

Appendix 6: Land-use categories divisions in Amman

The Geographical Information System Department categorised land-use in Amman into commercial, residential, public parks, public buildings, schools, mosques, parking lots and green areas. Building density is determined according to the four main categories of land: A, B, C and D, at 39%, 45%, 51% and 55% respectively permitted built-up areas (Porter et al., 2009, p.86; Tewfik, 1989).

Type of regulation	Zone A	Zone B	Zone C	Zone D
Plot area (m ²)	1 000	750	500	300
Minimum frontage (m)	25	18	15	13
Setbacks				
- Front (m)	5	4	4	3
- Side (m)	5	4	3	2.5
- Rear (m)	7	6	4	2.5
Building height (m)	14	14	14	14
Number of floors	3.5	3.5	3.5	3.5
Building area				
- By setbacks (m ²)	420	317	228	140
- By coverage (m ²)	360	315	240	156
Ground coverage (%)				
- By setbacks	42%	42.3	45.5	46.6
- By coverage	36%	42	48	52
Total allowable floor area (m ²)	1260	1102.5	840	546
Floor area ratio	1.26	1.47	1.68	1.82
Number of plots per hectare	7.5	10	15	24
Parking requirement (car/dwelling)	1	1	0.5	0.5

Table A6: Existing planning regulations of residential zones in Amman's jurisdiction, source: Tewfik, 1989, p.125