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Community Facilities Zone

Zone Development Control and Design Regulations – Community Facilities Zone

Purpose

The purpose of the Community Facilities Zone is to provide development standards for community related activities and facilities whether under public or private ownership. These may include the provision of municipal services, emergency services, government installations, places of worship, healthcare facilities, education and childcare facilities, and facilities of an artistic, social or cultural nature such as museums, theatres, social welfare facilities, youth centers and others. Examples of the community facilities considered appropriate for this zone, are identified in the Schedule below. The type of community facility will be denoted with a symbol within the zone.

Community Facilities Zones are generally located within centers, in accordance with the centers hierarchy. The scale and level of facilities being provided is determined by the catchment area and population served. Convenience and ease of accessibility for residents is a high priority, and the co-location of and shared use of such facilities is encouraged.

The priority is to provide adequate spatial distribution of community facilities to communities, based on the requirements of the community facility providers and the planning guidelines for the provision of each community facility. The regulations do not set a particular standard of design for buildings. Most community facilities will be sponsored by the Government and as such must conform to the Government's own standards which generally result in a high quality of design.

Existing community facilities outside of centers will generally be zoned within the Community Facilities Zone, so as to formalize their zoning status, protect the use from incompatible activities on adjoining sites, and to allow for appropriate intensification. The Community Facilities zone will also be used to identify and protect vacant sites considered suitable for future community facility purposes, particularly in new emerging neighbourhoods.

The permitted standards for the Community Facilities zone may be varied where specifically identified in the Centers Plans. As Centers are of a higher density some intensification of use with Community Facilities zones within centers may be required to maintain consistency of character and reduce land take and acquisition costs. Sites where standards will be varied will be specifically identified, and the variations will be set out with the Center Plan.

Development for any community facility shall seek the approval of the concerned agency prior to submission of a Development Application

Development within the Community Facilities Zone shall comply with The Community Facilities Standards and guidelines.

Objectives

Amenity

- The regulations will seek a high standard of urban design and ensure that the siting and operation of community facilities avoids significant adverse impacts on the surrounding residential areas from traffic, parking, noise or loss of privacy, while also ensuring that they are not compromised by activities that may interfere with their siting or operational requirements.
- The use shall generally be consistent with the character, scale, built form, and streetscape of the surrounding neighborhood.
- Any potential adverse impacts on adjoining land uses such as traffic, on-street parking, glare, light, noise, hours of operation, safety and amenity shall be minimized and mitigated through suitable site selection, buffering, landscaping, innovative design and construction, and efficient operation

Use Sharing

- Community Facilities can serve as multipurpose facilities to help provide for community needs and making more efficient use of facilities by sharing their open space, sport and parking facilities.
- Co-location with other community facilities shall be followed to allow more convenient access by the community to a range of services and facilities within multi-functional service nodes, and to achieve more efficient use of land and buildings.

Evolution of Use

- Recognize the changing nature of major community facilities and minor institutions as these facilities evolve from providers of specific community services to a wider range of functions.
- Recognize the opportunity to adapt and re-use surplus schools, mosques and other institutional properties by permitting their transition over time to other uses compatible with adjacent properties.

SCHEDULE OF COMMUNITY FACILITIES

General: Community facilities are sites and buildings used for education, health, arts and culture, places of worship, recreation, emergency services, and for other community services as defined by the Minister. The term includes ancillary buildings required for community facility operation, security and maintenance.

The following land uses are examples of community facilities. The allocation of community facilities is determined by the centre hierarchy and 'Community Facilities Standards and Guidelines'.

Community Facilities (Arts and Culture) [AC]

- Museums and Theatres
- Visual, musical, dramatic arts Studios
- Convention, Trade Exhibition and Cultural Centers
- Historic and Cultural Villages
- Libraries

Community Facilities (Cemetery) [C]

- Cemeteries

Community Facilities (Community Amenities and Social Services) [CA]

- Community and Social Services Centers
- Public Information and Tourist Offices
- Clubs and Special Interest Societies
- Community Halls and Public Gathering places
- Youth Halls
- Child Care and Aged Care facilities

Community Facilities (Religious Facilities) [RF]

- Religious facilities

Community Facilities (Education) [E]

- Public and private educational establishments, including:
 - Kindergartens and Pre-Schools
 - Primary and High Schools
 - Tertiary Institutions
- Education staff on-site accommodation and ancillary buildings

Community Facilities (Government Offices) [G]

- Government Departments and Service Centers
- Municipality Offices and Service Centres

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	<ul style="list-style-type: none"> Post Offices Mol Offices and Service Centers Vehicle Inspection Centers
Community Facilities (Health Care Facilities) [HC]	<ul style="list-style-type: none"> Hospitals, Public Health Centers and Medical Clinics Community care and special residential accommodation Medical staff on-site accommodation and ancillary buildings
Community Facilities (Emergency Services) [ES]	<ul style="list-style-type: none"> Fire stations and related operational facilities Ambulance stations and related operational facilities Emergency services parking stations for mobile services Emergency call centers and coordination offices.

LAND USE TABLE

PERMITTED	CONDITIONAL	PROHIBITED
Arts and Cultural Facilities	Any permitted activity that does not meet the standards for permitted activities.	Any development not listed as Permitted or Conditional
Cemeteries	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Community Amenities and Social Services		
Mosques and all Religious facilities		
Educational Facilities		

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Government Offices		
Health Care Facilities		
Emergency services		
Residential and caretaker accommodation ancillary to permitted activities		
Temporary activities (ancillary to permitted landuses)		

COMMUNITY FACILITIES ZONE PERMITTED LAND USE REGULATIONS

Note: Any development in the Community Facilities Zone must also comply with the relevant service provider standards.

BUILDING HEIGHT

Maximum Building Height	14m, except for minarets which have no limit
Maximum building height of ancillary residential building	G+1+P

SITE COVERAGE

Building Coverage (Max)	50%
Maximum total ground floor area of ancillary residential building/site	200m ²

BUILDING SETBACK

From any Residential zone	All boundaries: 6m
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From any other zones	All Boundaries: 4m
BUILDING WALL ARTICULATION	
Building wall articulation (max)	<p>Any building wall greater than 8m in length is required to have a physical break in the facade</p> <p>Explanatory note:</p> <p>A physical break can occur in either the vertical or horizontal planes. The physical break shall have a sufficient depth to perceive visually a change in the façade treatment. The use of patterns, wall decorations can be used to visually reduce large wall lengths.</p>
LANDSCAPING	
Landscaped Area	<ul style="list-style-type: none"> The road frontage shall be landscaped to a depth of minimum 2m for the entire length of the road frontage apart from access ways. Landscaping shall be maintained.
FENCING AND WALLS	
Height (Max)	2.0m
Material	<ul style="list-style-type: none"> The rear and side boundary walls shall be solid. If the front boundary wall is constructed of a solid concrete/brick or rendered material it shall incorporate an artistic Islamic/Arabic design or pattern to create visual interest and character. No chain link or wire mesh fencing is permitted on the front boundary. The fence shall be constructed of rendered brick or concrete, vertical or horizontal wooden rail or wrought iron.
Setback from front boundary	<ul style="list-style-type: none"> Fences and walls shall be setback a minimum of 2m from the front road boundary.
CAR PARKING	
Parking Spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministries guidelines

E&C

Environment and Conservation Zone

Zone Development Control and Design Regulations – Environment and Conservation Zone

Purpose

The purpose of the Environmental and Conservation Zones is to protect and maintain areas within Qatar that have special scenic, natural, unique critical habitat and ecological values. The zone includes the Environmental Protected Areas gazetted by the Private Engineer Office and the MME as well as other areas that are environmentally sensitive including Sabkhat, Rodhat and Wadi.

Because of the sensitive environmental values present in the Environmental Conservation Zone, the level of development and intensity of public use (relative to the Open Space and Green Belt Zones), is heavily restricted. Few uses are permitted, with some others made conditional which allows full assessment of their potential effects on the environment. All other uses are prohibited.

Development within the Environmental and Conservation zone is also subject to compliance with the MME's Environmental Impact Assessment (EIA) procedures required in Qatar's decreed Law 30, 2002, Protection of Environment. All applications for conditional approval will be referred to the MME.

Objectives

Adverse effects

1. Adverse impacts of activities on the scenic, natural environment, critical habitat, and ecological values will be avoided.
2. Other than passive recreation, the only uses that may be approved through conditional development application will be those that have a low intensity of development and are consistent with any approved management plan for the area.

Built Form and Ground Disturbance

3. Structures and ground disturbance will be significantly limited in their scale, bulk and physical extent in order to protect the natural character and habitat values of the Zone.
4. All land uses and structures (including those ancillary to passive recreation activities) will require a development approval as a conditional use, and applications must be accompanied by a comprehensive Environmental Impact Assessment setting out detailed Environmental Management Systems approved by the MME ensuring the development and uses remain low impact and avoid any permanent loss or impact on the natural environment.
5. The scale and appearance of buildings associated with passive recreation uses within the Environment and Conservation Zone must be in keeping with the primary purpose and the overall landscape character of the zone.
6. The establishment of passive recreation and small-scale tourism facilities in suitable locations is permitted only where they do not compromise the intent of the zone, and in a manner that minimizes land use conflicts
7. Infrastructure such as roads and car parking are similarly constrained to avoid any adverse impacts on these sensitive environments

LAND USE TABLE		
PERMITTED	CONDITIONAL	PROHIBITED
Passive Recreation	Wildlife Sanctuary	Any other use that is not permitted or conditional.
Free camping	Camping ground and eco-tourism facilities	
Planting for the purposes of habitat restoration	Mosques	
	Any buildings, structures or ground disturbance such as interpretive/information centers, public toilets, and car parking in connection with permitted and conditional activities	
	Road and track forming	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	

ENVIRONMENT AND CONSERVATION ZONE CONDITIONAL LAND USE REGULATIONS

1. All applications for conditional approval will be referred to the Ministry for the Environment for review.
2. Note that permitted activities such as planting for habitat restoration and free camping may be subject to the management plans of other agencies. In the case of free camping, licences may be required from the MME.

BUILDING HEIGHT

Maximum Height	5m, except for Minarets
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SITE COVERAGE

Total area of modification per application site	1%
Total area of modification for each protected area	Cumulative area of modification shall not exceed 10% of total protected area.

SINGLE BUILDING AREA

Maximum area of a single building	200m ²
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SETBACKS

Building /Structures	200m from all boundaries 200 m away from the highest tide level (Also refer to Coastal overlay)
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HAZARDOUS CHEMICALS

Disposal or discharge of refuse or hazardous chemicals	All refuse and hazardous material shall be collected and stored in an approved designated waste storage area on the site, for regular collection and disposal in an approved waste disposal area. All storm water discharge and sewage waste collection systems shall be designed to meet MME Guidelines.
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FENCES

Fence material	Fencing material shall be fauna/wildlife compatible, permeable with possible natural materials and suitable sizing.
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INFRASTRUCTURE

Access routes/roads	Applications for access road/route are required to be accompanied by an EIA.
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PARKING

Parking Spaces	Determined through the conditional use development application process in accordance with the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines
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G**Green Belt Zone**

Zone Development Control and Design Regulations – Green Belt Zone

Purpose

The purpose of the Greenbelt Zone is to control unrestricted sprawl of urban areas by providing a buffer area of rural land between the utility corridor and the urban growth boundary for Metropolitan Doha. Urban development ceases at the Greenbelt and a clear and immediate physical and visual change is created from built-up areas of towns and cities to the natural desert beyond.

Urban uses are prohibited in the Greenbelt Zone. The Greenbelt Zone shall be used for agriculture expansion, open space, low impact recreational and environmental activities and National Significant Projects. In some cases temporary residential accommodation for workers in the form of purpose-built residential facilities may be considered appropriate on suitable sites depending on a range of factors such as their size, their impact on surrounding land uses, accessibility and infrastructure servicing.

Projects under the National Food Security program and a wide range of rural uses including cropping, intensive horticulture, animal husbandry, intensive livestock operations, animal keeping and other primary production activities can be undertaken within the Greenbelt Zone.

Objectives**Adverse Impacts**

1. Impacts of permitted rural activities such as noise, visual amenity or odor from these uses will be avoided, remedied or mitigated on the adjoining Urban Land and Environmentally Sensitive Areas with regulations.
2. Significant natural features, landscape amenities and natural resources must be protected from adverse impacts arising from rural developments, through appropriate land management measures
3. Development for intensive livestock operations (camel, beef, sheep, goats and poultry) production must be undertaken on sites large enough to buffer adjoining land uses from odour emissions within the boundaries of the farm property.
4. The management and disposal of solid and liquid wastes generated on farms and primary industry processing premises must be appropriate to the nature and scale of the use and the potential adverse impact on adjoining properties

Activities

1. Permitted land uses include rural activities, those associated with the achievement of the National Food Security program, and National Significant Projects
2. Some uses that have a need to be isolated from other sensitive uses may be appropriate provided they are suitably buffered. Such uses also serve to strengthen the Greenbelt by providing an alternative economic land use to urban encroachment
3. The establishment of passive recreation and small-scale tourism facilities in suitable locations is permitted only where they do not compromise the intent of the zone, and in a manner that minimizes land use conflicts.
4. The scale and appearance of buildings associated with permitted uses within the Greenbelt Zone must be

Zone Development Control and Design Regulations – Green Belt Zone

in keeping with the primary purpose and the overall landscape character of the zone

5. Urban development is limited to ancillary activities for permitted uses to ensure that the Greenbelt is not compromised.
6. Temporary accommodation for workers in the form of purpose-built residential facilities may be permitted as conditional uses on suitable sites and which comply with the site layout and amenity requirements of the MME's Worker Accommodation Planning Regulations

LAND USE TABLE FOR THE GREENBELT ZONE

PERMITTED	CONDITIONAL	PROHIBITED
Approved Projects of National Significance	Any permitted use that does not meet the land use regulations for permitted uses.	Any development not listed as Permitted or Conditional
Any rural activity	Small scale tourist facilities	
Residential use ancillary to a rural activity	Purpose-built temporary worker accommodation facilities (subject to compliance with the MME's Worker Accommodation Planning Regulations)	
Graveyard	Quarrying	
Mosques	Wildlife Sanctuary	
Passive Recreation	National Food Security research and development facilities and installations (including solar and wind farms)	
Open Space	Petrol service stations	
Free Camping	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Transit stations	Any permitted development within 1km of the shoreline (except Doha Municipality)	

GREENBELT ZONE PERMITTED LAND USE REGULATIONS	
RESIDENTIAL UNITS	
The maximum number of family residential units per site	1 residential unit / farm
Farm Workers Accommodation provided they are to be constructed on a farming unit to provide accommodation for persons employed on that farm	10m ² / farm worker to a maximum of 1000m ² /farm
SITE AREA	
Minimum Site Area	10ha <ul style="list-style-type: none">Mosques - there shall be no minimum site area
BUILDING HEIGHT	
Maximum Building Height for all buildings	15m 7m for Ezba plots
FENCE/WALL HEIGHT	
Maximum height of all fences/walls	3m
SITE COVERAGE	
Maximum building coverage of all buildings	15% 35% for Ezba plots Glasshouses are excluded from site coverage
BUILDING SETBACKS	

Zone Development Control and Design Regulations – Green Belt Zone

<p>Minimum boundary setback (excluding livestock operations)</p>	<p>10m</p> <ul style="list-style-type: none"> • 0m setback for a maximum of 60% of the total length of the plot boundary for Ezba plots • 200m for a residential unit (including farm workers' accommodation) from a building on an adjoining site or part of an adjoining site used for intensive livestock operations • 30m for all farm workers' accommodation and farm ancillary buildings (excluding those used for intensive livestock operations) where the site adjoins the following zones: <ul style="list-style-type: none"> ○ All residential zones ○ All Mixed Use zones ○ Community Facilities Zone ○ Open Space and Recreation Zone ○ Sport Zone ○ Environmental Conservation Zone
<p>Minimum boundary setback for intensive livestock operations</p>	<p>No building, or part of a site used for intensive livestock operations shall be located within:</p> <ul style="list-style-type: none"> • 60m of any site boundary • 200m of any residential unit (including farm workers accommodation) • 200m of any site boundary where the site adjoins the following zones: <ul style="list-style-type: none"> • All residential zones • All Mixed Use zones • Community Facilities Zone • Open Space and Recreation Zone • Sport Zone • Environmental Conservation Zone <p>600m for any building, or part of a site used for poultry where the site adjoins the following zones:</p> <ul style="list-style-type: none"> • All residential zones • All Mixed Use zones • Community Facilities Zone • Open Space and Recreation Zone • Sport Zone • Environmental Conservation Zone
<p>PARKING</p>	
<p>Parking spaces</p>	<p>Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines</p>

LDW

Logistics-Distribution-Warehousing Zone

Zone Development Control and Design Regulations – Logistics-Distribution-Warehousing Zone

Purpose

The Logistics-Distribution-Warehousing Zone provides a wide range of logistical, distribution and warehousing activities for which a location in close proximity to strategic transportation infrastructure such as international sea ports, airports, main roads and junctions and railways is crucial. Activities include freight forwarders, shippers, transport operators and customs. Other permitted uses include self-storage facilities and storage yards.

The range of functions of uses is wide; from simple cargo consolidation to advanced logistics services. Many locations will not only have assumed a significant number of traditional cargo handling functions and services, but will also attract many related services, such as distribution centres, shipping agents, trucking companies, container repair facilities and packing firms.

There are a number of associated logistical, distribution and warehousing industry activities which are considered appropriate in the zone because of their synergy with international freight transport, such as storage, maintenance and repair. Non-industrial uses may be located in this zone where they are ancillary to the logistical, distribution and warehousing nature of the zone and will not compromise the operational viability of industrial activities.

Objectives

Built Form and Site Amenity

1. Built form will be at a scale compatible with the activities anticipated for the zone through regulations relating to the bulk and location of buildings and other structures, and the minimum areas and dimensions of yards, separation buffers, and other open spaces.
2. There will be a reasonable level of amenity for workers and any necessary on-site occupation, and the site's buildings and open spaces will make a positive visual contribution to the street scape through screening requirements, road boundary landscaping, street setbacks and buffer distances to adjoining sensitive land uses.
3. Outdoor storage areas and loading/unloading areas must be contained within the site and be unobtrusive as seen from the street.
4. Industrial premises and activities must be adequately serviced by water, wastewater, energy, lighting, refuse disposal and collection, fire-fighting and civil defence services, and other support infrastructure services.

Adverse Impacts

1. The adverse impacts of logistics and freight-handling activities and associated structures and infrastructure shall be minimized by:
 - i. Ensuring an appropriate form and type of development
 - ii. Separating logistics and freight-handling services and supportive activities and infrastructure from sensitive activities.
 - iii. Ensuring that development visible from the public realm or sensitive land uses meets the appropriate standards.

2. Traffic generation, access and vehicle manoeuvring will be controlled to mitigate adverse impacts from vehicle movements and to improve road safety operation.
3. The provision of site accessibility, road capacity and design standards, and connection to arterial roads from local roads will be appropriate to the scale of the development and industrial activity.
4. All necessary environmental approvals and clearances must be obtained from the Ministry of Environment before a use can commence.

Activities

1. Activities that do not support the logistics and freight-handling role of the logistics zone shall not be permitted.
2. On site offices and ancillary buildings will be limited to that required for the daily management, operation and maintenance of the industrial premises, canteens for food and refreshments, and ablution facilities for workers.
3. On-site residential living is limited only to that necessary for the on-site management and security, to ensure the exposure of people to adverse impacts of proximity to industrial processes is limited.
4. Provision is made for small scale food outlets, local grocery stores and other services such as medical centers and public transit stations which cater for the day to day needs of workers within the zone precincts.

Zone Development Control and Design Regulations – Logistics-Distribution-Warehousing Zone

LAND USE TABLE FOR THE LOGISTICS-DISTRIBUTION-WAREHOUSING ZONE		
PERMITTED	CONDITIONAL	PROHIBITED
Logistics-Distribution-Warehousing use	Any permitted use that does not meet the standards for permitted use.	Any development not listed as Permitted or Conditional
Residential activity shall only be for the purposes of security or management of the Logistics-Distribution-Warehousing activity on the site	Medical clinics	
Any retail use shall only consist of one or more of the following: (i) food and beverage outlets(not exceeding 100m ² GFA in area, or within 400m of another approved food outlet). (ii) Local grocery store (not exceeding 100m ² GFA in area or within 400m of another approved grocery store).	Emergency services	
Mosques	Petrol Service Stations	
Open Space	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	

Zone Development Control and Design Regulations – Logistics-Distribution-Warehousing Zone

LOGISTICS-DISTRIBUTION-WAREHOUSING ZONE PERMITTED LAND USE REGULATIONS

SITE AREA

Site Area

2000m² Minimum

500m² Maximum Food and beverage outlets only

BUILDING HEIGHT

Maximum Building Height for all buildings

15m

the maximum height of buildings located within 500m of an adjoining a sensitive land use or zone , shall not exceed 10m

SITE COVERAGE

Maximum building coverage of all buildings

60%

BUILDING SETBACKS (min)

Front setback

6m

except that:

- Guard houses up to 10m² are permitted to be located within the 6m road boundary setback
- The minimum building setback from road boundaries for service station canopies shall be 3m

Side setback

0m

On one side a setback shall be provided for access as necessary

rear setback

0m

VISUAL AMENITY

Location of Offices

Offices shall be located at the front of buildings facing the road

Zone Development Control and Design Regulations – Logistics-Distribution-Warehousing Zone

Outdoor storage areas	Any outdoor storage area (including garbage bin storage areas and liquid waste storage tanks), shall be located at the side and rear of the building and shall be screened from the road or adjacent sites by a fence, wall or landscaping.
Mechanical equipment	<ul style="list-style-type: none"> At grade water tank and mechanical equipment shall be located to the side or rear of the building. Rooftop water tanks, mechanical and telecommunications equipment shall be screened by a parapet maximum 2.5m in height and shall not be visible from any road. Air Conditioning units shall not be on a front facade. All extraction flues and air conditioning extraction ducts must be positioned in a way that is not directly towards a neighbouring property or habitable dwelling.
Landscaping	<p>20% of site area</p> <p>A landscaping strip with a minimum width of 2 metres shall be provided along all road frontages except across vehicle crossings and where a guard house is located in the road boundary setback.</p> <p>The landscaped area must contain a range of trees and other landscape species in accordance with a professional landscaping scheme.</p>
Fencing and walls (Max)	
Front	2.0m
Side and Rear	2.5m
Yard Sealing	All areas of the yard of the site except that portion occupied by landscaping shall be permanently sealed with an impervious surface and shall be suitably drained
PARKING AND LOADING	
Loading	1 dedicated HGV loading bay per 500m ² of gross floor area shall be provided on site and/or in accordance with the relevant Ministry guidelines
Parking spaces	<p>Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines</p> <p>All employee and customer parking shall be provided on site</p>

LFR

Large Format Retail Zone

Zone Development Control and Design Regulations – Large Format Retail Zone

Purpose

The purpose of the Large Format Retail Zone is to provide specific locations for large format retail showrooms and outdoor display areas for the storage, display and sale of bulky goods such as carpets, furniture, white goods, mattresses, motor vehicles, boats and sporting goods. Included are larger uses not typically found in normal retailing centers such as landscape and garden supplies and hardware stores. Large Format Retail zones contain for the most part land that is already developed and operated for Bulky Goods, and are located adjacent major arterial roads.

The Large Format Retail zone provides for a pattern of development that is not supported by the QNDF. However in very limited cases – Salwa Road, Al Matar Road and Barwa Commercial Avenue, existing large format linear retail development was not zoned out to acknowledge the history, scale and extent of such development in these locations. The Large Format Retail zone formalizes the use in these locations and provides regulations to manage activities and development to avoid inappropriate development, enhance amenity within the zone and protect the amenity of adjoining zones. Given the large investment in these locations the Large Format Retail zone also provides certainty for existing and future investment.

Car Showrooms are included within this zone as conditional development, and are subject to additional regulations and guidance to acknowledge the particular display and use of this type of development. Please refer to specific Car Showroom regulations in the additional guidance section.

Objectives

Built form

- High quality design of the retail showroom uses so they are functional, attractive and consistent with the desired character of the area and complementary to surrounding areas, and to provide attractive gateways to Doha.
- Sufficient site area is provided to accommodate the bulky good premises, showrooms and outdoor display areas, as well as safe vehicle access and adequate parking.
- Reinforce the importance of active frontages between public and private places and create quality pedestrian experiences.
- Accessibility by all transport modes is maximized.
- Outdoor storage areas and loading/unloading areas must be contained within the site and be unobtrusive as seen from the street
- Industrial premises and activities must be adequately serviced by water, wastewater, energy, lighting, refuse disposal and collection, fire-fighting and civil defense services, and other support infrastructure services.

Adverse impacts

- Buffers to adjoining land uses and zones are provided in the form of landscaping, attractive fencing, built form or other similar means between any car parking and service areas, outdoor display and storage areas, or any other visually unattractive areas
- Activities
- Ensure only large format bulky goods retail activities are established within the zone to avoid competition with mixed use centres.
- Ensure that uses ancillary to the main permitted uses are provided for.

LAND USE ACTIVITY TABLE FOR THE LARGE FORMAT RETAIL ZONE

PERMITTED	CONDITIONAL	PROHIBITED
Large Format Retail and Large Format Retail Showrooms	Any permitted activity that does not meet the standards for permitted activities.	Any development not listed as Permitted or Conditional
Offices	Petrol Service Stations	
Restaurants, cafes and food & beverage outlets	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Residential (Shoptop Housing Typology)	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Mosques	Car Showrooms (see specific regulations within the guidance)	
Health and fitness centre		
Transit Stations		

LARGE FORMAT RETAIL PERMITTED LAND USE REGULATIONS	
RESIDENTIAL UNITS	
Location	Shall not be located at ground level.
SITE AREA	
Minimum Site Area	1000m ²
MINIMUM AREA OF A GROUND FLOOR TENANCY	
Minimum area of a tenancy on the ground floor	350m ²
BUILDING HEIGHT	
Maximum Number of Floors	G+2
Maximum Building Height	12m
SITE COVERAGE	
Maximum building coverage of all buildings	70%
BUILDING SETBACKS (Min)	
Front setback	8m
Side setback	0m
Rear (also includes secondary road) setback	5m
VISUAL AMENITY	
Location of Offices and Showrooms	Offices and showrooms shall be located at the front of buildings facing the road

Zone Development Control and Design Regulations – Large Format Retail Zone

Outside Storage Areas	Any outdoor storage area (including garbage bin storage areas and liquid waste storage tanks), shall be located at the side and rear of the building and shall be screened from the road or adjacent sites by a fence, wall or
Mechanical equipment	<p>At grade water tank and mechanical equipment shall be located to the side or rear of the building.</p> <p>Rooftop water tanks, mechanical and telecommunications equipment shall be screened by a parapet maximum 2.5m in height and shall not be visible from any road.</p> <p>Air Conditioning units shall not be on a front façade.</p> <p>All extraction flues and air conditioning extraction ducts must be positioned in a way that is not directly towards a neighbouring property or habitable dwelling.</p>
Fences and walls Front (max) Side and Rear (Max)	<p>No fence or wall shall be located in the front of the building</p> <p>0m</p> <p>2.5m</p>
BUILDING DESIGN	
Building wall articulation (max)	No building wall shall be more than 12m in length without a Physical Break in the facade
Ground floor design	<p>Align ground floor level with the corresponding level of the street</p> <p>The pedestrian entry is to be visible from the street and must be accessible from the street without any impediment caused by car parking or the like.</p> <p>50%(min) of the ground floor frontage is to have windows and door openings to the street</p>
Minimum frontage length of building	25m
PARKING and LOADING DESIGN	
Loading	All vehicle loading areas must be located at the rear of the site and/or in accordance with the relevant Ministry guidelines
Parking Spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines

OS&R

Open Space and Recreation Zone

Zone Development Control and Design Regulations – Open Space and Recreation Zone

Purpose

The purpose of the Open Space and Recreation Zone is to designate and provide informal recreation areas where the built form is not essential to the enjoyment of the space. The zone provides for neighbourhood, local, district, town, metropolitan and linear parks which serve a wide range of recreational needs of residents and visitors. The zone includes the nationally significant Doha Corniche and the Grand Park. It does not cover major sports facilities for organized sports activities which fall under the coverage of the separate Sport Zone.

The created space within this zone is generally informal in nature and designed to cater for passive recreational activities such as walking, the enjoyment of open spaces and gardens, children's play, and family gatherings. These parks require public furniture such as seating, picnic tables and barbecues, playground equipment and shade structures. They also require amenity facilities such as public toilets, . Supporting facilities will include information kiosks, access, adequate parking, cycling and structures for the maintenance and security of the parks. Places of worship and ablution facilities are also provided for, and where appropriate, small scale food and drink outlets.

Some of the areas zoned for Open Space and Recreation may also contain sites with natural and/or historic values which shall be taken into account when considering their use and management.

The 'Open Space and Recreational Facilities Development Guidelines' provide guidance for proposals in this zone.

Objectives

Amenity

- Development within these parks is of an appropriate size and scale in keeping with their primary role and function, whilst maintaining as much as possible their green, landscaped and open space character. This contrasts with the Sports Zone which is more focused on activities requiring a relatively high level of infrastructure and therefore is anticipated to be more dominated by built structures.
- The exclusion or mitigation of activities and buildings which may cause adverse effects on the surrounding residential zones.
- A safe, well lit, green, clean, landscaped and visually pleasant environment for visitors.
- Ensuring a high level of public accessibility and convenience.
- Opportunities for multi-use and complementary utilization of community spaces and buildings are encouraged

Use

- Ensure there is unrestricted access to public open spaces except where the open space maybe shared with schools and sporting facilities.
- Small retail kiosks for the users of the open space with amenities such as food and beverages. It is

important that the numerous small areas in this zone maintain their open space character and are not cluttered by facilities, and at the same time maintain their important role as a recreational area and visual open space for local residential neighbourhoods.

- Incorporate essential infrastructure and amenities required to support and enhance the usability and enjoyment of the parks, and which contribute to their sustainable use and maintenance.

LAND USE TABLE

PERMITTED	CONDITIONAL	PROHIBITED
Passive Recreation	Any permitted use that does not meet the standards for permitted uses	Any development not listed as Permitted or Conditional
Buildings and structures ancillary to passive recreation	Buildings and structures ancillary to active recreation	
Active recreation	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Retail kiosks, restaurants and cafes	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Mosques		
Temporary activities (ancillary to permitted land uses)		
Transit stations		

Zone Development Control and Design Regulations – Open Space and Recreation Zone

OPEN SPACE AND RECREATION PERMITTED REGULATIONS	
BUILDING HEIGHT	
Maximum Height	G+1 (8m), except for minarets
SITE COVERAGE	
Maximum Building Coverage	15% total maximum cumulative coverage Single buildings shall have a site coverage no greater than 200m ²
Retail kiosks, restaurants & cafes	Maximum 150m ² cumulative coverage Minimum separation distance of 100m between each stated use
BUILDING/STRUCTURE SETBACKS (Min)	
Front (street)	10m
Residential Zone	10m
All other zones	5m
FENCING AND WALLS	
Height	2m (Max)
Material	Rear and side boundary walls are to be constructed of solid material. If the front boundary wall is constructed of a solid concrete/brick or rendered material it shall incorporate an artistic Islamic/Arabic design or pattern to create visual interest and character. No chain link or wire mesh fencing is permitted on the front boundary. The fence shall be constructed of rendered brick or concrete, vertical or horizontal wooden rail or wrought iron.
LANDSCAPING AND ONSITE AMENITY	
Green/ Grassed Areas	Minimum 40% to Maximum 50% shall be green (grassed lawn or otherwise vegetated). This area shall be contiguous and unobstructed by buildings.
Softscape	At least 30% of all plants within public parks such as palms, trees, shrubs flowers, cactus and ground cover shall be native to the climate of the region.
Shaded Area	Minimum 60% of pedestrian footpaths shall be shaded by vegetation or solid structures.

	<h2 style="text-align: center;">Rural-Desert Zone</h2>
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Zone Development Control and Design Regulations – Rural-Desert Zone

Purpose

The majority of land in Qatar falls within the Rural-Desert Zone. The purpose of the Rural-Desert Zone is to provide for a range of rural uses such as cropping, intensive horticulture and nurseries, intensive livestock operations (camel, beef, sheep, goats and poultry), extensive/traditional livestock farming, animal husbandry, animal keeping, horticulture, aquaculture and other primary production activities, including research and development activities under the National Food Security Program. The zone also provides for public use and enjoyment such as passive recreation and free camping.

The zone prevents fragmentation of land and forms of urban development which are not compatible with rural uses, as well as protecting significant natural features, landscapes, resources and other features which are not included within other appropriate zones.

Ancillary activities (primary processing premises, packing and bulk storage, and transport and logistics activities associated with primary production) associated with primary industry uses and do not result in significant impacts on the rural-desert zone or compromise the long-term use of the land for rural purposes, may be considered acceptable after appropriate assessment as a conditional activity. Quarrying and its associated processing activities are also provided for in the Rural-Desert Zone, but are subject to specific development conditions and environmental approvals.

Limited provision is made for residential activities in the Rural-Desert Zone. Such residential accommodation must be associated with permitted rural activities or approved non-rural activities. In some cases temporary residential accommodation for workers in the form of purpose-built residential facilities may be considered appropriate on suitable sites depending on a range of factors such as their size, their impact on surrounding land uses, accessibility and infrastructure servicing.

Permission from the Ministry for the Environment (MoE) may also be required for particular forms of development or specific locations. Applications to the MoE are a separate process from any development applications made under the Zoning Regulations.

Objectives

Built form

- The scale and appearance of buildings associated with primary production and processing, bulk-storage and transport and logistics facilities, and the scale, style and character of other ancillary building such as residential dwellings and mosques must be in keeping with the primary purpose and the overall rural/desert character of the zone.
- The density of development and rural dwellings shall be consistent with maintaining rural-desert character and landscape.
- The siting and layout of premises for Intensive livestock operations and the on-site processing of livestock shall be designed in an integrated manner.

Adverse effects

- Significant natural features, landscape amenities and natural resources must be protected from adverse impacts arising from rural developments, through appropriate land management measures.
- The impact of rural activities and non-rural activities must avoid or minimize impacts such as noise, visual amenity, and odour on the natural environment, surrounding land uses and adjoining sensitive activities.
- Development for intensive livestock operations (camel, beef, sheep, goats and poultry) production must be undertaken on sites large enough to buffer adjoining land uses from odour emissions within the boundaries of the farm property.

Activities

- The management of versatile land and soil resources in the zone shall be to maintain and encourage activities which will support and encourage their present and future rural production potential.
- Provision of a limited range of eco-tourism and passive recreation activities.
- Temporary accommodation for workers in the form of purpose-built residential facilities may be permitted as conditional uses on suitable sites and which comply with the site layout and amenity requirements of the MME's Worker Accommodation Planning Regulations

LAND USE ACTIVITY TABLE		
PERMITTED	CONDITIONAL	PROHIBITED
Any rural activity	Any permitted activity that does not comply with the permitted land use regulations.	Any development not listed as Permitted or Conditional
Residential activity ancillary to a rural activity	Purpose-built temporary worker accommodation facilities (subject to compliance with the MME's Worker Accommodation Planning Regulations	
Mosques	Primary processing, packing and bulk storage of rural products, and related transport and logistics functions	
Passive Recreation	National Food Security research and development facilities and installations (including solar and wind farms)	
Free Camping	Buildings ancillary to passive recreation and eco-tourism activities	
Temporary activities	Quarrying	
Cemetery	Petrol service stations	
Open Space	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Wildlife sanctuary	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Transit stations		

Zone Development Control and Design Regulations – Rural-Desert Zone

RURAL/DESERT ZONE PERMITTED LAND USE REGULATIONS	
RESIDENTIAL UNITS	
The maximum number of family residential units per site	1 primary residential unit/farm
Maximum ground floor area of residential dwellings	400m ²
Farm workers' accommodation	10m ² /farm worker to a maximum of 1000m ² /farm
ANCILLARY BUILDINGS	
Maximum area of a single building	400m ²
Total area of all ancillary buildings	1000m ²
SITE AREA	
Minimum Site Area	10ha Mosques - there shall be no minimum site area
BUILDING HEIGHT	
Maximum Building Height for all buildings	15m
FENCE/WALL HEIGHT	
Maximum height of all fences/walls	4m
SITE COVERAGE	
Maximum building coverage of all buildings	5% of total site area

BUILDING SETBACKS	
Minimum boundary setback	<p>10m</p> <p>200m for a residential unit (including farm workers' accommodation) from a building on an adjoining site or part of an adjoining site used for intensive livestock operations.</p> <p>30m for all farm workers' accommodation and farm ancillary buildings (excluding those used for intensive livestock operations) where the site adjoins the following zones:</p> <ul style="list-style-type: none">• All residential zones• All mixed Use zones• Community Facilities Zone• Open Space & Recreation Zone• Sport Zone• Environmental Conservation Zone
Minimum boundary setback for intensive livestock operations	<p>No building, or part of a site used for intensive livestock operations shall be located within:</p> <ul style="list-style-type: none">• 60m of any site boundary• 200m of any residential unit (including farm workers accommodation)• 200m of any site boundary where the site adjoins the following zones:<ul style="list-style-type: none">• All residential zones• All Mixed Use zones• Community Facilities Zone• Open Space and Recreation Zone• Sport Zone• Environmental Conservation Zone <p>600m for any building, or part of a site used for poultry where the site adjoins the following zones:</p> <ul style="list-style-type: none">• All residential zones• All Mixed Use zones• Community Facilities Zone• Open Space and Recreation Zone

Zone Development Control and Design Regulations – Rural-Desert Zone

	<ul style="list-style-type: none">• Sport Zone• Environmental Conservation Zone
PARKING	
Parking Spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines

S

Sports Facilities Zone

Zone Development Control and Design Regulations – Sports Facilities Zone

Purpose

The purpose of the Sport Zone is to provide for a range of organized sports activities where the uses require a high level of built infrastructure and areas of open space for outdoor sports fields and ancillary facilities. Buffering from adjoining sensitive land uses is also essential where noise, light emissions and large volumes of traffic may be generated.

The Zone recognizes the important role that the sporting facilities have in relation to the needs of country's population, including sporting events and tournaments of national and international importance.

In many cases the sites will contain substantial facilities such as stadiums and training facilities, basketball courts, football pitches, indoor multi-purpose sporting halls, gymnasiums, public swimming pools, public tennis courts, equestrian centers, and motor sports facilities. Included is ancillary infrastructure required to support the active sporting activities, provide safe access and parking, ancillary food and drink outlets for patrons, and to ensure essential maintenance and facility management.

Objectives

Amenity

- Ensure stadiums, training facilities and indoor sporting complexes are appropriately located and designed to minimize undesirable impacts on adjoining neighborhoods and sensitive land uses.
- Provide safe and convenient accessibility by pedestrians, cars and public transport facilities.
- Encourage the provision, maintenance and upgrading of ancillary buildings and facilities necessary to support the use of sites for outdoor recreation, in ways which are consistent with maintaining a general open space character.

Use

- Seek the integration of major sports facilities with adjoining areas and zones (particularly with mixed-use centers) to cater for the needs of spectators before and after major sports events, and also for residents in the area as important community and recreational facilities.
- Provide for small retail kiosks for the users of the sports facilities providing food and beverages. Incorporate essential infrastructure and amenities required to support and enhance the usability of the stadiums and sports complexes, and which contribute to their sustainable use and maintenance.
- Allow for continued functioning, upgrading and expansion of these facilities which may have high levels of use, particularly on weekends and weekday evenings.
- Ensure unrestricted access is maintained to public open spaces associated with sporting complexes and stadiums except where the open space maybe shared with schools and sporting facilities, or during major sporting events

LAND USE TABLE		
PERMITTED	CONDITIONAL	PROHIBITED
Active recreation	Any permitted use that does not meet the standards for permitted uses	Any development not listed as Permitted or Conditional
Buildings and structures ancillary to active recreation, including stadia, and swimming pools	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Passive recreation	Any sports facility proposal which provides significant spectator accommodation	
Buildings and structures ancillary to passive recreation	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Health and fitness centre ancillary to active recreation		
Sports medicine clinic ancillary to active recreation		
Offices, residential accommodation and ancillary buildings required for the day to day security, management, operation and maintenance of sports facilities		
Temporary accommodation ancillary to active recreation		
Retail kiosks, restaurants and cafes		
Mosques		

Zone Development Control and Design Regulations – Sports Facilities Zone

Temporary activities		
Transit stations		

SPORTS FACILITIES ZONE PERMITTED STANDARDS

BUILDING HEIGHT AND DESIGN

Height (Max)	15m (excludes lighting towers)
Maximum height of: <ul style="list-style-type: none">• residential accommodation,• temporary accommodation ancillary to active recreation• offices necessary for the purposes of facility operation, on-site maintenance and security	G+1+P

SITE COVERAGE (Max)

Permanent buildings	50%
Temporary accommodation ancillary to active recreation	1000m ²

ANCILLARY USES (Max)

Health and fitness centres, sports medicine clinics, retail kiosks restaurants and cafes	10% of total GFA
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BUILDING/STRUCTURE SETBACKS (Min)

Buildings / Structures less than 15m in height

Front (Street)	30 m
Residential Zone	35m

Zone Development Control and Design Regulations – Sports Facilities Zone

All other zones	15m
Buildings / Structures greater than 15m in height	
Front	60m
Residential Zone	70m
All other zones	25m
Ancillary permanent and temporary Residential accommodation	
All boundaries (Min)	6m
Maximum number of beds per site	50 beds
FENCING AND WALLS	
Height	2m (Max)
Material	<p>The rear and side boundary walls are to be solid.</p> <p>If the front boundary wall is constructed of a solid concrete/brick or rendered material it shall incorporate locally/culturally acceptable design or pattern to create visual interest and character.</p> <p>No chain link or wire mesh fencing is permitted on the front boundary. The fence shall be constructed of rendered brick or concrete, vertical or horizontal wrought iron.</p>
LANDSCAPING AND ONSITE AMENITY	
Green/ Grassed Areas	Minimum 20% shall be green (grassed lawn or otherwise vegetated). Shall be contiguous and unobstructed.
Softscape	At least 30% of all plants within public parks such as palms, trees, shrubs, flowers, cactus and ground cover shall be native to the climate of the region.

Zone Development Control and Design Regulations – Sports Facilities Zone

Shaded Area	Minimum 60% of pedestrian footpaths shall be shaded by vegetation or solid structures.
Landscaping adjoining a residential Zone	5m (Min)
CAR PARKING	
Parking Spaces	<p>Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines</p> <p>All employee and customer parking shall be provided on site</p>

SDA

Special Development Area

Zone Development Control and Design Regulations – Special Development Area

Purpose

Special Development Areas Zone provides for the master-planning of large projects of Socio-economic, Cultural, Educational and projects of National Significance. Some prominent examples are Katara, Pearl, Lusail, Education City, Hamad Medical City, Qatar Economic Zones, etc.

The master plans are assessed as explained in the applications procedures outlined in the introductory chapter of the MSDP Zoning Regulations. This process would be used primarily for projects over 50,000sqm, sites over 5ha within Metropolitan Doha, sites 10ha and above outside Metropolitan Doha, sites non-compliant with the zone, Special Development Areas and Special Centre Zones.

What is a Master Plan?

A Master Plan is an appropriate and considered physical planning framework or blue-print to guide the future development of a site by stages or precincts. A Master Plan establishes a framework for the coordinated provision and arrangement of future land use, subdivision and development in new urban areas (greenfield sites) and in existing developed/redevelopment areas (brownfield sites) within metropolitan and regional areas. It coordinates the provision of transport networks, urban design concepts, public open space, utility and service networks, urban water management, development standards and community and other infrastructure investment and staging programs. A Master Plan is a particularly important planning instrument for land held in fragmented or multiple ownership.

The Master Plan should succinctly and articulately define how each stage or precinct will be individually developed such that the development as a whole integrates efficiently, effectively and harmoniously to create communities that:

- are well connected by public and private transport, pedestrians and bicycle networks
- have vibrant and attractive: buildings, public realms, streets, parks, malls, public access to waterfront (where applicable) and a network of open spaces
- are supported by an appropriate road network, bridges, utility services and social infrastructure
- support potential and existing tourist networks and facilities
- have a high degree of self-containment with mixed land-use activities
- have a regionally, climatic and culturally appropriate landscaping character

The Additional Guidance section elaborates on the process for submission of Master Plan applications

Objectives

For Special Development Areas as shown on the Zoning maps, development shall be carried out in accordance with the details of the Master Plan for that Area and the Zoning Regulations as contained within the MSDP shall have no effect, except where specifically provided for.

For QP Concession Areas as shown on the Zoning Maps, development shall be carried out in accordance with the QP Master Plan for that area (Mesaieed, Dukhan and Ras Laffan) and the Zoning Regulations as contained here shall have no effect, except where specifically provided for

SU	Special Use Zone
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Zone Development Control and Design Regulations – Special Use Zone

Purpose

The Special Use Zone applies to sites that include land uses that are owned or operated by government, semi-government, statutory authority, government owned corporation, or private organizations in direct relation to:

- Defense establishments
- Prisons
- Border security sites and installations
- Police Stations
- Internal security sites and facilities
- Nationally Significant Projects approved under the Qatar National Development Framework

Objectives

Amenity

- The regulations will seek to ensure that the siting and operation of the facilities located within the zone avoids significant adverse impacts on the environment while also ensuring that they are not compromised by activities that may interfere with their siting or operational requirements
- A buffer will be identified and provided around the activity to ensure the mitigation of adverse effects on adjoining sensitive land uses.

LAND USE ACTIVITY TABLE FOR THE SPECIAL USE ZONE

PERMITTED	CONDITIONAL	PROHIBITED
Any activity that is in accordance with the operational requirements of the authority responsible for the land that is zoned Special Use.	<p>No person may, without the prior written consent of that authority responsible for the land, do anything in relation to the land that would prevent or hinder a public work or project or work to which the zoning relates, including—</p> <ul style="list-style-type: none"> i. undertaking any use of the land; and ii. subdividing the land; and iii. changing the character, intensity, or scale of the use of the land 	Any development not listed as Permitted or Conditional
Daily Mosques	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 50,000sqm	
Open Space		
Transit stations		

SPECIAL USE ZONE PERMITTED LAND USE REGULATIONS**DEVELOPMENT PLAN APPROVAL**

The authority responsible for the land and proposed public work shall submit to the Ministry of Municipality and Urban Planning a Development Plan that shall contain the following:

1. the purpose of the public use of the site;
2. the height, shape, and bulk of the public work, project, or work;
3. the location on the site of the public work, project or work;
4. the likely finished contour of the site;
5. the vehicular access, circulation, and the provision for parking;
6. the landscaping proposed;
7. All other matters undertaken to avoid, remedy, or mitigate any adverse impacts on the surrounding environment.

T

Tourism Zone

Zone Development Control and Design Regulations – Tourism Zone

Purpose

The Tourism Zone provides sites for short-term accommodation with a tourist resort atmosphere in tourist orientated areas supported by community uses and large scale facilities such as cultural facilities, entertainment venues and sports venues, open spaces and parks, small-scale services and facilities. The Tourism Zone includes areas such as Sealine Beach Resort, the hotel precinct that currently includes the Ritz Carlton and Grand Hyatt and the Al Gasser Exhibition and hotels in the vicinity.

The Tourism Zone provides for recreational, commercial, conference and meetings venues, residential, visitor accommodation including hotels and resorts, visitor activities and support facilities and services. The zone is characterized by large sites, with large buildings and will be subject to high levels of traffic generation, particularly on weekends and weekday evenings.

Objectives***Amenity***

1. Preserve the amenity values and the environmental quality of the surrounding areas including residential areas.
2. Ensure development is of high quality design in terms of external appearance and visual setting, building orientation, scale, bulk, choice of external materials, siting and landscaping.
3. The scale and appearance of buildings associated with permitted uses within the Tourism Zone must be in keeping with the primary purpose and the overall landscape character of the zone.
4. Car parking areas, service areas and areas for the storage of goods or materials shall be sited and suitably screened with fencing or landscaping.

Adverse Impacts

5. Sufficient provision is made for vehicular access, maneuvering and loading of service vehicles to avoid adverse impacts on pedestrian and vehicle safety, the road network and the amenity of surrounding areas.
6. Suitable setbacks and other mitigation measures are provided to avoid or mitigate adverse impacts such as noise, glare, hours of operation, traffic generation on surrounding areas.
7. The establishment of large scale tourism facilities is permitted only where they do not compromise the intent of the zone, and in a manner that minimizes land use conflicts with adjoining zones and land uses.

LAND USE ACTIVITY TABLE FOR THE TOURISM ZONE		
PERMITTED	CONDITIONAL	PROHIBITED
Hotels, Chalets and Tourist Resorts	Any permitted activity that does not meet the standards for permitted activities.	Any development not listed as Permitted or Conditional
Restaurants	Amusement Parks	
Museums	Golf Courses	
Art Galleries	Large scale sports complexes	
Commercial Recreation	Large scale leisure, entertainment and exhibition facilities	
Mosques Open Space	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Ancillary residential accommodation for staff employed for the operation of the Hotel on the site.	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Hotel Apartments		
Convention Centre		
Leisure and entertainment centre		
Passive Recreation		
Transit stations		

TOURISM ZONE PERMITTED LAND USE REGULATIONS	
SITE AREA	
Minimum Site Area	5000m ²
BUILDING HEIGHT	
Maximum Building Height for all buildings	G+3 (14m)
SITE COVERAGE	
Maximum building coverage of all buildings	40%
Maximum Floor Area Ratio	1.6 maximum
BUILDING SETBACKS (Min)	
Front setback	10m <ul style="list-style-type: none">Security houses up to 10m² are permitted to be located within the 10m road boundary setback
Side setback	6m
Rear Setback	6m
VISUAL AMENITY AND BUILDING DESIGN	
Building wall articulation (max)	Any building wall greater than 8m in length shall have a Physical Break in the facade
Outdoor storage areas	Any outdoor storage area (including garbage bin storage areas and liquid waste storage tanks), shall be located at the side and rear of the building and shall be screened from the road or adjacent sites by a fence, wall or landscaping.
Mechanical equipment	<ul style="list-style-type: none">At grade water tank and mechanical equipment shall be located to the side or rear of

Zone Development Control and Design Regulations – Tourism Zone

	<p>the building.</p> <ul style="list-style-type: none"> • Rooftop water tanks, mechanical and telecommunications equipment shall be screened by a parapet maximum 2.5m in height and shall not be visible from any road. • Air Conditioning units shall not be on a front facade. • All extraction flues and air conditioning extraction ducts must be positioned in a way that is not directly towards a neighbouring property or habitable dwelling.
Landscaping Area (min)	<p>20% of site area</p> <p>A landscaping strip with a minimum width of 2 metres shall be provided along all road frontages except across vehicle crossings and where a guard house is located in the road boundary setback.</p> <p>The landscaping strip must contain a range of trees and other landscape species in accordance with a profession landscaping scheme:</p>
Fencing and walls (max)	
Front (street)	2.0m
Side and rear	2.5m
PARKING AND LOADING	
Loading	1 dedicated loading area shall be provided and/or in accordance with the relevant Ministry guidelines
Parking Spaces	<p>Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines</p> <p>All employee and customer parking shall be provided on site</p> <p>Parking shall be screened from adjoining roads or adjoining sites, by landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.0m along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing.</p>

T&U

Transportation and Utilities Zone

Zone Development Control and Design Regulations – Transportation and Utilities Zone

Purpose

The Transportation and Utility Zone caters for sites and regulations concerning transportation and utility services and infrastructure. This is to ensure the effective development and provision of an integrated transport system of public transport services, and the provision and operation of essential utility services required for successful urban growth management. Uses within this zone include sea ports and airports, railway stations, railway depots, park and ride stations, public car parks and parking buildings, public transport networks, bus and taxi depots, and national and local infrastructure collection and distribution networks and treatment plants (including water, sewer, storm water, treated sewage effluent, electricity and telecommunications).

All roads, railway lines including their associated permanent infrastructure such as railway stations and the Utilities Corridors (as identified in the QNDF National Spatial Strategy and the MSDP Spatial Strategy for each Municipality), are deemed to be included in the Transportation and Utility Zone where they are not specifically identified on the zoning maps.

All development proposals must comply with the most up to date environmental and Ministry guidance for the transport or utility provider

Objectives

Amenity

1. Ensure the siting and operation of transportation and utility services and infrastructure avoid significant adverse impacts on the environment while also ensuring that they are not compromised by activities that may interfere with their siting or operational requirements.
2. Utility and infrastructure services are provided and operated to ensure public safety and security, and to avoid or mitigate adverse impacts on the environment.

Use

1. The major economic benefits of transport and utility infrastructure is recognized and utilized in facilitating economic growth and employment, and in supporting the centers hierarchy.
2. Transport infrastructure is developed to maximize integration of road, rail, public transit and transport nodes, in order to achieve effective and accessible connections between key destinations, and to ensure safety and the efficient movement of people, goods and freight throughout the country and within municipalities.
3. Sea ports and airports provide facilities for:
 - (i) arrival and departure of ships or aircraft ;
 - (ii) assembly and dispersal of passengers and goods to/ from ships or aircraft;
 - (iii) Housing, servicing, repair and maintenance of ships or aircraft.
 - (iv) ancillary activities serving the needs of workers, passengers and visitors to a sea port or airport (including offices, shopping, food and drink outlets and tourism services)
4. Railways and public transit services are provided with facilities and associated services that support the effective functioning and delivery of public transport services (including offices, shopping, food and drink

outlets and tourism services).

5. Reticulated utility services and infrastructure for urban development are appropriately located in relation to providing timely, cost effective and efficient levels of services while also ensuring adjoining land uses are not detrimentally impacted on.
6. Utility and infrastructure premises and activities must be adequately serviced by water, wastewater, energy, lighting, refuse disposal and collection, fire-fighting and civil defence services, and other support infrastructure services.

LAND USE TABLE FOR THE TRANSPORTATION AND UTILITIES ZONE

PERMITTED	CONDITIONAL	PROHIBITED
Transportation and Utilities activity and facilities (see definition)	Any permitted activity that does not meet the standards for permitted activities	Any development not listed as Permitted or Conditional
Offices and ancillary buildings required for the day to day management, operation and maintenance of the transport or utility infrastructure service.	Petrol service stations	
Retail kiosks, restaurants and cafes located within any railway station, park and ride facility or public transit station (not exceeding 100m ² GFA in area)	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Open Space	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Mosques	Telecommunications Towers above 30m	

TRANSPORTATION AND UTILITIES ZONE PERMITTED LAND USE REGULATIONS	
BUILDING HEIGHT	
Maximum Building Height for all buildings	18m Telecommunication towers: the maximum height is 30m where the site is located adjacent to any Residential Zone
SITE AREA AND COVERAGE	
Maximum building coverage of all buildings	60%
BUILDING SETBACKS (Min)	
Front setback	5m <ul style="list-style-type: none">Guard houses up to 10m² are permitted to be located within the 5m road boundary setback
Side setback	5m
Rear setback	5m
VISUAL AMENITY	
Outdoor storage	Any outdoor storage area (including garbage bin storage areas and liquid waste storage tanks), shall be located at the side and rear of the building and shall be screened from the road or adjacent site by a fence, wall or landscaping.
Mechanical equipment	<ul style="list-style-type: none">At grade water tank and mechanical equipment shall be located to the side or rear of the building.Rooftop water tanks, mechanical and telecommunications equipment shall be screened by a parapet maximum 2.5m in height and shall not be visible from any road.Air Conditioning units shall not be on a front façade.All extraction flues and air conditioning extraction ducts must be positioned in a way that is not directly towards a neighbouring property or habitable dwelling.

Zone Development Control and Design Regulations – Transportation and Utilities Zone

Fencing and walls (max)	
Front (street)	2.0m
Side and Rear	2.5
Landscape Area (Min)	<p>20% of site area</p> <p>A landscaping strip with a minimum width of 2 metres shall be provided along all road frontages except across vehicle crossings and where a guard house is located in the road boundary setback.</p> <p>The landscaped areas must contain a range of trees and other landscape species in accordance with a professional landscaping scheme.</p>
Yard Sealing	All yard areas on a site except that portion occupied by landscaping shall be permanently sealed with an impervious surface and shall be suitably drained
Building wall articulation (max)	Any building wall greater than 8m in length shall have a Physical Break in the facade
Telecommunication towers	<p>All telecommunications broadcasting and receiving antennas, and towers must be located at least 30m from any Residential dwelling, and must not be oriented directly towards any habitable residential room.</p> <p>All telecommunications base stations and towers adjacent to Mixed Use, Open Space and Environmental Conservation Zones shall be designed to incorporate architectural screening or shrouding elements that reduce the visual impact of the tower.</p>
PARKING AND LOADING	
Parking and loading shall be in accordance with a Transport Assessment unless otherwise provided for within the Car Parking Regulations	