



**PRIME MINISTERIAL EDICT NO.(28) OF THE YEAR 2009 WITH  
RESPECT TO DETERMINATION OF ZONING REGULATIONS  
FOR CONSTRUCTION IN VARIOUS AREAS OF THE KINGDOM**

**The Prime Minister,**

Having reviewed the Law on the Constructional Organization of Buildings promulgated by Legislative Decree No.(13) of the Year 1977, as amended by Legislative Decree No.(15) of the Year 1993, especially Article (20) thereof,

and Legislative Decree No.(2) of the Year 1994 with respect to Development Planning,

and Legislative Decree No.(3) of the Year 1994 with respect to the Division of Land Intended for Construction and Development,

and Legislative Decree No.(1) of the Year 1996 with respect to Electricity and Water,

and Legislative Decree No.(2) of the Year 1996 with respect to Public Road Works,

and Legislative Decree No.(28) of the Year 1999 with respect to the Establishment and Organization of Industrial Areas,

and the Municipalities Law promulgated by Legislative Decree No.(35) of the Year 2001, as amended by Law No.(38) of 2006.

and Law No.(6) of the Year 2005 with respect to Amending Certain Provisions of Legislative Decrees with respect to the Acquisition of Land for the Public Benefit, Organization of Buildings, Constructional Planning and Division of Land Intended for Construction, Development and Public Road Works,

and Prime Ministerial Edict No.(27) of the Year 2005 with respect to Determination of Zoning Regulations for Construction in Various Parts of the Kingdom, as amended, by Edict No (71) of 2006.

and upon the submission of the Minister of Municipalities Affairs and Agriculture,

and with the approval of the Council of Ministers,

**HEREBY ORDERS THE FOLLOWING:**

**Article (1):**

The Zoning Regulations for Construction in Various Areas of the Kingdom, which are attached to this Edict, shall come into effect.

**Article (2):**

The Minister concerned with the Municipalities Affairs and Agriculture shall in accordance with the provisions of Article (20) of the law on the buildings constructional organization of Buildings referred to, issue orders to approve the detailed plans for Zoning Regulations for construction stipulated herein.

**Article (3):**

Prime Ministerial Edict No.(27) of the Year 2005 with respect to Determination of Zoning Regulations for Construction in Various Parts of the State shall be repealed.

**Article (4):**

The Minister concerned with Municipalities' Affairs shall implement the provisions of this Edict and the Zoning Regulations for construction attached which shall come into force on the day following the date of its publication in the Official Gazette.



**Signed: Khalifa Bin Salman Al Khalifa,  
Prime Minister**

Issued on 17<sup>th</sup> Jumadi Al Akhira, 1430 Hijra,  
Corresponding to 10<sup>th</sup> June, 2009



# Zoning Regulations for Construction

## PART I DEFINITIONS



### Article (1):

In the application of the provisions of this Edict, unless the context requires otherwise, the following words and expressions shall have the meanings assigned opposite each:

**Construction:** The process of building, preparation for building, division of land in preparation for the construction of buildings or land reclamation for building or excavation for mining, carrying out any operation above or under the ground nor making any significant change in the use of buildings, land areas or spaces inside a plot of land.

**Construction Areas:** Areas which shall be subject to the zoning regulations for construction in various parts of the Kingdom provided for herein.

**Construction Land Areas:** Land areas that are suitable for construction and are approved by general and detailed planning thereof and overlook one or more usable and accessible roads, provided that such roads are linked to the road network and public utilities.

**Private Residential Area:** Residential areas permitted to be occupied by one or more residential units on each plot of land with low or medium building density.

**Connected Residential Area:** Residential areas which are in the centre of cities, villages and their extensions permitted to be occupied by one or more residential units connected from one or more sides and of medium or high building density.

**Garden Residential Area:** A residential area situated outside the boundaries of towns and villages and has a low building density.

**Industrial Areas:** Areas intended for all kinds of industrial and manufacturing purposes in which processed and semi-processed raw materials are converted into other products.

**Agricultural Areas:** Areas intended for agricultural purposes and related activities such as greenhouses, nurseries, cattle sheds, stables and development of animal resources.

**Green Belt:** Areas intended for agricultural activities only with the aim of maintaining and developing it in order to protect the surrounding environment.

**Villa (Residential House):** A separate or connected building comprising a living room, bedroom, dining room, sanitary utilities, closed and open spaces and has its own entrances and internal staircase, if any, separately from any other residential house.

**Outbuildings:** Utilities intended for serving the residence such as an outside kitchen, watchman's room, outside *majlis*, washing room, stores and similar facilities whether connected to or separate from the main building.

**Building Appurtenances:** Utilities that serve a building (such as a residential, commercial or similar building) and include the watchman's room, gas cylinder room, substations for the building, utilities, stores and similar facilities situated whether connected to the main building or separate therefrom.

**Flat:** Every part of a floor constituting a residential unit that is separate from the remaining floors and consisting of one room or more and includes a minimum of a kitchen and bathroom. Its occupants may have ingress to or egress therefrom without going through another residential unit on the same floor or in the same building.

**Shop:** A building which is open to a public footpath or an approved public road with one front or more, and it is permitted to be used for commercial activities as shall be specified by the approved construction plans.

**Residential Garden Compound:** It is a plot of land overlooking an approved road comprising villas, residential houses, services, utilities, a garden and common open footpaths. Each compound may have one entrance or more.





**Building:** A separate building overlooking an approved road consisting of several stories, residential flats, business suites or independent business premises that are combined or separate in the entrances, staircase and lifts.

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

**Building Surfaces:** Built-up areas of all floors of a building or buildings situated within a plot of land measured from the outside of external walls or from the line dividing the common wall. Such built-up areas shall include the following:

- Surfaces of all floors in the building's closed spaces including towers.
- Spaces arising from constructional elements that may become habitable areas.
- All built spaces that have not been excluded when calculating the built spaces.

**Mezzanine Floor:** An excluded floor including part of the height of the ground floor whether it is a retail outlet, factory, workshop or service facility, provided that its building percentage shall not exceed 70% (seventy percent) of the ground floor area. It shall be intended for storage, management, offices and business purposes. It shall not be directly accessible from outside. Its entrance shall be from the ground floor level and its height shall not be more than 2.60 meters (Two meters and sixty centimeters), provided that the height of the ground floor including the mezzanine floor shall not be more than 6 meters (Six meters).

**Building Recession Areas:** Areas between the property's boundaries and the building line of each of the building's façades. Types of recessions are as follows:

- (a) **Front Recession:** Minimum distance between the property's boundary overlooking a road and the building line of the façade overlooking it on the ground floor and all floors unless upper projections are allowed.
- (b) **Side Recession:** Minimum distance between the property's boundary overlooking a side neighboring property parallel to the front façade and the building line of the face overlooking it, whether the neighboring property is a plot of land, garden, empty space or





footpath on the ground floor and all floors unless upper projections are allowed.

- (c) **Rear Recession:** Minimum distance between the property's boundary overlooking a rear neighboring property on the side opposite to the front façade and building line of the façade overlooking it, whether the neighboring property is a plot of land, garden, empty space or footpath on the ground floor and all floors unless provision is allowed for upper projections.

**Building Height:** The vertical dimension in front of a building's façade overlooking a rear neighboring property from the side which is opposite the front façade and the building line of the façade overlooking it, whether the neighboring property is a plot of land, garden, empty space or footpath. It is measured from the centre of the building's façade in case of sloping streets. The vertical dimension measurement shall not include parapets, domes and minarets in religious buildings, stairwells, lift machinery rooms, water tanks and air-conditioners, if any, where heights not exceeding 7 meters (Seven meters) are permitted above the roof of the upper floor.

**Building Line:** A line defining the area in which building is permitted on the ground floor inside the plot of land. It may be identical to the planning line (if any) or may recede from the road border, street, garden or footpath by recessions to be determined by the zoning regulations for the facades overlooking them.

**Planning Line:** A line to which a building recedes as shown by the approved detailed plans whereby it separates between privately owned property and public property.

**Road Axis:** A line specifying the middle of the road width.

**Road Border:** A line specifying the middle of the road's width from one side of the road centre. Each road has two borders.

**Road Boundary:** It means the space between the road borders and includes viewing angles, intersections and spaces reserved for public utilities along the road.





**Footpaths and Service Paths:** A space which separates properties and road borders and is used for pedestrian or service traffic, or both. Vehicular traffic shall not be permitted through them.

**Covered Car Parks:** Areas intended as car parks provided with covers to protect vehicles from all external elements.

**Uncovered (Open) Car Parks:** Areas intended as car parks but have no roofs.

**Multi-storey Car Parks:** A single storey or parts of multi-storey building or separate buildings intended to be used as car parks.

**Approved Commercial Street:** A street where shops are allowed to open in the buildings overlooking it according to the approved development plans.

**Approved Service Street:** A street where service workshops are allowed to open in the buildings overlooking it according to the approved development plans.

**Service Workshop:** A building within a plot of land connected to one or more approved footpath or commercial street where it is permitted to be used for service activities.

**Approved Development Plans:** General and detailed plans of the area in which development is permitted according to the decision of the Minister concerned with Municipalities Affairs and Agriculture. They include determination of the development areas in whose land the zoning regulations set forth in this Edict shall be applicable. They also show the public roads, planning lines, if any, open areas and areas in which development is permitted according to special development and construction conditions as well as the areas in which development is postponed.

**Site Development Planning Approval:** It is a certificate issued by the General Directorate of Urban Planning approving the validity of the site for development, at the request of the owner of the land or property.

**Special Regulations Areas:** Areas that are near major landmarks, archaeological, historical or religious areas or areas designated for



significant planning purposes and are defined by plans for classification of development areas in the Kingdom or which are determined by an order of the Minister concerned with Municipalities Affairs and Agriculture in accordance with article (20) of the said law for Building Regulation.

**Areas for Projects with a Special Nature:** There are areas for non-standard projects that are not governed by provisions of the Zoning Regulations as set forth in this Edict. They may be set up in areas for which general or detailed development plans have been prepared or in open areas where no plans have been prepared. For the approval thereof, specialized studies shall be prepared incorporating the following:

- 1) Construction planning effects of the projects on contiguous areas.
- 2) Traffic effects on the existing road network on various levels.
- 3) Environmental and Marine effects.
- 4) Social, Cultural and Economic effects.
- 5) Any other studies required for deciding upon the project's application.

A project shall be considered with a special nature in view of the required development of plans to absorb its construction requirements including the development of the road network and facilities situated in the land areas neighboring it.

**Areas with a Special Development Nature:** Archeological or Historic areas or areas introduced to have their own distinctive nature. Upon the application of the requirements set forth in this Edict, the special development conditions of such areas shall be complied with in addition to ensuring the planning aspects in terms of providing car parks and maintaining the architectural style of their buildings.





**PART II**  
**RESIDENTIAL HOUSING AREAS**

**Chapter One**  
**Private Residential Area – A**



**Article 2:**

**Uses:**

Residential uses are permitted and include detached residential villas but residential apartments shall not be permitted as indicated in the plans for determination of approved development areas.

**Article 3:**

**Building Percentages:**

1. The building percentage shall not be more than 180% (one hundred and eighty percent) of the land area.
2. Built-up area of any floor shall not exceed 60% (sixty percent) of the land area.
3. Additional building percentages not exceeding 15% (fifteen percent) of the land area shall be permitted to be built with a maximum area of 100 square meters (one hundred square meters) designated for the residence's utilities only. Building shall be permitted on the line of the side wall on one side only, provided that its height shall not be more than one floor with a maximum height of 4 meters (four meters) measured from the pavement level.
4. Appurtenances for the residence shall be permitted to be built on the roof of the building with an additional percentage not exceeding 30% (thirty percent) of the roof area. And if the roof area was less than 100 square meters (one hundred square meters) an area not exceeding 30 square meters (thirty square meters) with a level similar to the level of the staircase room on the roof may be built.

5. An external majlis with an area not exceeding 10% (ten percent) of the land area shall be permitted to be built. Its area shall not exceed 100 square meters (one hundred square meters) to be calculated from the approved building percentage. The majlis shall be built on the front border overlooking a street or road, provided that the length of the majlis and entrances to the car parks shall not exceed 40% (forty percent) of the length of the land's front. The building shall be permitted on the side border of a neighbor on one side only, provided that the majlis height shall not be more than one floor of a maximum height of 4 meters (four meters) measured from the pavement level.
6. A park for at least two vehicles shall be provided within the plot of land. Car parks shall not be calculated as part of the aforesaid permitted building percentage.
7. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage.

#### **Article 4:**

#### **Recessions:**

##### **1. Front Recession:**

Building shall be permitted on the ground floor at a distance of at least 3 meters (three meters) from the land border of the front overlooking a street or road. Upper projections above the ground floor shall be permitted with a maximum of 1.20 (one meter and twenty centimeters). In case the land overlooks more than one street, the building recession shall be at a distance of no less than 3 meters (three meters) from the most important street to the site. Projections over the ground floor from the branch street side for a maximum of 1 meter (one meter) shall be permitted.

##### **2. Rear and Side Recessions:**

Building shall be permitted on the ground floor at a distance of at least 2 meters (two meters) from the side and rear borders of the land. Upper projections shall not be permitted above the ground floor level.





## **Article 5:**

### **Height:**

1. A building's height shall not exceed 3 stories (three stories) with a maximum height of 15 meters (fifteen meters). In case of building a basement, the maximum height shall be 16.50 meters (sixteen meters and fifty centimeters).
2. In case of building a basement, the height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the level of the pavement surface.

## **Article 6:**

### **Special Requirements:**

1. Connected villas shall be permitted to be built on one side or more or detached or both, provided that the share of each villa shall not be less than 200 square meters (two hundred square meters) of the land area.
2. The width of internal roads in residential compounds shall not be less than 8 meters (eight meters), provided that the recession of the villa's façade shall not be less than 5 meters (five meters) from the border of the internal road.
3. Building is permitted above covered car parks (garages) and residence's utilities, provided the building area does not exceed 50 square meters (fifty square meters) and with a height of one storey not exceeding 4 meters (four meters).



## Chapter Two Private Residential Area – B



### Article 7:

#### Uses:

Residential uses are permitted (detached and connected residential units) as indicated in the plans for determination of approved development areas.

### Article 8:

#### Building Percentages:

1. The building percentage shall not be more than 180% (one hundred and eighty percent) of the land area.
2. Built-up area of any floor shall not exceed 60% (sixty percent) of the land area.
3. An additional building with a building percentages not exceeding 20% (twenty percent) of the land area shall be permitted to be built to be designated for building an external majlis and the residence's utilities only, provided that the height shall not be more than one floor and a height not exceeding the level of the ground floor ceiling. Building of the majlis shall be permitted on the line of the front border of the land overlooking a street or road, so that the total length of the majlis front and entrances to the car parks shall not be more than 40% (forty percent) of the length of the front of the land. It shall be permitted to build on the border of the neighboring property on one side only, provided that all the residence's utilities shall be grouped in one side of the land.
4. Appurtenances for the residence shall be permitted to be built on the roof of the building with an additional percentage not exceeding 30% (thirty percent) of the roof area. And if the roof area was less than 100 square meters (one hundred square meters) an area not exceeding 30 square meters (thirty square meters) with a level similar to the level of the staircase room on the roof may be built.



5. A park for at least two vehicles shall be provided within the plot of land. Car parks shall not be calculated as part of the aforesaid permitted building percentage.
6. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage.

## **Article 9:**

### **Recessions:**

#### **1. Front Recession:**

Building shall be permitted on the ground floor at a distance of at least 3 meters (three meters) from the land border of the front overlooking a street or road. Upper projections above the ground floor shall be permitted with a maximum of 1.20 meters (one meter and twenty centimeters). In case the building overlooks more than one street, the building recession shall be at a distance of no less than 3 meters (three meters) on the side of the street on which an entrance is allowed to be made thereon. Projections above the ground floor for a maximum of 1 meter (one meter) from the branch street side shall be permitted. In the event of building residential flats car parks may be roofed to the front borders of the land provided the buildings in the upper floors recedes 1.8 meters (one meter and 8 centimeters) from the front border of the land.

#### **2. Rear and Side Recessions:**

Building shall be permitted on the ground floor at a distance of at least 2 meters (two meters) from the side and rear borders of the land. Upper projections shall not be permitted above the ground floor level.

## **Article 10:**

### **Heights:**

1. A building's height shall not exceed 3 stories (three stories) with a maximum height of 15 meters (fifteen meters). In case of building a basement, the maximum height shall be 16.50 meters (sixteen meters and fifty centimeters).



2. In case of building a basement, the height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the level of the pavement surface.

### **Article 11:**

#### **Special Requirements:**

1. In land whose area is less than 300 square meters (three hundred square meters) or whose front facade's length ranges between 12 to 15 meters, building shall be permitted on the neighbor's side boundary on one side only.
2. In land whose front façade is less than 12 meters (twelve metres), the building on the front side shall recede by 3 meters (three meters) and on the rear side by a distance of 1.50 meters (one meter and fifty centimeters), provided that building shall be permitted on the two side boundaries of the land.
3. Building shall be permitted above covered car parks (garages) and the residence's utilities, provided that the built-up area above the car parks and utilities shall not be more than 50 square meters (fifty square meters). For one floor only with a height not exceeding 4 meters (four meters).
4. More than one housing unit may be permitted to be built on a plot of land in the form of connected housing units on one side or more or detached or both, provided that the share of each housing unit shall not be less than 150 square meters (one hundred and fifty square meters) of the land area subject to ensuring the availability of car parks at the rate of one car park per flat.
5. More than one housing unit may be permitted to be built on a plot of land in the form of apartments in stories, provided that the apartment's area shall not be less than 100 square meters (one hundred square meters) provided that car parks shall be provided at the rate of one car park per apartment.
6. In case the land is situated in a commercial or service road subject to the zoning requirements with respect to areas of 3-storey buildings





(three stories) situated in commercial and service roads indicated in Article 58 Clause 3.

7. The width of internal roads in residential compounds shall not be less than 8 meters (eight meters), provided that the recession of the building's front façade shall not be less than 5 meters from the border of the internal road.



## **Chapter Three**

### **Connected Residential Area – A**

#### **Article 12:**

##### **Uses:**

Residential uses are permitted (residential houses, villas and flats) as indicated in the plans for determination of approved development areas in the Kingdom.

#### **Article 13:**

##### **Building Percentages:**

1. The building percentage shall not be more than 210% (one hundred and twenty percent) of the land area.
2. Built-up area of any floor shall not exceed 70% (seventy percent) of the land area including the residence's utilities.
3. Appurtenances for the residence shall be permitted to be built on the roof of the building with an additional percentage not exceeding 30% (thirty percent) of the roof area. And if the roof area was less than 100 square meters (one hundred square meters) an area not exceeding 30 square meters (thirty square meters) with a level similar to the level of the staircase room on the roof may be built.
4. A park for one vehicle shall be provided for each residential unit. Car parks shall not be calculated as part of the aforesaid permitted building percentage.
5. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage, provided that a planning approval shall be obtained taking into account the existing roads and services.







## **Article 14:**

### **Recessions:**

#### **1. Front Recession:**

Building shall be permitted on the ground floor at a distance of at least 3 meters (three meters) from the land border of the front overlooking a street. Upper projections above the ground floor shall be permitted with a maximum of 1.20 meters (one meter and twenty centimeters). In case the building overlooks more than one street, the building recession shall be at a distance of no less than 3 meters (three meters) on the side of the more important street to the site and a distance of 2 meters on the side of the other street. Upper projections are permitted over the ground floor on the branch street side for a maximum of 1 meter (one meter).

#### **2. Side Recession:**

Building shall be permitted on the ground floor on the side border of the land. In case of making openings overlooking the side neighbor, ventilation shafts shall be provided (internal and external yards) as provided for in the Implementing Regulations of the Constructional Organization of Buildings Law No. 13 of the Year 1977.

#### **3. Rear Recession:**

Building shall be permitted on the ground floor at a distance of at least 2 meters (two meters) from the rear borders of the land. Upper projections shall not be permitted on the floors above the ground floor level.

## **Article 15:**

### **Heights:**

1. A building's height shall not exceed 3 stories (three stories) with a maximum height of 13 meters (thirteen meters). In case of building a basement, the maximum height shall be 14.50 meters (fourteen meters and fifty centimeters).

2. In case of building a basement, the height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the level of the pavement surface.

### **Article 16:**

#### **Special Requirements:**

1. Residential flats whose floor area shall not be less than 80 square meters (eighty square meters) shall be permitted to be built. A car park shall be provided for each residential flat.
2. For plots of land overlooking an approved commercial or service road, the building recession shall be at a distance of no less than 5 meters (five meters) from the front border of the land overlooking the commercial or service road. Such recession areas shall be used as footpaths and uncovered car parks provided and they are prepared by the land lord. Upper projections shall be allowed to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters). It shall be permitted to add a mezzanine floor so that the height shall be in compliance with the Law on Constructional Organization of Buildings, provided that it shall not be reckoned as part of the building percentage and its area shall not be more than 70% (seventy percent) of the ground floor area.





## Chapter Four Connected Residential Area – B



### **Article 17:**

#### **Uses:**

Residential uses are permitted (residential houses, villas and flats) as indicated in the plans for determination of approved development areas in the Kingdom.

### **Article 18:**

#### **Building Percentages:**

1. The building percentage shall not be more than 300% (three hundred percent) of the land area.
2. The above percentages shall include all buildings including the veranda, services, staircases and lift shafts.
3. Appurtenances for the residence shall be permitted to be built on the roof of the building with an additional percentage not exceeding 30% (thirty percent) of the roof area. And if the roof area was less than 100 square meters (one hundred square meters) an area not exceeding 30 square meters (thirty square meters) with a level similar to the level of the staircase room on the roof may be built.
4. When building residential flats on a land overlooking a road connected to an approved road network, car parks must be provided at a rate of one park for each flat. The car park area shall not be calculated as a part of building percentage provided the following conditions are fulfilled:
  - a. The width of the road on which the land is located shall not be less than 6 meters (six meters), measured from the road regulation line, if any, or the distance between the land border overlooking the road and the neighboring property. However, if the land was located on two roads whose width exceeds 6 meters (six meters), the provision of car parks shall be by recession on the wider road in the event that entrances are allowed on it.

- b. The land area shall not be less than 250 square meters (two hundred fifty square meters).
  - c. The length of the land façade on the road connected to the approved road network shall not be less than 8 meters (eight meters).
5. A basement shall be permitted to be built and its land area shall not be calculated as part of the permitted building percentage, provided a part not less than 70% (seventy percent) is used as car park, upon planning approval in consideration for existing roads and services.

## **Article 19:**

### **Heights:**

#### **1. Front Recessions:**

Building shall be permitted on the ground floor on the front border of the front of the plot of land.

#### **2. Side and Rear Recessions:**

Building shall be permitted on the border of the side and rear of the land. In case of making openings overlooking the side or rear neighbor, ventilation shafts shall be provided (internal and external yards) as provided for in the Implementing Regulations of Constructional Organization of Buildings Law.

## **Article 20:**

### **Heights:**

1. A building's height shall not exceed 3 stories (three stories) with a maximum height of 13 meters (thirteen meters). In case of building a basement, the maximum height shall be 14.50 meters (fourteen meters and fifty centimeters).
2. In case of building a basement, the height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the level of the pavement surface level.





## **Article 21:**

### **Special Requirements:**

1. Residential flats whose floor area shall not be less than 60 square meters (sixty square meters) or one flat per floor in case of being unable to provide the required area inclusive of the stairs.
2. In case of providing car parks on the ground floor, they shall be compensated by giving permission to build on the fourth floor for an area equivalent to the area allocated for the car parks.
3. In case the land is situated in a commercial or service road, a mezzanine shall be added but shall not be calculated as part of the building percentage and its area shall not be more than 70% (seventy percent) of the ground floor area.
4. The requirements with respect to local areas shall be complied with in respect of the Architecture standards for the area's construction and heritage nature, if any.
5. Car Parks
  - a- At least one car park must be provided in the event of construction of one residential unit (house) for lands connected to the existing road network situated on a road with a width of 6m (six meters) or more.
  - b- Car Parks must be provided for residential flats only in lands located on approved commercial roads.
  - c- Car Park must be provided inside the land plot at a rate of one park for each residential flat for the existing road network, the following shall be expected:
    - (a) **For Residential Areas:**

The following lands shall be expected from the implementation of the condition for provision of car parks.

      1. Lands located on one road whose width is less than 6m (six meters) measured from the road regulation line if any or the distance between the land edge overlooking the road and the opposite property.



2. Lands with an area of less than 250 square meters (two hundred and fifty square meters) or which have one flat only on each floor, whichever is more.
3. Lands whose front façade is less than 12 meters (twelve meters) in length.

**(b) For Commercial Areas:**

Existing commercial areas which have lands built up on their front borders with a percentage exceeding 50% (fifty percent) of the total length of the commercial road shall be expected in one of the following cases:

1. Lands overlooking a single road, but if the land was located on two roads, the width of the branch road of which exceeds 6 meters (six meters), car parks must be provided by recession on the branch road side, provided the land length on the branch road side is not less than 12 meters (twelve meters).
2. Lands whose area is less than 600 square meters (six hundred square meters).

provided all cases that are not subject to the requirements mentioned in the above article are presented to the concerned committee formed by the Minister concerned with Municipalities Affairs to take the appropriate action.





## Chapter Five Garden Residential Area



### **Article 22:**

#### **Uses:**

Residential uses are permitted (residential houses, separate and attached villas and garden flats) as indicated in the plans for determination of approved development areas.

### **Article 23:**

#### **Building Percentages:**

1. The building percentage shall not be more than 55% (fifty five percent) of the land area for all buildings. More than one residential unit shall be permitted to be built on the land, provided that each residential unit shall have an area of no less than 500 square meters (five hundred square meters) of the land area.
2. The area of utilities on the ground floor for each residential unit shall not be more than 5% (five percent) of the unit's share with a maximum of 25 square meters (twenty five square meters). Building of the utilities shall be permitted on the border of the side neighbor of the building on one side only, provided that their height shall not be more than one floor with a maximum of 4 meters (four meters) measured from the level of the pavement and shall not be calculated as part of the building percentages.
3. Appurtenances for the residence shall be permitted to be built on the roof of the building with an additional percentage not exceeding 30% (thirty percent) of the roof area. And if the roof area was less than 100 square meters (one hundred square meters) an area not exceeding 30 square meters (thirty square meters) with a level similar to the level of the staircase room on the roof may be built.
4. An external majlis or multi-purpose hall and combined public recreational facilities shall be permitted to be built on the land so that their percentage shall not be more than 10% of the land area

and shall not be calculated as part of the permitted building percentages. The majlis shall be permitted to be built on the border of the land overlooking a road or street so that the majlis' length shall not be more than 25% (twenty five percent) of the length of the front of the land with a maximum of 30 meters (thirty meters). There shall also be permitted to build on the border of the side neighbor on one side only with a length of no more than 30 meters of the length of the side border of the land so that the majlis height shall not be more than one floor with a maximum of 4 meters (four meters) from the pavement level.

5. A park shall be provided for at least two cars within the plot for each unit. The car parks shall not be calculated as part of the building percentage.
6. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage.

#### **Article 24:**

#### **Recessions:**

##### **1. Front Recession:**

Building shall be permitted on the ground floor at a distance of no less than 5 meters (five meters) from the front border of the plot of land overlooking a road or street allowing the opening of entrances upon it. Upper projections shall be permitted to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters).

##### **2. Side and Rear Recessions:**

Building shall be permitted on the ground floor at a distance of no less than 3 meters (three meters) from the side and rear borders of the land. Upper projections shall not be permitted to be made on the floors above the ground floor.







## **Article 25:**

### **Heights:**

1. A building's height shall be 2 stories (two stories) with a maximum height of 10 meters (ten meters). In case of building a basement, the maximum height shall be 11.50 meters (eleven meters and fifty centimeters).
2. In case of building a basement, the height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the level of the pavement surface.

## **Article 26:**

### **Special Requirements:**

1. More than one housing unit shall be permitted to be built on the plot in the form of houses or villas as connected units on one side or more or detached or both, provided that they shall be distributed within the plot and car parks shall be provided at the rate of one car park for each housing unit.
2. The distance between detached housing units within the plot of land shall not be less than 4 meters (four meters). The recession areas between units shall be permitted to be used as covered car parks whose ceiling height shall not be more than 3 meters (three meters).
3. The width of internal roads in housing compounds shall not be less than 8 meters (eight meters), provided that the recession of the building's front façade shall not be less than 5 meters (five meters) from the border of the internal road.
4. There shall be permitted to build more than one housing unit on the plot in the form of housing units (garden flats) so that the area of each flat shall not be less than 150 square meters (one hundred and fifty square meters) with providing car parks at the rate of at least one car park per housing unit.

**PART III**  
**Apartment Block Areas**

**Chapter One**  
**Investment Apartment Block Areas (A)**



**Article 27:**

**Uses:**

There shall be permitted in such areas residential, commercial, management or all such uses as shall be shown by plans determining the approved development areas.

**Article 28:**

**Building Percentages:**

The building percentages in such areas shall be as follows:

1. The building percentage shall not be more than 1200% (one thousand two hundred percent) of the land area.
2. The built-up floor area shall not be more than 60% (sixty percent) of the land area.
3. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage, provided that a part thereof whose area is not less than 70% (seventy percent) shall be used as car parks and provided that the height of the ground floor shall not be more than 1.50 meters (one meter and a half meter) from the pavement level.

**Article 29:**

**Recessions:**

**1. Front Recession:**

Building shall be permitted on the ground floor on the front border of the plot unless there is an approved building line in the detailed plans that



requires the recession of the building thereto. Upper projections shall be permitted to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters).

## **2. Side and Rear Recessions:**

Ground floor recessions shall not be less than 6 meters (six meters) from the side and rear borders of the land to be used as corridors. Upper projections on the floors above the ground floor shall be permitted to be made with a maximum of 60 centimeters (sixty centimeters) for each border.

## **Article 30:**

### **Special Requirements:**

1. It shall be imperative to provide car parks within the plot of land at the rate of at least one car for each flat so that the number of car parks shall not be less than one car park per 100 square meters (one hundred square meters). Required car parks must be provided on the ground floor, the upper floors in the basement or in all of them. It shall also be permitted to build multi-storey car parks on the borders of the land from all sides which shall not be calculated as part of the permitted building and height percentages.
2. The areas used for recreational activities and special utilities and services shall not be calculated as part of the permitted building percentage, provided that it shall not exceed 20% (twenty percent) of the total building percentage.
3. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.
4. For plots overlooking approved commercial roads, commercial and management uses shall be permitted provided that the building's recession shall be at a distance of no less than 6 meters (six meters) from the ground floor on the front border of the land to be used as footpaths and car parks. Upper projections shall be allowed to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters). It shall also be permitted to add a



mezzanine floor that shall not be calculated as part of the building percentage and its area shall not be more than 70% (seventy percent) of the ground floor area.

5. In the cases where the areas of plots of land are less than the areas stipulated in the Implementing Regulations of Law No.(3) of the Year 1994 with respect to the Partition of Land Intended for Construction and Development, the zoning regulations required for the zones whose areas are compatible therewith shall be applicable.
6. For plots situated in the Diplomatic Area, the building percentage shall not be more than 700% (seven hundred percent) of the land area. Building shall be permitted on the front border of the land provided that an arch shall be provided with a width of 3.60 meters (three meters and sixty centimeters) and with a height of at least 5.80 meters (five meters and eighty centimeters), provided that the building's recession shall be from remaining sides at a distance of no less than 3 meters (three meters), subject to the provision of car parks as shown in clause (1) hereof.





## Chapter Two Investment Apartment Block Areas (B)



### **Article 31:**

#### **Uses:**

There shall be permitted in such areas residential, commercial, management or all such uses as shall be shown by plans determining the approved development areas.

### **Article 32:**

#### **Building Percentages:**

The building percentages in such areas shall be as follows:

1. The building percentage shall not be more than 750% (seven hundred and fifty percent) of the land area.
2. The built-up floor area shall not be more than 60% (sixty percent) of the land area.
3. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage, provided that a part thereof whose area is not less than 70% (seventy percent) shall be used as car parks and provided that the height of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the pavement level.

### **Article 33:**

#### **Recessions:**

##### **1. Front Recession:**

Building shall be permitted on the ground floor on the front border of the plot unless there is an approved building line in the detailed plans that requires the recession of the building thereto. Upper projections shall be permitted to be made above the ground floor with a maximum of 1.20 (one meter and twenty centimeters).



## **2. Side Recession:**

Ground floor recessions shall not be less than 4.50 meters (four meters and fifty centimeters) from the side borders of the land to be used as corridors. Upper projections on the floors above the ground floor shall be permitted to be made with a maximum of 60 centimeters (sixty centimeters).

## **3. Rear Recession:**

Ground floor recessions shall not be less than 6 meters (six meters) from the rear borders of the land and shall be used as car parks or foot paths. Upper projections on the floors above the ground floor shall be permitted to be made with a maximum of 60 centimeters (sixty centimeters).

## **Article 34:**

### **Special Requirements:**

1. It shall be imperative to provide car parks within the plot at the rate of at least one car for each flat so that the number of car parks shall not be less than one car park per 100 square meters (one hundred square meters). In case it is not feasible to provide the required car parks on the plot in the ground floor, it shall be necessary to provide car parks either on the upper floors or by building a basement or both. It shall also be permitted to build multi-storey car parks on the borders of the land from all sides which shall not be calculated as part of the permitted building and height percentages.
2. The areas used for recreational activities and special utilities and services shall not be calculated as part of the permitted building percentage, provided that it shall not exceed 20% (twenty percent) of the total building percentage.
3. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.
4. For plots overlooking approved commercial roads, commercial and management uses shall be permitted on the ground floor provided that the building's recession shall be at a distance of no less than 6 meters (six meters) from the ground floor on the front border of the



land to be used as footpaths and car parks. Upper projections shall be allowed to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters). It shall also be permitted the addition of a mezzanine floor that shall not be calculated as part of the building percentage and its area shall not be more than 70% (seventy percent) of the ground floor area.

5. In the cases where the areas of plots of land are less than the areas stipulated in the Implementing Regulations of Law No.(3) of the Year 1994 with respect to the Partition of Land Intended for Construction and Development, the zoning regulations required for the zones whose areas are compatible therewith shall be applicable.



### Chapter Three Investment Apartment Block Areas (C)



#### **Article 35:**

##### **Uses:**

There shall be permitted in such areas residential, commercial, management or all such uses as shall be shown by plans determining the approved development areas.

#### **Article 36:**

##### **Building Percentages:**

The building percentages in such areas shall be as follows:

1. The building percentage shall not be more than 500% (five hundred percent) of the land area.
2. The built-up floor area for any floor shall not be more than 60% (sixty percent) of the land area.
3. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage, provided that a part thereof whose area is not less than 70% (seventy percent) shall be used as car parks and provided that the height of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the pavement level.

#### **Article 37:**

##### **Recessions:**

##### **1. Front Recession:**

Building shall be permitted on the ground floor on the front border of the plot unless there is an approved building line in the detailed plans that requires the recession of the building thereto. Upper projections shall be permitted to be made above the ground floor with a maximum of 1.20 meter (one meter and twenty centimeters).





## **2. Side Recession:**

Ground floor recessions shall not be less than 3.50 meters (three meters and fifty centimeters) from the side borders of the land to be used as corridors. Upper projections on the floors above the ground floor shall be permitted to be made with a maximum of 60 centimeters (sixty centimeters).

## **3. Rear Recession:**

Ground floor recessions shall not be less than 5 meters (five meters) from the rear borders of the land used as corridors or car parks. Upper projections on the floors above the ground floor shall be permitted to be made with a maximum of 60 centimeters (sixty centimeters).

## **Article 38:**

### **Heights:**

1. A building's height shall not be more than 10 stories (ten stories) with a maximum height of 50 meters (fifty meters). In case of building a basement, the maximum height shall be 51.50 meters (fifty one meters and fifty centimeters) in addition to the height of floors dedicated for services and car parks.
2. In case of building a basement, the height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the level of the pavement surface.

## **Article 39**

### **Special Requirements:**

1. Car parks must be provided inside the plot of the land at a rate of at least one car park for each flat, and the number of car parks must not be less than one park for every 100 square meters (one hundred square meters). The required car parks must be provided on the ground floor, upper floors, the basement or all of them. Multi-storey car parks may also be built on the land borders from all sides. Car parks shall not be calculated as a part of the permitted building percentages and heights.

2. The areas used for recreational activities and special utilities and services shall not be calculated as part of the permitted building percentage, provided that it shall not exceed 20% (twenty percent) of the total building percentage.
3. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.
4. For plots overlooking approved commercial roads, commercial and management uses shall be permitted on the ground floor provided that the building's recession shall be at a distance of no less than 6 meters (six meters) from the ground floor on the front border of the land to be used as footpaths and car parks. Upper projections shall be allowed to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters). It shall also be permitted the addition of a mezzanine floor that shall not be calculated as part of the building percentage and its area shall not be more than 70% (seventy percent) of the ground floor area.
5. In the cases where the areas of plots are less than the areas stipulated in the Implementing Regulations of Law No.(3) of the Year 1994 with respect to the Partition of Land Intended for Construction and Development, the zoning regulations required for the zones whose areas are compatible therewith shall be applicable.





## **Chapter Four**

### **Investment Apartment Block Areas (D)**

#### **Article 40:**

##### **Uses:**

There shall be permitted in such areas residential, commercial, management or all such uses as shall be shown by plans determining the approved development areas.

#### **Article 41:**

##### **Building Percentages:**

The building percentages in such areas shall be as follows:

1. The building percentage shall not be more than 300% (three hundred percent) of the land area.
2. The built-up floor area shall not be more than 60% (sixty percent) of the land area.
3. A single floor is permitted to be built and allocated for utilities recreational activities and residential services, provided the built-up area is not more than 60% (sixty percent) of the land area. This area shall not be calculated as a part of the overall building percentage, provided the height of the floor is not more than 4 meters (four meters).
4. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage, provided that a part thereof the area of which is not less than 70% (seventy percent) shall be used as car parks.





## **Article 42:**

### **Recessions:**

#### **1. Front Recession:**

Building shall be permitted on the ground floor on the front border of the plot of land unless there is an approved building line in the detailed plans that requires the recession of the building thereto. Upper projections shall be permitted to be made above the ground floor with a maximum of 1.20 (one meter and twenty centimeters).

#### **2. Side and Rear Recessions:**

Ground floor side and rear recessions shall not be less than 3 meters (three meters) from the side and rear borders of the land and can be used as passages. Upper projections on the floors above the ground floor shall be permitted to be made with a maximum of 60 centimeters (sixty centimeters) for each border.

## **Article 43:**

### **Heights:**

1. A building's height shall be 6 stories (six stories) with a maximum height of 30 meters (thirty meters). In case of building a basement, the maximum height shall be 31.50 meters (thirty one meters and fifty centimeters) in addition to the height of the floors intended for services and car parks.
2. In case of building a basement, the height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the level of the pavement surface.

## **Article 44:**

### **Special Requirements:**

1. Car parks must be provided inside the plot of the land at a rate of at least one car park for each flat, and the number of car parks must not be less than one park for every 100 square meters (one hundred



square meters). The required car parks must be provided on the ground floor, upper floors, the basement or all of them. Multi-storey car parks may also be built on the land borders from all sides. Car parks shall not be calculated as a part of the permitted building percentages and heights.

2. For plots overlooking approved commercial roads, commercial and management uses shall be permitted on the ground floor provided that the building's recession shall be at a distance of no less than 6 meters (six meters) from the ground floor on the front border of the land to be used as footpaths and car parks. Upper projections shall be allowed to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters). It shall also be permitted to add a mezzanine floor that shall not be calculated as part of the building percentage and its area shall not be more than 70% (seventy percent) of the ground floor area.
3. In the cases where the areas of plots are less than the areas stipulated in the Implementing Regulations of Law No.(3) of the Year 1994 with respect to the Partition of Land Intended for Construction and Development, the zoning regulations required for the zones whose areas are compatible therewith shall be applicable.
4. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.



## **Chapter Five**

### **Investment Apartment Block Areas (E)**

#### **Article 45:**

##### **Uses:**

There shall be permitted in such areas residential, commercial, management or all such uses as shall be shown by plans determining the approved development areas.

#### **Article 46:**

##### **Building Percentages:**

The building percentages in such areas shall be as follows:

1. The building percentage shall not be more than 300% (three hundred percent) of the land area.
2. The built-up floor area shall not be more than 30% (Thirty percent) of the land area.
3. Additional building percentages shall be permitted but not exceeding 50% (fifty percent) of the upper floor area to be allocated for the residence's utilities only, with a height of no more than 4 meters (four meters).
4. A basement shall be permitted to be built under building allocation and its area shall not be calculated as part of the permitted building percentage, provided that a part thereof whose area is not less than 70% (seventy percent) shall be used as car parks. And the height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the level of the pavement surface.







## **Article 47:**

### **Recessions:**

#### **1. Front Recession:**

The building recession shall be at a distance of 10 meters (ten meters) or 30% (thirty percent) from the front border of the plot whichever is less-overlooking a road or a street, unless there is an approved building line shown by detailed plans which shall be complied with. Upper projections shall be permitted above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters).

#### **2. Side Recession:**

Building recessions on the ground floor shall not be less than 4.50 meters (four meters and fifty centimeters) on the side borders of the land and can be used as foot paths. Upper projections on the floors above the ground floor shall be permitted to be made with a maximum of 60 centimeters (sixty centimeters).

#### **3. Rear Recession:**

Building of the ground floor shall be permitted at a distance of 5 meters (five meters) from the rear borders of the land and shall be used as foot paths. Upper projections on the floors above the ground floor shall be permitted to be made with a maximum of 60 centimeters (sixty centimeters).

## **Article 48:**

### **Special Requirements:**

1. Car parks must be provided inside the plot of the land at a rate of at least one car park for each flat, and the number of car parks must not be less than one park for every 100 square meters (one hundred square meters). The required car parks must be provided on the ground floor, upper floors, the basement or all of them. Multi-storey car parks may also be built on the land borders from all sides. Car parks shall not be calculated as a part of the permitted building percentages and heights.

2. Areas used for recreational activities and private utilities and services shall not be calculated as part of the permitted building percentages, provided they do not exceed 20% (twenty percent) of the overall building percentage.
3. In case of overlooking approved commercial roads, commercial and management uses shall be permitted on the ground floor provided there a recession on the ground floor from the front border of the land for distance of no less than 6 meters (six meters), and shall be used as foot paths and car parks. Upper projections shall be permitted to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters). A mezzanine floor may also be added with an area not more than 70% (seventy percent) of the ground floor area and shall not be calculated as a part of the building percentage.
4. In the cases where the land areas are less than those stipulated in the Executive Orders of Law No.(3) of 1994 concerning the division of lands prepared for construction and development, regulation requirements mentioned in areas compatible with their areas shall be applied.
5. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.





## **Chapter Six**

### **Apartment Blocks – 4 Stories**

#### **Article 49:**

##### **Uses:**

There shall be permitted in such areas residential, commercial, management or all such uses as shall be shown by plans determining the approved development areas.

#### **Article 50:**

##### **Building Percentages:**

Building percentages in these areas shall be determined as follows:

1. The building percentage shall not be more than 240% (two hundred and forty percent) of the land area.
2. The built-up floor area shall not be more than 60% (Sixty percent) of the land area.
3. A single floor is permitted to be built and allocated for utilities recreational activities and residential services, provided the built-up area is not more than 60% (sixty percent) of the land area. This area shall not be calculated as a part of the overall building percentage, provided the height of the floor is not more than 4 meters (four meters).
4. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage, provided that a part thereof the area of which is not less than 70% (seventy percent) shall be used as car parks.









## **Article 51:**

### **Recessions:**

#### **1. Front Recession:**

Building shall be permitted at a distance not less than 3 meters (three meters) from the front border of the land for the façade overlooking a road or a street allowing entrances to be opened on it. Upper projections above the ground floor for a height of 1.20 meters (one meter and twenty centimeters) are permitted. In case the land is located on more than one road, the building recession shall be at least 3 meters (three meters) from the land border overlooking the most important road of the site while upper projections on the floors above the ground floor shall be permitted at a maximum of 1.20 meters (one meter and twenty centimeters) and a distance of no less than 2 meters (two meters) from the border of the land overlooking other roads.

#### **2. Side and Rear Recession:**

Building recessions on the ground floor shall not be less than 2 meters (two meters) from the side and rear borders of the land to be used as footpaths. Upper projections on the floors above the ground floor of such side and rear sides shall not be permitted.

## **Article 52:**

### **Heights:**

1. A building's height shall be 4 stories (four stories) with a maximum height of 20 meters (twenty meters). In case of building a basement, the maximum height shall be 21.50 meters (twenty one meters and fifty centimeters) in addition to the height of the floors intended for services and car parks.
2. In case of building basement, the height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the level of the pavement surface.

## **Article 53:**

### **Special Requirements:**

1. The area of each flat shall not be less than 80 square meters (eighty square meters).
2. It shall be imperative to provide car parks within the plot at the rate of at least one car park for each residential unit (flat). Car parks must be provided on the ground floor, upper floors, the basement or all of them. Multi-storey car parks may be built on all sides of the land border. Car parks shall not be calculated as a part of the permitted building percentages and the heights permitted.
3. For plots overlooking an approved commercial or service road, the building recession shall be at a distance of no less than 5 meters (five meters) from the front border of the land overlooking the commercial or service road. Such recession areas shall be used as footpaths and uncovered car parks provided and they are prepared by the landlord. Upper projections shall be allowed to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters). It shall be permitted to add a mezzanine floor so that the height shall be in compliance with the Law on Constructional Organization of Buildings, provided that it shall not be reckoned as part of the building percentage and its area shall not be more than 70% (seventy percent) of the ground floor area.
4. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.





## Chapter Seven Apartment Blocks – 3 Stories



### **Article 54:**

#### **Uses:**

There shall be permitted in such areas residential, commercial, management or all such uses as shall be shown by plans determining the approved development areas.

### **Article 55:**

#### **Building Percentages:**

1. The building percentage shall not be more than 180% (one hundred and eighty percent) of the land area.
2. Built-up area for any floor must not be more than 60% (sixty percent) of the land area.
3. A single floor is permitted to be built and allocated for utilities recreational activities and residential services, provided the built-up area is not more than 60% (sixty percent) of the land area. This area shall not be calculated as a part of the overall building percentage, provided the height of the floor is not more than 4 meters (four meters).
4. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage, provided that a part thereof the area of which is not less than 70% (seventy percent) shall be used as car parks.

### **Article 56:**

#### **Recessions:**

##### **1. Front Recession:**

Building shall be permitted at a distance not less than 3 meters (three meters) from the front border of the land for the façade overlooking a road

or a street allowing entrances to be opened on it. Upper projections above the ground floor for a height of 1.20 meters (one meter and twenty centimeters) are permitted. In case the land is located on more than one road, the building recession shall be at least 3 meters (three meters) from the land border overlooking the most important road of the site while upper projections on the floors above the ground floor shall be permitted at a maximum of 1.20 meters (one meter and twenty centimeters) and a distance of no less than 2 meters (two meters) from the border of the land overlooking other roads.

## **2. Side and Rear Recessions:**

Building the ground floor shall be permitted on the side and rear border of the land at a minimum distance of 2 meters (two meters) from the land border on the side and rear borders, and shall be used as footpaths. Upper projections on floors above the ground floor are not permitted.

### **Article 57:**

#### **Heights:**

1. A building's height shall be 3 stories (three stories) with a maximum height of 15 meters (fifteen meters). In case of building a basement, the maximum height shall be 16.50 meters (sixteen meters and fifty centimeters) in addition to the height of the floors intended for services and car parks.
2. In case of building a basement, the maximum height of the floor of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the pavement level.

### **Article 58:**

#### **Special Requirements:**

1. The area of each flat shall not be less than 80 square meters (eighty square meters).
2. It shall be imperative to provide car parks within the plot at the rate of at least one car park for each flat. It shall be necessary to provide the required car parks either on the ground floor, the upper floors,





basement or in all of them. Multi-storey car parks may be built on all sides of the land borders. Car parks shall not be calculated as part of the building percentage and the permitted height.

3. For plots of land overlooking an approved commercial or service road, the building recession shall be at a distance of no less than 5 meters (five meters) from the front border of the land overlooking the commercial or service road. Such recession areas shall be used as footpaths and uncovered car parks provided and they are prepared by the land lord. Upper projections shall be allowed to be made above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters). It shall be permitted to add a mezzanine floor so that the height shall be in compliance with the Law on Constructional Organization of Buildings, provided that it shall not be reckoned as part of the building percentage and its area shall not be more than 70% (seventy percent) of the ground floor area.
4. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.



## Chapter Eight Connected Building Areas



### Article (59):

#### Uses:

There shall be permitted in such areas residential, commercial, management or all such uses as shall be shown by plans determining the approved development areas.

### Article (60):

#### Building Percentages:

1. Building Percentages must not be more than 500% (five hundred percent) of the land area.
2. A single floor is permitted to be built and allocated for utilities recreational activities and residential services, provided the built-up area is not more than 60% (sixty percent) of the land area. This area shall not be calculated as a part of the overall building percentage, provided the height of the floor is not more than 4 meters (four meters).
3. In lands located in commercial areas or areas overlooking main commercial roads a mezzanine floor may be added which shall not be calculated as part of the said percentage, and its area shall not be more than 70% (seventy percent) of the ground floor area.
4. A basement shall be permitted to be built whose area shall not be calculated as part of the building percentage, provided a part of whose area is not less than 70% (seventy percent) is used as parks.

### Article (61):

#### Recessions:

##### 1. Front Recession:

The ground floor is permitted to built on the front border of the land.



## **2. Side and Rear Recession:**

Building is permitted on the side and rear borders of the land, and in the case of making openings overlooking the neighbors ventilators (internal or external courtyards) shall be left as stipulated by the executive regulations of the law for regulating buildings.

### **Article (62):**

#### **Heights:**

The height of the building must not be more than 5 stories (five stories with a maximum of 22 meters (twenty two meters). In the case of building a basement, the height must not exceed 23.50 meters (twenty three meters and fifty centimeters) in addition the height of floors allocated for services and car parks if any.

### **Article (63):**

#### **Special Requirements:**

1. Residential Apartments may be built, provided the area of each apartment is not less than 60 square meters (Sixty Square meters).
2. Additional car parks must be provided at a rate of one car park per each apartment for residential uses, and the number of car parks must not be less than one park for every 100 square meters (one hundred square meters) for built up areas allocated for other uses. The required car parks must be either on the ground floor, the upper floors, basement or all of them. Car parks shall not be calculated as part of the permitted building percentage and height. Planning approval must be obtained in consideration for the requirements of Roads, Utilities and Services.
3. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.



**PART IV**  
**COMMERCIAL SHOWROOM AREA**



**Article 64:**

**Uses:**

There shall be permitted in such areas residential, commercial, management or all such uses as shall be shown by plans determining the approved development areas.

**Article 65:**

**Building Percentages:**

1. The building percentage shall not be more than 300% (three hundred percent) of the land area.
2. The built-up floor area shall not be more than 60% (sixty percent) of the land area.
3. A mezzanine shall be built with an area of not more than 70% (seventy percent) of the ground floor area and its area shall not be calculated as part of the permitted building percentage.
4. Appurtenances for the residence shall be permitted to be built on the roof of the building with an additional percentage not exceeding 30% (thirty percent) of the roof area. And if the roof area was less than 100 square meters (one hundred square meters) an area not exceeding 30 square meters (thirty square meters) maybe built with a height of 3 meters (three meters).
5. A basement shall be permitted to be built and its area shall not be calculated as part of the permitted building percentage, provided that a part thereof whose area is not less than 70% (seventy percent) shall be used as car parks.
6. The showroom's area shall not be less than 100 square meters of built-up area.



7. Stores belonging to the commercial showrooms shall be permitted with a percentage of no more than 30% (thirty percent) of the permitted percentage for the total built surfaces.
8. Showrooms shall be permitted to be built with a depth not exceeding 100 meters (one hundred meters) measured from the approved planning line or depth of the property, whichever is less.

#### **Article 66:**

#### **Recessions:**

##### **1. Front Recession:**

Building shall be permitted on the ground and mezzanine floors at a distance of no less than 6 meters (six meters) from the front border of the land. The recession areas shall be allocated for uncovered car parks for serving the commercial showrooms. Projections shall be permitted to be made on the floors above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters).

##### **2. Side and Rear Recessions:**

Building shall be permitted on the ground floor at a distance of no less than 3 meters (three meters) from the side and rear borders of the land. No upper projections shall be permitted to be made on the floors above the ground floor.

#### **Article 67:**

#### **Heights:**

1. A building's height shall be 5 stories (five stories) with a maximum height of 25 meters (twenty five meters). In case of building a basement, the maximum height shall be 26.50 meters (twenty six meters and fifty centimeters).
2. When building multi storey car parks, the provision of car parks shall be as follows:
  - (a) Recession from the front side shall be for 6 meters, allocated for car parks to serve commercial showrooms on the first floor and



mezzanine. Existing roads and those allowed to be built as per an existing regulation shall be exempted.

- (b) Provision of the necessary parks for residential and management uses by a basement or in repeated floors. The area of these parks shall not be calculated as part of building percentages and heights.
3. In case of building a basement, the height of the flooring of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the pavement level.

### **Article 68:**

#### **Special Requirements:**

1. Workers accommodation shall be permitted to be built provided that the percentage allocated for residential uses shall not be more than 30% of the land area and must be on the rear side of the land that does not overlook the front road.
2. It shall be imperative to provide car parks within the plot of land at the rate of at least one car park for each 100 square meters (one hundred square meters) for the built surfaces in the residential and business uses. It shall be necessary to provide the required car parks either on the ground floor, the upper floors, basement or in all of them. Car parks shall not be calculated as part of the building parentage and the permitted height.
3. It shall be necessary to provide special areas for loading and unloading within the perimeters of the property without conflicting with the other components of the building and its facilities.
4. Subject to the provisions of clause (2) hereof, the front border of the properties overlooking the roads in front of which service areas and car parks are provided, maybe built upon, provided car parks are provided for all uses
5. In the case of private commercial complexes the basement may be used for commercial purposes provided it is calculated as a part of the total built up area allowed and that it does not affect the number





of car parks necessary for the project, since each project will be considered separately in accordance with the mechanism of special nature projects.





**Part V**  
**The Commercial Center Area in the Seef District**  
**Chapter One**  
**Areas of Investment Buildings (B1) – overlooking the main roads**

**Article (69):**

**Uses:**

1. Commercial use (commercial showrooms) shall be permitted only on the ground floor and the mezzanine floor of the main facade at depth of no less than 18 meters (eighteen meters) measured from the approved planning line or the depth of the property, wherever is greater, in the buildings overlooking King Mohammed the Sixth Avenue and the two avenues numbered 2809 and 2819, and the two roads numbered 38 and 40.
2. Residential or business uses or all of them on the first floor and the floors above it are permitted.
3. The rear service road shall only be used as an entrance and car park area, and for loading unloading and emergency exits.

**Article (70):**

**Building Percentages:**

Building percentages in these areas are determined as follows:

1. The building percentage shall not be more than 750% (seven hundred and fifty percent) of the land area.
2. The built-up floor area for any floor shall not be more than 60% (sixty percent) of the land area.
3. A mezzanine floor may be built provided its percentage does not exceed 70% (seventy percent) of the ground floor area.
4. The showroom area shall not be less than 100 square meters (one hundred square meters).



5. A basement shall be allowed to be built and its areas shall not be calculated as part of the aforesaid building percentage provided that it shall be the area is not less than 70% (seventy percent) as car parks and be used as utilities, services and entrances.

### **Article (71):**

#### **Recessions:**

##### **1. Front Recession:**

Building shall be permitted on the front border of the land in lands overlooking King Mohammed the Sixth Avenue, the Avenue number 2809 and 2819, and Road Numbers 38 and 40, and also for facades overlooking internal walk ways in the event of them being the building's main façade, unless there was an approved building line in the detailed plans in which case building shall be permitted on its border as per approved drawings.

##### **2. Side Recession:**

Building shall be permitted at a distance of no less than 4.50 meters (four meters and fifty centimeters) from the side border of the land overlooking the side road or connected to the neighboring land.

##### **3. Rear Recession:**

A ground floor is permitted to be built at a distance of no less than 6 meters (six meters) from the rear border of the land. This area may only be used in floors used as car parks, and their area shall not be calculated as a part of determined building percentages an heights.

### **Article (72):**

#### **Heights:**

1. The height of the ground floor roof and the mezzanine floor combined shall be 7.5 meters (seven meters and fifty centimeters) measured from the pavement level to the bottom of the tiles of the constructional roof of the mezzanine.



2. In the case of building a basement, the height of the flooring of the ground floor shall not be more than 1.50 meters ( one meter and fifty centimeters) from the pavement level.

**Article (73):**

**Special Requirements:**

1. Car parks shall be provided inside the plot as per the regulatory requirements table for car parks for buildings and installations stipulated in Article (113) hereof.
2. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.
3. Separate entrance and exit must be provided for car parks on the rear service road.
4. Boundary fence is not allowed to be built for buildings on the land border.
5. Areas used for recreational activities, special utilities and services shall not be calculated as part of the permitted building percentages, provided they don't exceed 20% (twenty percent) of the overall building percentage.
6. In case where the areas of the plots are less than areas stipulated in the executive regulations of Decree law No. (3) of 1994 concerning the Division Lands Prepared for Construction and Development, the regulatory Requirements in areas of similar sizes shall apply.





## **Chapter Two**

### **Areas of Investment Buildings (B2) – Overlooking Internal Courtyards and Walkways**

#### **Article (74):**

##### **Uses:**

1. Commercial use is only permitted on the ground floor and the mezzanine floor of the main façade at a depth of no less than 6 meters (six meters) from the land border for buildings overlooking internal courtyards and footpath.
2. Multiple residential or management or all of them are permitted on the first floor and upper floors.
3. The recession area of the ground floor overlooking the rear service road shall only be used as car parks and for loading and unloading.

#### **Article (75):**

##### **Building Percentages:**

Building percentages in these areas shall be determined as follows:

1. The building percentage shall not be more than 750% (seven hundred and fifty percent) of the land area.
2. The built up areas for any floor shall not be more than 60% (sixty percent) of the land area.
3. A basement shall be allowed to be built and its area shall not be calculated as part of the aforesaid building percentage provided it shall use up an area of no less than 70% (seventy percent) as car parks.





## **Article (76):**

### **Recessions:**

#### **1. Front Recession:**

- (a) Building shall be permitted on the front border of the land for lands overlooking internal courtyards or internal walkways which is considered as the main façade of the buildings unless there was an approved building line in the detailed plans, in which case building shall be on its border as per approved drawings
- (b) Recession on the first floor and its upper floors shall not be less than 3 meters (three meters) from the front border of the land overlooking internal courtyards and internal walkways.

#### **2. Side Recession:**

Building shall be permitted on the side border of the land in the ground floor and the mezzanine floor overlooking the neighboring land. Recession shall be at a distance of 4.50 meters (four meters and fifty centimeters) in the first floor and the floors above it, unless there is an approved building line in the detailed plans, in which case building shall take place on the land border as per approved drawings.

#### **3. Rear Recession:**

A ground floor is permitted to be built at a distance of no less than 6 meters (six meters) from the rear border of the land. This area may only be used in floors used as car parks, and their area shall not be calculated as a part of determined building percentages and heights.

## **Article (77):**

### **Heights:**

1. The height of the ground floor roof and the mezzanine floor combined shall be 7.5 meters (seven meters and fifty centimeters) measured from the pavement level to the bottom of the tiles of the constructional roof of the mezzanine.



2. In the case of building a basement, the height of the flooring of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the pavement level.

**Article (78):**

**Special Requirements:**

1. Car parks shall be provided inside the plot as per the regulatory requirements table for car parks for buildings and installations stipulated in article (113) hereof.
2. In case of multiple uses, the entrances, lifts and staircases leading to the residential uses shall be separated from the remaining non-residential uses.
3. Separate entrance and exit must be provided for car parks on the rear service road.
4. Boundary fence is not allowed to be built for buildings on the land border.
5. Areas used for recreational activities, special utilities and services shall not be calculated as part of the permitted building percentages, provided they don't exceed 20% (twenty percent) of the overall building percentage.
6. In case where the areas of plots are less than areas stipulated in the executive regulations of Decree law No (3) of 1994 concerning the Division Lands Prepared for Construction and Development, the regulatory Requirements in areas of similar sizes shall apply.



### **Chapter Three**

#### **Land Allocated for Multi-storey Car Park Building**



#### **Article (79):**

##### **Uses:**

Commercial uses (commercial showrooms) shall be permitted in the ground floor and the mezzanine floor overlooking Avenue 40. The building may be used as car parks from the first floor to the fifth floor as a maximum.

#### **Article (80):**

##### **(a) Recessions:**

###### **1.Front Recession:**

Building shall be on the front border of the land overlooking Avenue 40, which is considered as the main façade of the building.

###### **2.Side Recession:**

Side recession shall be 4.5 meters (four meters and fifty centimeters) from the side border of the land attached to the neighbor and on the side road unless there was an approved building line.

###### **2.Rear Recession:**

Recession from the rear border of the land overlooking the rear service road shall not be less than 6 meters (six meters) from the ground floor.

##### **(b) Heights:**

1. The height of the ground floor roof and the mezzanine floor combined shall be 7.5 meters (seven meters and fifty centimeters).
2. Building height shall not be more than 5 stories (five stories) with a maximum of 21 meters (twenty one meters).



**Article (81):**

**Special Requirements:**

Separate vehicle entrances and exits must be provided on the rear service road.



## **PART V INDUSTRIAL AREA**

### **Chapter One Industrial Manufacturing Projects (a)**



#### **Article (82):**

Without prejudice to the applicable industrial laws and regulations, industrial projects category (a) in industrial areas shall be deemed as projects of a special nature that require obtaining a planning approval from the General Directorate of Urban Planning with respect to the suitability of the site from the planning aspect in co-ordination with the competent authorities.

### **Chapter Two Industrial Manufacturing Projects (b)**

#### **Article 83:**

##### **Uses:**

They are intended for industrial manufacturing purposes, management offices, showrooms and warehouses for the products of such industries as indicated in the plans for determination of development area.

#### **Article 84:**

##### **Building Percentages:**

1. The total built-up areas of all buildings shall not be more than 240% (two hundred and forty percent) of the land area.
2. The built-up area of any floor shall not be more than 60% (sixty percent) of the land area.
3. A mezzanine floor shall be permitted to be built with an area of no more than 70% (seventy percent) of the ground floor area that shall not be calculated as part of the permitted building percentages.



4. The total built-up area intended for use as showrooms shall not be more than 20% (twenty percent) of the ground floor area.
5. A basement shall be allowed to be built as required and its area shall not be calculated as part of the aforesaid building percentage provided that it shall fulfill the safety and security requirements as shall be decided by the competent authorities.

#### **Article 85:**

#### **Recessions:**

##### **1. Front Recession:**

Building on the ground floor and the mezzanine shall be permitted at a distance of at least 6 meters (six meters) from the front border of the land overlooking a road or street. Such area shall be allocated as uncovered car parks. Upper projections shall be permitted to be made on the floors above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters).

##### **2. Side and Rear Recessions:**

The recessions shall not be less than 4 meters (four meters) from the land border for side and rear facades. Upper projections shall not be permitted to be made on the floors above the ground floor.

#### **Article 86:**

#### **Heights:**

1. A building's height shall not be more than 4 stories (four stories) with a maximum height of 24 meters (twenty four meters). The height shall be permitted to be increased in the cases required by industrial facilities with special specifications upon obtaining the approval of the General Directorate of Urban planning.
2. In case of building a basement, the height of the flooring of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the pavement level.



## **Article 87:**

### **Special Requirements:**

It shall be imperative to provide additional car parks at the rate of at least one car park for each 200 square meters (two hundred square meters) for the built surfaces. It shall be necessary to provide the required car parks either on the ground floor, the upper floors, basement or in all of them. Car parks shall not be calculated as part of the prescribed building parentage.

## **Chapter Three Light Industries Areas**

### **Article (88):**

#### **Uses:**

They are intended for light industrial uses, workshops, management offices, stores and showrooms for industrial products and workers accommodation as indicated in the plans for determination of development area.

### **Article (89):**

#### **Building Percentages:**

1. The total built-up areas of all buildings shall not be more than 240% (two hundred and forty percent) of the land area.
2. The built-up area of any floor shall not be more than 60% (sixty percent) of the land area.
3. A mezzanine floor shall be permitted to be built with an area not exceeding 70% (seventy percent) of the ground floor area that shall not be calculated as part of the permitted building percentage.
4. The total built up area allocated for workers accommodation shall not be more than 120% (one hundred and twenty percent) of the land area.





5. The area of a single workshop shall not be less than 100 square meters (one hundred square meters).
6. A basement shall be allowed to be built as required and its area shall not be calculated as part of the aforesaid building percentage provided that it shall fulfill the safety and security requirements as shall be decided by the competent authorities.

#### **Article (90):**

#### **Recessions:**

##### **1. Front Recession:**

Building on the ground and mezzanine floors shall be permitted at a distance of no less than 6 meters (six meters) from the front border of the land overlooking a road or street and such area shall be used as uncovered car parks. Upper projections shall be permitted to be made on the floors above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters).

##### **2. Side and Rear Recessions:**

The recessions shall not be less than 4 meters (four meters) from the land border on the side and rear facades. Upper projections shall not be permitted to be made on the floors above the ground floor.

#### **Article (91):**

#### **Heights:**

1. A building's height shall not be more than 4 stories (four stories) with a maximum height of 24 meters (twenty four meters). An increase of the height shall be permitted in the cases required by industrial facilities with special specifications upon obtaining the planning approval thereof.
2. In case of building a basement, the height of the flooring of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the pavement level.



## **Article (92):**

### **Special Requirements:**

1. It shall be imperative to provide additional car parks so that the number of car parks shall not be less than one car park for each 200 square meters (two hundreds square meters) of the built surfaces. Car parks shall be provided on the ground floor, upper floors, in the basement or in all of them. It is also permitted to build multi-storey car parks, provided the legal recessions stipulated in clause (1) and (2) of article (90) hereof are adhered to. Car parks shall not be calculated as part of the permitted building percentage.
2. Light industrial buildings, workshops and connected or semi-connected stores shall be permitted to be built subject to obtaining the approval of the General Directorate of Civil Defense with respect to determination of emergency exits, assembly points and such other requirements of security and safety in emergencies such as fire while ensuring the easy movement between groups of buildings.





## **Chapter Four**

### **Workshops and Maintenance Services Areas**

#### **Article (93):**

##### **Uses:**

They are intended for light industrial and service workshops, as indicated in the plans for determination of development area.

#### **Article (94):**

##### **Building Percentages:**

1. The total built-up areas of all buildings shall not be more than 240% (two hundred and forty percent) of the land area.
2. The built-up area of any floor shall not be more than 60% (sixty percent) of the land area.
3. A mezzanine floor shall be permitted to be built with an area not exceeding 70% (seventy percent) of the ground floor area that shall not be calculated as part of the permitted building percentage.
4. The area of a single workshop shall not be less than 50 square meters (fifty square meters).
5. The total area allocated for workers accommodation shall not be more than 120% (one hundred and twenty percent) of the land area.
6. A basement shall be allowed to be built and its area shall not be calculated as part of the aforesaid building percentage provided that it shall fulfill the safety and security requirements as shall be decided by the competent authorities.





## **Article (95):**

### **Recessions:**

#### **1. Front Recession:**

Building on the ground and mezzanine floors shall be permitted at a distance of no less than 6 meters (six meters) from the front border of the land overlooking a road or street and such area shall be used as uncovered car parks. Upper projections shall be permitted to be made on the floors above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters).

#### **2. Side and Rear Recessions:**

The recessions shall not be less than 2 meters (two meters) from the land border on side and rear facades. Upper projections shall not be permitted to be made on the floors above the ground floor.

## **Article (96):**

### **Heights:**

1. A building's height shall not be more than 4 stories (four stories) with a maximum height of 24 meters (twenty four meters). An increase of the height shall be permitted in the cases required by industrial facilities with special specifications.
2. In case of building a basement, the height of the flooring of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the pavement level.

## **Article (97):**

### **Special Requirements:**

It shall be imperative to provide additional car parks so that the number of car parks shall not be less than one car park for each 200 square meters (two hundreds square meters) of the built-up areas. Car parks shall be provided on the ground floor, upper floors, in the basement or in all of



them. Car parks shall not be calculated as part of the permitted building percentage.



## Chapter Five Service Areas



### **Article (98):**

#### **Uses:**

They are intended for light industrial uses, maintenance repair and oil change service workshops and for tire repairs as well as similar services in addition to management offices, industrial and service showrooms and workers accommodation as indicated in the plans for determination of development area.

### **Article (99):**

#### **Building Percentages:**

1. The total built-up areas of all buildings shall not be more than 180% (one hundred and eighty percent) of the land area.
2. The built-up area of any floor shall not be more than 60% (sixty percent) of the land area.
3. A mezzanine floor shall be permitted to be built with an area not exceeding 70% (seventy percent) of the ground floor area that shall not be calculated as part of the permitted building percentage.
4. The built up percentage allocated for accommodation shall not be more than 90% (ninety percent) of the land area.
5. The area of a single workshop shall not be less than 30 square meters (thirty square meters).
6. A basement shall be allowed to be built and its area shall not be calculated as part of the aforesaid building percentage provided that it shall fulfill the safety and security requirements as shall be decided by the competent authorities.





## **Article (100):**

### **Recessions:**

#### **1. Front Recession:**

Building on the ground and mezzanine floors shall be permitted at a distance of no less than 5 meters (five meters) from the front border of the land overlooking a road or street and such area shall be used as uncovered car parks. Upper projections shall be permitted to be made on the floors above the ground floor with a maximum of 1.20 meters (one meter and twenty centimeters).

#### **2. Side Recession:**

Building shall be permitted on the side borders of the land. In case of making openings overlooking a neighboring property, light shafts shall be provided (internal or external courtyards) as provided for in the Implementing Regulations of the Constructional Organization of Buildings.

#### **3. Rear Recession:**

The recessions on the rear facade shall be at a distance of no less than 2 meters (two meters) from the rear border of the land. Upper projections shall not be permitted to be made on the floors above the ground floor.

## **Article (101):**

### **Heights:**

1. A building's height shall not be more than 3 stories (three stories) with a maximum height of 18 meters (eighteen meters).
2. In case of building a basement, the height of the flooring of the ground floor shall not be more than 1.50 meters (one meter and fifty centimeters) from the pavement level.

## **Part VII**

### **Agricultural Areas**



#### **Article (102):**

##### **Uses:**

The following uses shall be permitted as indicated in the plans for determination of the approved development areas:

1. All agricultural and recreational activities and building green houses and plant nurseries shall be permitted in such area.
2. Special residential units, residential compounds and farmers accommodation shall be permitted to be built.
3. Permission shall be granted for carrying on animal husbandry activities and establishment of poultry farms and animal stables upon obtaining a planning approval from the General Directorate of Urban Planning concerning the fitness of the site from the planning aspect in co-ordination with the concerned authorities, provided that the license to carry on the aforesaid activities shall be issued by the authority concerned with agricultural affairs and General Commission for Protection of Marine Wealth, Environment and Wildlife.
4. A basement may be built where area shall not be calculated as a part of the aforesaid building percentage, provided at least 70% (seventy percent) thereof is used as car parks.

#### **Article (103):**

##### **Building Percentages:**

1. The total built-up areas of residential units shall not be more than 30% (thirty percent) of the land area as more than one housing unit shall be permitted to be built, provided that the share of a single residential unit shall not be less than 2,000 (two thousand square meters) of the land area and shall be grouped in one side of the land .



2. The total built-up area of the farmers accommodation shall not be more than 5% (five percent) of the land area.
3. The total area of animal pens and stables shall not be more than 10% (ten percent) of the land area.

**Article (104):**

**Recessions:**

**1. Front Recession:**

1. Building of green houses and plant nurseries shall be permitted with a recession of the land border overlooking a road or street by a distance of no less than 3 meters (three meters).
2. Special residential units shall have a recession from the property borders by a distance of no less than 6 meters (six meters).
3. The building of the office, watchman's room, pump room and stores shall be adjacent to the fencing wall at the entrance and on one side only of the land.
4. The distance between the animal pens and nearest residential house shall not be less than 50 meters (fifty meters).
5. The recession of the farmers accommodation shall not be less than 6 meters (six meters) from the front border of the land.
6. The front recession of the animal pens or stables shall not be less than 15 meters (fifteen meters) from the front borders of the land.

**2. Side and Rear Recessions:**

1. Building of green houses and plant nurseries shall be permitted with a recession of the land border overlooking a neighbor, footpath by a distance of no less than 6 meters (six meters).
2. Special residential units and farmers accommodation shall have a recession from the property borders by a distance of no less than 6 meters (six meters) from the land border of the sides connected to a neighbor or foot path.



3. The animal pens and stables shall have a recession of no less than 15 meters (fifteen meters) from the sides connected to a neighbor or foot path.
4. The distance between the residential units shall not be less than 4 meters (four meters).

**Article (105):**

**Heights:**

1. A residential units' height shall not be more than 2 stories (two stories) with a maximum height of 10 meters (ten meters).
2. The height of the office, watchman's room, farmers' accommodation, pump rooms and stores shall not be more than one floor with a maximum height of 4 meters (four meters).
3. In case of building a basement the height of the flooring of the ground floor must not be more than 1.50 meters (one meter and fifty centimeters) from the road level.

**Article (106):**

**Special Requirements:**

The general requirements and specifications issued by the authority concerned with agricultural affairs shall be followed with respect to the establishment of cow pens, horse stables, poultry farms and such other animal and agricultural production activities as well as the conditions related to the reclamation of irrigation and drainage canals and removing palm trees.





## Part Eight General Conditions



### Article (107):

The requirements set forth in this Edict shall be applicable to the land for which general and detailed plans have been prepared and approved taking into consideration the following:

1. Development shall be permitted in the green belt areas in accordance with the approved classification plans for these areas.
2. Land areas and properties with areas of less than 60 square meters (sixty square meters) shall be permitted to be developed at the rate of one residential units for each floor while complying with the heights prescribed for each development area.
3. Development shall not be permitted in open areas except upon obtaining the planning approval of the suitability of the site for the proposed development for the projects of a special nature by the General Directorate of Urban Planning in co-ordination with the concerned authorities including the areas open to the following:
  - a. Land areas that contain natural wealth or sources of marine life.
  - b. Quarries.
  - c. Waterways, plateaus or valleys.
  - d. Archaeological and historical landmarks.
  - e. Burial mounds.
  - f. Land areas intended for special uses.
  - g. Land areas intended for future development extensions.
  - h. Undeveloped onshore areas.
  - i. Offshore areas.
  - j. Land areas surrounding poultry farms according to the specifications approved by the authority concerned with agricultural affairs.
4. In the case of properties overlooking main roads on which it is not permitted to open vehicle entrances, it is permitted to make entrances to foot paths only in cases that do not pose any threat to the traffic safety of pedestrians in coordination with the directorate concerned at the Ministry of Works.

### **Article (108):**

#### **Areas of Social Services and Public Utilities Projects:**

Approved general and detailed development plans or plans for determination of development projects for educational, health, sports, social, religious, cultural, recreational, tourist and public utilities projects and similar projects shall be permitted in the areas designed for public services and utilities subject to obtaining a planning approval for the suitability of the site for the proposed development from the General Directorate of Urban Planning in addition to determination of the Zoning Regulations for Construction of each project as part of the planning approval thereof. The above shall take place in co-ordination with the concerned authorities.

### **Article (109):**

#### **Areas of Projects of a Special Nature:**

There shall be determined in the development plans in the Kingdom areas that may be allocated for projects of a special nature, provided that a planning approval shall be obtained from Zoning Regulations for Construction as required by the nature of each project. Development projects of a special nature shall be permitted after obtaining the planning approval of the suitability of the site for development for each project from the General Directorate of Urban Planning. Meanwhile, co-ordination shall take place with the authorities concerned with development, utilities, services and roads. Further, such authorities may request the owner to submit a preliminary study of the effects of the proposed uses for construction applicable in the area, road network, utilities, environmental studies and public services, provided that the General Directorate of Urban Planning shall be furnished with recommendations from such authorities within 30 days from the date of receiving the approval request. The Minister concerned with Municipalities Affairs and Agriculture shall issue an order concerning the zoning and development conditions according to the nature of each project, in accordance with article (20) of the Law for Regulation of Building.







### **Article (110):**

#### **Relevant Committees:**

Subject to the provisions of the Development Planning Law referred to, The Minister concerned with Municipalities Affairs and Agriculture shall issue orders concerning the formation the following committees:

1. Facades Committee: This is a committee comprising representatives of the authorities concerned with development which may lay down the rules that contribute to the development of the existing facades and coordination between the new building facades and enhancing the architectural and constructional style of the different development areas.
2. Special Nature Project •Review Committee: This is a technical consulting committee to review projects of a special nature and the requirements related to areas with distinguished development nature and the projects that are not subject to the approved Zoning Regulations for Construction with representation by authorities concerned with development, utilities, services and roads. The Committee may request from the owners of the aforesaid projects to prepare any technical and economic studies related to the direct social, development, economic, environmental and traffic effects for setting up of such projects.

### **Article (111):**

#### **Development on the Borders of the Main Roads:**

Subject to the provisions of the Development Planning Law referred to, development shall be permitted on the borders of main roads according to the general and detailed development plans approved by the Minister concerned with Municipalities and Agriculture Affairs that determine the development area designated for each, provided that the building recession shall be on the building line indicated in such plans or ministerial orders. These plans and ministerial orders shall determine the depth of permitted building measures from the centre of the road and determination of the Zoning Regulations for Construction on such roads.

### **Article (112):**

Car parks must be provided in areas of front recessions where the building recession is at a distance of 5 meters (five meters) from the front border of the land, for all properties overlooking approved commercial roads, with the exception of:

1. Buildings and properties for which applications for new building licenses are submitted, and which overlook approved commercial roads within an existing area in which the percentage of buildings without front recessions is more than 50% (fifty percent) of the total length of the commercial road, in order to unify the building line in these areas.
2. Buildings and properties for which applications for building licenses are submitted and which overlook approved commercial roads which have been designed with the provision of car parks (longitudinal, lateral or inclined) within the road boundary, in order to unify the building line in this area.
3. Buildings and properties for which applications for building licenses are submitted and which overlook approved commercial roads where it is not permitted to open entrances for cars thereon for planning reasons or for traffic safety requirements. Building is permitted on the front border of the land unless there is an approved regulation line for the road on which there must be a recession. In case of lands overlooking two streets, there must be a recession from the side on which car entrances are permitted to be opened at a distance of 5 meters (five meters) from the land border, to be used as car parks.





### **Article (113):**

Car parks must be provided for buildings and installations to which no specific reference is made herein, in accordance with the following table.

### **Provisional Parking Standard for Kingdom of Bahrain**

<b>NO.</b>	<b>Use Subject</b>	<b>Parking Standard</b>
1	Hotels	car park space per each 3 hotel rooms. car park space per each flat apartment 150 sq. m, 2 for greater than 150 sq. m. 1 car park space per each room with kitchenette. car park space per 50 sq. m restaurants. car park space per 25 sq. m halls and ballrooms. car park space per 50 sq. m shops and offices. The administration offices, recreation centre, business centre and services (kitchen & corridor) which use of the hotel are exempted from providing car park.
2	Restaurants	4 Car spaces / 100 sq. m
3	Private Hospitals	5 Car spaces / 100 sq. m
4	Clinics	4 Car spaces / doctor
5	Private Universities and Institutes	1 Car space / 4 students
6	Private School	2 Car spaces / class room
7	Nurseries and Kindergartens	1 Car space / 150 sq. m



NO.	Use Subject	Parking Standard
8	Banks	5 Car spaces / 100 sq. m
9	Supermarket	5 Car spaces / 100 sq. m
10	Car showrooms and Furniture	1.5 Car space / 100 sq. m
11	Sport Activities	1 Car space / 50 sq. m
12	Offices	1 Car space / 70 sq. m
13	Friday Mosque	1 Car space / 50 sq. m
14	Museum	1.5 Car space / 100 sq. m
15	Cinema	1 Car space / 5 seats
16	Library	1 Car park / 100 sq. m
17	Petrol Station	4 Car spaces / Petrol station + additional activities parking if any
18	Stores or Warehouse	No Car park space required because loading and unloading is an immediate process
19	Multi Purpose Hall	1 Car space / 25 sq. m
20	Malls	1 Car space / 50 sq. m





#### **Article 114**

Additional Floors may be added to the existing buildings in Investment Building Areas (A, B, C & D) in accordance to their recessions, subject to the following requirements:

1. An adequate number of car parks must be provided with the addition in accordance with the provisions hereof.
2. The specified building percentage for the area must not be exceeded.
3. All the remaining regulatory requirements for construction in the area must apply.
4. Obtaining a certificate carrying "Addition to the Building" from two category "A" approved Consultant Engineering Offices.

Provisions of this order shall be applicable to applications for addition to the existing buildings, and shall not apply to new buildings or those that are demolished and reconstructed.

#### **Article 115**

The Minister concerned with Municipalities Affairs and Agriculture shall submit all the cases to which no reference is made and cases that require amendments to these requirements to the Ministerial committee for Public Utilities, to issue the necessary recommendations concerning them.

