



**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Year 2005 with respect to Determination of Zoning Regulations for Construction in Various Parts of the State shall be repealed.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 17th Jumadi Al Akhira, 1430 Hijra,
Corresponding to 10th 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



