

THIRD TOURISM DEVELOPMENT PROJECT
SECONDARY CITIES REVITALIZATION STUDY

Madaba

Site-Specific Historic Core Regulation

Attachment A

JOINT VENTURE OF COTECNO WITH ABT ALCHEMIA CDG MGA

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Abbreviations and acronyms

| | |
|--------|--|
| APA | Action project area |
| AUI | Areas of Unitary Intervention |
| BCRL | Building, Conservation and Restoration License |
| CARCIP | Conservation and Restoration Center in Petra |
| CDMU | Cross-Departmental Municipal Unit |
| CRP | City revitalization program |
| DOA | Department of Antiquities |
| HCR | Historic core regulation |
| MA | Municipal authorization |
| MOTA | Ministry of Tourism and Antiquities |

1. General Provisions

1.1. CONTEXT OF APPLICATION OF THE REGULATIONS

These regulations apply to the very specific portion of the territory referred to as the “city core”, an area coinciding with the Historic City Center of Madaba.

The objective of the new Madaba historic core regulation is to ensure protection while fostering livability for the residents and visitors. In line with this principle, the new regulation gives relevance to rehabilitation activities aiming at improving the living conditions of the inhabitants inside their houses, while ensuring compatibility with the required level of respect for the general aesthetic of the historic city center.

The new historic core regulation introduces a framework of rules, where the building alterations granted must be coherent with the construction techniques and the urban context.

Changes to buildings and urban growth within the perimeter of the city core must abide with the criteria of conservation, integral recovery and comprehensive urban improvement.

Private and public open lands destined to any kind of building/activity are also subject to the restrictions of the provisions set by these regulations.

Special attention will be paid to the peculiarities of specific parts of the urban fabric, including the historic and archaeological areas and remains, the historic buildings, the open spaces and the infrastructural networks of historic, artistic and documentary interest.

These regulations focus on the modalities for the use of and interventions to the buildings, including the areas they occupy. They also provide specific rules for all interventions at the urban and architectural level. For topics not expressly addressed in these regulations, the rules of the current national legislation and especially those of the laws governing heritage protection remain valid:

- The Jordanian Law of Antiquities No. 21 for 1988
- The Environment Law
- Tourism Law No. 20 for 1988
- Cities, Villages and Buildings Planning Law No. 79 for 1966 and its amendments
- National Jordanian Building Regulations Law, City Beautification Code 20 for 1989,
- The Appropriation Law for the year 1987

The different legal mechanisms of protection are:

- Article 5 (E) and Article 6, The Antiquities Law No. 21 for the year 1988: the articles designate the establishment of a register of all archaeological sites, in the name of the Treasury after being published in the Official Gazette.
- Article 13 and Article 29, The Antiquities Law No. 21 for the year 1988: No construction project including fences is allowed within a distance of 5-25 meters from an antiquity. In addition, any construction contrary to the provisions of this law, shall be removed at the expense of the aggressor, including costs of repair to the antiquity
- Article 19(2) Cities, Villages and Buildings Planning Law No. 79 for 1966 and its amendments, published in the Official Gazette No. 1952, (25/9/1966): the Law addresses the organization of Master/Land use Plans by the Ministry, taking into consideration the protection of sites, caves, buildings and relics of historic, archaeological or architectural value, and indicates that specific regulations can be adopted for built heritage. Under this law, the municipality must declare the Madaba historic center (historic core) a protected area in which special urban planning regulations are to be applied.

1.2. CORE CITY BOUNDARY

The new regulation will apply to a very specific portion of the territory referred to as the “core city”. The area coincides with the Historic City Center of Madaba.

The urban morphology helps to identify a logical perimeter. The so called Ring Road circumscribes this perimeter. The Ring Road is made up of a series of streets: King Hussein Street to the North, Al-Batra Street to the East, King Abdullah Street to the West and Al-Nuzha Street to the South.

Some other blocks at the South East of Al Nuzah Street have also been included, in order to protect the area of the Apostles’ Church.

This is the area of the former Ottoman village and its subsequent developments within the Ring Road. The perimeter also includes most of the archaeological sites and heritage assets of Madaba known to date, undoubtedly the most important ones so far.

[\(see annex A\)](#)

1.3. DEFINITION AND CLASSIFICATION OF BUILDINGS

BUILDINGS ARE CLASSIFIED AS FOLLOWS:

- A.** Buildings of value and particular interest. These are buildings that due to their specific architectural and/or artistic character have acquired particular importance within the urban and regional context, and have basically remained unchanged to the present. Within this category fall buildings erected before 1940, indicated in this study as landmark buildings.
- B.** Buildings that are an organic component of the historic urban fabric of the city. These are buildings that have acquired a relevant importance within the urban and territorial context due to specific architectural and artistic characters. In this category are included the buildings erected before the year 1940.
- C.** Buildings that were built or rebuilt between 1940 and 1960.
- D.** Buildings that were built after 1960.
- E.** Those buildings that present elements of particular historic and architectural value, built after 1940 and identified by the CDMU.
- F.** New buildings.

1.4. ACTION PROJECT AREAS

The CRP foresee the following interventions:

- M.01 - Upgrading of the city core street network
- M.02 - The Creation of a new Heritage Center in the Saraya building
- M.03 – The Re-design of the Existing Bus Station
- M.04 - Realization of Open Air Leisure Facilities

The Action Project Areas are subject to the special rules provided for each project implementation.

1.5. CDMU

THE CROSS-DEPARTMENTAL MUNICIPAL UNIT IS:

The technical unit in charge of supervising the overall implementation of the Core City Revitalization Programme.

THE SPECIFIC OBJECTIVES OF THE CDMU ARE:

- To provide the local community with clear and detailed information about the CRP.
- To guide both beneficiaries and stakeholders in the interpretation and implementation of the Historic Core Regulations.
- To provide the lower income levels of the local communities with technical assistance in the identification, design, approval of projects for the recovery, conservation or upgrading of historic buildings in the core city.
- To validate the projects according to the city core regulations for new constructions, restoration and conservation of old buildings, as well as demolitions.
- To coordinate with both local and national institutions such as DOA, MOTA, etc. on matters within their specific institutional competences (i.e. archaeological site protection and promotion; heritage and environmental protection, etc.)
- To carry out a ground survey and assess buildings by age, condition, architectural interest.
- To review the list of Buildings of special architectural or historic interest under the supervision of local and national institutions.
- To monitor the implementation of all projects of restoration, conservation, refurbishing and upgrading of the historic buildings.
- To ensure harmony between interventions on public spaces (i.e.: streets and urban networks of utilities) and properties and private buildings
- To report irregularities and violations of the rules and regulations of the core city revitalization programme to the local authorities responsible for the application of sanctions;

2. Operative Tools for Regulatory Implementation

2.1. RULES FOR PERMITS AND RELEASE MODALITIES

2.1.1. BUILDING, RESTORATION AND CONSERVATION LICENCE

The BRCL must be requested for all categories of work which are not included in the list of works requiring municipal authorization.

Requests for license are submitted to the Core City Revitalization Support Unit for revision and preliminary evaluation of projects.

Upon validation by the CDMU, the requests for license are submitted to the Licensing Department of the Municipality for final approval.

2.1.2. MUNICIPAL AUTHORIZATION

The MA are necessary for :

- Ordinary Maintenance Works
- The introduction of urban furnishings such as boards, panels, signs (w or w/out light), awnings, kiosks, large sunshades, etc.)

Authorizations are issued directly by the Core City Revitalization Support Unit.

2.2. CATEGORIES OF INTERVENTION

2.2.1. SCIENTIFIC RESTORATION AND CONSERVATION

Buildings in this category are those that due to their specific architectural or artistic character have acquired particular importance within the urban/regional context and that have basically remained unchanged to the present.

Interventions on these buildings tend to integral conservation and rehabilitation of their original architectural values.

All buildings classified A. fall under this category,

2.2.2. CONSERVATION AND REHABILITATION

The conservation and rehabilitation interventions are those meant to protect the building and to secure its functionality through systematic works that will allow the fully compatible destination of use, in compliance with and in respect of their typological, formal and intrinsic architectural components.

These interventions include the structural consolidation, the rehabilitation and renovation of the various building elements, the introduction of accessories (such as bathrooms, kitchens, etc.) as well as the electro-mechanic works and technology necessary for the functional and hygienic use of the building. Demolition of portions added in later phases that violate the architectural integrity of the building.

The interventions included in this category of works are those listed within the two following sub-categories:

- **Conservation and Rehabilitation Type 1**

The target for these intervention are buildings which have acquired a relevant impor-

tance within the urban and territorial context due to specific architectural and artistic values, and have suffered major changes through the years, both in terms of their architectural elements as well as of their internal functional distribution. Two components that through the years have assumed and consolidated a character, as if they were integral parts of the building.

These interventions tend to integral conservation and rehabilitation of the original architectural characteristics still identifiable. This conservation process however, also allows the conservation of elements added to the original buildings, if they are considered useful to ensure the continued destination of use, as planned in the conservation project.

All buildings classified B. fall under this category.

- **Conservation and Rehabilitation Type 2.**

These interventions concern buildings in good or medium state of conservation that are part of the heritage buildings forming an integral part of the historic settlement (city core). Because, on one hand they are the physical elements that were part of the creation of the ancient/old historic environment, and on the other they are especially meaningful because of their typological and/or morphological character.

These interventions are also carried out to ensure the conservation and valorization of the morphological aspects of the ancient/old urban fabric.

Interventions of conservation and rehabilitation of buildings of type B are subject to the following additional rules:

- Restoration and rehabilitation of internal and external elevations.
- Openings (doors, windows, etc.) in the internal elevations are allowed, provided that the **unitary** and stylistic values of the elevation are maintained;
- Changes are not allowed on external elevations;
- Openings of skylights are allowed on pitched roofs but cannot exceed 1.20 sq. m. and an area bigger than 1/20 of the area of the pitch;
- Openings are allowed on internal walls, including the structural walls, to allow communication between buildings. However, openings cannot exceed 1.10 meters. Calculations clearly assessing the effect of the opening on the safe structural behavior of the building must be submitted for earlier approval by the Core City Rehabilitation Support Unit.

All the buildings classified B. and E. fall under this category.

2.2.3. TYPOLOGICAL REHABILITATION

These interventions are meant expressly for heavily compromised building structures or partially demolished buildings. This also includes structures that do not fit in the above listed categories, but for which, however, it is possible to obtain enough records of the original building/structural/functional organization (also found by studying buildings of the same age).

Interventions of this nature imply:

- Valorization of the most significant architectural features;
- Rehabilitation of the vertical and horizontal connections (including: halls, entrances, stairs, porches, etc.);
- Rehabilitation and maintenance of shapes, dimensions and proportions between the original buildings and open areas such as cloisters, courtyards, etc.;
- Rehabilitation of all the typological features such as: windows intervals, locations of main elements of finishing, etc.

All buildings classified B. fall under this category.

2.2.4. DEMOLITION

Demolition is permitted in the following cases:

- **Buildings built before 1940 (def. A. and B.)**

Interventions that are directed towards the valorization of architectural aspects by means of demolition without reconstruction of a building or portions of a building that are incompatible with the structure of the original historic buildings or urban fabric. This demolition concurs with the functional and volumetric rehabilitation of the built plot. (see point 2.2.6)

- **Buildings built after the year 1940 (def. C. and D.)**

In these cases, the owner of the building must submit a documentation produced by an architect, demonstrating that the building to be demolished does not have any requisites of historical, stylistic and architectural character (see point 2.2.6).

The Cross-Departmental Municipal Unit will evaluate the documentation and approve or deny the demolition.

Demolition of buildings within the core city perimeter must be monitored by the Cross-Departmental Municipal Unit to prevent the loss of possible remains of historic and archaeological value at the demolition site.

2.2.5. RECOVERY AND REHABILITATION OF UNBUILT LAND PLOTS

Owners (landlords) are obliged to install new equipment for ground waste water. Moreover, they are responsible for securing an excellent level of maintenance for all the existing works and artifacts lying on the ground.

The CDMU will request the implementation of new, eventually needed works (or the maintenance of existing artifacts), to be carried out within a given amount of time. In lack of the owner's reaction to such a request, the Municipality will carry out the necessary works on its own expense and subsequently charge the owner.

2.2.6. URBAN REHABILITATION

The interventions of rehabilitation of the urban fabric aim at the highest integration between the areas involved and the rest of the historic city center (city core). The need for urban and building improvement in the large derelict and vacant areas located on the western and southern slopes of the hill of the "Acropolis" are especially taken into account.

This objective is reached through projects giving emphasis to the use of ground floors for public use by proposing a series of community spaces and communications to upgrade these areas (currently marginalized from public use) and establishing a texture of stimulating interests for socialization, typical in historic urban fabrics.

Building recovery is granted through a series of systematic works, provided that the original volume, shape and height of the building are maintained.

When/if the intervention of urban rehabilitation implies demolition and reconstruction of a building, this must include the creation of a parking plot open to the public, of a standard size not less than 3 sq. m per each 30 sq. m of area of the licensed effective building surface (net area).

Areas of Unitary Intervention (AUI), practically coinciding with areas to be rehabilitated, can be identified by the CDMU (or proposed by $\frac{3}{4}$ of the owners jointly representing the value of the land or estates involved in the rehabilitation project.

The minimum unit of urban rehabilitation projects is an urban compound (blocks of houses). These projects must be jointly proposed and decided by $\frac{3}{4}$ of the owners and/or landlords of the compound, who must agree fully to the interventions foreseen by the project.

Projects must be designed by a registered architect and submitted to the CDMU for approval.

2.2.7. NEW BUILDINGS

Applications for building license within the city core shall be considered according to the constraints imposed on new development by the need to preserve the settings of Traditional Buildings. This would mean that building heights should be restricted to a maximum of 2 floors in order to maintain appropriate scale and form, and that building materials should reflect traditional materials such as stone and avoid untreated modern ones like fair faced concrete

The new constructions can only be built for unitary interventions areas as indicated in point 2.2.6

For new buildings, current rules and laws are maintained and a release of a building license is subject to current regulations, after a prior permission issued by the Core City Rehabilitation Support Unit, stating that the area of the new building does not break any of the restrictions established by the city core regulations.

In any case, new constructions are permitted exclusively as a completion of street fronts in the areas of unitary intervention.

The CDMU will enclose the results of the studies made on the area, including land surveys, archaeological exploration, and a report of the historical development of the area.

2.2.8. ORDINARY MAINTENANCE

Ordinary maintenance works are permitted on all buildings, including the protected ones. However, in the case of ordinary maintenance, changes to the functional destination of the building as well as internal/external modifications are forbidden.

Works of repair, renewal, substitution of building parts or those works necessary for the introduction or maintenance of existing equipment are considered ordinary maintenance. The following works are included in this category:

- Cleaning, repair or painting of external architectural elements such as plastered surfaces, frames, iron grids, window frames, waterproofing layers, paving, hand rails, etc. that do not imply changes of the materials and original technology used.
- Repair, upgrading and substitution of technological devices that do not imply construction or new destination of existing parts of the building (i.e.: bathrooms, technical installations, etc.)

Ordinary maintenance works are possible on all kind of buildings except on those defined A.

2.2.9. EXTRAORDINARY MAINTENANCE

The works and changes needed for the following are considered extraordinary maintenance:

the renovation or substitution of portions of buildings (including structural components)

the introduction of hygienic technologies provided that these do not change the volume and the internal/external surfaces of each building and do not change their original destination of use (residential, office, etc.)

Extraordinary maintenance works are possible on all kind of buildings except on those subject to: Scientific restoration and conservation; Conservation and Rehabilitation type 1; (buildings defined A. and B)

2.2.10. NORMS CONCERNING BUILDING COLLAPSE AND DAMAGES

In the case of building collapse or unauthorized demolition (when not considered within the framework of an authorized project) of any building or architectural element, its integral restoration to the original will be obligatory. Collapse or demolitions must be reported immediately to the Cross-Departmental Municipal Unit by means of a legal statement (by the owner

or his/her representative), stating the causes that produced the damage. This report must be signed by an authorized technician (engineer, architect, or other professional as provided by the Jordanian law).

2.2.11. SUMMARY OF PERMITS REQUIRED

| | | | SCIENTIFIC RESTORATION AND CONSERVATION | CONSERVATION AND REHABILITATION type 1 | CONSERVATION AND REHABILITATION type 2 | TYPOLGICAL REHABILITATION | DEMOLITION | NEW BUILDINGS | ORDINARY MAINTENANCE | EXTRAORDINARY MAINTENANCE | |
|--|--|---|---|--|--|---------------------------|------------|---------------|----------------------|---------------------------|--|
| Buildings built before 1940 | A | BRCL | | | | | | | | | |
| | | Municipal Authorization | | | | | | | | | |
| | B | Buildings that have suffered major changes | BRCL | | | | | | | | |
| | | | Municipal Authorization | | | | | | | | |
| | | Buildings in good or medium state of conservation | BRCL | | | | | | | | |
| | | | Municipal Authorization | | | | | | | | |
| | Compromised building structures or buildings that are partially demolished | BRCL | | | | | | | | | |
| | | Municipal Authorization | | | | | | | | | |
| Buildings built or rebuilt between 1940 and 1959 | C | BRCL | | | | | | | | | |
| | | Municipal Authorization | | | | | | | | | |
| | E | BRCL | | | | | | | | | |
| | | Municipal Authorization | | | | | | | | | |
| Buildings built after 1960 | D | BRCL | | | | | | | | | |
| | | Municipal Authorization | | | | | | | | | |
| | E | BRCL | | | | | | | | | |
| | | Municipal Authorization | | | | | | | | | |
| New buildings | F | BRCL | | | | | | | | | |
| | | Municipal Authorization | | | | | | | | | |

3. Urban Functions

3.1. DEFINITIONS OF URBAN FUNCTIONS

The policies for land/building use are especially designed to maintain and protect the historic center by consolidating the various existing functions.

The best way to secure the upkeep of historic buildings and areas is to keep them in active use.

It is accepted that the best use for the building will often be that for which it was originally designed, and the continuation or reinstatement of that use should be the first option for the future of the building, particularly if that use was residential.

Judging the best use for a building requires balancing the economic viability of possible uses against the effect of any changes that use will entail in the special architectural or historic interest of the building in question.

The uses indicated herein do not prevent the creation of alternative activities or the introduction of new or different functions, provided that they are compatible with the character of the traditional urban fabric.

However, specific measures are indicated to dissuade or definitely forbid the introduction of activities that clearly conflict with the historic core character, or undermine the peculiar townscape of the core by introducing big and significant changes.

3.1.1. HABITATIONS

- Permanent residences.

Included are private houses and related service spaces, private and collective housing complexes. Also included are some spaces up to 30 sq. m., destined for economic activities, provided that these do not endanger the residents living in the building.

- Collective residential buildings

The collective residential buildings also include colleges, convents, students co-eds, rest houses, etc. and the related services.

3.1.2. SERVICES, EITHER PUBLIC OR PRIVATE

Included in this functional destination are:

The commercial activities belonging to the type also called "neighboring trades" (up to 150 sq. m. dedicated to selling area), offices, travel agents, small medical and veterinary clinics, cultural, social and recreational activities, and any other similar activities practiced in the buildings.

An acoustic impact study should be submitted for approval for the cultural, social and recreational activities.

Restaurants, coffee shops and pubs are also included in this functions, while discos and noisy activities are not.

The following commercial activities are not permitted:

Building materials, instruments and mechanic products (cars, motor cycles, etc. and spare parts).

3.1.3. TERTIARY ACTIVITIES

Public and private offices (also of big dimensions) are included in this kind of use, such as offices of productive activities, technical and administrative offices of embassies and any function of general interest such as banks, administrative activities, financial offices, etc.

3.1.4. HANDICRAFTS AND SIMILAR ACTIVITIES

Spaces for local and regional handicraft activities are included in these functions.

Activities that cause disturbing noise or imply the production of dangerous waste, dangerous emissions in the atmosphere, or use of toxic gas are expressly forbidden.

3.1.5. CULTURAL AND SOCIAL SERVICES

These include museums, cinemas, libraries, theatres, cultural and recreational associations, provided that the necessary space is available. Sport centers are not permitted.

3.1.6. SERVICES OF PUBLIC UTILITY

In this kind of use are included:

Services for education

Services of public interest such as socio- sanitary services, the public health care, the post office, etc.

Religious services and related structures are also included.

3.1.7. ACCOMODATION

Hotels, pensions, hostels, guest houses, meeting and congress halls etc. are listed in this category as well as their services such as kitchens, restaurants, laundry mats, garages, etc.,

4. Public Spaces

Public spaces and spaces of public use are:

- Streets and squares
- Parks and archaeological areas
- Gardens
- Playgrounds and children leisure gardens
- Green areas
- Parking

4.1. PAVING

Paving represents the visible base of the external urban space.

Indications:

- Verification of the registered level of maintenance and an estimate of future needs should be made for the municipal underground infrastructure and technology. Networks must be verified before re-paving works on streets are carried out.
- All “constructional” aspects concerning the urban planning for the city core will refer to the Code of Building Requirements for the Disabled to ensure the necessary accessibility in the urban city core.
- All the planned areas must ensure maximum accessibility for emergency vehicles (ambulances, civil defense, fire brigade, police, etc.)
- Paving must be closely in line with the urban furnishing to ensure a unitary concept and formal result.
- The use and geometric composition of different materials must contribute to a more rational movement across the city core

4.2. URBAN SCENERY

The control over the urban scenery, created by the building elevations bordering squares and streets, is basic for the quality and identity of the historic city center sites (city core).

The comprehensive image of the city is produced by the volumes of the buildings, their heights, colors and shapes, as well as the proportions between empty and filled spaces.

Control over the urban scenario will be carried out through the following interventions:

- a. Demolition of:
 - volumes that do not belong to the original building
 - abusive volumes
 - volumes that are not justifiable within the historic city context
- b. Volumes to be recreated
 - Are those no longer standing, but historically well documented, and which can be re-proposed, using the same building materials, shapes, volumes and architecture.
- c. Typological rehabilitation

- Consists of the recovery of volumes of buildings that have lost their historic character because of several changes due to past wrong “recovery” works.

The permitted maximum is of two floors, or not higher than the height of the buildings defined A and B that lie in the immediate context.

For the open un-built areas (public or private) a non-building regulation has been prescribed with the exception of the interventions extended to more AIU, where interventions of valorization are included.

4.3. GREEN AREAS

Green areas ensure that nature be present in the town; when well organized it can become a privileged place to spend free time, walk, play, socialize, etc.

The importance of the hygienic, educational and psycho-social role played by the green spaces within the city core must be underlined.

Three types of green areas are foreseen here:

- High shaft
- Bushes and shrubs
- Covering plants

The use of indigenous plants is foreseen here to ensure the best environmental impact in town. Particular care will be taken in the maximization of the use of water and ground humidity.

4.4. STREET FURNITURE

The objective here is to regulate all those elements that could cause visual clutter including:

- a. street signs;
- b. advertising and neon signs of public and private activities;
- c. public lighting;
- d. street furniture (public toilets, benches and other seats, telephone booths, garbage containers, clocks, automatic dispensers, etc.).

Activities listed in points 1, 2 and 3 will be analyzed in chapter no. 6, Rules for street furniture.

Norms:

- a. Items of street furniture must not be redundant, confusing and casual; their right location should be chosen in line with the urban design
- b. Any kind of street furniture is available in sets. The selection criteria used should follow the considerations below:
 - Use objects that resist vandalism.
 - Avoid using anachronistic compromises between Cyber tech objects and Ottoman Architecture
 - If locally available items of urban furnishing do not meet the necessary standards, they can be designed and produced “custom made” for specific requirements.
 - When possible, it is advisable to restore and integrate historic urban items.
- c. The introduction of kiosks (and other similar temporary structures) must be accurately studied since they contribute strongly to the character of the location in which they are placed. These structures, if destined to public services, (coffee shops, bookstores, etc.)

must be well maintained.

- d. A request for authorization must be submitted to the Cross-Departmental Municipal Unit. However, the authorization can be revoked, if the area occupied by these temporary structures is designated to other uses. The request must contain the detailed project, including the morphological and finishing features of the materials employed.

If these temporary structures are not kept at the highest standards of maintenance, in case of neglect on the part of the owner, their immediate removal can be requested by the Cross-Departmental Municipal Unit and implemented at the owner's expense after one month from the request.

- e. Garbage collection containers must be visible, numerous, functional and must not obstruct circulation in town.
- f. In areas with sitting arrangements, the type of sitting determines the duration of the stay:
- Bench = a kind of sitting provided with a high back. It is typical in parks and places designed for longer stays;
 - Form = a kind of sitting without a back. It is typical in city centers or in locations designed for short stays;

Design and furnishing of the area should be based on the kind and duration of the stay.

- g. In the pedestrian areas, the use of deterrents to vehicular transit such as chains and poles, cement blocks and flowers pots must be avoided.

The introduction of "gate-objects" of high formal and artistic value is suggested to identify the pedestrian area. These could be designed upon Municipal invitation;

4.5. SYMBOLIC ITEMS

A symbolic item (monument or work of art) placed in an urban space immediately becomes an element that the surrounding urban environment adapts to.

The tendency of current rules is to identify and classify the symbolic objects of the city, specifying:

- Symbolic object to be proposed
- Existing symbolic object to be changed

The need for a correct location of the symbolic objects has led to the introduction of the ancient rules that for centuries guided the decoration of squares and streets into the regulatory framework.

Placing monuments, fountains and urban decorative objects should be avoided on:

- Streets of circulation
- Centers of squares
- The middle axes
- Overlapping elaborate architectural views (backgrounds)

4.6. INTERNAL COURTYARDS AND FREE LANDS

Free lands and internal courtyards must be rigorously preserved preventing building, including temporary ones.

Paving of public and private areas must be realized according to local traditions.

Each project of intervention must include detailed information on the paving foreseen for the

common spaces, including the designs and materials to be used.

4.7. ARCHAEOLOGICAL AREAS

Building (including underground) and excavation is forbidden in all areas of archaeological interest. Derogation is possible only for reasons of public interest with a permission issued by the Department of Antiquities (DOA). Only green furnishing and the maintenance of the existing pavements are allowed, in respect of the integrity and accessibility of the archaeological site.

A protective buffer zone around the archaeological areas is established for at least 25 meters from the perimeters of the archaeological site. No new buildings are allowed in this area. New buildings, planned to be built along the buffer zone (more than 25 meters from the archaeological site perimeter) cannot be higher than two storeys.

Building restrictions are extended to the entire core city. A building license can be issued only if accurate historic and archaeological investigations of the area are carried out by a professional and monitored by the Department of Antiquities.

Building licenses are not issued for those areas that result of historic and archaeological interest. The criteria for the definition of historic and archaeological interest are based on the UNESCO recommendations for the protection and valorization of urban, architectural, archaeological, environmental and historical tangible and intangible heritage.

In all the core city area, lands emptied from building demolitions cannot be licensed for construction of new buildings, without the above mentioned historical and archaeological investigations.

Environmental design and landscaping as well as maintenance of the existing pavements are the only activities permitted in these areas, thus ensuring the correct fruition and integrity.

4.8. PUBLIC PARKING AREAS

Use of land belonging to NGOs, religious institutions, social organizations, associations, etc. is permitted on the areas included in this article when they are destined to public parking. This use is permitted without transferring the property to the Municipality. However, owners must reach an agreement with the Municipality on the forms of management of the areas and the modality of access by the public

4.9. REQUIREMENTS FOR THE FINISHING OF FACADES

All the buildings and constructions covered by the CRP must present a dignified aspect and proper esthetic character, following the indications of the HCR.

Provision has to be made for the painting of surfaces and the maintenance of all types of walls in sight, as well as decorations, façade elements, windows, doors, railings etc.

For all buildings in the categories A, B and C, the rules indicated for each category have to be adhered to, to be able to maintain and safeguard the original characteristics of the heritage buildings.

For buildings in the categories D, E and F, it is allowed to use white paint on not more than 20% of the area of the façade, on the condition that the façade towards the street and the remaining area be of stone.

5. Architectural Requisites

5.1. ARCHITECTURAL REQUISITES FOR BUILDINGS

The execution of works on buildings located in the historic city center (core city) must be oriented towards their conservation and the criteria of maximum structural, decorative and stylistic recovery. Based on the rules in the following paragraphs, urban and building rehabilitation projects must also maximize the quality in the environmental design, by eliminating situations of morphological incompatibility and incongruence in the urban fabric.

For buildings subject to Scientific Restoration and Conservation and to Conservation and Rehabilitation type A (articles 2.2.1 and 2.2.2 of these regulations) original building materials and technologies must be used. (However, the treatment of the materials and the use of technologies must be introduced in a way that ensure they will always be recognizable from the original ones).

For buildings included in all the other categories of intervention, **some changes of materials will be permitted**, by making use of the same materials and techniques traditionally used or their equal for typology and historic period, but only in the case of documented, irreversible degrading and decay,

The following architectural requisites for the buildings listed represent choices aimed at the recovery of the unitary character of the buildings which are part of the historic city center, and these are:

5.1.1. VERTICAL STRUCTURES:

Works implying consolidation, rehabilitation and covering of existing walls will be carried out in complete respect of the original structures.

The “stitch-unstitch” technique with reinforced nets, steel tie-beams with epoxy resins injections and cement mixtures should preferably be used in the recovery of the existing walls, with no prejudice to the existing horizontal structures.

Anyway, the use of stone (or pottery bricks when very rarely applicable) and unsalted cements is prescribed.

5.1.2. EXISTING FLOORS

Consolidation and rehabilitation works are permitted in full respect for the structure of the pre-existing floors.

The wooden structures of floors will be recovered and preserved as well as any other structural elements.

Consolidation of wooden floors can be carried out by casting lightened cement, reinforced with welded iron net and structural beams made with traditional techniques (steel reinforces) or any other conservative technologies (epoxy resins, fiberglass or polyester bars, etc.)

Change of heavily deteriorated (or irrecoverable) parts is permitted with materials that are identical to the originals, deriving from recovery. New materials can also be introduced provided that the articles of these provisions are respected.

5.1.3. ROOFING AND OTHER COVERING STRUCTURES

All the structural materials resulting from the dismantlement of roofs, ceilings, shelters and any other coverings of historic buildings must be preserved and recovered in line with the indications provided for each category of intervention.

Change of wooden structures (rare in Jordan) is permitted in works of consolidation and rehabilitation of building roofs, flat or saddle rarely) by replacing only the very deteriorated and unrecoverable materials. However, this provision is valid only if the wooden structure does not represent an architectural-decorative component of the building. When wooden roofs and flat roofs need to be restored, the use of wooden or iron beams to cooperate structurally with the pre-existing wooden structure is prescribed.

5.1.4. ROOF ELEMENTS AND COVERS

The conservation of the original roof covering is prescribed for all buildings included in the core city center.

The use of alternative roofing structures and roof covering material is not permitted within the city core.

If changes to these building elements were introduced prior to the enforcement of the city revitalization program, the City Revitalization Support Unit will ensure that interventions on the historic buildings will re-introduce the original materials.

Re-use of the original **non deteriorated** old materials obtained from the dismantlement of the original roof covering is compulsory. Integrations are permitted for very limited areas of the roof covering by introducing material of the same quality, type and color.

Only one TV antenna is permitted for each building in the historic city core.

Multiple antenna systems on buildings located in the core city center are not permitted. In the case of multiple antennas installed prior to the enforcement of the urban revitalization plan, these must be unified and turned into one only, shared system, on the occasion of works or any other activity on buildings that are subject to permission issued by the Municipality. The same principle is applied to satellite antennas, i.e. the installation must not be visible from the public street.

Release of permits by the municipality is possible only if the antennas meet the above requirements.

5.1.5. VERTICAL CONNECTIONS

Consolidation, rehabilitation and replacement of existing staircases are permitted only in the full respect of the original building and structural typology.

In works of this nature, the conservation or the rehabilitation of the original paving materials is prescribed.

Vaults and all other structural or non structural materials (i.e.: valuable hand rails banisters, etc.) must be integrally preserved.

5.1.6. LIFTS AND HOISTS

Introducing lifts and/ or hoist as well as any other technological input in buildings built before 1940 is permitted, provided that it does not interfere with valuable vaults or floors. The introduction of technical volumes or any other volume on the roofs is not permitted.

5.1.7. ARCHES AND VAULTS

Arches and vaulted structures can be consolidated by introducing micro poles; casts made basically of unsalted cement, turned off lime, washed river sand; tie-beams; supports; wedges, etc., but a complete reversibility of the consolidation works must be ensured.

5.1.8. OPENINGS

All the existing openings of a building facing the street fronts (windows, doors, gates and main entrances) must be preserved in their original configuration, in complete respect of the typological character of the façade as well as the alignment of the openings (exception can

be made for historically documented, ancient, pre-existing openings).

When permitted, new openings must be realized in total respect of the composition rules of each elevation, in line with the traditional dimensional proportion, and fully harmonized with the existing openings, by making use of the same materials as those of the original building.

Newly introduced materials, however, must be treated in such a way that they are always clearly distinguishable from the old ones, even years after completion of the works.

5.1.9. CORNICES, GUTTERS, DRAIN PIPES, TRADITIONAL WATER TANKS

Existing cornices, gutters, drain pipes and pilaster strips must be preserved in their integrity; only in the case of precarious and very deteriorated building materials, can these be changed by using alternative techniques and more durable materials, however, the stylistic integrity of the original artifact has to be maintained.

Moreover, the geometric characteristics, the profiles, the dimensions, the design, etc, of the original element must be maintained.

Drain pipes on streets or pedestrian public paths or of public use must be provided with cast iron lower exhausts at ground level.

Water tanks (reservoirs) that were widespread in old buildings and currently widely out of use must be restored and rehabilitated to their original function.

Storm water collection for domestic use, especially considering Jordan's severe shortage of this vital resource, could be an added value introduced by the city revitalization plan.

if so wished, appropriate technologies must be introduced to ensure that the water will be drinkable.

5.1.10. EXTERNAL BUILDING PLASTERS AND COVERING

The restoration and/or rehabilitation of plasters must be carried out by using techniques and materials especially employing those of the local tradition, such as the mortars based on turned off limes that are more adequate for old structures, considering the hygroscopic and mechanic behavior of this mortar.

Non-original plaster and covering on the facades must be removed.

In presence of cement-based plasters, still in good conservation conditions, maintenance and painting are permitted.

Facades made of stones cannot be cleaned by sandblasting or any other shocking mechanical treatment.

There are no universally valid procedures and materials for the cleaning and treatment of stones. Each case must be studied separately, and a specific search must identify the reasons of decay, whether these are due to mechanic, physical or chemical aggressions, as well as the most appropriate products for their cleaning, treatment and protection.

Very light superficial mechanic cleaning is permitted on facades but only in the areas of elevations out of hands' reach, making use of light sandblasters (pressure max 3 atmospheres) using soft rubber dust.

Chemical cleaning is permitted, using appropriate products. Tests on remote areas must be made prior to the final intervention on the external walls of the whole building.

Laboratory test on stone samples should be carried out, simulating stone aggression under regular circumstances (atmospheric, meteoric, temperature, etc) before and after the chemical treatment in normal urban conditions (air pollution, mechanic stress, etc) to verify the long lasting effect produced by the cleaning/protective chemicals on the stone (recording changes in color, mechanic characteristics, etc.).

Scientific backstopping should be asked to the Municipality (Cross-Departmental Municipal

Unit) by the Natural Resources Authority, the Royal Scientific Society, the Yarmouk University – Faculty of Archaeology and Anthropology – Conservation Department – MOTA DOA (CARCIP – specializing in stone treatment, as for the city of Petra)

Painted decorations, plastic decorations, etc. must be protected, recovered and restored.

5.1.11. MATERIALS, ARCHITECTURAL ELEMENTS AND COLORS

Building restoration/conservation works must be realized according to projects resulting from an historic analysis and a set of surveys, aiming at the rehabilitation, consolidation and partial wall reconstructions:

- Normally with stones differently treated
- With plasters and paints.

Walls externally covered (coated) with cement mortars or plastic quartz paints whatever the color (including white) are not permitted.

Paints used for external wall covering must be based on turned off lime and natural soils or potassium silicates, i.e. always transpiring materials.

- New plasters and paints used to cover facades must make reference to:
- Recovery (as much as possible) of traces of the original paints used on the facades
- The substitution of unrecoverable elements or parts of architectural stone elements, such as pilaster strips, capitals, brackets, cornices, internal and external decorations, etc. must be carried out with the same materials as used in the local tradition. This principle applies both in the case of **scientific restoration and conservation** (art. 2.2.1) and in the case of **restoration and rehabilitation** (art. 2.2.2)

Windows and doors should be of simple design and made of materials in harmony with the architectural characteristics of the buildings, giving preference to traditional materials such as wood, iron etc.

Technical installations above ground, like electricity, telephones etc., will be placed in a uniform way, taking care to eliminate tubing and wires from the façade of the buildings.

The installations of electricity, water and gas should not jeopardize the formal aspect of the façade with equipment, tubing, wires etc. outside the building, but be interred or put in internal tracks. Where this is not possible, the tracks for these installations should be placed together.

The air ducts for fixed installations of air conditioning should have a specific collocation in the inside courtyard of the building (like inside windows or balconies) and should not be visible from the public space.

Wherever possible, bells and interphones should be limited to one system.

5.1.12. DOORS, WINDOWS AND MAIN ENTRANCES

These should have a homogenous design and reflect the unity of the façade. Only main entrances may be of a different color than that of the shutters.

It is not allowed to use plate glass in doors and windows.

Door and window frames must be placed in the internal profiles of the walls. Existing garage doors of metal should be painted in colors respecting the unity of the façade, pending substitution with doors of wood.

Wherever possible, existing windows, iron bars and gratings, railings, doors and particular decorations, made with traditional techniques, should be recuperated.

When necessary, possible substitutions should be through re-use of the same material, or similar ones according to traditional typology.

For windows and doors in new constructions, the use of aluminum, PVC or other modern materials, with the exception of wood and painted metal are not allowed.

Main entrances should be in treated wood or painted according to traditional designs.

For buildings built recently and pending restoration, extraordinary maintenance is allowed using doors and windows of materials with characteristics similar to the originals ones, if these are not easy to obtain.

5.1.13. STONE ELEMENTS

The conservation of existing stone elements such as portal, arches, architraves, windows, corbels, plinths, capitals, pilaster strips, columns, pilasters and cornices, must be guaranteed through correct restoration.

If a restoration proves impossible because of the precarious state of conservation, their substitution can only be allowed, using materials analogous to the original ones and traditional techniques of work.

5.1.14. PAVINGS AND URBAN FURNISHING RELEVANT TOO BUILDINGS

Paving of courtyards, porches and paths in common should be conserved and recuperated. If necessary, any substitution should be made of materials analogous to the original ones, and traditional techniques of work should be used.

In general, urban furnishings, enclosing walls, benches and lampposts should be conserved.

5.1.15. ENCLOSURES

This refers to walls around the historic site. Only interventions of conservation and restoration are foreseen, based on documentation available in the archives.

Enclosures of private as well as public areas should have homogeneous characteristics and a design adequate for the historic center.

6. Prescriptions for street furniture

6.1. THE AIMS OF THE REGULATIONS

The aims of the regulations are as follows:

- to organize and rearrange the signposting of the city into a meaningful and comprehensive order;
- to respect the flow of information, ensuring that the development of social interrelations is not impeded;
- to ensure the priority and the logical sequence of the information to be conveyed.

The regulations for street furniture have the following priorities:

- to control and regulate pedestrian and mechanized paths;
- to list the services provided by the city;
- to facilitate the orientation and use of these services;
- to identify the points of information for the various activities in the city (announcements, competitions, displays, shows, public and private communications);
- to rationalize public and private signposting;
- to organize bill-posting;
- to provide regulations for shop windows, entrances and awnings.

The priority of signposting is established as follows:

- STREET SIGNS;
- INFORMATION AND INDICATIONS OF ORIENTATION;
- PUBLICITY AT VARIOUS LEVELS.

The discipline of street furniture is based mostly on iconographic values.

When deciding on urban signposting, the indications below should be followed.

The signs should:

- be immediately recognizable;
- be placed in respect of the environment;
- respect international norms;
- have clear signs and figures;
- be of moderate production costs;
- need little maintenance.

The signposting of the city should be integrated with works for paving, ramps, sitting arrangements and basins, as foreseen by the regulations for Urban Furnishings (point 4.4.), and be part of a unified and coherent urban scenery, also created through introduction of lampposts, flowers, fountains, sculptures etc.

6.2. PLACING OF CITY SIGNS

To avoid confusion and overlapping of signs, symbols, various indications as well as publicity, the following criteria of priority for placing of signs have been established:

- street signs (on walls: height min 240 cm, max 290 cm);
- indications for orientation (on walls: height min 240 cm, max 290 cm);
- information (on walls: height min 130 cm, max 200 cm);
- all kinds of publicity (shop signs on walls: height min 200 cm, max 240 cm).

The placing of any type of banners is foreseen at a height of 240 cm from the ground.

The signs should both respect the surrounding environment and draw people's attention in an unequivocal manner.

The signs should not hide artistic and environmental aspects. If it proves impossible to place signs on the front of buildings, adequate places have to be found, where poles, small show cases or other appropriate equipment can be used for signs and symbols.

For publicity using bill-posting, please see the special rules in point 6.5.1.

6.3. STREET SIGNS

These regulations foresee a drastic reduction of boards and other signs presently placed on buildings or along the streets and pathways of the city in a casual way.

A specially designed signposting should be devised for pedestrians and placed in pedestrian areas. It should:

- respect international norms,
- be of reduced size,
- be placed at eye level,
- be assembled according to information category.

Street signs can also be placed on structures meant for other urban signposting, as long as the priorities indicated in point 6.1 of these regulations are followed.

6.4. INFORMATION AND ORIENTATION SIGNS

These are meant as messages that facilitate the use of the city's various services:

- maps of the city, the historic center and parks;
- network of public services;
- indication of streets, particular areas and monuments;
- electronic panels, notice boards or show cases.

Information and orientation signs can use either writing or symbols.

The language and symbols used should be clear, concise and not overlap.

In places with major presence of people, there should be many and detailed indications, legible at medium and short distance.

In parks and gardens indications can be spaced out, but should be legible at longer distance.

Information and orientation signs can also be placed on structures foreseen for other urban signposting, as long as the priorities indicated in point 6.1 of these regulations are followed.

Information and orientation signs should be placed in a manner that makes it easy for the user to find a particular destination, i.e. they should indicate the shortest and simplest way.

The placing of information and orientation signs on facades (directly on the wall or mounted on brackets) must respect the norms of these regulations.

The supporting structure, the format and color of information and orientation signs must be specially designed and be the same all over the city, to distinguish them immediately from the various other signs.

Information boards or show cases can be placed in areas of pedestrian transit according to the following regulations:

- if of temporary character = self-supporting board placed at least 1.5 m. from the street fronts;
- if of permanent character = self-supporting board placed according to the indications of these regulations.

Public information of a temporary character like announcements, competitions, manifestations etc., should be placed on self-supporting, removable boards.

6.5. ADVERTISEMENT

There are numerous and many different types of advertisement and signs in the city. The following main categories can be established:

- BILL-POSTING
- SIGNS
- PLAQUES
- SHOP WINDOWS
- AWNINGS
- BANNERS

A re-ordering of publicity would be desirable, through suitable means of supports, using poles, boards, columns etc., in a way that the inhabitants will recognize it as such.

Including publicity signs together with other urban signposting is a possible solution, as long as the priorities indicated in point 6.1 of these regulations are followed.

6.6. BILL-POSTING

Adequate collocations should be identified to ensure respect for and safeguarding of architectural and environmental values.

The regulations establish four categories of information:

- public information;
- cultural and recreational information;
- commercial publicity;
- funeral announcements.

The creation of recognizable, graphic symbols is necessary for these categories, to enable an easy identification of the information.

In no case (even temporarily) is it allowed to put posters directly on any walls. Billposting should have supports as indicated in these regulations.

The allowed types of bill-posting are:

- wall panels (modules 70 x 100 cm) with vertical supports of iron, backs of sheet-metal, and fixed with brackets at a distance of 5 cm from the wall;
- double-face panels with self-supporting structures (modules 70 x 100 cm) and max four panels;
- single or double-face panels with self-supporting structures meant for show cases (one module only 70 x 100 cm);
- wall panels smaller than 70 x 100 cm (funerary announcements, real estate publicity) fixed with sheet supports at a distance of 5 cm from the wall.

6.6.1. SIGNS

The present regulations indicate the norms for publicity signs between 200 and 240 cm of height, the latter being the maximum height allowed.

These signs should in no case interfere with other urban signposting.

It is not allowed to place boards or other kinds of publicity on buildings in category A.

The type of signs allowed in the historic center are:

- only banners of public interest are allowed, indicating pharmacies, accommodation, etc.
- encased lighting of shop windows is allowed only within the frame of the window and has to be coherent with the framing. Signs should be an integral part of shop windows/entrances and therefore included in their planning.

The types of illumination allowed in the historic center are:

- external illumination directed exclusively at the relevant sign, and not superimposing on public light arrangements;
- reflected illumination, i.e. against the light effect, with the wall behind lit up, and the opaque lettering constituting the dark parts.

The following materials are not considered compatible for signs:

- reflective materials,
- metal sheets without paint,
- aluminum without paint,
- light wood without paint,
- bright steel,
- plate glass.

PLACING OF SIGNS

In case of restoration and rehabilitation of buildings, or of new interventions, where commercial activities are foreseen, the project manager is obliged to include the collocation of possible publicity signs at the planning stage of the project.

Only signs indicating the type of activity are allowed, and uniform materials and characters should be used for the fronts of each building.

The signs should be placed within the frame of shop windows or entrances and respect the following indications:

- distance from the ground minimum 2 m., both for main entrances and shop windows;
- minimum encasement of 15 cm with respect to the external wall of the building ;

- signs are not allowed to be placed externally neither on windows at ground floor level nor on those above, nor at the lights over main entrances, only inside, translucent and adhesive signs are admissible.
- in the case of windows with bars or gratings, the signs have to be placed inside these;
- the maximum allowed height of a sign is 40 cm;
- the maximum allowed thickness is 5 cm for the supporting structure of the panel.

It is absolutely forbidden to place signs or other types of advertisement under porches or over arches of the façade.

In all cases where encasement of signs proves impossible, the regulations indicated below should be followed:

- the publicity sign could be placed inside the shop window or entrance door, but should also respect the maximum requirements of light in the room;
- the maximum allowed height of the sign is 40 cm;
- the maximum allowed thickness for the supporting structure of the panel is 5 cm .

In cases where the respect for the façade makes it impossible to place signs over doors or windows, the eventual use of translucent types or neon lights inside the shop windows could be considered.

PLACING OF BANNERS

Banners, normally used at façades of buildings, should be placed:

- 240 cm from the ground;
- projection maximum 80 cm from the wall, including the distance of 10 cm from the front;
- maximum height 60 cm.

It is not allowed to place banners on corner buildings, unless they are at distance of at least 2.00 m from the corner.

The placing of banners should not hide or disturb the decorations of the buildings.

The making of banners exclude the use of the same materials as those previously mentioned for signs under point 6.5.2.

6.6.2. PLAQUES

Plaques indicating activities on the upper levels of a building are of necessity placed at the main entrance, often resulting in “over plastering” in prestigious buildings in the historical center.

The present regulation foresee the possibility of placing plaques on or next to the entrance.

The plaques should not exceed the maximum dimensions of 30 x 40 cm.

Small show cases (maximum one per activity) can be placed on the walls by public institutions and services, hotels and pensions. They should be of proper design and material, excluding the use of those mentioned under point 6.5.

The maximum size allowed is 40 x 50 cm.

It is not allowed to place panels, boards or other types of publicity on buildings of category A.

The exclusion of materials to be used is the same as previously mentioned for signs under point 6.5.2.

6.6.3. SHOP WINDOWS

A shop front should not be designed in isolation, but conceived as part of the whole building into which it is fitted. The highest standards of shop front design, materials and workmanship will be expected. To enable the CDMU to assess fully the effect of any proposed works, full details will be required indicating the design and materials of the shop front and its relationship to the building and its setting. The installation of a new shop front often provides an opportunity to enhance a conservation area by replacing inappropriate shop fronts to more adequately reflect the appearance of the building and the streetscape.

Awnings and shop windows should in no way disturb the overall nature and components of the façade.

If the openings of the shop windows are those of the original building, they cannot be changed in any way:

- the framework should respect the existing outlines, alignments, bulks and shapes;
- in the case of arches, the framework can be of a single glass plate, corresponding to the springer;

The openings of shop windows which present evident (or provable) changes to the original alignments of the relevant façade should be re-proposed according to the original composition of the façade.

Windows protruding from the façade are not allowed.

Shop windows should be placed at least 15 cm backwards from the level of the façade.

Wherever possible, the entrance of the shop should be withdrawn at least the width of the door, to enable the opening towards the outside and the function as a security exit.

If necessary for security reasons, the commercial activities should be protected through windows of armored glass and open-meshed, sliding metal shutters, which makes it possible to look into the shop window. Only vertically or horizontally sliding gates and similar installations are allowed.

For the making of shop windows and parts of these, the exclusion of materials to be used is the same as previously mentioned for signs, under point 6.5.2.

It is absolutely forbidden to use plate glass for shop windows.

For the making of thresholds, steps and paving of entrances the following materials are not allowed:

- ceramic elements, porcelain and other materials with shiny surfaces
- natural wood without treatment
- polished stone or stone like material with a high gloss surface
- wall to wall carpets
- untreated, laminated metal.

6.6.4. AWNINGS

The present regulations include awnings over shop windows and premises at the ground floor, excluding those over entrances and normal windows at the ground floor and above. The awnings are generally considered as a help in protection against sun light and are therefore allowed.

It is not allowed to place awnings of a hooded type over shop windows with linear architraves, only over arches.

Since only awnings with folding mechanisms are allowed, vertical pillars are excluded.

The awnings should not hide important signs such as street signs and information and orien-

tation signs. In each building, the awnings of all the different activities should be uniform as to style, shape and material. The awnings should not exceed the width of the window, the fastening elements being excepted.

Unless there are impediments of an artistic nature, it is allowed to mount awnings if they do not make interruptions in particular moldings.

In the case of severe architectural restraints, as is the case with porches, the awnings can be placed within the light of the opening, beginning from the springer.

A vertical awning could be placed in the upper part of the arch, taking care not to cover the architectural elements.

To avoid cluttering the urban scene with unnecessary elements, the placing of awnings will only be allowed in cases of need. Awnings and external sun shades must never protrude beyond the window frame.

The following regulations should be followed for the mounting and size of awnings:

- the awnings must correspond to the width of the relevant windows;
- the awning must in no way go beyond 120 cm from the wall of the building;
- the lowest point of the awning should be minimum 240 cm from the ground.

Awnings of shiny plastic materials, visible from the outside, are not allowed.

In general, materials reflecting light and with shiny surfaces are not allowed.

Texts and trade marks can be allowed on awnings, if placed on the strip of the front finishing, with characters of a height of maximum 15 cm.

6.6.5. ADVERTISING BANNERS/STREAMERS

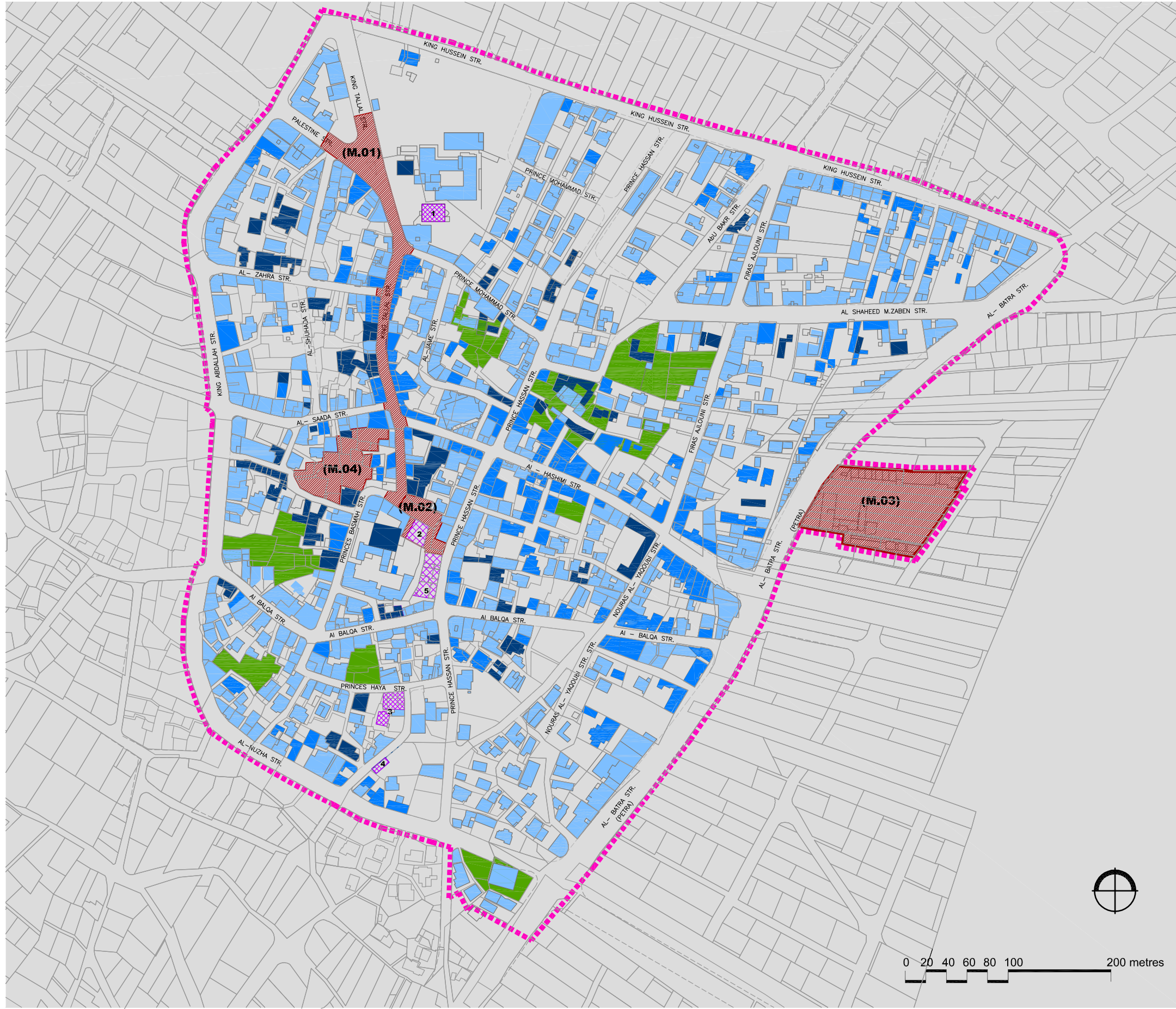
These regulations foresee the abolition of advertising banners/streamers on the streets in the historic center, with the exception of those for manifestations or cultural events, but only for a limited period of time.


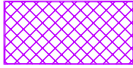





These kinds of banners disturb the urban scenery and have little effect on pedestrians.

It is necessary to use an alternative, like standards, which respond much better to pedestrian needs.

CITY REVITALIZATION PROGRAM

Madaba - Historic Core Regulations ANNEX A



-  CORE CITY BOUNDARY
-  LANDMARK BUILDINGS
-  BUILDINGS BUILT BEFORE TO 1940
Building Category A - B (*)
-  BUILDINGS BUILT BETWEEN 1940 AND 1959
Building Category C - E (*)
-  BUILDINGS BUILT AFTER 1960
Building Category D - E (*)
-  ARCHAEOLOGICAL SITES
-  ACTION PROJECT AREAS
M.01_M.02_M.03_M.04

(*) Results of the survey from:
Joint Venture of Lufthansa Consulting - ERM Lahmeyer
International GmbH - Sigma Consulting Engineers,
Urban Regeneration and Tourism Development Plans

LANDMARK BUILDINGS

- 1 - CHURCH OF THE MAP
- 2 - SARAYA BUILDING
- 3 - AI ALAAMAT COMPLEX
- 4 - AI GISHAN HOUSE
- 5 - FARAH HOUSE
- 6 - SHWEIHAT HOUSE

SCALE 1:4000

