

Planning Regulations and Technical Standards to assess Development Applications for Private Educational Services Guidance

Additional Guidance – Planning Regulations and Technical Standards to assess Development Applications for Private Educational Services

Type of service	Required Rate m2/student	Required Plot area	Coverage Ratio	Number of Floors	Setbacks	Parking lots			Notes
						Parking Lots	Bus Parking Spaces	Standards to be observed	
Kindergarten	25 m2 / student	5000 m2	40%	Ground	10m Front 6m Other Sides	1 space / 5 classes	-	<ul style="list-style-type: none"> - Provide students drop area within the boundaries of the plot. - Provide separate entrance and exit for school buses, and the design of buses movement routes must be in one direction. - Possibility of providing underground workers' parking. 	<ul style="list-style-type: none"> * The plot must be located on two streets with a width not less than 32m for one of them. * The percentage of green areas should not be less than 10% of the total area of the plot * side setbacks afforestation recommended
Primary School	12.5 m2 / student	15000 m2	40%	G + 2 classes should be within G + 1 and the second floor will be used as stores, teachers room and adm.rooms	15 m front 10m Secondary streets side 6 m neighbourhood side	3 spaces/ 2 classes + 1 space/ class for the management	1 space/ 2 classes (26 parking)	<ul style="list-style-type: none"> - Provide drop off area for the students inside the school boundaries. - Provide separate entrance and exit for school buses, and the design of buses movement routes must be in one direction with the possibility of using them as places for loading students. - providing workers + visitors' parking spaces in the underground is allowed. 	<ul style="list-style-type: none"> The plot must be located on two streets with a width not less than 32m for one of them with a service street provided. * Provide a service street within the boundaries of the plot in case of lack of having a service street. * The percentage of green areas should not be less than 10% of the total area of the plot. * side setbacks afforestation recommended.
		10000 m2				3 spaces/ 2 classes + 1 space/ class for the management	1 space/ 2 classes (18 parking)		

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Preparatory School / Secondary School	12.5 m ² / student	15000 m ²	40%	G + 2	15 m front 10m Secondary streets side 6 m neighbourhood side	3 spaces/ 2 classes + 1 space/ class for the management	1 space/ 2 classes (19 parking)	<ul style="list-style-type: none"> - Provide drop off area for the students inside the school boundaries. - Provide separate entrance and exit for school buses, and the design of buses movement routes must be in one direction with the possibility of using them as places for loading students. - providing workers + visitors' parking spaces in the underground is allowed. 	<p>The plot must be located on two streets with a width not less than 32m for one of them with a service street provided.</p> <ul style="list-style-type: none"> * Provide a service street within the boundaries of the plot in case of lack of having a service street. * The percentage of green areas should not be less than 10% of the total area of the plot. * side setbacks afforestation recommended.
		10000 m ²				3 spaces/ 2 classes + 1 space/ class for the management	1 space/ 2 classes (12 parking)		
Multi-stage School	12.5 m ² / student	15000 m ²	40%	Ground Kindergarten G +1 for primary classes , G+ 2 the rest of the school stages	15 m front side 10 m Secondary streets side 6 m neighborhood side	3 spaces/ 2 classes + 1 space/ class for the management	1 space/ 2 classes (23 parking)	<ul style="list-style-type: none"> - Provide drop off area for the students inside the school boundaries. - Provide separate entrance and exit for school buses, and the design of buses movement routes must be in one direction with the possibility of using them as places for loading students. - providing workers + visitors' parking spaces in the underground is allowed. 	<p>The plot must be located on 3 streets with a width not less than 32m for one of them with a service street provided.</p> <ul style="list-style-type: none"> * Provide a service street within the boundaries of the plot in case of lack of having a service street. * The percentage of green areas should not be less than 10% of the total area of the plot. * side setbacks afforestation recommended. * It is not recommended to provide a multi-stage school on plots with limited space, except in areas with lack of land and the need for it. * It is recommended to apply the appropriate environmental requirements and standards.
		20000 m ²							
		25000 m ²							
		30000 m ²							
		35000 m ²							
		40000 m ²							

Notes :

- Increasing coverage to reach (45% maximum) to cover (halls, sports fields or swimming pools) according to the design requirements, is allowed, each case to be considered individually to evaluate as proposed and signed by the Urban Planning Department.
- The maximum height of the school building is (15 m) with the staircase, not more than (17 m) in the case of having a plastic/ glass canopy.
- The ramps leading to the basement within the side setbacks of the plot are allowed, subject to the approval of both (Ministry of Transport and Communications + Civil Defense Department)
- Commitment to provide setbacks for the basement (6 m from the front side, 3 m from the rest sides) from the plot boundaries.
- Coordination to be done with the Land Transport Planning Department from the Ministry of transport and Communications in respect of (entrance and exit sites + internal traffic movement) according to their requirements.- Prepare the necessary traffic study work, if required, according to the requirements of Land Transport Planning Department from the Ministry of Transport and

Communications.

- The necessity of providing covered areas for parents of students to wait and this must not be counted within the coverage rate.
- Implementing the fences on the borders of the plot, unless in case it requires modification and imposes a setback on the fences, and therefore each case is studied on its own.
- It is recommended to design the buildings and development in accordance with the green buildings system and to consider all of the design environmental requirements in the country.
- To meet service agencies all requirements by the owner, and to provide a power station within the boundaries of the plot to serve the project.
- The approval received is conditional upon the completion of DC2 within a period not exceeding one year from the date of the general plan of the project approval by the Urban Planning Department, and not more than two and a half years (30 months) to obtain the building completion certificate, and this approval is considered void in the case this period is completed
- School bus parking spaces can be provided in the parking lot outside the boundaries of the plot in coordination with the concerned authorities.

The rates used in developing the above regulations based on the following:

- The capacity of the classroom = 25 students
- 50% of schoolchildren use school buses
- Total built-up area increases by age group according to different stages of school
- Multi-stage schools are evaluated in light of the above, with the possibility of adding some criteria that are developed through different types of education in accordance with the recommendations of the Ministry of Education and Higher Education