



Peer review of the 2025 Draft Planning and Zoning By-law for the City of Amman, Jordan

PEER REVIEW

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Executive note

This report is a peer review for the Draft Planning and Zoning By-law for the City of Amman. The Draft By-law outlines the powers of the Greater Amman Municipality (GAM) over planning and zoning matters in the city of Amman. The peer review is organised around six main discussion points:

- The functions and powers outlined in the regulation pertinent to the executive municipal body (including key individuals) and the electorate.
- The extent to which the suggested regulation provides legal replacement for articles in the currently active by-law.
- The nature of procedures for preparing plans.
- The extent to which definitions included in the by-law are covering all key terms.
- The organisation and sequencing of articles to ensure similar topics are clustered together.

Specific recommendations regarding the six main discussion points are outlined in detail in the following report.

The report finds the Draft By-law to be a step forward in updating the municipal legal landscape towards sustainable planning and zoning practices, as well as rethinking internal processes. However, this report also highlights issues worthy of consideration to ensure the Draft By-law fulfils its intended functions. These include:

- **Capacity to execute:** There could be more clarity on how this by-law will be implemented on the ground given the new procedures and committees that it is proposing. Some issues include: (a) the Mayor's workload is anticipated to increase substantially due to the by-law going into effect, leading to more central decision-making in a large bureaucracy; (b) the Central Planning Committee's role is substantial, with both decision-making and technical capacities; (c) there is not enough clarity on the Planning Directorate and the Advisory Committees roles. Several recommendations are made to this regard.
- **Involving voice of residents:** A major consequence of the Draft By-Law is that the electorate and elected city council members will not be guaranteed to be institutionally involved in the planning process. There are efforts to announce the plans and hold public hearings, but there could be further clarity on public engagement. Several recommendations are made to this regard.

- **Balancing planning provisions with zoning provisions:** The current draft is tilted towards planning, and some provisions related to zoning have been removed to annexes, whilst they are best positioned in the by-law. There is also a lack of clarity on what belongs under the Building By-law versus the Planning and Zoning By-law. Some details in the Draft By-law are more suited as guidelines. The report highlights those instances.
- **Accounting for different forward-looking forms of planning:** Urban plans should ideally be living documents that evolve over time in response to economic, social, and environmental changes. This ensures that urban regulations remain fit-for-purpose and responsive to city needs. Incremental and adaptive approaches in planning can be facilitated by the analysis of (a) data and evidence gathered from urban performance, and (b) community feedback and stakeholder engagement. Therefore, it is recommended that plans are revisited and updated more than once every 10 years, and that planning is guided by data collected from government agencies such as the Greater Amman Municipality. Detailed provisions on plan preparation/revision can limit the amendment, exclusion, or incorporation of new approaches that are conducive to productive, inclusive and sustainable urban development (Collier et al., 2023)¹.

¹ See more on: Collier, P., Glaeser, E., Venables, T., Delbridge, V., & Oliveira Cunha, J. (2023). Economics meets urban planning: developing effective land use plans in fast-growing cities.

Overview of the Draft Planning and Zoning By-law

The *Draft Planning and Zoning By-Law for the City of Amman* (referred to as the *Draft By-law*) is intended to replace the *Building and Zoning By-law for the City of Amman* (No. 28 for 2018) and its amendments². The *Draft By-law* outlines the powers of the Greater Amman Municipality (GAM) over planning and zoning matters in the city of Amman.

The Draft By-law undertakes two fundamental legal changes:

First, it intends to replace the currently active by-law; the *Building and Zoning By-Law for the City of Amman 2018* and its amendments. The active 2018 by-law was the first full replacement of zoning regulation in Amman in approximately 40 years³. Second, the *Draft By-law* is planned to be issued under the recent *Amman Municipality Law* (No. 18 for 2021) and its amendments (World Bank, 2024a)⁴. In this case, the *Draft By-law* shall be the first regulation to be issued under the planning and zoning powers transferred from the (temporal) *Law Organising Cities, Towns and Buildings* (No. 79 for 1966)⁵ to the *Amman Municipality Law 2021* (per article 32)⁶.

The Draft By-law separates zoning and building regulations into two by-laws:

- The first by-law discussed herein outlines zoning regulations, whilst also including planning regulations.
- The building regulations are currently being drafted by GAM in a separate building by-law.

The Draft By-law transforms GAM's approach to planning and zoning in two keyways:

- First, it consolidates power within the municipality and transforms GAM from a three-tiered planning and zoning system into a two-tiered planning system.
- Second, it redistributes power and decision-making through (1) increasing the mayor's powers, (2) introducing a Central Planning

² There are four amendments: No. 21 for 2019, No. 148 for 2019, No. 40 for 2020, No. 38 for 2022.

³ Prior to the issuance of the 2018 by-law, the building and zoning regulation was the *Building and Zoning By-Law and its amendments* (No. 67 for 1979).

⁴ The law is also referred to as the 2021 GAM Law. See World Bank. (2024). *Unlocking Transformative Development in Amman: A Way Forward for Planning Law Reform - Final Technical Assessment Report* (English). Washington, D.C.: World Bank Group. <http://documents.worldbank.org/curated/en/099052024095022718/P177803100c74c0801be0c1ba5402553444>

⁵ As this law is in Arabic, its translated name in English may differ between references. Some references translate the word *tantheem* into "regulating", "zoning", etc.

⁶ The *Building and Zoning By-Law* for 2018 preceded the *Amman Municipality Law 2021* and was issued in accordance with article 67 in the (temporal) *Law Organizing Cities, Towns and Buildings* (No. 79 for 1966). [For simplification purposes, this law will be referred to as the Law of 1966 hereafter.

Committee, and (3) reconfiguring the involvement of the elected city councillors.

- This peer review analyses the extent to which the *Draft By-law* provides a legible legal framework for planning and zoning, ensures legal continuity and adequate replacement of the active by-law of 2018 and its subsequent amendments, and provides clarity on roles and responsibilities of GAM.

Organisation of review and framework

The peer review is organised around topics that range from distribution of powers to the review process of special development projects. As this review is topic-oriented, commentary on articles of the by-law does not necessarily correspond to their sequencing in the *Draft By-law*.

A framework is in place to guide the revision of the *Draft By-law*. The framework has been developed based on the *Guide to Legislative Drafting in the Hashemite Kingdom of Jordan* prepared by the Legislation and Opinion Bureau (Namrouqa and Thuniebat, n.d.)⁷, and the New York State Bar Association (New York State Bar Association, 2020)⁸. Under each topic, articles are discussed based on one or more aspects of the framework along with analysis and/or recommendations.

Figure 1: Framework of peer review

A	B	C	D
SUITABILITY OF LEGAL OUTLET	LEGISLATIVE CONTINUITY & TECHNICAL MATTERS	INSTITUTIONAL IMPLEMENTING CAPACITY	ORGANISATION & CLARITY OF LANGUAGE
<p><i>Is the proposed article a legal matter? (For example, vision statements are not).</i></p> <p><i>How does it relate to the overarching legal umbrella? (does it add too/contradict/or complement the Amman Law 2021).</i></p> <p><i>What is its suitable legal outlet: law, by-law, guidelines, etc.</i></p>	<p><i>Does the by-law address all legal matters addressed in the regulation it will replace?</i></p> <p><i>Are special zoning instruments included?</i></p>	<p><i>Are provisions suitable with the institution's organisational structure and procedures?</i></p> <p><i>Is the by-law clear on the roles and responsibilities of implementing parties involved?</i></p> <p><i>Are articles rigid or flexible/subject to interpretation?</i></p>	<p><i>Is the language used legal language?</i></p> <p><i>Are all key terms defined?</i></p> <p><i>Is the language used reliant on local terms?</i></p> <p><i>Is the language used consistent throughout all parts?</i></p>

Source: Author's adaptation of the "Guide to Legislative Drafting in the Hashemite Kingdom of Jordan" and The New York State Bar Association's "Guidelines for Reviewing Legislation".

This peer review is based on both the December 2024 version of the *Draft By-law* provided by His Excellency the Mayor, and a draft provided on January 4th with minor changes. This draft supersedes an earlier draft shared in August 2024. Annexes were shared along the January 4th draft. They are not reviewed as part of this report, but their broad content is acknowledged. The *Draft By-law* reviewed

⁷ The *Guide to Legislative Drafting in the Hashemite Kingdom of Jordan* by Dr. Nancy Namrouqa and Dr. Abdul Al Rahman Thuniebat, Legislation and Opinion Bureau, Arab Women Legal Network, Terre des hommes.

⁸ Guidelines for Reviewing Legislation, The New York State Bar Association, https://nysba.org/app/uploads/2020/03/GUIDELINES_FOR_REVIEWING_LEGISLATION.pdf?srsltid=AfmBOor4E_G6syaopG_wyOBuqaqhLhFqbVJ7wd5MCWMTdnHXLmDfPzsf, retrieved Dec. 23, 2024.

here has involved multiple authors. The exact authorship attribute and provenance of each article in the *Draft By-law* is not clear nor is it part of the scope of this peer review.

1. Preface

An introductory memo was attached to the *Draft By-law* (with the consultation version) which identifies the principles upon which the by-law was prepared. The principles in some instances outline universal planning aspirations which may be partially, not fully, realized through a by-law as a planning instrument.

The purpose of the *Draft By-law* is set out in the provisions (Article 3). It charts the 6 focus areas of the by-law:

- Improvement of planning and zoning operations,
- Sustainable and transparent management of GAM's resources,
- Development of plans through public participation,
- Providing guidance for municipal investment,
- Providing guidance for governmental entities on service provision, and
- Citizen and private sector-friendly regulatory environment.

A stated legislative approach would be key to demonstrating how the universal principles outlined in the memo are being translated into regulation. Additionally, **an explanation that outlines how the by-law of 2018 is viewed and treated would be beneficial.** It is unclear in the memo how the provisions in the active *Building and Zoning By-law* (No. 28 for 2018) were treated, such as which provisions were included, modified, or replaced altogether.

2. Functions and powers

Several planning and zoning powers are changing and require close rethinking and examination. Some of these power changes are necessary, while others create significant imbalances in decision-making by reducing both senior government representation and increasing the mayor's workload. Additionally, public/electorate representation in decision-making is significantly reduced, which leads to less involvement of residents in the planning process.

2.1 Power of the Executive Municipal Body

Distribution of Planning and Zoning powers in the Amman Municipality Law

Planning and zoning powers among the executive municipal body are significantly and gradually changing following both the Amman Municipality Law of 2021, its 2024 amendment, and the *Draft By-law*. The *Draft By-law* provides legal continuity to the Law of 2021. There are several powers established among both as follows:

- **Formation of the GAM Higher Zoning Council:** The main power change first occurred in the Law of 2021, where GAM was legally assuming all planning powers separate from the *Law Organising Cities, Towns and Buildings 1966*. A main body was formed, the Higher Zoning Council of GAM, and headed by the Prime Minister (article 32). The Council mostly included representatives from the government whose involvement is key in large city developments.
- **Changes to the three-tiered Planning and Zoning System:** Through the formation of the GAM Higher Zoning Council per Law of 2021, GAM maintained the three-tiered authorities, but changed their structure. The GAM Higher Zoning Council replaced the (National) Higher Zoning Council, which was spearheaded by the Minister of Local administration. The next two tiers, the District Committee and the Local Committee were maintained but their membership composition was changed.
- **Replacement of the Three-Tier Planning and Zoning System with a New Two-Tiered System:** The 2024 amendment of the *Amman Municipality Law* ushers GAM into a two-tier planning system that includes two substantial moves:
 - I. **Cancellation of the GAM Higher Zoning Council:** In the 2024 amendment of the *Amman Municipality Law 2021*, the GAM Higher Zoning Council body was cancelled altogether. No higher planning and zoning authority that included government was

formed as a replacement, creating a power vacuum between GAM and the government.

- II. **Consolidation of Municipal Power:** The Central Planning Committee is instated as the highest planning and zoning authority assigned with the most functions and power (article 7b-1 in the *Amman Municipality Law 2024* amendment). It replaces both the Higher Zoning Council and the District Committee. The committee has a 7-seat membership per the *Draft By-law* (per article 7). It has reduced the number of seats held at the decision-making table from 8 seats (assigned to the District Committee per article 32b in the Law of 2021) to 7 seats. The mayor heads the Central Planning Committee. Its membership includes the Deputy Mayor, the City Manager, and two seats for Deputy City Managers: The Deputy City Manager for the Planning and Economic Development Sector, and the Deputy City Manager for Public Works. The total reduction in seats is one seat, but there is a change the seat holders. The electorate representation in the Central Planning Committee includes two seats for city councillors down from four seats. Two seats for councillors were cancelled, and a new seat was introduced for the Deputy City Manager for Public Works (see also section 2.4 *Power of the Electorate*).
- III. **Instatement of a Specialised Internal Unit (المرجع المختص):** The 2024 law amendment states that an executive and administrative authority within GAM shall also perform planning, zoning, expropriation, subdivision and building roles (article 7a-2 amending article 32). The *Draft By-law* names the specialised authority as the Planning Directorate, the Planning Unit and all associated departments (article 8). Per the 2024 law, the roles of this authority are left to be determined through a by-law. It is expected that this role be outlined in the *Draft By-law* for two reasons: (a) multiple powers are assigned to the Planning Directorate in the by-law, and (b) the law refers to a single by-law (not plural) that outlines the authority's role, implying that they are assigned in one single regulation and not multiple regulations.
- IV. **The electorate representation in the Central Planning Committee** includes one seat for the deputy mayor which is selected from the elected members of the City Council along with two ordinary city councillors. For a discussion on representation

among the municipality’s executive body, refer to section 2.4 Power of the .

Distribution of Planning and Zoning powers in the Draft By-law

The *Draft By-law* reassigns functions and powers within GAM. One significant assignment of powers is granted to a new central planning authority: the Central Planning Committee.

The committee’s formation is per article 7b-1 in the *Amman Municipality Law in 2024 (No. 11)*, which stipulates that a by-law assigns the committee’s tasks. The composition of the committee is duly outlined in the *Draft By-law* (article 7). It includes two city council members, the city manager, and two of his/her deputies in its membership.

Table 1 indicates the tally of powers for each main individual and entity within GAM, stipulated under the *Draft By-law*. The majority of power in the *Draft By-law* is assigned to the Central Planning Committee, followed by the mayor. The mayor’s oversight includes involvement in issues that by-pass the City Manager and place direct involvement of the mayor. **For more institutionalised and decentralised decision-making, the By-Law could benefit from a delegation of powers through reducing the overreliance on the mayor in decisions pertinent to planning and zoning. It would be also beneficial to clarify which department in GAM will be assisting the mayor’s office on a day-to-day basis. The communicative and operational role of the entity/department in this regard needs to be clarified** (for example, if the Planning Directorate for example performs this role, their role needs to be outlined in the by-law).

Table 1: Tally of powers GAM Individuals and entities under the Draft Planning and Zoning By-Law

Powers assigned to Individuals		Powers assigned toPowers assigned to Executive Electorate		
		Powers assigned to Executive GAM bodies* <i>excluding powers assigned to individuals and city councillors within the Central Planning Committee</i>		
Mayor’s Powers	City Manager’s powers	City Council powers	Central planning Committee’s powers	Planning directorate
51	9	22	80	43
60		22	123	

Source: Author’s analysis of word frequencies in the draft by-law.

2.2 Power of individuals / The Mayor

The *Draft By-law* adds more powers to the mayor in accordance with the *Amman Municipality Law*. However, some powers in the *Draft By-law* replicate and overlap those stipulated in the law. Additionally, similar mayoral powers are dispersed throughout the *Draft By-law*. Others increase the centrality of the mayor's involvement in planning and zoning decisions irrespective of their significance.

Overlapping powers

The *Amman Municipality Law 2021* outlines the tasks and powers of the Mayor. Article 16a-11 allows further powers to be assigned to the Mayor in by-laws issued in pursuant of the law itself. The *Draft By-law* expands on Mayoral powers, which include fiscal-related powers such as imposing betterment levies. There are powers that are slightly similar to those stipulated in the *Amman Municipality Law 2021*, including:

- I. **Powers for the Mayor to oversee committees:** The oversight of committees, irrespective of their nature, is stipulated in article 16a-1 in the Law of 2021. Simultaneously, the *Draft By-law* assigns powers to the mayor to form committees per article 5d and article 41a. **It is recommended that the distinction between the powers over the formation of committees and oversight of said committees not be regulated under separate legislations.**
- II. **Powers to enter into international legal agreements:** Article 5b in the *Draft By-law* allows the mayor to contract any local or international entity, whilst article 16a-8⁹ (article renumbered to 16a-9) per amendment in the Law of 2021 grants the mayor power to enter international agreements, memorandums of understanding, and protocols contingent on the Prime Minister's approval. These two articles overlap in granting the mayor into entering international legal set-ups be they in the form of signing a contract or entering an agreement. **Given the similarity, it is recommended that powers stipulated in article 5b be annotated to a future amendment to article 16a-8 in the Law of 2021.**
- III. **Powers to approve the city and master plans:** Article 4 in the amendment of the *Amman Municipality Law* in 2024 (No. 11) places approval of these plans under the mayor's power. Simultaneously, article 11 c-2 in the *Draft By-law* stipulates the same power (for the

⁹ Sub articles under article 16a in the *Amman Municipality Law 2021* have been renumbered following amendments to the law in 2024 (Law no. 11 of 2024). An extra sub article was added to place approvals for citywide and districtwide plans - in addition to other planning measures - under the mayor's power.

preparation of city plans, also refer to section 6 below). **It is recommended that the mayor's powers over approving plans in the *Draft By-Law* be revised to refer to article 4 in the Amman Municipality Law to avoid duplication.**

Dispersed provisions

Some similar mayoral powers are dispersed under different articles in the *By-Law*. These are powers pertinent to the mayors' actions in relation to presenting to committees or seeking advice from them (articles 11b, 12f, 15b, and 42l). **It is recommended that: (a) these powers be consolidated in a singular article under article 5 in the *By-Law* which outlines the mayoral authorities, (b) the powers which are addressed in the *Draft By-law* be expanded in next amendment of the Amman Municipality Law 2021.**

2.3 Power of individuals / City Manager

The *Draft By-law* duplicates general powers assigned to the City Manager in the Amman Municipality Law 2021. Under article 17a-11 in the Law of 2021 that the city manager is responsible for tasks assigned by the Mayor or the City Council. The *Draft By-law* duplicates this provision under article 6c. **It is recommended that such duplication be avoided.**

While the Law of 2021 establishes the executive nature of the City Manager's position, including technical oversight, the City Manager has the least power assigned in the *Draft By-law* outside of the powers given to the Central Planning Committee of which he/she is a member (see Table 1). **The City Manager's role in the approval of the City Plan (خطة المدينة) is surpassed** causing potential misalignment with the manager's oversight over the Planning Directorate and other executive entities involved in the City Plan preparation. **The City Manager's role could be instated to align with Law of 2021 (article 17a-2 following article 5 in 2024 amendment).**

2.4 Power of the electorate

While the introductory memo underscores that one of its goals is increased community engagement, there is a significant scaling back of public representation through cancelling the historical involvement of city councillors elected through the ballot.

Engaging the public in planning decisions is key to ensure sustainability of municipal decisions (Newfarmer and Qualls, 2014)¹⁰. **However, City councillors lost significant power in the planning and zoning decision-making. Their**

¹⁰ See Newfarmer & Qualls (2014), *Engaging the public in planning decisions is key to ensure sustainability of municipal decisions*, International Growth Centre. URL: <https://www.theigc.org/sites/default/files/2014/09/Qualls-Newfarmer-2014-Working-Paper.pdf>

seats within the executive body have been reduced twice. The city councillors' engagement scaled back and up, per the *Draft By-Law*: city councillors no longer are involved in local planning decisions through local committees, but they gained representation in strategic planning decisions through the Central Planning Committee. Elected councillors were members of the Local Committees in the districts that they were elected in holding 3 seats per district¹¹. The Law of 2021 changed the composition of local committees and cancelled all 66 seats of elected city councillors in the Local Committee. The Local Committee became composed of a strictly technical and administrative membership. Instead, the Law of 2021 gave councillors a seat at a higher planning authority: the District Committee. The District Committee's composition changed in the Law of 2021 to become an 8-person committee. 5 seats were allocated for city councillors¹². With the District Committee cancelled in the 2024 amendment, the *Draft By-law* further contributes to the reduction of the legally sanctioned electorate in planning and zoning decisions by reducing seats for city councillors in the Central Planning Committee to 3 (per article 7a). The total number of seats lost for city councillors on planning and zoning committees becomes 63 seats.

The representation of city councillors in the Central Planning Committee does not necessarily ensure the representation of the electorate. Of the 3 allocated seats for city councillors, one seat is for the Deputy Mayor, which is selected from the elected members of the City Council along with two ordinary city councillors. The *Draft By-law* places conditions on the profile of the two city councillors: both have to have a background in planning, zoning, and the environment (article 7a). Such a profile will most likely be from the appointed members of the City Council.

The *Draft By-law* instates public participation as one of the roles of the Specialised Internal Authority (article 8a-2). While such a role is key to creating flexibility for community engagement, it is recommended that measures be done to rectify the loss of seats from the elected city council members. The risks include leaving community involvement at the discretion of the internal authority. The absence of any named structure or legal procedures for public engagement (for example, establishing community boards through an article in the by-law that stipulates its membership and operation) risks further disassociation of residents of Amman from the planning and zoning decision-making process.

It is recommended that the Central Planning Committee's membership be reconsidered to include more representation of the electorate. As elected city council representatives will be less involved in local decisions, assigning additional seats of an executive arm such as the Central Planning

¹¹ As GAM has 22 districts, the total number of seats for city councillors was 66 seats. Each GAM district had 3 elected city councillors in their representation.

¹² One seat is for the deputy mayor which is selected from the elected members of the City Council along with four ordinary city councillors.

Committee to elected representatives could be considered. The low number of seats will not enable local voices to be heard within GAM's executive functions. Simultaneously, most elected representatives have no technical background in municipal work¹³. **Alternatively, if the Central Planning Committee is a strictly technical committee, a parallel setup can be envisioned that includes representation of city councillors with no limitation on them holding a planning background.**

Additionally, it is recommended that the electorate be included in plan preparation. Please refer to Section

4. Plan preparation procedures (city plans, district plans and neighbourhood plans) below for more details.

2.5 Power of the Advisory Committee for Future Planning

The *Draft By-law* mentions an "Advisory Committee on Future Planning" with ambiguous powers, roles, and incorporation within the organisation of GAM. The mayor is granted the right to form an "Advisory Committee for Future Planning" per article 5c. The committee is composed of 'individuals with expertise and experience in the fields of planning, zoning, and sustainable development'. The article stipulates that the specific membership, tasks, and its operation shall be specified in a decision that outlines its formation. The "Advisory Committee for Future Planning" is mentioned in several articles (11b, 12b, 15b, 25c) as an entity the mayor consults with regarding city, district, and neighbourhood plans. While there is the precedent of previous Mayors of Amman relying on advisory committees, the powers, roles, and how the advisory committee is incorporated within GAM need to be outlined in parallel with **all other individuals and committees outlined in the *Draft By-law*. Also, the advisory committee would benefit from including economists. Their expertise is crucial to ensuring that planning regulations are also evaluated in terms of their potential impact on urban labour markets, business activity, and land and housing prices, among other factors.**

¹³ The City Council is two thirds elected members, and one third appointed members.

3. Legal replacement of active By-Law

The Law of 1966 is the basis upon which planning legislation and previous by-laws have been issued in the past. As the Amman Municipal Law of 2021 has since superseded the Law of 1966, the new *Draft By-law* combines planning powers previously outlined by the Law of 1966, along with zoning powers.

The *Draft By-law* has yet to completely fulfil its dual function as a planning and zoning regulation. Its regulations consist of a mixture of planning, zoning, and some building regulations. It does not read as smoothly as its predecessor, the active by-law of 2018 and its amendments. It focuses mainly on planning provisions associated, less so on zoning provisions.

While zoning provisions are charted in six separate annexes¹⁴, their removal from the main body of the by-law will place it under uncertain legal standing and make for a less-than-smooth tracking of related provisions. Out of 64 articles focusing on zoning and general provisions, the *Draft By-law* incorporates equivalencies for 14 articles. Annex 1 presents a comparison between the equivalent articles across both by-laws. For the comparison to be consistent, articles in the by-law have been compared excluding the 6 annexes of the by-law.

3.1 Bulk regulations¹⁵

The *Draft By-law* is not a complete replacement for the active by-law of 2018 and its amendments. It is largely focused on regulating planning. Its remit as a zoning by-law is partial annexes withstanding.

The *Draft By-law* is meant to separate and replace all contents of the *Building and Zoning By-Law 2018* and its amendments. Thus, **all zoning articles covered in the 2018 by-law have to be replaced or moved into the new *Draft By-law*.** There are no articles in the *Draft By-law* for that are equivalent to the articles in the 2018 By-law (and its amendments) containing bulk regulations but there are such articles in the annexes.

The zoning bulk regulations in the *Draft By-law* are limited to minimum plot areas (article 32) and plot frontages. Bulk regulations including setbacks, building coverage, etc, are not included. The *Draft By-law* removes bulk regulations from the legal stature of the by-law and places them under the authority of GAM

¹⁴ The annexes are as follows:

Annex No. (1): Bulk regulations per land uses

Annex No. (2): Bulk regulations for places of worship and specific economic activities

Annex No. (3): Bulk regulations for parking lots and traffic impact studies

Annex No. (4): Provisions related to planning and zoning

Annex No. (5): Provisions related to determining residential density of buildings residential areas

Annex No. (6): Bulk regulations for residential projects in unzoned areas

¹⁵ Bulk regulations are “the combination of controls (lot size, floor area ratio, lot coverage, open space, yards, height and setback) that determine the maximum size and placement of a building on a zoning lot.” (New York City Department of City Planning, n.d.).

committee's/departments etc. Article 19a stipulates that bulk regulations will be assigned under neighbourhood plans. **While such an approach involves planners in providing in-situ regulation and flexibility in zoning designations, it opens the door wide open to ad hoc development, not to mention the legal and operational impediments of such an approach especially that:**

- Development rights, and bulk regulations precisely, have historically been legally set under by-laws. **For legal continuity, they would benefit from remaining in the same legal instrument.** While article 19 (c) assigns a legal stature to plans that is equivalent to the provisions of the by-law, whether that can be legally achievable is up for discussion.
- As for operational impediments, neighbourhood plans would need to have been developed for the entirety of the GAM lands at the time of issuance of the by-law to ensure the continuity of preserving and exercising development rights. Such a task is massive and realising it in a matter of months when this by-law is expected to be issued is unrealistic.

Therefore, it is recommended that **bulk regulations remain within the *Draft By-law* for various reasons: (1) they translate planning aims, including density; (2) bulk regulations are best preserved in the by-law to remain under the same legal review process in place, (3) the separation of the planning and zoning functions in GAM and the planner and zoning cadre will risk creating a situation where planning and zoning functions run separate from each other operationally**, rather in dependence on each other.

Additionally, the *Draft By-law* does not include bulk regulations, although it stipulates the easement values for bulk regulations تخفيف القيود (article 37). **It is recommended that the *Draft By-law* be internally consistent, as both bulk regulations and easements should be within the same regulation. Additionally, it is recommended the review of the *Draft Building By-law* once it is prepared in relation to the *Draft By-law*. The reasons include: (1) setting out a framework of how the two by-laws interact, (2) minimising redundancies, and (3) harmonising both by-laws and avoiding inconsistencies across both regulations.**

Excluded Zoning provisions

The *Draft By-law* removes newly instated provisions for overlay zones, a key planning and zoning instrument introduced in the 2018 by-law.

The 2018 by-law introduced key planning instruments that were the result of the *Metropolitan Development Plan* comprehensive planning effort (known also as

the *Amman Master Plan 2025*). Special planning areas (منطقة التخطيط الخاص) and overlay zones (التنظيم المتركب) were introduced as instruments to provide planners with legal means to allow for specialised development. First, overlay zone provisions have been excluded. Per article 18b, the *Draft By-law* regulates provisions of overlay zones (per article 24b of 2018 by-law) and bundles them as one of exemplary planning methodologies GAM can use under its discretion. While the *Draft By-law* retains the definition of overlay zones, it cancels the article that provides the legal elaboration of these zones.

Second, the *Draft By-law* retains special planning areas as a designation under articles 18a, 21b and article 43. Special planning areas first appeared first in the 2018 by-law and were then elaborated further under article 13a in by-law amendment No. 21 of 2019). The *Draft By-law* retains the exact verbatim of the amendment except for two exceptions. The roof provisions - which were instated after long engagement of stakeholders - have been deleted under 43c-14. Also, specifications regarding the incentives for green buildings have been removed under 43c-16. These are key to maintain specifics around what bulk regulations can be provided for green building incentives. **It is recommended that all removed provisions for overlay zones and special planning areas be reinstated to maintain stakeholder-based agreements written in the *By-Law*.**

Building provisions

The *Draft By-law* includes building provisions that should be outside of its remit including use violations.

The *Draft By-law* needs to exclude provisions under the responsibility of the buildings department. This includes: (a) provisions for subdividing buildings (article 35), (b) provisions for violations in building use (articles 46 and 47), (c) building licenses (article 49), and (d) accessing plots and building sites (article 50). For a full list of building provisions in the *Draft By-law*, refer to Table 2.

Transport Studies

Transport studies introduced under the 2018 by-law (article 62) have been excluded from the regulation. Instead, they have been regulated to planning guidelines that will be issued under the discretion of the Mayor (article 9c-2) for all tiers of plans. While the *Draft By-law* associates transport studies with city, district, and neighbourhood plans, **the original article in the 2018 by-law is still needed as a legal instrument for GAM requirements for specific zoning categories** (for example, commercial complexes or any other typologies with large minimum plot areas).

3.2 Commercial categories

The purpose of newly proposed commercial categories is unclear.

The *Draft By-law* introduces two new commercial categories: neighbourhood commercial (تجاري لخدمة الحي) and commercial centre (مركز تجاري) (items #5 and #6 under commercial zones in article 21). There are two main issues with these categories. First, it is unclear how these categories differ from other commercial categories: for example, the difference between the neighbourhood commercial category and the local commercial is unclear. Second, articles that ensue do not incorporate these two new categories. For example, they are not included in the land subdivision table (article 32) and the subdivision fees (article 54). **It is recommended that these two categories be revised, including their incorporation with other relevant provisions in the by-law.**

3.3 Mixed use categories

The *Draft By-law* has changed two mixed-use categories. The nature of the change beyond previous nomenclature is unclear.

The *Draft By-law* presents two mixed-use zoning categories that have different names from their counterparts in the 2018 by-law. These two new categories are mixed-use (متعدد الاستعمال) and mixed-use entertainment (متعدد الاستعمال الترفيهي) (items #1 and #2 under mixed use zones in article 21). Mixed-use categories were first introduced in the 2018 by-law as central mixed-use and urban mixed-use, both dating to zoning approaches introduced under the Amman Master Plan. The differentiation between both referred to locational aspects: the central mixed-use category was meant for buildings in the core of Amman with smaller plot sizes and a dense fabric, whilst urban mixed-use was applied to all other urban growth areas. The *Draft By-law* does not demonstrate what the characteristics of these mixed-use categories are, and they are not included in the land subdivision table (article 32). **It is recommended that these two categories be clarified, including: (a) the reasons they are different from the categories introduced in the 2018 by-law, and (b) their incorporation with other relevant provisions in the by-law.**

3.4 Community facilities

The *Draft By-law* charts types of community facilities under neighbourhood plans (article 14d-6). A key type of community facilities – nurseries – are not included as part of the list and need to be given their effect on women’s participation in the Jordanian labour force (World Bank, 2024b)¹⁶.

¹⁶ World Bank (2024) *Formal Childcare in Jordan: Limited Services and Unmet Demand*, Washington, D.C.: World Bank Group.

Additionally, the *Draft By-law* has removed all provisions in the active by-law of 2018 and its amendments related to standards for community facilities and included them in the annexes. Provisions included planning aspects such as distance between community facilities (hospitals, places of worship, etc.). These provisions were newly introduced to the by-law of 2018 following the planning approach to the Amman Master Plan. The *Draft By-law* relegates these provisions to be specified under neighbourhood plans (article 14d-6) and comprehensive development projects (article 43c). It is recommended that the Draft By-law includes minimum basic provisions for community facilities whilst relegating their details to neighborhood plans.

3.5 Open spaces

The *Draft By-law's* purpose seeks to advance sustainability and introduces new zoning categories for urban green spaces and urban agriculture. Still, the *Draft By-law* does not provide any planning or zoning parameters for such new zoning categories.

Article 21-a has two main zoning categories for open space. Category one Green Areas and Open Spaces (which include neighbourhood green areas, district green areas, city green areas, landscaped squares, green areas, parks, forests), and category two is Urban Agricultural Areas (which include urban agricultural gardens and projects, and plant nurseries). **It is recommended that the parameters for these categories be provided to enable the municipality's planners and all those involved to put them into practice.**

4. Plan preparation procedures (city plans, district plans and neighbourhood plans)

The *Draft By-law* establishes the process of preparing plans. It instates 3 plan types: city plans, district plans, and neighbourhood plans. The *Draft By-law* also details internal procedures for preparing these plans. The 2024 amendment of the *Amman Municipality Law* specifies procedures to be outlined in a by-law under article 32b-2. However, **it is recommended that the detailed level of procedures in the *Draft By-law* for articles 10 to 17 be revised for brevity. The full procedures are best issued as guidelines attached to the by-law.** For example, procedures under neighbourhood plan preparation in article 13 belong in the *Draft By-law* since they outline relationships with external parties and city residents whereas the components of neighbourhood plans under article 14 belong under guidelines. The reasons for so are twofold: (a) to provide the municipality with flexibility in approaching neighbourhood plans through different planning approaches¹⁷, (b) these internal procedures will need constant revision once put into practice. Through issuing such procedures under guidelines, the formal amendment process will not involve an elaborate review process with the government's Cabinet, retaining the flexibility needed once they are tested out and require adjustment.

The following is recommended in terms of plans:

- **Inclusion of studies:** The first plan type, city plans, include requirements for the studies that need to be conducted as part of the plan (article 10c-5). While the list of studies charted under the article includes key studies, it could benefit from including former studies stipulated under article 14 of the Law of 1966 (under article 14). **Two primary studies are worth including: land ownership and land valuation under article 10c-5.** These two studies bring economic aspects into consideration in plan preparation. Studying land ownership, for example, reduces plan implementation costs through guiding allocation of public land uses towards non-private lands as expropriation costs on private land can be an impediment to land utilisation. Land valuation on the other hand, assists decision makers in assigning zoning designations that ensure land development is feasible. It is also recommended including these two studies as part of the provisions for expropriation under article 28.

¹⁷ Collier et.al. (2023) Policy Brief: *Economics meets urban planning: Developing effective land use plans in fast-growing cities*, International Growth Centre. URL: <https://www.theigc.org/sites/default/files/2024-09/Collier%20et%20al%20Policy%20brief%20July%202023.pdf>

- **Two other studies are also recommended. The first one is on land value capture (Haas and Kriticos, 2019)¹⁸.** Policy tools like land value increment taxes serve as key mechanisms for cities to capture increasing property values, playing a vital role in local revenue generation. These tools are generally used to recover part or all of the increase in private land values resulting from public investments, such as roads, public transport, and parks, or from regulatory changes, such as zoning adjustments.
- **The second one is on urban land and labour markets¹⁹.** Urban planning benefits from being rooted in an understanding of land and labour markets, as these are important drivers of urban and economic development. For example, as population increases, regulations may become too stringent, paralysing the formal property market and forcing the poorest either into informality or to very distant locations, where housing is less costly, but good job opportunities are rarer. Zoning regulations can benefit from considerations related to the distribution of household incomes, current land prices, transportation costs, commuting times, real estate markets, and general supply and demand concepts, which have important consequences for the success of the city plan.
- Additionally, **it is recommended that the article be updated to indicate that the City Plan be revised at least every 10 years.** The reason for this is to ensure that regulations remain fit-for-purpose in light of rapid economic, social and environmental change. A proactive plan can better address urban growth challenges in a timely manner. **Furthermore, it is recommended that regulations are informed by key urban performance indicators** (such as land and house prices across different locations and income groups). GAM, for example, has spatial data which can be used for the purpose of improving responsiveness.
- **Transfer to guidelines:** Neighbourhood plans gain the largest emphasis among all plan types in the *Draft By-law*. **The provisions outlined under article 14 are over prescriptive and are recommended to be issued as a guidance note instead of a by-law article.** The reasons include:
 - The provisions of the article are terms that belong in a Terms of reference (ToR) document not a by-law.
 - They bias bidding towards large consulting firms.

¹⁸ For more on land value capture, check IGC's report *Considerations for land value capture reform in the Greater Amman Municipality*, 2019 by A. Haas and S. Kriticos. URL: <https://www.theigc.org/sites/default/files/2019/10/Haas-and-Kriticos-2019-Final-Report.pdf>

¹⁹ For more on land and labour markets, check IGC's policy brief: *Economics meets urban planning: Developing effective land use plans in fast-growing cities*, 2023 by Collier et.al.

- They limit the engagement of several firms and community endeavours in the neighbourhood planning process.
 - They limit the incorporation of new planning thinking that does not follow the strict approach outlined.
- **Align with capacity to implement:** The preparation of the internal studies identified under article 15 requires significant increased planning expertise within GAM. While capacity issues apply to all plans, the neighbourhood plans will be a costly endeavour to outsource given the large magnitude of plans in need of frequent preparation and the lack of feasibility for continuous outsourcing. **It is recommended that a separate study be conducted to understand organisational capacities of staff and align them with the guidelines containing procedures for preparing all types of plans.**
- **Revise for duplicate procedures:** Additionally, it is recommended that the procedures be reconsidered for procedural duplicity. One example of such duplicity is in the preparation of district plans. Under the provisions of article 12, the Central Planning Committee forwards the district plans to the City Manager then the mayor for approval. The caveat is that both the City Manager and the Mayor are already part of the committee. (Also see section 2.5 on the Advisory Committee on Future Planning). **It is recommended that the procedures be revised to remove duplication.**
- **Clarify procedures for public hearings with neighbourhood residents:** These procedures are outlined under articles 13 and 16 and are recommended to be further clarified to state the following: (a) how the residents' input will be incorporated in planning decisions regarding all types of plans, (b) the procedures through which the residents can advocate for a certain plan or veto it in the public hearing specifically and throughout the planning process, (c) ensure the affected residents (and their elected city councillor) are made aware of the neighbourhood plan and dates of public hearings with enough advanced notice (for example, stipulate the number of days residents are informed of the public hearings at 7 or 14 days in advance, and (4) place a sign visible in the neighbourhood as resorting only to newspaper announcements is not necessarily an effective communication procedure to ensure the message has reached the residents.
- **Inclusion of the electorate (City Councillors) in decisions around plans:** It is recommended that the provisions regarding the preparation of the city, district and neighbourhood plans be updated to include at least one elected city councillor from the area. Further, one section of the baseline study is recommended to include an interview with the elected city councillor. Additionally, the elected city councillor can serve as an

advisor to the Planning Directorate for the neighbourhood plan for their electorate area.

- **Clarify inclusion of planning measures for climate change:** Article 20 in the *Draft By-Law* addresses climate considerations but it is too short and general relative to other articles. Article 14 also lists environmental studies to be conducted for neighbourhood plans. **It is recommended that specific operational measures in planning be introduced that indicate how municipal planners are addressing climate issues in their day-to-day as well as medium, to long-term planning endeavours (for example in city, district and neighbourhood plans).**

Review of Special Projects

The review of special projects in the *Draft By-law* has a separate track from regular planning and zoning reviews under the Central Planning Committee (article 41). The review is performed by a specialised workgroup formed by the mayor. **It is recommended that the *Draft By-law* clarifies the workgroup's organisational status within the municipality;** including whether the specialized workgroup is formed by the mayor once and is in constant operation or, the workgroup operates on a temporal by need-basis. **Also, the involvement – or lack thereof – of the special projects workgroup in comprehensive development projects (مشاريع التطوير الشمولية) in article 43 is recommended to be clarified.**

5. Key definitions

The *Draft By-law* introduces new terms and their definitions. These new terms are primarily for planning-related activities. There are several definitions for terms included in articles of the *Draft By-law*, but which do not appear under the definitions (article 2) and vice versa.

Some terms associated with bulk regulations are included and others are not. The definition of setbacks and building area are included while other definitions are not included, for example, the definitions of apartment and building height among other terms. **If bulk regulations are reintroduced to the *Draft By-law*, we recommend that all these terms need to be included too.**

Additionally, missing terms include:

- Council: The term appears in articles 5, 7, 8, etc but it does not appear in the definitions.
- Planning Area: The term appears in articles 21 and 32 but it does not appear in the definitions.
- Shared Subdivision: The term appears in articles 29, 30, and 31 but it does not appear in the definitions.
- Special Projects: The term's definition appears in article 42 but it is suggested to be included as part of the definitions.
- Comprehensive Planning Projects: The term appears in article 43. The difference between such projects and special projects needs to be clarified.
- Block: The term appears in article 33b-5 but it does not appear in the definitions.
- Special Planning Area: The term appears in article 43, but it does not appear in the definitions.
- Grey Infrastructure: This term appears in articles 15a-2, 18a-13, and 42b-3 but it does not appear in the definitions.

Moreover, multiple zoning typologies are included in the definitions while articles that regulate these typologies are absent. For example, connected (residential) buildings, multi-apartment buildings, etc. **The absence of the articles is an example of the lack of clarity in the *Draft By-law's* approach to the remit of zoning regulations. It is recommended that the article on definitions be revised for consistency in inclusion or exclusion of such terms and their related provisions.**

6. Organisation and sequencing of articles

The sequencing of articles could be reconsidered. Related articles benefit from being located together rather than being interspersed.

The *Draft By-law* is organised sequentially around topics, making for a smooth read. Table 2 shows the sequencing and categorization of the *Draft By-law articles*. The articles are categories across four types: general provisions, planning provisions, zoning provisions, and building provisions. These provisions at times intersperse each other. This is visually depicted in the left column in Table 2 where each type of provisions is color-coded. Several colour codes cross each other. Articles that focus on similar aspects are best placed in order together. For example, article 54 on land subdivision fees provides financial provisions related to land subdivision. **It is recommended relocating the article either with other financial provisions such as before articles 23 to 27 on levies or following technical subdivision land subdivision provisions (after article 32).**

Table 2: Categorisation of draft By-law contents by article

Type of provisions	Broad focus of provisions	Specific focus of provisions	Article number(s)	
General	Statutory Information	Naming, definitions, scope, and 1-4 purpose of By-Law		
		Functions and Powers	Mayor's Powers	5
			City Manager's Powers	6
			Central Planning Committee's Powers	7
			Specialized Planning Unit	8
Planning	Procedures for Plan Preparation	Procedures (All Tiers)	9	
		City Plan (Tier 1)	10, 11	
		District Plan Tier 2)	12	
		Neighbourhood Plan (Tier 3)	13, 14, 15, 16	
		Unzoned Areas	17	
Zoning	Scope of Provisions	Types of Zoning Provisions	18	
		Annexing Plans to By-Law	19	
General	Climate Change	Planning and Green Buildings	20	

Zoning	Land Use	Land Use Types	21
Zoning	Statutory Aspects	Legal Standing of Previous Plans and Zoning Decisions	22
Zoning	Levies	Betterment Levies	23
		Improvement Levies	24
		Determination of Levies	25
		Definition of Owners	26
		Payments	27
General	Expropriation	Expropriation Rules	28
General	Land Division	Procedures for Land Sharing	29
		Land Division Committee	30, 31
Zoning	Land Subdivision and Consolidation	Plot Areas Per Zoning Categories	32
		Roads	33
		Procedures	34
Buildings	Building Subdivision	Areas and Procedures	35, 36
Zoning	Zone Modifications	Easing of Restrictions	37
		Change of Land Use	38
		Zoning Treatments	39
Zoning	Special Projects	Unzoned Areas	40
General	Special Projects	Procedures and Team Composition	41
Planning	Special Projects	Definition of Special Projects and Procedures	42
Planning	Special Areas	Special Planning Areas	43
		Procedures	44
General	Special Regulations	Application	45
Buildings	Land Use	Violation	46
		Procedures	47
Buildings	Heritage Buildings	Rules	48
Buildings	Licenses	Licenses per zone, Sidewalks, Nuisance,	49
Buildings	Entrance and Intervention Authority	Entering Land	50
General	Announcements	Serving Rulings	51
General	Accountability Controls	Issuance of Guidance Notes	52

and Staff Punishment			
General	E-Communication	Electronic Communication Rules	53
Zoning	Land Subdivision	Land Subdivision Fees	54
		Other Fees	55
General	Closing Statutory Information	Announcement, Punishment, Cancellation of Previous Reg.	56,57,58,59,60

Accordingly, the following articles are recommended to be moved from their current position in the sequence:

- **Application of special regulations to Zoning categories** (article 45). Move after article 39 since they are concerned also with modifications to provisions of zoning categories.
- **Land subdivision fees** (article 54). Move either after: (a) provisions on levies (articles 23 to 27) or (b) after Land subdivision article (article 32).
- **Subdivision of land per Zoning categories** (article 32) is placed halfway into the by-law and is suggested to be moved following land use types (article 21).
- **Definition of “owner”** for purposes of development levies in article 26 this recommended to be moved to article 4.
- **Legal standing of previous plans and Zoning decisions** in article 22 that outlines legal continuities and relationships with previous decisions is recommended to be located at end of the by-law where closing statutory statements are placed (articles 50-60).

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Annex 1: Article Equivalents in 2018 By-Law and Draft By-law

Topic	Building and Zoning By-Law No. 28 for 2018 (and amendments)		Draft Planning and Zoning By-Law for Amman City, 2025
	Article #	Type of Provisions	Equivalent Article #
General Provisions	1	General	1
Definitions	2	Zon. and Bldg	2
General Provisions	3	General	4
Zoning Categories	4	Zoning	21
Bulk Regulations / Residential	5	Zoning	None
Uses / Residential	6	Building	NA
Uses / Popular Residential	7a	Building	NA
Bulk Regulations / Pop. Residential	7b	Zoning	None
Uses / Green Residential	8a	Building	NA
Bulk Regulations / Green Residential	8b	Zoning	None
Uses / Special Residential	9a	Building	NA
Bulk Regulations / Special Residential	9b	Zoning	None
Bulk Regulations / Roof / Special Residential	9c	Zoning	None
Density Limits / Special Residential	9d	Zoning	None
Bulk Regulations and Uses / Agri Residential	10a	Zon. and Bldg	None
Density Limits / Agri Residential	10b	Zoning	None
Bulk Regulations and Uses / Rural Residential	11a	Zon. and Bldg	None
Density Limits / Rural Residential	11b	Zoning	None
Depth Regulations / Connected Residential	12a	Zon. and Bldg	None
Committee Power / Residential Restrictions	12b	Zon. and Bldg	None
Setback Regulations / Multiple Buildings	12c	Zoning	None
Permits for Multiple Land Ownership	12d	Building	NA
Uses / Central Commercial	13 pre-a	Building	NA

Bulk Regulations / Central Commercial	13a	Zoning	None
Uses / Central Commercial	13b	Building	NA
Bulk Regulations / Central Commercial	13c	Zoning	None
Bulk Regulations / Central Commercial	13d	Zoning	None
Uses / Central Commercial	13e	Building	NA
Uses / Regular Commercial	14 pre-a	Building	NA
Bulk Regulations / Regular Commercial	14a	Zoning	None
Bulk Regulations / Regular Commercial	14b	Zoning	None
Bulk Regulations / Regular Commercial	14c	Zoning	None
Bulk Regulations / Regular Commercial	14d	Zoning	None
Bulk Regulations and Floor Naming	14e	Zon. and Bldg	None
Restrooms / Regular Commercial	14f	Building	NA
Height Measurement	14g	Building	NA
Bulk Regulations / Street Intersections	15	Zon. and Bldg	None
Uses / Local Commercial	16a	Building	NA
Bulk Regulations / Local Commercial	16b	Zon. and Bldg	None
Restrooms / Local Commercial	16c	Building	NA
Uses / Limitations / Local Commercial	16d	Building	NA
Uses / Local Commercial	16e	Building	NA
Uses / Local Commercial	16f	Building	NA
Uses / Commercial Complexes	17	Building	NA
Landscaped Areas / Commercial Complexes	17a9	Zoning	None
Bulk Regulations / Commercial Complexes	17b	Zoning	None
Height Measurement	17c	Building	NA
Uses / Industrial	18 pre-a	Building	NA
Zoning Categories / Industrial	18a	Zoning	21a
Uses / Industrial	18b-g	Building	NA
Bulk Controls / Industrial	18h	Zoning	None
Height Measurement	18i	Zoning	None
Uses / Industrial	18j-k	Building	NA
Uses / Offices	19a	Building	NA
Bulk Regulations / Offices	19b	Zoning	None
Bulk Regulations / Mixed Use Central	20a-c	Zoning	None

Uses and Bulk Regulations / Mixed Use Central	20d	Zon. and Bldg	None
Bulk Regulations / Street Intersections	20d9	Zoning	None
Bulk Regulations / Street Intersections	20d10	Zoning	None
Bulk Regulations / Mixed Use Urban	20e	Zoning	None
Subdivision Regulations / Plot Sizes	21	Zoning	32
Subdivision Regulations / Streets and Plots	22	Zoning	33 and 34
Subdivision Regulations / Buildings	23	Building	35
Special Planning Areas and Overlay Zones	24	Zoning	18a, 21b and 43
Subdivision Fees	25	Zoning	54
Parking	26	Building	NA
Parking	27	Building	NA
Parking	28	Building	NA
Parking	29	Building	NA
Parking	30	Building	NA
Parking	31	Building	NA
Parking	32	Building	NA
Architectural protrusions and canopies	33	Zon. and Bldg	None
Attics	34	Building	NA
Solar panels, Staircases, etc.	35	Zon. and Bldg	None
Ancillary buildings	36	Zon. and Bldg	None
Cellars and below grade floors	37	Building	NA
Ceiling setbacks	38	Building	NA
Basements	39	Building	NA
Basements	40	Building	NA
Fences and walls	41	Building	NA
Backfill	42	Building	NA
Atriums	43	Building	NA
Elevators	44	Building	NA
Landscaped Areas	45	Zon. and Bldg	None
Two-street buildings	46	Zon. and Bldg	None
Building Envelope	47	Zon. and Bldg	None
Area Exemptions	48	Building	NA
Wells and Services	49	Building	NA

Excavation	50	Building	NA
Services	51	Building	NA
Building Facades	52	Building	NA
Architectural typology	53	Zon. and Bldg	10c-5
Buildings near Airports	54	Building	NA
Building permits (plans)	55	Building	NA
Issuance of Permits	56	Building	NA
Occupancy Permit	57	Building	NA
Temporary Construction Units	58	Building	NA
High Buildings	59	Zoning	None
Extra High Buildings	60	Zoning	None
High Buildings	61	Zoning	None
Transport Studies	62	Zoning	9c-2
Gas Stations	63	Zon. and Bldg	None
Event Halls	64	Building	NA
Schools	65a	Zoning	None
	65b 1-7	Zoning	None
	65b 8-14	Building	NA
Nurseries	66a	Zon. and Bldg	None
	66b 1-3	Zoning	None
	66b 4-7	Building	NA
Hospitals	67a	Building	NA
	67b	Zoning	None
	67c and d	Zoning	None
Hotels	68a	Zon. and Bldg	None
	68b and c	Zoning	None
Hostels and Furnished Apts.	69a and c	Zoning	None
	69b-g	Building	NA
Places of Worship	70a-f	Zoning	None
	70g-l	Building	NA
Easing Restrictions	71a	Building	NA
	71bandc	Zoning	37
	71 d-z	Building	NA

Fees	72	Building	NA
General Provisions	73	General	57
General Provisions	74	General	59
General Provisions	75	General	60