifty centimeters) plus the height of the floors dedicated to parking and services.
2. The height of the building for civil defense buildings and among others should not exceed 4 floors (four floors) with a maximum of 20 meters (twenty meters). In case a basement is built, the maximum height should be 21.50 meters (twenty-one meters and fifty centimeters) plus the height of the floors dedicated to parking and services.
3. The height of the building for traffic buildings and among others should not exceed 6 floors (six floors) with a maximum of 30 meters (thirty meters). In case a basement is built, the maximum height should be 31.50 meters (thirty-one meters and fifty centimeters) plus the height of the floors dedicated to parking and services.
4. The height of the building for ministries, authorities, government institutions, and among others should not exceed 12 floors (twelve floors) with a maximum of 60 meters (sixty meters). In case a basement is built, the maximum height should be 61.50 meters (sixty-one meters and fifty centimeters) plus the height of the floors dedicated to parking and services.
5. In the case of constructing a basement, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
6. The height of the service and utility floor should not exceed 4 meters (four meters).

**Article (301)**

**Parking Spaces:**

Parking spaces must be provided on the ground floor, or on the repeated floors, or in the basement, or all of them, provided that the parking standards explained in Article (392) of this decision are applied. Parking can also be built on the boundaries of the land from all sides, and parking spaces are not counted within the allowed building and height percentages. In case parking spaces are provided on the ground floor within the building boundaries, an entrance and exit for the entry and exit of cars must be opened, and the remainder of the facades must be treated with aesthetic architectural elements to conceal the parking.

**Article (302)**

**Special Requirements:**

In addition to the previous controls, the following should be observed in the special requirements for administrative and security service areas:

1. The construction of a basement used for parking and services is permitted.
2. In the event of any special uses or a request for an increase in height and building ratio or a request to reduce setbacks, approval from the Urban Planning Affairs is required.
3. The licensing mechanism for security projects is determined in coordination with the security authorities and the Urban Planning Affairs.

**Section Ten**

**Social Services Areas - CSC**

**Article (303)**

**Uses:**

In social services areas, associations, charity funds, elderly care centers, disabled centers, and among others, and their affiliated facilities are allowed, provided that approval from the Social Development Affairs and service entities is obtained. Museums, social halls, civil centers, and among others are allowed as indicated by the approved zoning maps.

**Article (304)**

**Building Ratios:**

The following controls must be observed regarding the building ratios for social services areas:

1. The building ratio for associations and charity funds should not exceed 180% (one hundred and eighty percent) of the land area.
2. The building ratio for elderly care centers and disabled centers should not exceed 240% (two hundred and forty percent) of the land area.
3. The built-up areas should not exceed 60% (sixty percent) of the land area.
4. Building a single floor dedicated to facilities, recreational activities, and services is allowed, provided that the building area does not exceed 60% (sixty percent) of the land area, and this ratio is not counted within the total building ratio.
5. Commercial uses are permitted with a building ratio not exceeding 20% (twenty percent) of the ground floor area, provided that its revenue serves the association, charity fund, or elderly care center and it is accessed from within the property, and direct access from the street is not allowed.
6. The construction of a basement on the property boundaries connected to the main building is allowed according to the following controls:
7. Obtaining approval from the service entities.
8. Allocating the basement for car parking and permitting recreational activities and building annexes.
9. The basement area is not counted within the allowed mentioned building ratio.
10. The height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
11. Direct access from the street or from outside the plot is not allowed if it is a basement.
12. The basement area is not counted within the allowed mentioned building ratio.
13. Construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval is obtained from the service entities if the basement is designated for car parking.

**Article (305)**

**Setbacks:**

Building setbacks in social service areas should observe the following controls:

**Front Setback:**

1. The ground floor can be built no less than 3 meters (three meters) from the front boundary of the facade facing a street or road where entrances are allowed.
2. If the land is located on more than one street, the building should be set back at least 3 meters (three meters) from the boundary facing the most important street for the site, allowing for upper protrusions above the ground floor up to a maximum of 1.20 meters (one meter and twenty centimeters) and a distance of not less than 2 meters (two meters) from the boundary facing the secondary streets, allowing for upper protrusions up to a maximum of 1 meter (one meter) towards the secondary streets.

**Side and Rear Setback:**

The ground floor construction is allowed with a distance of not less than 2 meters from the property line for both side and rear facades, which are used as pedestrian pathways. Overhangs on the floors above the ground floor are not allowed for these side and rear facades.

**Article (306)**

**Heights:**

In building heights for social service areas, the following controls must be observed:

1. The building height for associations, charitable funds, and their equivalents should not exceed 3 stories (three stories with a maximum height of 15 meters). In the case of building a basement, the maximum height limit is 16.50 meters, in addition to the height of the floors designated for car parking and services.
2. The building height for elderly care centers, disability centers, and their equivalents should not exceed 4 stories (four stories with a maximum height of 20 meters). In the case of building a basement, the maximum height limit is 21.50 meters, in addition to the height of the floors designated for car parking and services.

**Article (307)**

**Parking Spaces:**

1. Parking for cars must be provided on the ground floor, or on the repeated floors, or in the basement, or all of the above, provided that the car park standards explained in Article (392) of this decision are applied. Parking can be built up to the property boundaries from all sides, and parking spaces are not counted within the allowed building ratios and heights. In the case of providing car parks on the ground floor within the building limits, it is necessary to open an entrance and exit for cars to enter and exit, with the need to address the remainder of the facades with aesthetic architectural structural elements to conceal the parks.
2. Parking spaces for commercial uses within the property limits must be provided.

**Article (308)**

**Special Requirements:**

In the special requirements for social service areas, in addition to the previous controls, the following must be observed:

1. In case of any special uses, a request for an increase in height and building ratio, or a request to reduce setbacks, obtaining approval from the Urban Planning Affairs is required.
2. It is permissible to practice activities of associations, charitable funds, elderly care centers, and disability centers in properties located within the classification of multi-use building areas, provided that the area's requirements are applied in terms of building ratios and legal setbacks and obtaining planning approval for the suitability of the site for building from the Urban Planning Affairs.
3. Museums, community halls, civic centers, and their equivalents are allowed in social service areas, and to determine building ratios and requirements, obtaining planning approval for the site's suitability for building from the Urban Planning Affairs is required.

**Section Eleven**

**Transportation Services Areas - TRN**

**Article (309)**

In transportation services areas, airports, ports, fisherman docks, train stations, and their equivalents, as well as supporting uses, facilities, and accompanying services are allowed as indicated in the approved zoning maps. Obtaining planning approval for the site's suitability for urbanization from the Urban Planning Affairs is required. Additionally, it is necessary to provide parking spaces according to the parking standards outlined in Article (392) of this decision.

**Section Twelve**

**Parking Areas - CP**

**Article (310)**

**Uses:**

In parking areas, covered or uncovered (open) parking spaces or multi-storey parking is allowed as shown in the approved zoning maps, provided that approval is obtained from the Urban Planning Affairs.

**Article (311)**

**Setbacks:**

In the construction setbacks for parking areas, building up to the edge of the property from all directions is allowed.

**Article (312)**

**Heights:**

In building heights for parking areas, the following controls must be observed:

1. The height of buildings designated as car parks should not exceed 10 floors (ten floors) and a maximum of 50 meters (fifty meters). In the case of constructing a basement, the maximum height should be 51.50 meters (fifty-one meters and fifty centimeters).
2. In the case of constructing a basement, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. An allowance is granted to exceed 10 floors (ten floors) in buildings designated as car parks, provided that the total height does not exceed 50 meters (fifty meters).

**Article (313)**

**Special Requirements:**

In the special requirements for parking areas, in addition to the previous controls, the following controls should be considered:

1. Commercial uses are allowed on the ground floor of multi-storey car park buildings with a building ratio not exceeding 20% (twenty percent) of the ground floor area. An addition of a mezzanine is also allowed, with conditions applied as stated in the twelfth chapter of this decision.
2. Facades should be treated with architectural elements or aesthetic natural scenery.
3. Adding services such as a guard room, an electricity room, and similar services is allowed, provided that their area does not exceed 20 square meters (twenty square meters) and is not included in the building ratio, and this is on the edge of the property without leaving a setback.
4. Additions to the building are allowed with a ratio not exceeding 15% (fifteen percent) of the land area, specifically in multi-storey car park buildings.
5. Multi-storey car park buildings are allowed in properties located within the classification of multi-use building areas and commercial areas, provided that the area's requirements are adhered to in terms of building ratios and heights and obtaining planning approval for the site's suitability for urbanization from the Urban Planning Affairs.

**Section Thirteen**

**Fuel Station Areas - PTR**

**Article (314)**

**Uses:**

In fuel station areas, the establishment of fuel supply stations and their services is allowed, and commercial use is permitted, as well as service uses related to vehicle maintenance, lubrication, tire change, and among others, as indicated by the approved zoning maps, provided that approval is obtained from the Oil Affairs and BAPCO Refining Company (B.S.C).

**Article (315)**

**Building Ratios:**

The building ratios for fuel station areas must adhere to the following controls: The total building ratio for all uses should not exceed 60% (sixty percent) of the land area, distributed as follows:

1. The ratio of fuel pumps and station services should not exceed 30% (thirty percent) of the ratio.
2. The ratio of commercial uses and special service uses should not exceed 30% (thirty percent) of the total building ratio.

**Article (316)**

**Setbacks:**

The building setbacks for fuel station areas must comply with the building setback from the fuel pumps, tank discharge point, ventilation openings, commercial and service facilities according to the conditions stated in the guideline issued by BAPCO Refining Company (B.S.C) for the design, construction, and operation of fuel stations and their facilities.

**Article (317)**

**Heights:**

The building heights in fuel station areas must adhere to the following controls:

1. The heights of the pump site at the station are subject to the approval of the Oil Affairs.
2. The height of the commercial and service facilities building should not exceed a ground floor with a mezzanine and a maximum of 7.50 meters (seven meters and fifty centimeters).

**Article (318)**

**Parking Spaces:**

1. Provision of parking spaces is required according to the parking standards outlined in Article (392) of this decision.
2. A traffic aspect project study is required by the Urban Planning Affairs, and it must carry out what is required to prepare specialized studies, such as a traffic impact study on the existing road network at various levels or any other studies.

**Article (319)**

**Special Requirements:**

In addition to the previous controls, the special requirements for fuel station areas must consider the following:

1. Commercial and service shops are allowed to be established in fuel supply stations where the land area exceeds 1000 square meters (one thousand square meters), and the use in them is defined as small grocery shops (mini-markets), cafes, restaurants, and among others, as well as tire change shops and car accessory sales, etc., provided that the entrances are from within the station and direct opening onto the street is not allowed.
2. Activities for washing, lubricating, and maintaining cars and among others are allowed in fuel stations that exceed 2000 square meters (two thousand square meters), provided that their entrance is within the station and direct opening onto the street is not allowed.
3. ATM machines are allowed inside the station, provided that they have a special path inside the station without affecting the movement of vehicles and trucks.
4. One commercial or service activity is allowed for lands that are less than 1000 square meters (a thousand square meters) according to the controls set by the Oil Affairs and BAPCO Refining Company (B.S.C).
5. In cases that do not comply with the aforementioned requirements, obtaining a planning approval for the site's viability for urbanization by the Urban Planning Affairs and obtaining approval from the Oil Affairs and BAPCO Refining Company (B.S.C) is required.

**Section Fourteen**

**Cemetery Zones - GY**

**Article (320)**

**Uses:**

Cemetery zones are lands designated for cemeteries and their accompanying facilities and establishments, as shown in the approved zoning maps. Commercial uses are permitted therein, and the proceeds thereof must be utilized for servicing the cemetery, subject to the approval of the authority responsible for supervising the cemeteries.

**Article (321)**

**Building Ratios:**

In cemetery zones, the establishment of facilities and establishments accompanying the cemeteries is permitted. The building ratios for cemetery zones must ensure that the percentage allocated for commercial uses does not exceed 1% (one percent) of the total land area, the proceeds of which benefit the cemetery. If the land area is less than 1500 square meters (one thousand and five hundred square meters), one commercial shop is allowed, not exceeding 15 square meters (fifteen square meters) in size.

**Article (322)**

**Setbacks:**

The building setbacks for cemetery zones must adhere to the following controls:

**Front Setback:**

Accompanying establishments of the cemetery and commercial uses must be set back at least 5 meters (five meters) from the front boundary of the land overlooking a street or road permitted to be opened upon.

**Side and Rear Setback:**

 Accompanying establishments of the cemetery and commercial uses must be set back at least 3 meters (three meters) from the side and rear boundaries of the land.

**Article (323)**

**Heights:**

Building heights in cemetery zones must adhere to the following controls:

1. The heights of facilities accompanying the cemetery should not exceed two stories and should have a maximum height of 10 meters (ten meters).
2. The height of commercial uses should not exceed one ground floor and a mezzanine, with a maximum height of 7.50 meters (seven meters and fifty centimeters).

**Article (324)**

**Parking Spaces:**

Provision of car parking must comply with the parking standards specified in Article (392) of this decision.

**Chapter Eleven**

**Commercial Areas**

**Section One**

**Commercial Exhibition Areas - COM**

**Article (325)**

**Uses:**

Commercial, administrative, residential uses, or a combination thereof, are permitted in commercial exhibition areas as indicated by the approved zoning maps.

**Article (326)**

**Building Ratios:**

Building ratios in commercial exhibition areas must adhere to the following controls:

1. The building ratio should not exceed 300% (three hundred percent) of the land area.
2. The built-up areas for any floor should not exceed 60% (sixty percent) of the land area.
3. The width of the facade of a single commercial exhibition should not be less than 8 meters (eight meters).
4. A mezzanine is permissible, provided its area does not exceed 70% (seventy percent) of the commercial exhibition area and is not calculated within the allowed building ratios.
5. Additional building appendices on the building’s rear side, or from the midpoint of the roof measured from the front facade, or both, are allowed with an additional ratio not exceeding 30% (thirty percent) of the built roof area, not counted within the building ratio.
6. It is permitted to build a basement on the land boundaries, connected to the main building, subject to the following controls:
7. Obtain approval from service entities.
8. The basement is designated for car parking and building annexes.
9. The basement area is not counted within the allowed aforementioned building ratio.
10. The construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from service entities is obtained if the basement is designated for car parking.
11. The area of a single exhibition should not be less than 100 square meters (one hundred square meters), provided that the depth of the exhibition does not exceed 100 meters (one hundred meters) measured from the approved regulation line or the depth of the property, whichever is less.
12. The construction of warehouses, workshops, or both, related to the commercial exhibitions is permitted up to a maximum of 30% (thirty percent) of the building ratio. The building ratio for warehouses or workshops may be increased after obtaining approval from the service entities.
13. Commercial use of the repeating floors is allowed provided it is a single unit.

**Article (327)**

**Setbacks:**

In commercial exhibition areas, the following controls must be observed for setbacks:

**Front Setback:**

1. The ground floor and mezzanine can be built at a distance not less than 6 meters (six meters) from the front land boundary. The setback areas should be allocated for uncovered parking spaces to serve commercial exhibitions, to be prepared by the owner. Protrusions on the floors above the ground floor and mezzanine are allowed up to a maximum of 1.20 meters (one meter and twenty centimeters).
2. If the land fronts more than one street, the building should set back a distance not less than 3 meters (three meters) from the boundary of lands facing streets where commercial openings are not allowed. It should be set back a distance not less than 6 meters (six meters) from the boundary of lands facing streets where commercial openings are allowed, with upper protrusions allowed on the side streets up to a maximum of 1 meter (one meter).
3. Building on the front boundary is allowed for properties facing streets where service areas and parking spaces are provided in front, provided parking spaces for all uses are ensured on the rear side, side, repeating floors, or basement.

**Side and Rear Setback:**

1. The construction of the ground floor is allowed at a distance not less than 3 meters (three meters) from the land boundary for both side and rear facades, and upper protrusions on the floors above the ground floor are not allowed.
2. Building on one side boundary (neighbor’s side) is permitted for both the ground floor and mezzanine for commercial shops, provided that legal setbacks are applied to the repeating floors.

**Article (328)**

**Heights:**

For the heights in the commercial exhibition areas, the following controls should be considered:

1. The building height should not exceed 5 stories (five stories) and a maximum of 25 meters (twenty-five meters). In the case of building a basement, the maximum height should be 26.50 meters (twenty-six meters and fifty centimeters) plus the floors dedicated to parking if available.
2. Allowing an increase of a single floor height beyond 5 meters (five meters), provided that the total height of the building does not exceed 25 meters (twenty-five meters).
3. In the case of building a basement, the ground floor's height should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.

**Article (329)**

**Car Parking:**

1. Additional car parking spaces must be provided, with one space for every 100 square meters (one hundred square meters) for administrative and residential uses. The required car parking spaces must be provided either on the ground floor, on the repeated floors, in the basement, or all of them, and their construction is allowed on the side and rear land boundaries. Parking spaces are not counted within the allowed building and height ratios.
2. When creating multi-storey parking, providing car parking should be as follows:
3. A setback of 6 meters (six meters) from the front facade is required, allocated as parking spaces to serve commercial exhibitions on the ground floor and mezzanine, excluding the existing streets and those allowed to build on according to the existing regulatory line.
4. Providing the necessary parking for other residential and administrative uses through the basement or on the repeated floors, and the area of these parking spaces is not counted in the determined building and height ratios.

**Article (330)**

**Special Requirements:**

In addition to the previous controls, the following must be observed in the special requirements for commercial exhibition areas:

1. Residential uses are allowed only for worker accommodation within the building annexes located on the building roof, provided that the ratio does not exceed 30% (thirty percent) of the roof area and that the housing is on the backside of the land, not overlooking the front street.
2. Business centers are allowed on all floors of the building, provided that they contain executive offices at a rate of 70% (seventy percent) of the floor area and that the area of a single office is not less than 6 square meters (six square meters). Moreover, a car parking space must be provided for every 4 (four) offices to serve existing and proposed activities, and shared services such as reception, meeting room, kitchen, printing room, bathrooms, corridors, etc., must be provided to serve the required center, where the services ratio should be 30% (thirty percent) of the floor area.
3. It is mandatory to provide special areas for loading and unloading within the property boundaries that do not conflict with the other components of the building and its annexes.
4. If the property is located on more than one street, commercial opening should be on the more important street.
5. For lands whose areas and front lengths do not conform to what is stated in the executive regulation of Decree-Law No. (3) of 1994 regarding the division of lands prepared for construction and development, building shall be according to the following conditions:
6. Not leaving a side setback in line with the existing buildings in the area for the ground floor and mezzanine, while leaving a side setback of not less than 2 meters (two meters) for the upper floors.
7. Allowing a front setback of not less than 3 meters (three meters) and a rear setback of not less than 2 meters (two meters).

The building ratio should not exceed 300% (three hundred percent) of the property area.

**Section Two**

**Commercial Centers Areas (A) - RTA**

**Article (331)**

**Uses:**

In the commercial centers areas (A), commercial shops and residential uses in apartments only are allowed, villas are not allowed, as indicated by the approved zoning maps.

**Article (332)**

**Building Ratios:**

In the building ratios for commercial center areas (A), the following controls must be observed:

1. The building ratio must not exceed 110% (one hundred and ten percent) of the land area. Allocating the basement for parking spaces and building annexes 30% (thirty percent) of the built-up surface area is not calculated within the building ratio.
2. It is permitted to build a mezzanine that does not exceed 70% (seventy percent) of the commercial shop area and is not counted within the permitted building ratio.
3. It is allowed to build a basement on the property boundaries, and it should be connected to the main building according to the following controls:
4. Obtain approval from the service entities.
5. Dedicate the basement for parking spaces and building annexes.
6. The basement area is not counted within the aforementioned permitted building ratio.
7. The construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from the service entities is obtained if the basement is allocated for parking spaces.
8. It is allowed to build annexes to the building on the building roof, specifically on the rear side of the roof surface, after the mid-roof line measured from the front facade, with an additional ratio not exceeding 30% (thirty percent) of the built-up roof area, which is not calculated within the building ratio.

**Article (333)**

**Setbacks:**

The following controls must be observed in the setbacks for commercial centers areas (A):

**Front Setbacks:**

Construction of the ground floor and mezzanine is permitted at a distance not less than 6 meters (six meters) from the front property boundary, and setback areas are designated for uncovered parking spaces to serve commercial shops, provided that they are prepared by the owner. Protrusions in the floors above the ground floor and mezzanine are allowed with a maximum extent of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

The construction of the ground floor is allowed at a distance not less than 3 meters (three meters) from the land boundary for both the side and rear facades, and upper protrusions in the floors above the ground floor are not allowed.

**Article (334)**

**Heights:**

The following controls must be observed in the heights for commercial centers areas (A):

1. The building height should not exceed two floors and a maximum of 10 meters (ten meters). In case a basement is built, the maximum height limit is 11.50 meters (eleven meters and fifty centimeters) plus the floors designated for car parking, if any.
2. In the case of building a basement, the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the building annex floor must not exceed 4 meters (four meters).

**Article (335)**

**Parking Spaces:**

Parking spaces must be provided at a rate of 2 parking spaces per 100 square meters of building area.

**Section Three**

**Commercial Center Areas B - RTB**

**Article (336)**

**Uses:**

In commercial center areas (B), commercial and administrative shops are allowed, as indicated by the approved zoning maps.

**Article (337)**

**Building Ratios:**

In the building ratios for commercial center areas (B), the following controls must be observed:

1. The building ratio should not exceed 180% (one hundred and eighty percent) of the land area.
2. A mezzanine is permitted with an area not exceeding 70% (seventy percent) of the commercial showroom area and is not counted within the allowed building ratios.
3. It is allowed to build a basement on the land boundaries and be connected to the main building according to the following controls:
4. ‌Obtaining approval from the service entities.
5. ‌Allocating the basement for car parking and building annexes.
6. ‌The area designated for car parking should not be less than 70% (seventy percent) of the basement area.
7. ‌The basement area is not counted within the permitted building ratio mentioned.
8. ‌ The construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval from the service entities is obtained if the basement is designated for car parking.
9. Annexes to the building are allowed to be built on the building roof in the rear part of the building roof after the mid-roof line measured from the front facade, with an additional ratio not exceeding 30% (thirty percent) of the built roof area, not counted within the building ratio.
10. Business centers are allowed to be built on all floors of the building, provided that they contain executive offices by 70% (seventy percent) of the floor area and that the area of a single office is not less than 6 square meters (six square meters), and a car park is provided for every 4 (four) offices, enough to serve existing and proposed activities, and that shared services such as reception, meeting room, kitchen, printing room, bathrooms, corridors, etc., to serve the required center, are provided so that the service ratio is 30% (thirty percent) of the floor area.

**Article (338)**

**Setbacks:**

In the setbacks for the commercial center areas (B), the following controls must be observed:

**Front Setback:**

 Building of the ground floor and mezzanine is allowed at a distance of not less than 6 meters (six meters) from the front land boundary, and the setback areas are designated for unroofed car parking to serve the commercial shops, to be prepared by the owner. Protrusions are allowed in the floors above the ground floor and mezzanine, with a maximum of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

Building the ground floor on the side land boundary is allowed, and upper protrusions are not allowed in the floors above the ground floor.

**Article (339)**

**Heights:**

In the heights for commercial center areas (B), the following controls must be observed:

1. The building height should not exceed 3 floors and a mezzanine with a maximum of 15 meters (fifteen meters), and in the case of building a basement, the maximum height limit is 16.50 meters (sixteen meters and fifty centimeters).
2. In case of building a basement, the height of the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the building annexes' floor must not exceed 4 meters (four meters).

**Article (340)**

**Parking Spaces:**

Car parking must be provided at a rate of 2 parking spots (two spots) for every 100 square meters (one hundred square meters) of the building area.

**Section Four**

**Commercial Center Zones (C) - RTC**

**Article (341)**

**Uses:**

In commercial center zones (C), commercial shops are allowed, as indicated by the approved zoning maps.

**Article (342)**

**Building Ratios:**

In building ratios for commercial center zones (C), the following controls must be observed:

1. The building ratio should not exceed 120% (one hundred and twenty percent) of the land area.
2. Construction of a mezzanine is permitted, provided its area does not exceed 70% (seventy percent) of the commercial showroom area and is not counted within the allowed building ratios.
3. Building a basement on the land boundaries is allowed, and it must be connected to the main building according to the following controls:
4. Obtain approval from the service entities.
5. The basement should be designated for car parking and building annexes.
6. The basement area is not included in the aforementioned allowed building ratio.
7. The Construction of a vehicle access ramp on the front or side boundary is allowed, provided approval is obtained from service entities if the basement is designated for car parking.
8. Building annexes on the building roof in the rear side of the building roof after the mid-roof line, measured from the front facade, is permitted, with an additional ratio that does not exceed 30% (thirty percent) of the built roof area, not counted within the building ratio.

**Article (343)**

**Setbacks:**

For the construction setbacks in the commercial center zones (C), the following controls must be observed:

**Front Setback:**

Construction of the ground floor and mezzanine is allowed at a distance of not less than 6 meters (six meters) from the front land boundary, and setback areas are to be allocated for uncovered car parks to serve the commercial shops, to be arranged by the owner. Protrusions are allowed in the floors above the ground floor and mezzanine up to a maximum of 1.20 meters (one meter and twenty centimeters).

**Side and Rear Setback:**

Construction of the ground floor is allowed at a distance not less than 2 meters (two meters) from the side and rear land boundaries, and no upper protrusions are allowed in the upper floors.

**Article (344)**

**Heights:**

For the construction heights in commercial center zones (C), the following controls must be observed:

1. The building height should not exceed 2 floors (two floors) and a mezzanine, up to a maximum of 10 meters (ten meters). In the case of building a basement, the maximum height limit is 11.50 meters (eleven meters and fifty centimeters).
2. In the case of building a basement, the ground floor level should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the annex floor of the building should not exceed 4 meters (four meters).

**Article (345)**

**Parking Spaces:**

Car parks must be provided at a rate of 2 spaces (two spaces) per 100 square meters (one hundred square meters) of the building area.

**Section Five**

**Commercial Block Zones - CB**

**Article (346)**

**Uses:**

Commercial uses are allowed in the commercial block zones as indicated by the approved zoning maps.

**Article (347)**

**Building Ratios:**

The following controls should be observed for building ratios in commercial block zones:

1. The building ratio should not exceed 60% (sixty percent) of the land area.
2. A basement may be built on the land boundaries and be connected to the main building according to the following controls:
	* 1. Obtaining approval from service entities.
		2. Allocating the basement for car parking and building annexes.
		3. The basement area is not counted within the aforementioned allowed building ratio.
		4. The construction of a vehicle access ramp on the front or side boundary is allowed, provided that approval is obtained from the service entities.
3. Building annexes on the building roof is allowed in the rear part of the building roof, after the mid-line of the roof, measured from the front facade, with an additional ratio that does not exceed 30% (thirty percent) of the built roof area, not counted within the building ratio.

**Article (348)**

**Setbacks:**

The following controls must be observed for building setbacks in the commercial block zones:

**Front Setback:**

In the case where the land is on one street or more, the ground floor construction is allowed at a distance of not less than 6 meters (six meters) from the land boundary of the front facade overlooking a street or road that is allowed to open onto and is considered the most important. Setback areas are used as pedestrian walkways and uncovered car parking, to be arranged by the owner, and upper protrusions are not allowed.

**Side Setback:**

Building is allowed on the side boundaries of the land, and in the case of creating a passage or side openings, a distance of no less than 2 meters (two meters) from the side boundary of the land must be left, and upper protrusions are not allowed.

**Rear Setback:**

Building the ground floor is allowed after a distance of no less than 2 meters (two meters) from the rear facade boundary of the land, and upper protrusions are not allowed.

**Article (349)**

**Heights:**

In the building heights of commercial block zones, the following controls should be observed:

1. The building height should not exceed a ground floor and mezzanine, and a maximum of 7.50 meters (seven meters and fifty centimeters).
2. In the case of building a basement, the maximum height should be 8.50 meters (eight meters and fifty centimeters).
3. When building a basement, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the level of the sidewalk surface.
4. The height of the annexes floor of the building should not exceed 4 meters (four meters).

**Article (350)**

**Parking Spaces:**

Car parking spots are determined according to the car parking standards specified in Article (392) mentioned in this decision.

**Article (351)**

**Special Requirements:**

In the special requirements for commercial block zones, in addition to the previous controls, the following should be observed:

1. In the case where the property is located on only one road, which is a service street serving the property and adjacent properties and includes car parks, it is exempted from providing car parks and a front setback of no less than 1.50 meters (one meter and fifty centimeters) must be left, used as pedestrian passages.
2. A mezzanine is allowed to be built, which is not counted within the building ratio and its area should not exceed 70% (seventy percent) of the ground floor area.
3. In cases to which the mentioned requirements do not apply, the case is studied separately by the Committee of Projects of Special Nature according to the followed procedures.

**Section Six**

**Commercial Complex Areas - CM**

**Article (352)**

In commercial complex areas, commercial complexes are allowed to be established, provided that the approval of the Committee of Projects of Special Nature is obtained according to the followed procedures.

**Section Seven**

**Green Commercial Areas - GC**

**Article (353)**

**Uses:**

In green commercial areas, commercial and administrative uses are allowed, either separately or together, and residential uses are not allowed, according to what is indicated by the approved zoning maps.

**Article (354)**

**Building Ratios:**

The following controls must be observed in the building ratios for the green commercial areas:

1. The building ratio for all buildings should not exceed 60% (sixty percent) of the land area.
2. The building areas for any floor should not exceed 30% (thirty percent) of the land area.
3. Building a basement under the part allocated for building is allowed, and it should be connected to the main building according to the following controls:
4. ‍ Obtaining approval from the service entities.
5. Allocating the basement for car parking or building annexes.
6. The basement area is not counted within the allowed mentioned building ratio.
7. The height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
8. Building annexes on the building roof is allowed, specifically on the rear side of the building roof after the midpoint of the roof measured from the front facade, with an additional ratio that does not exceed 30% (thirty percent of the built roof area) and is not counted within the building ratio.

**Article (355)**

**Setbacks:**

For the green commercial areas, the setbacks should observe the following controls:

**Front Setback:**

The ground floor can be built at a distance not less than 10 meters (ten meters) from the front boundary of the land facing a street or road, and overhead protrusions are not allowed in the floors above the ground floor. The setback area is used for planting trees and green spaces.

**Side Setback:**

The ground floor can be built at a distance not less than 5 meters (five meters) from the side boundary of the land, and overhead protrusions in the floors above the ground floor are not allowed. The setback area is used for planting trees and pedestrian pathways.

**Rear Setback:**

The ground floor can be built at a distance not less than 20 meters (twenty meters) from the rear boundary of the land, and the setback area is used for planting trees and green spaces. Overhead protrusions in the floors above the ground floor are not allowed.

**Article (356)**

**Heights:**

In the green commercial areas, the heights must observe the following controls:

1. The building height should not exceed two floors and should be a maximum of 10 meters (ten meters). In case a basement is built, the maximum height limit is 11.50 meters (eleven meters and fifty centimeters).
2. In case a basement is built, the height of the ground floor should not exceed 1.50 meters (one meter and fifty centimeters) from the sidewalk level.
3. The height of the building annexes should not exceed 4 meters (four meters).

**Article (357)**

**Parking Spaces:**

Parking spaces must be provided according to the parking standards outlined in Article (392) of this decision. Parking spaces can be provided in the basement, ground floor, repeated floors, or all of them, and parking spaces are not counted within the prescribed building ratio and height.

**Article (358)**

**Special Requirements:**

In the special requirements for green commercial areas, in addition to the previous controls, the area allocated from the land for planting trees, green spaces, and uncovered pathways should not be less than 70% (seventy percent) of the land area, including the following:

1. The area designated for planting trees and green spaces should not be less than 60% (sixty percent) of the land area.
2. The area designated for uncovered pathways and parking spaces should not exceed 10% (ten percent) of the land area.

**Chapter Twelve**

**General Provisions**

**Article (359)**

In cases where land parcel sizes are less than those specified in the executive regulations of Decree-Law No. (3) of 1994 regarding the division of lands intended for urbanization and development, regulatory requirements applicable to areas that agree with their sizes shall be applied, provided that planning approval is obtained for the suitability of the location for urbanization.

**Article (360)**

Urbanization is not permitted in the green belt areas and they are considered areas designated for tree planting and green spaces only, with the purpose of preserving and developing them to maintain the surrounding environment, as indicated by the approved zoning maps.

**Article (361)**

Lands located on main streets or in vital locations or of urban importance may require additional requirements or approvals from the Facades Committee or any other entities or committees specializing in facades, as indicated by the approved zoning maps.

**Article (362)**

In case the lands overlook roads and streets or pedestrian and service passages, entrances may be created to connect the lands to the road edge, provided that they do not pose a danger to traffic safety, in coordination with the service entities.

**Article (363)**

In the event that the lands overlook main streets, it is not allowed to open entrances for cars on them. Entrances for pedestrians are allowed only in cases that do not pose a danger to pedestrian traffic safety, in coordination with the service entities.

**Article (364)**

All buildings and facilities must recede with the setbacks stipulated by the approved regulation line, if it exists.

**Article (365)**

In the case that housing parcels issued by the ministry concerned with the Housing Affairs are located in areas classified differently from the housing projects areas, the regulatory requirements pertaining to the approved classification of the property apply, provided that the usage is residential only and no more than one housing unit is allowed in the same property until a property title deed is issued.

**Article (366)**

In all lands with commercial facades where opening commercial shops is allowed in classifications other than commercial areas, the following requirements apply:

1. Shops must open onto the street or road where commercial opening is allowed.
2. The width of the facade of a single commercial shop must not be less than 3 meters (three meters).
3. The shop area must not be less than 15 square meters (fifteen square meters).
4. The addition of a mezzanine is allowed, which is not counted within the building ratio and its area does not exceed 70% (seventy percent) of the commercial shop area.
5. In properties overlooking the sea, the building must recede a distance of no less than 10 meters (ten meters) from the seaside and the setback is designated as a pedestrian passage, and commercial opening onto this passage is allowed.
6. In the absence of public parking within the road’s right of way, the building must recede a distance of 6 meters (six meters) from the commercial opening side to provide car parking spaces that are to be prepared by the owner. Note that these parking spaces are designated for commercial use and do not comply with the parking standards outlined in Article (392) of this decision.
7. Overhead protrusions above the ground floor and mezzanine are allowed, with a maximum height of 1.2 meters (one meter and twenty centimeters).
8. Building is allowed on one of the side boundaries of the land, for the ground floor and mezzanine only, and with a depth not exceeding 8 meters (eight meters), provided that the legal side setbacks for the upper floors are applied.

**Article (367)**

In all lands where opening commercial exhibitions is permitted, in classifications other than commercial exhibition areas, the following conditions apply:

1. Exhibitions must open onto the street or road where commercial opening is allowed.
2. The width of the facade of a single exhibition must not be less than 8 meters (eight meters).
3. The exhibition area must not be less than 100 square meters.
4. The addition of a mezzanine is permitted, which is not counted within the building ratio, and its area may not exceed 70% (seventy percent) of the exhibition area.
5. For properties overlooking the sea, the building must set back a distance of no less than 10 meters (ten meters) from the sea side, and the setback is allocated as a pedestrian passage, with commercial opening onto this passage permitted.
6. In the absence of public parking within the road right of way, the building must recede a distance of 6 meters (six meters) from the commercial opening side to provide car parking spaces arranged by the owner. Note that these parking spots are designated for commercial use and are not subject to the car parking standards outlined in Article (392) of this decision.
7. Overhead protrusions are allowed above the ground floor and mezzanine, up to a maximum height of 1.2 meters (one meter and twenty centimeters).
8. Building is permitted on one of the side boundaries of the land for the ground floor and mezzanine only, provided that legal side setbacks for the upper floors are applied.

**Article (368)**

The addition of floors to existing buildings in multi-use building areas (A, B, C, D) is permitted according to their heights, provided that the following conditions are met:

1. Provision of the required number of car parking spaces for the building with the addition, in accordance with the provisions of this decision.
2. Not exceeding the specified building ratio.
3. Applying all other regulatory requirements for urbanization in this area.
4. Obtaining a load-bearing addition certificate for the building from two accredited consulting offices for structural works of category (A), and the provisions of this article apply to addition requests for existing buildings and do not apply to new buildings or those that are demolished and rebuilt.

**Article (369)**

If the land overlooks the seafront, the regulatory requirements for the seafront standards indicated in Articles (255), (256), (257), (258), (259), and (260) outlined in this decision shall apply. They shall be implemented from the limit of the coast or the limit of the seafront. Classification requirements approved shall be applied to the rest of the property, and these requirements shall be applied to government and private properties, except for individual residential properties. Any exception to this requires approval from the Urban Planning Affairs and service entities according to the followed procedures.

**Article (370)**

**Committees:**

Taking into consideration the provisions stipulated in the Building Regulation Law issued by Decree-Law No. (13) of 1977, the competent minister shall issue decisions to form the following committees:

1. Facades Committee: A committee that establishes the bases that contribute to the development of existing facades and coordination between the facades of new buildings and the enhancement of the architectural and urban character of the areas indicated in the approved zoning maps, and includes in its membership a number of representatives of the entities competent in urban planning in the Kingdom.
2. **Committee for Projects of Special Nature**: A technical advisory committee to study requests for projects of special nature and requirements related to areas with a distinctive urban character. It includes in its membership several representatives of entities competent in urban planning, utilities, services, and roads. The committee may organize the meeting agenda, determine the style and types of agreed-upon topics that do not require presentation during committee meetings, and require the approval of the competent minister without presenting them during committee meetings. It may also request the project owners mentioned to prepare technical and economic studies related to the direct social, urban, economic, environmental, and traffic impacts of establishing such projects.

**Article (371)**

**Urban development on the borders of main roads:**

In accordance with the provisions stipulated in Decree-Law No. (2) of 1994 regarding urban planning, urban development is allowed on the borders of the main roads according to the general and detailed urban plans approved by the competent minister, which specify the designated urban area.

All of them [the constructions] should retract to the building line indicated in these plans or by ministerial decisions. These plans or ministerial decisions determine the allowed building depth, measured from the road axis, and define the regulatory requirements for urban development on these roads.

**Article (372)**

Parking spaces must be provided in the front setbacks, where the building retracts a distance of 6 meters (six meters) from the front land boundary, for all lands with commercial facades, with the exception of:

1. Buildings or lands with commercial facades designed to provide parking (longitudinal, lateral, or inclined) within the street’s right of way, to unify the building line in these areas, or the basement, or both, according to the regulatory requirements of the area.
2. Buildings or lands with commercial facades where it is not permitted to open car entrances due to planning reasons or traffic safety requirements. Construction is allowed at the front land limit unless there is an approved regulatory line for the street requiring the building to retract to it. If the lands overlook two streets, the building retracts toward the street where car entrances are allowed a distance of 6 meters (six meters) from the land limit to be used as parking spaces.
3. Buildings and lands located in areas with existing commercial facades where the proportion of built lands without front setbacks exceeds 50% (fifty percent) of the total length of the street.

**Article (373)**

Special regulatory requirements set by the competent authority on industrial affairs for its lands are permissible, provided that planning approval is obtained for the site's suitability for development.

**Article (374)**

Building areas include the following:

1. Areas of all floors in the enclosed spaces of the building.
2. Spaces resulting from structural elements that can become usable.
3. All built areas that have not been exempted when calculating the building areas.
4. All closed spaces (elevator, stairs, and among others) on the ground floor only.

Excepted from the building areas are all of the following:

1. Stairs, elevators, and maneuvering areas.
2. Balconies that do not exceed a depth of 1.50 meters (one meter and fifty centimeters) and the shared internal corridors that do not exceed a width of 3 meters (three meters) in the building.
3. All spaces resulting from structural elements that are not usable.

**Article (375)**

It is permitted to build the basement up to the legal setback boundaries or up to the land boundaries, according to the specifications provided for the areas where basement construction is allowed. Its area may be calculated or exempted from the total building ratio according to the specifications for areas where basement construction is permitted within these specifications. Part of the basement may also be added to the ground floor, and the basement entrance leading to parking areas is treated in the same way as car parks, provided that approval from service entities is obtained.

**Article (376)**

The depth of the balcony must not exceed 1.5 meters (one meter and fifty centimeters), and if the mentioned depth is exceeded, it is calculated within the specified building ratio.

**Article (377)**

specifies the maximum height of the parapet as 1.50 meters (one meter and fifty centimeters) on the surface of parts where additions above them from the surface are not allowed.

**Article (378)**

Not included in the building height calculation are the domes and minarets in religious buildings, stairwells or elevator machine rooms, water tanks, and air conditioning units, if present, which are allowed to have heights not exceeding 7 meters (seven meters) above the roof surface of the upper floor, except for the Parapet (Exterior Boundary Wall) whose height is determined by this decision.

**Article (379)**

A tiered floor is a section deducted from the height of the original floor and incorporated into the design of the interior spaces of residential houses at a rate not exceeding 50% (fifty percent) of the building area per floor. It is allowed to be applied to all residential villas listed within the regulatory requirements for urban development stipulated in this decision, provided that it is calculated within the total building ratio and within the original height in the main building only. Adherence to the total allowable building height according to the area classification must be observed.

**Article (380)**

In lands with commercial facades, (\*)commercial uses are allowed on the entire ground floor as indicated by the approved zoning maps, provided that a setback of no less than 6.50 meters (six meters and fifty centimeters) is left on every side where opening is required from the boundary of the property overlooking a street where opening is allowed. 5 meters (five meters) of it should be utilized as car parks and the rest as pedestrian corridors. Building on both side boundaries is allowed in both the ground floor and mezzanine, provided that the rear setback is applied, and the legal setbacks are applied in the recurring floors, provided that the increase in the building ratio of the ground floor is not calculated from the approved building ratios for the area, taking into consideration the necessity to apply the rest of the area’s requirements as indicated by the approved zoning maps.

**Article (381)**

In lands with commercial facades (\*\*), commercial uses are allowed on the ground floor with a depth not exceeding 30 meters (thirty meters) from the boundary of the property overlooking a single street where opening is allowed as indicated by the approved zoning maps. If the remaining part of the property does not meet the minimum area for the unit according to the area classification, it is possible to annex this part for commercial use. A setback of no less than 6.50 meters (six meters and fifty centimeters) must be left on every side where opening is required from the boundary of the property overlooking a street where opening is allowed. 5 meters (five meters) should be utilized as car parks and the rest as pedestrian corridors, and building on both side boundaries in both the ground floor and mezzanine is allowed, provided that the rear setback and legal setbacks are applied in the recurring floors, provided that the increase in the building ratio of the ground floor is not calculated from the approved building ratios for the area and that the rest of the area's requirements are applied as indicated by the approved zoning maps.

**Article (382)**

Commercial exhibitions are permitted on the ground floor of lands with commercial exhibition facades to a depth not exceeding 100 meters (one hundred meters) from the accepted regulation line or the boundary of ownership, whichever is less, on the condition that the remaining classification requirements are adhered to as indicated by the approved zoning maps.

**Article (383)**

In lands with service facades, service uses, workshops, and service shops, or their equivalent, are permitted on the ground floor up to a specific depth not exceeding 30 meters (thirty meters) from the boundary of the property facing only one street, which can be opened onto, according to the approved detailed plans. A setback of no less than 6.50 meters (six meters and fifty centimeters) from the boundary of the property that can be opened onto a street must be left. 5 meters (five meters) should be utilized as parking spaces, and the rest as pedestrian passages, under the condition that the remaining area requirements are implemented as indicated by the approved zoning maps.

**Article (384)**

The area of the commercial shop should not be less than 15 square meters (fifteen square meters) with dimensions not less than 5 meters (five meters) by 3 meters (three meters) at a minimum, ensuring that the width of the front facade is not less than 3 meters (three meters). Existing shops in old markets and commercial complexes are exempted from this.

**Article (385)**

The built area on the mezzanine floor should not exceed 70% (seventy percent) of the ground floor area and should not be counted within the building ratio. Direct entries from outside to the mezzanine floor are not allowed; its entrances should be from the ground floor.

The height of the mezzanine must not exceed 3.20 meters (three meters and twenty centimeters), and provided that the height of the ground floor, including the mezzanine, does not exceed 7.5 meters (seven meters and fifty centimeters) from the highest sidewalk level, if available, or from the road surface. Upper structural bridges are not counted within the approved height, and likewise, the height of the mezzanine is not counted within the total height of the building. In case of a request for a height increase, approval from the Urban Planning Affairs must be obtained.

**Article (386)**

Frozen Zones or Properties (Freeze) are those areas which carry an approved classification according to the approved zoning maps, although construction and urban development work has been temporarily postponed due to being affected by infrastructure service projects or equivalent planning studies. No building permits will be accepted during the period of land freezing.

**Article (387)**

Implementation Subject Areas (IS) are those for which detailed plans have been approved and require the completion of their implementation procedures, followed by updating the land classification according to the approved plan.

**Article (388)**

Building shelters on lands designated for urban development is allowed, subject to special conditions set by the relevant official entities, as well as requiring approval from the service entities.

**Article (389)**

Providing a dedicated route for loading and unloading vehicles for commercial and industrial activities is allowed, in accordance with the standards of the service entities.

**Article (390)**

Approval from the Urban Planning Affairs is required to get permission to add a Drive-Through service for commercial activities to determine the technical standards and the number of parking spaces that need to be provided for those uses.

**Article (391)**

Without violating the parking dimensions specified in each chapter of this decision, the dimensions of car parking spaces should not be less than 2.7 meters (two meters and seventy centimeters) in width, and 5.5 meters (five meters and fifty centimeters) in length.

**Article (392)**

Taking into consideration the provisions addressed by each chapter separately regarding car parking, parking space provision standards are applied according to the following uses:

|  |  |  |
| --- | --- | --- |
| **Serial No.** | **Uses**  | **Criteria for Providing Parking Spaces** |
| **Touristic Uses** |
| 1 | Hotels and Resorts | - One parking space for every three rooms in the hotel.- One parking space for each apartment smaller than 100 square meters or two parking spaces for each apartment larger than 100 square meters.- One parking spaces for each room with a kitchenette.- For restaurants: two parking spaces per 100 square meters.- For halls and venues: four parking spaces per 100 square meters.- For offices and shops: two parking spaces per 100 square meters.- Regarding the administrative offices, entertainment centers, business centers, and services (kitchens and corridors) dedicated for hotel uses and its guests, they are exempt from providing parking spaces. |
| 2 | Fine dining restaurantsCasual dining restaurantsCafésFast food restaurants |  5 parking spaces per 100 square meters  |
| **Health and Medical Uses** |
| 3 | Public Hospitals | One parking space per two beds or one parking space per 100 square meters, whichever is greater. |
| 4 | Medical Centers | 4 parking spaces per 100 square meters (GFA) |
| 5 | Private Hospitals | 3 parking spaces per 100 square meters (GFA) |
| 6 | Maternity Hospitals | One parking space per bed or one parking space per 100 square meters, whichever is greater. |
| 7 | Health Centers (Governmental) | 4 parking spaces per doctor. |
| 8 | Medical Clinics (Private) | 4 parking spaces per doctor. |
| 9 | Elderly Care Centers | One parking space per 100 square meters. |
| 10 | Pharmacies | Two parking spaces per 100 square meters |
| **Administrative Uses** |
| 11 | Administrative Offices | Two parking spaces per 100 square meters. |
| 12 | Business Centers | One parking space for every 4 offices or 4.167 parking spaces per 100 square meters. |
| 13 | Banks | Five parking spaces per 100 square meters. |
| 14 | Associations/Civil Organizations/Social, Cultural, and Youth Centers | Two parking spaces per 100 square meters. |

|  |  |  |
| --- | --- | --- |
| 15 | Police and Fire Stations, Traffic and Security Centers  | 1.27 parking spaces per 100 square |
| **Educational Uses** |
| 16 | Kindergartens and Nurseries | 0.667 parking spaces per 100 square meters, with provision of a safe area for student drop-off |
| 17 | Public Schools of all types | 3 parking spaces per classroom |
| 18 | Private Schools and Educational Institutions and their equivalents | 3 parking spaces per classroom |
| 19 | Private Universities and Institutes and their equivalents (those teaching students at their premises) | 1 parking space per 4 students |
| 20 | Public Libraries | 1 parking space per 100 square meters |
| 21 | Museums and Exhibitions | 1.5 parking spaces per 100 square meters |
| **Commercial Uses** |
| 22 | Commercial Malls | Two parking spaces per 100 square meters of the complex area. |
| 23 | Shopping Centers | Two parking spaces per 100 square meters. |
| 24 | Retail Shops | 1.428 parking spaces per 100 square meters of commercial use or one parking space per store, whichever is more. |
| 25 | Supermarkets | Four parking spaces per 100 square meters. |
| 26 | Petrol Stations | Four parking spaces per pumping station, plus parking for any additional activities if present. |
| 27 | ATMs (Standalone)Not Applicable to Proposals(Drive Through( | Two parking spaces per ATM. |
| 28 | Car and Furniture Showrooms | Two parking spaces per 100 square meters. |
| 29 | Personal Care Services (Barbershops, SPA) | Two parking spaces per 100 square meters. |
| **Religious Uses** |
| 30 | Major Mosque | 3 parking spots per 100 square meters |
| 31 | Mosques, Matam, Temples, and Churches(For lands with an area not less than 600 square meters) | 2 parking spots per 100 square meters |
|  **Recreational Uses and Sports Activities**  |
| 32 |  Sports Clubs and Similar Entities  | Two parking spaces per 100 square metersOne parking space for every 5 seats when there is an audience grandstand |

|  |  |  |
| --- | --- | --- |
| 33 | Paddle, badminton, and tennis courts and among others, which require up to 4 players maximum. | 4 parking spots per court.1 parking spot per 5 seats if there is a spectator stand. |
| 34 | Sports fields and multi-court sports halls and among others, which require more than 4 players. | 1 parking spot per 2 players.1 parking spot per 5 seats in case there is a spectator stand. |
| 35 | Children's playgrounds / Gardens / Parks / Walkways. |  * For properties less than 1,000 square meters: 1 parking spot per 100 square meters of the total site area (property), in addition to parking for any additional activities if present.
* For properties larger than 1,000 square meters: 1 parking spot per 100 square meters for the first 1,000 square meters and 1 parking spot per each additional 1,000 square meters of the total site area (property), plus parking for additional activities if present.
 |
| 36 | (Marina Clubs): Marina Clubs. | 1 parking spot for every 5 marine berths. |
| 37 | Multi-use halls, cinemas, and theaters | 4 parking spots per 100 square meters or 1 parking spot per 5 seats, whichever is greater. |
| 38 | Cinemas and theaters | 1 parking spot for every 5 seats. |
| **Industrial Uses** |
| 39 | Warehouses or Storage Facilities | No need to provide parking spaces as loading and unloading are instantaneous operations. Follow the standards for any additional activities like offices. |
| 40 | Worker Housing | 0.25 parking spaces per 100 square meters. |

Car parking spaces for restaurants and cafes operating under the Drive-Through system should be considered, especially when the project includes seating areas or Walk-in pick-up points. In all cases, approval must be obtained from the Urban Planning Affairs to decide on the number of parking spaces needed, especially for uses not mentioned within the parking space provision standards table and other articles in this resolution.

**Article (393)**

Parking standards specified in Article (392) of this resolution are applied to provide the minimum parking requirements. These standards can be increased as deemed appropriate by the Urban Planning Affairs based on parking statistics and field studies, providing that planning approval for site viability for development is obtained along with specifying the regulatory requirements for development for each license, coordinated with the service entities.

**Article (394)**

Technical or planning considerations may determine or add controls, requirements, and additional standards for the required parking spaces according to the classifications mentioned in this resolution or according to the activity, following the controls set by the Urban Planning Affairs within a resolution issued by the competent minister.

**Article (395)**

Development is allowed in areas that are smaller than the minimum land area specified by the executive regulations of Decree No. (3) of 1994 concerning the division of lands designated for development and urbanization, provided that planning approval for site viability for urbanization is obtained from the Urban Planning Affairs, specifying the regulatory requirements for each license and coordinating with the service entities.

**Article (396)**

Technical or planning considerations may define additional requirements or approvals for activities permitted in the classifications within this resolution, following controls set by Urban Planning and Urban Development Affairs, within a resolution issued by the competent minister.

**Article (397)**

Provision of a security surveillance system for buildings in areas specified by the relevant official entities is required, in accordance with the conditions, requirements, and technical standards of the entities.

**Article (398)**

Technical or planning considerations may determine protection ranges by the Urban Planning Affairs, as indicated by its issued approved zoning maps.