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**Low Impact Industrial Zone**

Zone Development Control and Design Regulations – Low Impact Industrial Zone

**Purpose**

The Low Impact Industrial Zone provides for low-intensity and smaller scale industrial activities and services consistent with those listed in the schedule below. It is characterized by a wide range of light industry, service providers, processing, large outdoor storage areas and warehousing which have low levels of on and off-site impacts and which are generally regarded as clean industries.

The Low Impact Industrial Zone also acts as a buffer between sensitive uses such as residential areas, and the more intensive medium and heavy industrial zones.

**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 defense services, and other support infrastructure services.

*Adverse Impacts*

1. Adverse impacts (including the emission of fumes, odour, noise and release of other contaminants to the air, ground, and ground-waters), will be controlled to ensure the impacts of activities remain consistent with the purposes of the zone and are within the required minimum 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. Acceptable activities are those which reflect the range and scale of uses set out under the following “Low Impact Industries” Schedule. These are to ensure adverse impacts arising from those activities are constrained, and do not impact on nearby sensitive uses.
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 employed onsite.
3. On-site residential living within industrial premises 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. Permanent and temporary accommodation for workers in the form of purpose-built residential facilities may be permitted as conditional uses on suitable sites within or adjoining the Low Impact Industrial Zone and which comply with the site layout and amenity requirements of the MME’s Worker Accommodation Planning Regulation
5. On-site showrooms, retailing and ancillary uses are incidental to the main function of the premises, and will be strictly controlled to ensure Low Impact Industrial uses remain the predominant use of the zone.
6. 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

## SCHEDULE OF LOW IMPACT INDUSTRIES

This schedule indicates examples of the type of industries which are considered to be included within the definition of "Low Impact Industry".

**Note:** It is not exclusive and other industries may qualify depending on the scale of operation and the impact which they generate

"Low Impact industry" means any preparation, assembly, storage, repair and servicing, and wholesale distribution of pre-manufactured parts, including:

- electronics, computers household appliances and small machinery repairs and servicing
- research and development activities
- telecommunications facilities
- production of daily use goods with a GFA less than 7,500m<sup>2</sup>
- furniture manufacture and assembly
- textiles and clothing manufacture
- personal and household appliances repair and servicing
- motor vehicle services and repairs (not including panel beating or spray painting)
- laundries and dry cleaners
- show rooms for the purposes of displaying products
- warehousing and storage

The scale of the premises and production activities, and the on and off-site impacts and risk of hazardous events associated with low impact industries, are significantly less than those permitted in the Medium Impact Industrial Zone.

Zone Development Control and Design Regulations – Low Impact Industrial Zone

LAND USE TABLE FOR THE LOW IMPACT INDUSTRIAL ZONE		
PERMITTED	CONDITIONAL	PROHIBITED
Low Impact Industrial use	Any permitted use that does not meet the land use regulations for permitted uses.	Any development not listed as Permitted or Conditional
Residential use for the purposes of security or day to day management of the Low Impact Industrial use on the site	Purpose-built permanent and temporary worker accommodation facilities (subject to compliance with the MME's Worker Accommodation Planning Regulations or the Small Scale Worker Accommodation Development Regulation)	
Retail use limited to the following: (i) yard based suppliers. (ii) trade suppliers. (iii) second hand goods outlets. (iv) food and beverage outlets (not exceeding 100m <sup>2</sup> GFA in area, or within 400m of another approved food outlet). (v) Local grocery store (not exceeding 100m <sup>2</sup> GFA in area, or with 400m of another approved grocery store). (vi) goods produced or processed or stored on the site (and ancillary products), up to 20% of the net floor area on the premises used to produce, process or store those goods, or 350m <sup>2</sup> retail floorspace, whichever is the lesser.	Medical clinics	
Mosques	Emergency services	
Open Space	Medium Impact Industrial activity	
Vocational Schools	Petrol Service stations	
Transit stations	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)	

LOW IMPACT INDUSTRIAL ZONE PERMITTED LAND USE REGULATIONS	
SITE AREA	
Minimum Site Area	1000m <sup>2</sup>  Food and beverage outlets will have a maximum area of 500m <sup>2</sup>
BUILDING HEIGHT	
Maximum Building Height for all buildings	15m  The maximum height of buildings adjoining a sensitive use or zone shall not exceed 10m
SITE COVERAGE	
Maximum coverage of all buildings	60%
Maximum GFA	7,500m <sup>2</sup>  The gross floor area of any low impact industrial use (accept warehousing or storage) must be less than 7,500m <sup>2</sup> or the use falls into the medium impact category.  Low Impact Development in excess of 7,500m <sup>2</sup> will be considered as medium impact industrial unless any impacts associated with the increase in intensity can be proven beyond reasonable doubt to be mitigated or remedied through submission of impact assessments to the relevant authorities.
BUILDING SETBACKS (Min)	
Front setback	6m  Guard houses up to 10sqm 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

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<b>Rear Setback</b>	0m
<b>VISUAL AMENITY</b>	
<b>Location of Offices and Showrooms</b>	Offices and showrooms shall be located at the front of buildings facing the road
<b>Outdoor storage areas</b>	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
<b>Mechanical equipment</b>	<p>At grade water tank and mechanical equipment shall be located to the side or rear of the building.</p> <p>At rooftop water tank, mechanical and telecommunications equipment shall be screened subject and shall not be visible from any road.</p>
<b>Landscaping</b>	<p>10% 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.</p>
<b>Fencing and walls (Max)</b>	
<b>Front</b>	2.0m
<b>Side and Rear</b>	2.5m
<b>Yard Sealing</b>	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	<p>1 dedicated HGV loading bay per 500m<sup>2</sup> of gross floor area shall be provided on site and/or in accordance with the relevant agencies guidelines</p> <p>All Loading vehicles will enter and leave the site in a forward motion.</p>
Parking Spaces	<p>Parking shall be In accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines</p> <p>All employee and customer parking shall be provided on site</p>

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**Medium Impact Industrial Zone**

Zone Development Control and Design Regulations – Medium Impact Industrial Zone

**Purpose**

The Medium Impact Industrial Zone provides areas for medium-intensity industrial activities consistent with those listed in the Schedule below and the definitions. It is characterized by a wide range of both light and medium industry, processing, large outdoor storage areas and warehousing

There is some small scale industry and retail activity in association with industry, but there is a presence of medium industries which in comparison with the Low Impact Industrial Zone have more impacts in terms of noise, odour, vibration, traffic, building scale and also emissions but these are largely contained on-site

A lower level of industrial amenity is anticipated within parts of the zone in reflection of its location and character. A gradual improvement of the Medium Industrial Zone is anticipated by the provision to gradually improve and enhance the road frontage character upon development or redevelopment with frontage landscaping to mitigate building scale and storage

**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 defense services, and other support infrastructure services.

*Adverse Impacts*

1. Adverse impacts (including the emission of fumes, odour, noise and release of other contaminants to the air, ground, and ground-waters), will be controlled to ensure the impacts of activities remain consistent with the purposes of the zone and are within the required minimum standards.



- 2. Traffic generation, access and vehicle maneuvering 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. Acceptable activities are those which reflect the range and scale of uses set out under the following “Medium Impact Industries” Schedule. These are to ensure adverse impacts arising from those activities are constrained, and do not impact on nearby sensitive uses.
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. On-site showrooms, retailing and ancillary uses are incidental to the main function of the premises, and will be strictly controlled to ensure medium impact industrial uses remain the predominant use of the zone.
5. 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.

**SCHEDULE OF MEDIUM IMPACT INDUSTRIES**

This schedule indicates examples of the type of industries which are considered to be included within the definition of "Medium Impact Industry".

**Note:** This list is not conclusive, other industries may qualify depending on the scale of operation and their impact

The manufacturing of materials into products, including:

- machinery, equipment and components
- food related products
- textiles
- leather
- sign-making
- wood products
- printing
- building materials
- pre-fabricated building materials
- production of daily use good with a GFA of greater than 7,500m<sup>2</sup>
- electrical equipment
- transport equipment
- motor vehicle repairs (including panel beating) and
- Pharmaceuticals

The scale of the premises and production activities, and the on and off-site impacts and risk of hazardous events associated with medium impact industries, are significantly less than that in the High Impact Industrial Zone.

**LAND USE TABLE FOR THE MEDIUM IMPACT INDUSTRIAL ZONE**

PERMITTED	CONDITIONAL	PROHIBITED
Medium Impact Industrial activity	Any permitted use that does not meet the land use regulations for permitted uses	Any development not listed as Permitted or Conditional

Zone Development Control and Design Regulations – Medium Impact Industrial Zone

Low Impact Industrial activity (see definition of Low Impact Industrial activity)	Medical clinics catering	
Residential activity shall only be for the purposes of security or day to day management of the Industrial activity on the site	Emergency services	
<p>Retail activity limited to the following:</p> <ul style="list-style-type: none"> <li>(i) yard based suppliers.</li> <li>(ii) trade suppliers.</li> <li>(iii) second hand goods outlets.</li> <li>(iv) food and beverage outlets (not exceeding 100m<sup>2</sup> GFA in area, or with 400m of another approved food outlet).</li> <li>(v) Local grocery store (not exceeding 100m<sup>2</sup> GFA in area, or with 400 m of another approved grocery store).</li> <li>(vi) goods produced or processed or stored on the site (and ancillary products), up to 20% of the net floor area on the premises used to produce, process or store those goods, or 350m<sup>2</sup> retail floorspace, whichever is the lesser</li> </ul>	Petrol Service stations	
Open Space	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Mosques	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Transit stations		

## Zone Development Control and Design Regulations – Medium Impact Industrial Zone

MEDIUM IMPACT INDUSTRIAL ZONE PERMITTED LAND USE REGULATIONS	
SITE AREA	
Minimum Site Area	2000m <sup>2</sup> Food and beverage outlets will have a maximum area of 500m <sup>2</sup>
BUILDING HEIGHT	
Maximum Building Height for all buildings	15m <b>Note:</b> maximum height of buildings adjoining a sensitive use/zone shall not exceed 10m
SITE COVERAGE	
Maximum building coverage of all buildings	60%
Gross Floor Area (Max)	20,000m <sup>2</sup> Medium Impact Development in excess of 20,000m <sup>2</sup> will be considered as high impact unless any impacts associated with the increase in intensity can be proven beyond reasonable doubt to be mitigated or remedied through submission of impact assessments to the relevant authorities. In addition to the industries listed in the preceding schedule of Medium Density Industries any low Impact Industrial Use that proposes a GFA greater than 7,500m <sup>2</sup> will be considered as Medium Impact unless any impacts associated with the increase in intensity can be proven beyond reasonable doubt to be mitigated or remedied through submission of impact assessments to the relevant authorities.
BUILDING SETBACKS (Min)	
Front Setback	10m Guard houses up to 10m <sup>2</sup> are permitted within the 10m road boundary setback The minimum building setback from road boundaries for service station canopies is 3m
Side Setback	0m On one side a setback shall be provided for access as necessary
Rear Setback	0m

Zone Development Control and Design Regulations – Medium Impact Industrial Zone

VISUAL AMENITY	
Location of Offices and Showrooms	Offices, and showrooms shall be located at the front of buildings facing the road
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	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 and shall not be visible from any road.
Landscaping	10% of site area  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.  The landscaped area must contain a range of trees and other landscape species in accordance with a professional landscaping scheme.
Fencing and walls (Max)	2.0m
Front	2.5m
Side and Rear	
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 <sup>2</sup> of gross floor area shall be provided on site and/or in accordance with the relevant Ministry guidelines  All Loading vehicles will enter and leave the site in a forward motion.
Parking spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations. and/or in accordance with the relevant Ministry guidelines  All employee and customer parking shall be provided on site

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## High Impact Industrial Zone

Zone Development Control and Design Regulations – High Impact Industrial Zone

### Purpose

The High Impact Industrial Zone provides areas for high-intensity industrial activities involving heavy metal production, metal fabrication and engineering, processing of raw materials and production of construction materials, quarries and quarrying, bulk handling and storage, construction, and heavy transportation. It does not include oil and gas refineries, waste incineration, sewage treatment plants, water production and power generation plants, or the manufacture or storage of explosives. These activities are dealt with under other zones.

It is characterized by a wide range of heavy industries which often include industrial activities involving the use of noxious elements, toxic and hazardous substances, the emission of dust, fumes, odour and noise that affect off-site areas. Also included are activities that operate continuously over 24 hours and seven days a week. These impacts require isolation of the industrial activity from more sensitive land uses such as Residential zones by separation buffers from the Residential Zones. Uses in this zone may also require large outdoor areas in which to conduct operations, and generally involve high levels of traffic particularly heavy goods vehicles.

Compatible uses that directly serve the needs of high impact industries such as small scale component supply and fabrication industries, maintenance and engineering services, warehouse storage and logistics may be permitted as complementary ancillary activities. Some small retail and food outlets serving the day to day needs of worker may also be permitted.

The overriding character of the High Impact Industrial zone is a presence of heavy industries which in comparison with the Light and Medium Impact Industrial Zones have more on and off-site impacts in terms of noise, traffic, building scale and emissions. A lower level of amenity is generally anticipated within parts of the zone as a reflection of its location, character and range of industrial activities which can be undertaken. The zone regulations will seek to minimize impacts on adjoining less sensitive environments. The zone regulations will also enhance the road frontage character upon development or redevelopment with frontage landscaping to mitigate building scale and storage

### 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 streetscape 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.

5. **Adverse Impacts**
6. **Adverse impacts (including the emission of fumes, odour, noise and release of other contaminants to the air, ground, and ground-waters), will be controlled to ensure the impacts of activities remain consistent with the purposes of the zone and are within the required minimum standards**
7. **Traffic generation, access and vehicle manoeuvring will be controlled to mitigate adverse impacts from vehicle movements and to improve road safety operation.**
8. **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.**
9. **All necessary environmental approvals and clearances must be obtained from the Ministry of Environment before a use can commence.**
10. **Activities**
11. **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 buildings for workers.**
12. **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**
13. **On-site retailing and ancillary uses will be strictly controlled to ensure high impact industrial uses remain the predominant use of the zone.**
14. **Provision is made for small scale food outlets and local grocery stores which cater for the day to day needs of workers within the zone precincts.**

## SCHEDULE OF HIGH IMPACT INDUSTRIES

The following schedule indicates examples of the type of industries and thresholds which are considered to be included within the definition of “High Impact Industry”.

**Note:** It is not exclusive and other industries may qualify depending on the scale of operation and impacts which they generate.

Industrial Activity	Threshold
▪ Abattoir (not involving rendering)	
▪ Abrasive blasting facility	▪ Using more than 10 tonnes of abrasive material per year
▪ Anodizing or electroplating workshop	▪ Tank area is 400m <sup>2</sup> or greater

▪ Battery manufacturing	
▪ Boiler making or engineering works	▪ Producing 10,000 tonnes or greater of metal product per annum
▪ Clay or ceramic product manufacturing (including bricks, tiles, pipes and pottery) goods	▪ Producing 200 tonnes or more per annum
▪ Concrete batching plant or works for producing concrete products	
▪ Enameling workshop	▪ Using 15,000 litres or more of enamel per annum
▪ Fibreglass, foam plastic, composite plastic or rigid fibre-reinforced plastic manufacturing or product manufacturing works including producing fibreglass boats, tanks and swimming pools	▪ Producing 5 tonnes or more per annum
▪ Food, beverages or pet food processing, smoking, drying, curing, milling, bottling or canning works	▪ Producing 200 tonnes or more per annum
▪ Galvanising works	▪ Using 100 tonnes or greater of zinc per annum)
▪ Glass fibre manufacture	▪ Producing 200 tonnes or more per annum
▪ Glass or glass product manufacturing	▪ Producing 250 tonnes or more per annum)
▪ Manufacturing tyres, asbestos products, asphalt, cement, mineral wool or ceramic fibre	
▪ Medium density fibreboard, chipboard, particle board, plywood, laminated board or wood veneer product manufacturing works	▪ Producing 250 tonnes or more per annum
▪ Metal foundry	▪ Producing: <ul style="list-style-type: none"> <li>○ 10 tonnes or more of ferrous metal castings per annum; or</li> <li>○ 50 tonnes or more of non-ferrous metal castings per annum)</li> </ul>
▪ Oil Storage Facility	
▪ Plaster manufacturing	▪ Using 5,000 tonnes or more of gypsum per annum)
▪ Plastic manufacturing works for PET, PETE, polypropylene and polystyrene plastic or plastic products	▪ Producing 10,000 tonnes or greater per annum)
▪ Powder coating workshop	▪ Using 500 tonnes or more of coating per annum
▪ Recycling chemicals, oils or solvents	



<ul style="list-style-type: none"> <li>Recycling, storing or reprocessing regulated waste ( not involving a waste incinerator)</li> </ul>	
<ul style="list-style-type: none"> <li>Sawmilling, wood chipping or kiln drying timber and logs</li> </ul>	<ul style="list-style-type: none"> <li>Producing 500 tonnes or more per annum)</li> </ul>
<ul style="list-style-type: none"> <li>Scrap metal storage and processing yard</li> </ul>	
<ul style="list-style-type: none"> <li>Spray painting workshop including spray painting vehicles, heavy machinery, equipment, signs or boats</li> </ul>	<ul style="list-style-type: none"> <li>Using 20,000 litres or more of paint per annum</li> </ul>
<ul style="list-style-type: none"> <li>Soil manufacture (receiving, blending, storing, processing, drying or composting organic waste, including animal manures, sewage, septic sludges and domestic waste)</li> </ul>	
<ul style="list-style-type: none"> <li>Treating timber for preservation using chemicals including copper, chromium, arsenic, borax or creosote</li> </ul>	
<ul style="list-style-type: none"> <li>Vegetable oil or oilseed processing in works</li> </ul>	<ul style="list-style-type: none"> <li>Producing 1,000 tonnes or more per annum</li> </ul>
<ul style="list-style-type: none"> <li>Waste recycling and/or disposal facility ( not involving a waste incinerator)</li> </ul>	
<ul style="list-style-type: none"> <li>Wooden product manufacturing including cabinet making, joinery or making timber frames or roof trusses</li> </ul>	<ul style="list-style-type: none"> <li>Producing 500 tonnes or more per annum</li> </ul>

**LAND USE TABLE FOR THE HIGH IMPACT INDUSTRIAL ZONE**

<b>PERMITTED</b>	<b>CONDITIONAL</b>	<b>PROHIBITED</b>
High Impact Industrial use	Low Impact Industrial use	Any development not listed as Permitted or Conditional
Residential use that shall be only for the purposes of security or management of the Industrial activity on the site	Medium Impact Industrial use	
Retail use limited to the following:  (i) food and beverage outlets (not exceeding 300m <sup>2</sup> GFA in area, or with 400m of another approved food outlet).  (ii) Local grocery store (not exceeding 300m <sup>2</sup> GFA in area, or with 400m of another approved grocery store).	Medical clinics	
Mosques	Emergency services	
Transit Stations	Petrol Service Stations	
	Any permitted use that does not meet the land use regulations for permitted uses.	
	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)	

## HIGH IMPACT INDUSTRIAL ZONE PERMITTED LAND USE REGULATIONS

### SITE AREA

#### Minimum Site Area

5000m<sup>2</sup>

**except** that: food and beverage outlets will have a maximum area of 500m<sup>2</sup>

### BUILDING HEIGHT

#### Maximum Building Height for all buildings

25m

### SITE COVERAGE

#### Maximum building coverage of all buildings

60%

#### Gross Floor Area (Max)

10,000m<sup>2</sup>

### BUILDING SETBACKS (min)

#### Front setback

10m

Guard houses up to 10m<sup>2</sup> are permitted to be located within the 10m 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	
<b>Location of Offices and Public Reception areas</b>	Offices shall be located on the ground floor at the front of buildings facing the road
<b>Outdoor storage areas</b>	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
<b>Mechanical equipment</b>	<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 and shall not be visible from any road.</p>
<b>Landscaping</b>	<p>10% 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>
<b>Fencing and walls (max)</b>	
Front	2.0m
Side and Rear	2.5m
<b>Yard Sealing</b>	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	
<b>Loading</b>	<p>1 dedicated HGV loading bay per 500m<sup>2</sup> of gross floor area shall be provided on site and/or in accordance with the relevant Ministry guidelines</p> <p>All Loading vehicles will enter and leave the site in a forward motion.</p>
<b>Parking Spaces</b>	<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>