R 1	***Residential (R1) – Low Density Residential Zone***

Zone Control and Design Regulations – Residential R1 (Low Density)

Purpose

The desired future character of the Residential R1 zone is for low scale residential development set within low density neighbourhoods that are supported by a network of local centers, public open spaces and community facilities. The low-density neighbourhoods shall be served by small local centers that provide daily and local services. Low density neighbourhoods should be permeable with easy pedestrian access from homes to shops being made available through off street walkways and open space networks. The low-density neighbourhoods will be characterised by typologies that reflect the Single Villa or courtyard house. The relationship of the house to the street will be generally defined by the front boundary walls, in which articulation, patterns and a mixture of solid to transparent wall design will be encouraged to allow for better surveillance of the street and improved relationship of the private house to the public domain. The density anticipated for the Residential 1 Zone is 1-60 persons per hectare.

The low-density neighbourhoods promote a mixture of typologies which will allow for housing choice for both local nationals and expatriates. All the recommended housing typologies promote family living. The recommended building typologies for this zone are:

- **Palace**
- **Single Villa**
- **Attached Villa (max. 2 Villas)**
- **Courtyard House**
- **Compound Villa**
- **Row Housing (Compound Villa only)**

Objectives

Neighbourhood Objectives

- **Promote future residential development of the site that is compatible and compliments the character of surrounding residential areas**
- **Improve the visual and environmental character of the locality**
- **Plan and design low density neighbourhoods with maximum density of 60 persons per hectare**
- **Promote building typologies that meet the desired future character of the zone**
- **Increase housing choices available to the community within the zone**
- **Ensure that the development meets the future target population densities for the area**

Site Objectives

- **Ensure that site development does not over utilise the site and maintains adequate private open space and landscape features that will enhance and beautify the neighbourhood**
- **Ensure that adequate site area and dimensions are available for the proposed building typology**
- **Ensure adequate provision of communal open space for recreation and use by residents**
- **Ensure adequate provision for car parking and access to the site**

Building Design Objectives

- **Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality**
- **Ensure that buildings are of a height, size, and bulk generally in keeping with that of neighbouring properties**
- **Ensure that the external appearance of the development is reflective of the desired future character of the area**
- **Ensure that occupants within the development have access to sufficient amenities, including light and ventilation)**
- **Ensure that the development has appropriate regard to the street and the surrounding public domain**
- **Promote high quality residential development that maintains adequate privacy and amenity to occupants**

LAND USE TABLE		
PERMITTED	**CONDITIONAL**	**PROHIBITED**
Residential Villa (Palace, Single Villa, Attached Villa (max. 2 Villas), Courtyard House),	Any permitted development seeking variation under the small lot variation control.	All development not listed as a permitted or a conditional activity.
Mosques	Any permitted activity that does not comply with the minimum requirements/ regulations for the activity (such as minimum lot size)	
Public Open Space	Petrol Service Station	
Transit stations	Any permitted activity that have a combined GFA exceeding 10,000sqm	
Residential Compound Villa (Single Villa, Attached Villa, Row Housing)	Serviced Villas	
	Community Facilities	
	Private Open Spaces and Sports	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	

* See Definitions

ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R1 (Low Density)		
1- SITE DESIGN		
Lot Area (min.)	• **Single Villas, and Courtyard House**: 600m^2 • **Attached Villa Development**: 950m^2 (max. 2 Villas) • **Palace Development**: 3000m^2 • **Residential Compound Villa:** 3000m^2 Sites less than 600m^2 can only be developed for the purposes of a Single Villa or a Courtyard House. Undersized lots will still need to meet all other development controls applicable in this zone and will be assessed as **Conditional Development**	
Sub-Division **For Existing Lots**	• It is permitted to sub-divide Lots to 600m2 for the use of Single Villa or Courtyard House, with the front boundary not less than 15m • It is permitted to construct 2 Attached Villas on Lots with area of 950-990 m2 with the front boundary not less than 20m • It is permitted to construct 2 Single Villas on a Lot with area of 1100 m2 with the front boundary not less than 20m	
Site Dimension (min.) **For Newly Created Lots / New Sub-divisions**	At least one boundary of the lot shall have a minimum dimension of 20m. Minimum Proportion 1:1.5	
Site Density (max.)	• **Single Villa or Courtyard House**: 1 Villa per 600m^2 of site area • **Attached Villa**: 1 Villa per 475m^2 of site area • **Residential Compound Villa:** Refer to Residential Compound Villa regulations below	
2- BUILDING ENVELOPE		
Buildings Height (max.)	• **Palace Development:** G+1+P (15m total building height without a dome/architectural features and 20m with architectural features) • **Residential Villa:** G+1+P: (13m total building height including the parapet wall above the roof) • **Residential Compound Villa:** G+1+P: (13m total building height including the parapet wall above the roof) • **Ancillary buildings:** G: (3.5m Ancillary buildings) • **Majlis**: as the following table:	
	- If setback is 0m from plot boundary	B+G (4.6m (max.) from pavement level)
	- If setback is 3m from plot boundary	B+G (6.6m (max.) from pavement level)
	- Ground Floor Level	0.6m (max.) from pavement level

* See Definitions

Building Coverage (max.)	• **Residential Villa:** 60% (All buildings including ancillary buildings) • **Residential Compound Villa:** 40% (All buildings including ancillary buildings) • **Penthouse Level:** 70% of the ground floor footprint of the primary building
***FAR (max.)**	• **Residential Villa:**1.65 (Including Penthouse and Permitted Habitable Uses in the Basement

3- BUILDING SETBACKS (MIN.)		
Residential Villa (Main Building)	- Front and/or Street Setback	5m
	- Side Setback	3m (1.5m for Facades with non- habitable windows or no windows)
	- Rear Setback	3m
Residential Villa (Majlis / Ancillary Building)	- Front and/or Street Setback	0m for 60% (max.) of the length of the front side of the lot
	- Side Setback	0m for 80% (max.) of the length of one side of the lot
	- Rear Setback	0m for 80% (max.) of the length of rear side of the lot
Residential Villa (Basement)	- Front and/or Street Setback	1.5m
	- Side Setback	1.5m
	- Rear Setback	3m
Residential Compound Villa	- Front and/or Street Setback	5m
	- Side Setback	3m
	- Rear Setback	3m
Residential Compound Villa (Basement)	- Front and/or Street Setback	5m
	- Side Setback	1.5m
	- Rear Setback	3m

* See Definitions

Penthouse Setbacks	- Front Setback	3m (min.) from the main facade of the Villa
	- Side / Rear Setbacks: with Windows for Habitable areas (Living Rooms, Bed Rooms)	- If Villa is setback 3m from the plot boundary: 0m - if the Villa is setback 1.5m from the plot boundary:1.5m
	- Side / Rear Setbacks: without Windows for Habitable areas (Living Rooms, Bed Rooms)	0m from the side/rear facade of the Villa
	- Side / Rear Setbacks with / without Windows for non-habitable areas (Kitchen, Toilet, Store)	0m from the side/rear facade of the Villa if the main building is setback 1.5m or 3m from the plot boundary
	- Side / Rear Setbacks with/ without Windows in case of side street width of 12m and more	0m from the side/rear facade of the Villa
*** Building Separation (min.)** (applies to multiple buildings/Villas on the same site)	Between front facing facades	12m
	Between habitable window to habitable window	6m
	Between habitable window to non-habitable window/no window	4.5m
	Between non-habitable window/no window to non-habitable window/no window	3m

4- ADDITIONAL REGULATIONS FOR RESIDENTIAL COMPOUND VILLA			
Residential Compound size	**0.30 Ha - 1.0 Ha**	**1.0 Ha - 5.0 Ha**	**> 5.0 Ha**
Max. No. of Units	1/400 m² (max.)	(Conditional Development Application)	(Master Plan Application)
Max. Density	25 V/Ha	27 V/Ha	30 V/Ha
Common Park & Amenities	• Multipurpose court (e.g., basketball, volleyball, dodgeball)		• Multipurpose court (e.g., basketball, volleyball, dodgeball) & tennis court

* See Definitions

	• Daily mosque	• Daily mosque & 1 nursery
	• Communal open space (min): 5% of total site area	
	• 1 club house & Adult swimming pool Adult swimming pool & 1 wading pool	
	• Shaded children's playground, Shaded seating areas, walking / jogging trails etc, grass play areas,	
Vehicular Access	• Minimum one frontage road required • **Main Entrance**: 14m ROW (min.) with guard-house, sidewalks and landscaped centre median /boulevards) • **Emergency Access**: 12m ROW (min.) (8.0. meter curb to curb) • **Primary Roads:** 12m ROW (min.) (8.0 m. curb to curb plus 2m sidewalks both sides). • **Local Roads**: 8.0 m. (curb to curb and optional sidewalks) • Max. length of any straight/uninterrupted road segment is 200 m.	
Basement Permitted Uses and Limits	• Non-Habitable uses (stores, water tank, electro-mechanical rooms) may not exceed 25% of the basement area of the Compound Villa with at least 75% dedicated for parking • The basement access ramp and main entrance should be separated for safety • The basement parking area may have a direct access to the residence above ensuring privacy • No parking is allowed for visitors and people with special needs within basements as this should be provided on the ground floor • Net basement height: 2.4m (min.)	
Ancillary Retail in Residential Compound Villa	**Size**	**Max. Retail Allowed**
	10,000m² to 30,000m²	- 100m² (max.) or - 1% of total building coverage allocation (whichever is less)
	30,000m² to 50,000m²	- 200m² (max.) or - 1% of total building coverage allocation (whichever is less)

5- ADDITIONAL REGULATIONS FOR BASEMENTS WITHIN RESIDENTIAL VILLA	
Permitted Uses	• Permitted Habitable uses in the basement are halls, living rooms, kitchens, toilets, gym/sports halls • Permitted non-habitable uses in the basement include parking, stores, water tanks and mechanical rooms

* See Definitions

Basement Use Limits	• A basement is allowed under one Majlis only per Villa • The basement access ramp and main entrance should be separated for safety • The basement parking area may have a direct access to the residence above ensuring privacy • No parking is allowed for visitors and people with special needs within basements as this should be provided on the ground floor
General Provisions for Basements	• The extent of the basement within Attached and Single Villas should not exceed the villa boundary and one Majlis only.
Ventilation and Lighting	• Natural ventilation and lighting should be provided for the basement floor through provision of an English Court 2.5m (min.) or by raising the level of the basement max. of 1.5m above the ground level of the plot
Basement Height (Single and Attached Villas)	• 2.8m (min.) net height for habitable areas • 2.4m (min.) net height for non-habitable areas like car parking and stores • The basement height should not exceed 1.5m above the ground level of the plot
Connection through Basement	• The connection between Majlis' basement and the Villa basement is permitted at the rate L/2 up to a maximum of 10m, where L is the length of the Majlis
Other Remarks	• The concerned Municipality has to co-ordinate with the Civil Defense regarding the Basement Drawings for habitable basement areas

6- BUILDING DESIGN	
***Building Wall Articulation**	• Building Width: 8m (min) • Any building wall greater than 8m in length is required to have a physical break in the facade ***Explanatory note:*** 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.

* See Definitions

General Provisions	• Mechanical/Lift rooms shall not include any habitable space. Mechanical /Lift rooms shall be located above first floor only and shall not be located above the penthouse. • Mechanical /Lift rooms, rooftop water tanks, mechanical and telecommunications equipment shall be included in the coverage for the Penthouse. These shall be set back from the parapet and shall not be visible from any road • Maintaining the neighbour's privacy through adequate treatment of windows (louvres, cladding, protection nets, etc.) • Covering the air conditioning and sewerage pipelines with architectural detail and aesthetic materials • The architectural form of the Villa should be consistent with the aesthetics of the neighbourhood specially when 0m setback from 3 sides is provided for Penthouse setbacks (under supervision of the concerned municipality) • Windows overlooking the Villa roof from living rooms or facilities are allowed • Water tanks above the Penthouse are prohibited

7- FENCES & WALLS	
Street Front Height (max.)	• 2.6m • 4.5m (pedestrian and vehicular entry portal or gateway) • 3.5m (Palace)
Side and Rear Height (max.)	• 2.6m
Street Wall Design / Treatment	• Front boundary walls over 1m in height shall incorporate a traditional design or patterned theme across the entire frontage to remedy the visual impact of bulk and scale on the public realm

8- OPEN SPACE DESIGN	
***Private Open Space (min.)**	**For Residential Villa:** 15% of site area consisting of either: • 25m² of ground floor area primarily situated at the side or rear of the Villa having a minimum dimension of 5 metres and direct access from a living room, or • 25m² of roof-top area with a minimum width of 5 metres and convenient access from a living room **For Residential Compound Villa:** • Min. of 25 Sq. m. per unit with min. width and/or depth of 3.0 m (May be covered by upper floors (roof-top)
Landscape Area (min.)	20% of site area ***Explanatory Note:*** Landscaping can be either soft or hard ground treatment such as paving stones or decking. The landscaped area can also contribute to the private open space requirement

* See Definitions

9- Car Parking	
Parking Spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines

* See Definitions

R 2	***Residential (R2) – Low –Medium Density Residential Zone***

Zone Control and Design Regulations – Residential R2 (Low-Medium Density)

Purpose

The purpose of the Residential 2 (R2) – Low-Medium Density Residential Zone is to create increased residential density typologies in neighbourhoods that are characteristically low density in nature. The low-medium density zone shall be located around community and recreational facilities in the low-density neighbourhoods and small coastal and rural settlements.

The desired future character of the Residential R2 zone is for low-medium scale residential set within low density neighbourhoods that are supported by a series of local centers, public open spaces and community facilities. The low-medium density zone shall be used around community services, open space and local centers to provide increased densities to support the activities. Development in this zone should encourage permeability and large-scale development should not restrict pedestrian movements through neighbourhoods. The density anticipated for the Residential 2 Zone is 61-120 persons per hectare.

The low-medium density zone promotes a mixture of typologies which will allow for housing choice for both local nationals and expatriates. All the recommended housing typologies promote family living. The recommended building typologies for this zone are:

- **Palace**
- **Single Villa**
- **Attached Villa (max. 2 Villas)**
- **Courtyard House**
- **Compound Villa (minimum of 10 Villas per development)**
- **Row Housing (minimum of 6 Units per development)**

Objectives

Neighbourhood Objectives

- **Promote future residential development of the site that is compatible and compliments the character of surrounding residential areas.**
- **Improve the visual and environmental character of the locality.**
- **Plan and design low -medium density residential neighbourhoods with of 61-120 persons per hectare.**
- **Promote building typologies that meet the desired future character of the zone.**
- **Increase housing choices available to the community within the zone.**
- **Ensure that the development meets the future target population densities for the area**

Site Objectives

- **Ensure that site development does not over utilise the site and maintains adequate private open space and landscape features that will enhance and beautify the neighbourhoods.**
- **Ensure that adequate site area and dimensions are available for the proposed building typology**
- **Ensure adequate provision of communal open space for recreation and use by residents**
- **Ensure adequate provision for car parking and access to the site**

Building Design Objectives

- **Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality.**
- **Ensure that buildings are of a height, size, and bulk generally in keeping with that of neighbouring properties.**
- **Ensure that the external appearance of the development is reflective of the desired future character of the area.**
- **Ensure that occupants within the development have access to sufficient amenities, including light and ventilation).**
- **Ensure that the development has appropriate relation to the street and the surrounding public domain.**
- **Promote high quality residential development that maintains adequate privacy and amenity to occupants.**

LAND USE TABLE		
PERMITTED	**CONDITIONAL**	**PROHIBITED**
Residential Villa (Palace, Single Villa, Attached Villa (max. 2 Villas), Courtyard House),	Any permitted development seeking variation under the small lot variation control.	All development not listed as a permitted or a conditional activity.
Mosques	Any permitted activity that does not comply with the minimum requirements/ regulations for the activity (such as minimum lot size)	
Public Open Space	Petrol Service Station	
Transit stations	Any permitted activity that have a combined GFA exceeding 10,000sqm	
Residential Compound Villa (Single Villa, Attached Villa, Row Housing)	Serviced Villas	
	Community Facilities	
	Private Open Spaces and Sports	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	

* See Definitions

ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R1 (Low Density)		
1- SITE DESIGN		
Lot Area (min.)	• **Single Villas, and Courtyard House**: 400m^2 • **Attached Villa Development**: 600m^2 (max. 2 Villas) • **Palace Development**: 3000m^2 • **Residential Compound Villa:** 3000m^2 • **Row Housing Development** (max. of 6 dwellings): 1500m^2 Sites less than 400m^2 can only be developed for the purposes of a Single villa or a Courtyard House. Undersized lots will still need to meet all other development controls applicable in this zone and will be assessed as **Conditional Development**	
Sub-Division **For Existing Lots**	• It is permitted to sub-divide Lots to 400m2 for the use of Single Villa or Courtyard House, with the front boundary not less than 15m • It is permitted to construct 2 Attached Villas on Lots with area of 600m2 with the front boundary not less than 20m • It is permitted to construct 2 Single Villas on a Lot with area of 800 m2 with the front boundary not less than 20m	
Site Dimension (min.) **For Newly Created Lots / New Sub-divisions**	• At least one boundary of the lot shall have a minimum dimension of 20m. • Minimum Proportion 1:1.5	
Site Density (max.)	• **Single Villa or Courtyard House**: 1 Villa per 400m^2 of site area • **Attached Villa**: 1 Villa per 300m^2 of site area • **Row Housing Development:** 1 Villa per 250m^2 of site area • **Residential Compound Villa:** Refer to Residential Compound Villa regulations below	
2- BUILDING EVELOPE		
Buildings Height (max.)	• **Palace Development:** G+1+P (15m total building height without a dome/architectural features and 20m with architectural features) • **Residential Villa:** G+1+P: (13m total building height including the parapet wall above the roof) • **Residential Compound Villa:** G+1+P: (13m total building height including the parapet wall above the roof) • **Ancillary buildings:** G: (3.5m Ancillary buildings) • **Majlis**: as the following table:	
	- If setback is 0m from plot boundary	B+G (4.6m (max.) from pavement level)
	- If setback is 3m from plot boundary	B+G (6.6m (max.) from pavement level)

* See Definitions

	- Ground Floor Level	0.6m (max.) from pavement level
Building Coverage (max.)	• **Residential Villa:** 60% (All buildings including ancillary buildings) • **Residential Compound Villa:** 40% (All buildings including ancillary buildings) • **Penthouse Level:** 70% of the ground floor footprint of the primary building	
***FAR (max.)**	• **Residential Villa:**1.65 (Including Penthouse and Permitted Habitable Uses in the Basement	

3- BUILDING SETBACKS (MIN.)		
Residential Villa (Main Building)	- Front and/or Street Setback	5m
	- Side Setback	3m (1.5m for Facades with non- habitable windows or no windows)
	- Rear Setback	3m
Residential Villa (Majlis / Ancillary Building)	- Front and/or Street Setback	0m for 60% (max.) of the length of the front side of the lot
	- Side Setback	0m for 80% (max.) of the length of one side of the lot
	- Rear Setback	0m for 80% (max.) of the length of rear side of the lot
Residential Villa (Basement)	- Front and/or Street Setback	1.5m
	- Side Setback	1.5m
	- Rear Setback	3m
Residential Compound Villa	- Front and/or Street Setback	5m
	- Side Setback	3m
	- Rear Setback	3m
Residential Compound Villa (Basement)	- Front and/or Street Setback	5m
	- Side Setback	1.5m

* See Definitions

	- Rear Setback	3m
Penthouse Setbacks	- Front Setback	3m (min.) from the main facade of the Villa
	- Side / Rear Setbacks: with Windows for Habitable areas (Living Rooms, Bed Rooms)	- If Villa is setback 3m from the plot boundary: 0m - if the Villa is setback 1.5m from the plot boundary:1.5m
	- Side / Rear Setbacks: without Windows for Habitable areas (Living Rooms, Bed Rooms)	0m from the side/rear facade of the Villa
	- Side / Rear Setbacks with / without Windows for non-habitable areas (Kitchen, Toilet, Store)	0m from the side/rear facade of the Villa if the main building is setback 1.5m or 3m from the plot boundary
	- Side / Rear Setbacks with/ without Windows in case of side street width of 12m and more	0m from the side/rear facade of the Villa
*** Building Separation (min.)** (applies to multiple buildings/Villas on the same site)	Between front facing facades	12m
	Between habitable window to habitable window	6m
	Between habitable window to non-habitable window/no window	4.5m
	Between non-habitable window/no window to non-habitable window/no	3m

4- ADDITIONAL REGULATIONS FOR RESIDENTIAL COMPOUND VILLA			
Residential Compound size	**0.30 Ha - 1.0 Ha**	**1.0 Ha - 5.0 Ha**	**> 5.0 Ha**
Max. No. of Units	1/250 m² (max.)	(Conditional Development Application)	(Master Plan Application)
Max. Density	40 V/Ha	47 V/Ha	50 V/Ha

* See Definitions

Common Park & Amenities	• Multipurpose court (e.g., basketball, volleyball, dodgeball)	• Multipurpose court (e.g., basketball, volleyball, dodgeball) & tennis court
	• Daily mosque	• Daily mosque & 1 nursery
	• Communal open space (min): 5% of total site area	
	• 1 club house & Adult swimming pool Adult swimming pool & 1 wading pool	
	• Shaded children's playground, Shaded seating areas, walking / jogging trails etc, grass play areas,	
Vehicular Access	• Minimum one frontage road required • **Main Entrance**: 14m ROW (min.) with guard-house, sidewalks and landscaped centre median /boulevards) • **Emergency Access**: 12m ROW (min.) (8.0. meter curb to curb) • **Primary Roads:** 12m ROW (min.) (8.0 m. curb to curb plus 2m sidewalks both sides). • **Local Roads**: 8.0 m. (curb to curb and optional sidewalks) • Max. length of any straight/uninterrupted road segment is 200 m.	
Basement Permitted Uses and Limits	• Non-Habitable uses (stores, water tank, electro-mechanical rooms) may not exceed 25% of the basement area of the Compound Villa with at least 75% dedicated for parking • The basement access ramp and main entrance should be separated for safety • The basement parking area may have a direct access to the residence above ensuring privacy • No parking is allowed for visitors and people with special needs within basements as this should be provided on the ground floor • Net basement height: 2.4m (min.)	
Ancillary Retail in Residential Compound Villa	**Size**	**Max. Retail Allowed**
	7,000m² to 30,000m²	- 100m² (max.) or - 1% of total building coverage allocation (whichever is less)
	30,000m² to 50,000m²	- 200m² (max.) or - 1% of total building coverage allocation (whichever is less)

5- ADDITIONAL REGULATIONS FOR BASEMENTS WITHIN RESIDENTIAL VILLA	
Permitted Uses	• Permitted Habitable uses in the basement are halls, living rooms, kitchens, toilets, gym/sports halls • Permitted non-habitable uses in the basement include parking, stores, water tanks and mechanical rooms

* See Definitions

Basement Use Limits	• A basement is allowed under one Majlis only per Villa • The basement access ramp and main entrance should be separated for safety • The basement parking area may have a direct access to the residence above ensuring privacy • No parking is allowed for visitors and people with special needs within basements as this should be provided on the ground floor
General Provisions for Basements	• The extent of the basement within Attached and Single Villas should not exceed the villa boundary and one Majlis only.
Ventilation and Lighting	• Natural ventilation and lighting should be provided for the basement floor through provision of an English Court 2.5m (min.) or by raising the level of the basement max. of 1.5m above the ground level of the plot
Basement Height (Single and Attached Villas)	• 2.8m (min.) net height for habitable areas • 2.4m (min.) net height for non-habitable areas like car parking and stores • The basement height should not exceed 1.5m above the ground level of the plot
Connection through Basement	• The connection between Majlis' basement and the Villa basement is permitted at the rate L/2 up to a maximum of 10m, where L is the length of the Majlis
Other Remarks	• The concerned Municipality has to co-ordinate with the Civil Défense regarding the Basement Drawings for habitable basement areas

6- BUILDING DESIGN	
***Building Wall Articulation**	• Building Width: 8m (min) • Any building wall greater than 8m in length is required to have a physical break in the facade ***Explanatory note:*** 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.
General Provisions	• Mechanical/Lift rooms shall not include any habitable space. Mechanical /Lift rooms shall be located above first floor only and shall not be located above the penthouse. • Mechanical /Lift rooms, rooftop water tanks, mechanical and telecommunications equipment shall be included in the coverage for the Penthouse. These shall be set back from the parapet and shall not be visible from any road • Maintaining the neighbour's privacy through adequate treatment of windows (louvres, cladding, protection nets, etc.) • Covering the air conditioning and sewerage pipelines with architectural detail and aesthetic materials • The architectural form of the Villa should be consistent with the aesthetics of the neighbourhood specially when 0m setback from 3 sides is provided for Penthouse setbacks (under supervision of the concerned municipality) • Windows overlooking the Villa roof from living rooms or facilities are allowed • Water tanks above the Penthouse are prohibited

* See Definitions

7- FENCES & WALLS	
Street Front Height (max.)	• 2.6m • 4.5m (pedestrian and vehicular entry portal or gateway) • 3.5m (Palace)
Side and Rear Height (max.)	• 2.6m
Street Wall Design / Treatment	• Front boundary walls over 1m in height shall incorporate a traditional design or patterned theme across the entire frontage to remedy the visual impact of bulk and scale on the public realm

8- OPEN SPACE DESIGN	
***Private Open Space (min.)**	**For Residential Villa:** 15% of site area consisting of either: • 25m² of ground floor area primarily situated at the side or rear of the Villa having a minimum dimension of 5 metres and direct access from a living room, or • 25m² of roof-top area with a minimum width of 5 metres and convenient access from a living room **For Residential Compound Villa:** • Min. of 25 Sq. m. per unit with min. width and/or depth of 3.0 m (May be covered by upper floors (roof-top)
Landscape Area (min.)	20% of site area ***Explanatory Note:*** Landscaping can be either soft or hard ground treatment such as paving stones or decking. The landscaped area can also contribute to the private open space requirement

9- Car Parking	
Parking Spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines

* See Definitions

R3	***Residential (R3) – Medium Density Residential Zone***

Purpose

The purpose of the Residential 3 (R3) –Medium Density Residential Zone is to create medium density residential neighbourhoods supported by local district and town centers.

The desired future character of the Residential R3 zone is for low-medium scale residential development set within low density neighbourhoods that are supported by a series of local and district centers, public open space and community facilities. The low-medium density zone shall be used around community services, open space and local centers to provide increased densities to support the activities. Development in this zone should encourage permeability and large-scale development should not restrict pedestrian movements through neighbourhoods. The density anticipated for the Residential 3 Zone is 121-240 persons per hectare.

The low-medium density zone promotes a mixture of typologies which will allow for housing choice for both local nationals and expatriates. All the recommended housing typologies promote family living.

It is important to note that full basement car parking will only be considered where the lot cannot contain required car parking on the ground level. This would be demonstrated through a conditional planning application.

The recommended building typologies for this zone are:

- **Block Apartment Building**
- **Row Apartment Building**
- **Courtyard Apartment Building**
- **Row Housing**

Objectives

Neighbourhood Objectives

- **Promote future residential development that is compatible and compliments the character of surrounding residential areas.**
- **Improve the visual and environmental character of the locality.**
- **Prohibit non-residential activities.**
- **Plan and design low-medium density neighbourhoods with residential densities of 121-240 persons per hectare.**
- **Promote building typologies that meet the desired future character of the zone.**
- **Increase housing choices available to the community within the zone.**
- **Ensure that the development meets the future target population densities for the area.**

Site Objectives

- **Ensure that site development does not over utilise the site and maintains adequate private open space and landscape features that will enhance and beautify the neighbourhoods.**
- **Ensure that adequate site area and dimensions are available for the proposed building typology.**
- **Ensure adequate provision of communal open space for recreation and use by residents.**
- **Ensure adequate provision for car parking and access to the site.**

Building Design Objectives

- **Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality.**
- **Ensure that buildings are of a height, size, bulk generally in keeping with that of neighbouring properties.**

* See Definitions

Ensure that the external appearance of the development is reflective of the desired future character of the area.

- **Ensure that occupants within the development have access to sufficient amenities, including light and ventilation).**
- **Ensure that the development has appropriate regard to the street and the surrounding public domain.**
- **Promote high quality residential development that maintains adequate privacy and amenity to occupants.**
- **To allow increased heights on large sites where the provision of public open space is provided.**
- **Ensure that the massing of the building retains adequate separation to neighbouring developments.**
- **Building design that reinforces the urban character and clearly defines streets, street corners and public spaces**

LAND USE TABLE		
PERMITTED	**CONDITIONAL**	**PROHIBITED**
Block Apartments	Any permitted development seeking variation under the small lot variation control. This does not apply to alterations and additions to existing small lots.	All development not listed as a permitted or a conditional activity.
Row Apartment Development	Any permitted activity that does not comply with the permitted activity regulations	
Courtyard Apartment Development	Petrol Service stations	
All development permissible under R1 and R2 zones	Private Community Facilities and Private Open Spaces	
Daily Mosque	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	
Transit stations		
Alterations and additions to any existing development		

* See Definitions

ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R3							
SITE DESIGN and BUILDING ENVELOPE							
Lot size (sq. m.)	**Lot coverage (max.%)**	**Green-area coverage (%)**	***FAR**	**Height (max.)**	**Setbacks (m) (min.)**		
					Front	**Side**	**Rear**
>600 - ≥540	50	10	1.8	G + 3	3	3	3
<540 - ≥400	50	10	1.6	G + 3	3	3	3
<400 - ≥300	50	10	1.4	G + 2	3	2	3
<300 - ≥200	50	10	1.3	G + 2	3	1.5	2
For plots less than 300m2: Increase the rear/side setbacks to 3m instead of 2m or 1.5m, to provide natural lighting for habitable rooms Green-area coverage should not have any construction and must only have landscaping							
Site Dimension (min.) for new lots and lot subdivisions	At least one boundary of the lot shall have a minimum dimension of 20m. Proportion 1:1.5 (Min.)						
***Building Separation**	12m between front facing facades (applies when multiple buildings (dwellings) on the same site) 8m (habitable window to habitable window) 3m (non-habitable window/no window to non-habitable window/no window) 4.5 (habitable window to non-habitable window/no window)						
***Floor Area Ratio (FAR)**	***Explanatory note:*** Balconies and underground parking are not included within FAR						

BUILDING DESIGN	
Void to wall percentage (min.)	50% ***Explanatory note:*** The void to wall percentage control applies to all street facing facades
Building wall articulation (max)	Any building wall greater than 8m in length is required to have a physical break in the facade ***Explanatory note:*** 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, balcony recesses, wall decorations can be used to visually reduce large wall lengths.
Minimum Unit size	Provide units with the following minimum space: Studio Apartments 75m^2 1 bedroom 90m^2 2 bedroom 125m^2 3+ bedroom 150m^2 ***Explanatory note:*** Minimum unit size excludes balconies, garages and ancillary storage space.
Mix of Units	Provide a mix of dwelling types and sizes as follows: Studio Apartments maximum 15% 1bedroom apartments maximum 30% 2bedroom apartments minimum 40% 3bedroom+ apartments minimum 15%

* See Definitions

Roof design	Utilities located on the roof of the building (water tanks, lift rooms and window cleaning apparatus) shall be setback 4m from the edge of all building walls, and shall be screened. Satellite dishes may be located within the 4m setbacks provided their height is less than the height of the parapets.
STREET EDGE DESIGN	
Ground Floor Design	Ground floor level maximum of 1.5m above street level. 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. Where car parking occurs at ground floor level the parking shall be screened from the street 50%(min.) of the ground floor frontage is to have windows/other openings to the street. Ground floor street facing facades must include articulation and create visual interest
FENCES/WALLS	
- **Front - Street (max) Includes primary and secondary street**	750mm
- **Street Wall Design Treatment**	A minimum of 70% of the boundary fence is to be transparent or semi-transparent.
Side and Rear (Max)	2.5m
OPEN SPACE DESIGN	
Private open space	Each dwelling or unit is to have an identifiable area of private and useable open space or balcony area for recreation, privacy, amenity and general wellbeing of the residents. Minimum private open space requirements are: 10m^2 for each 1-bedroom unit; 12m^2 for each 2-bedroom unit; 15m^2 for each unit with 3 or more bedrooms Where possible private open space should have direct access to internal living areas of each dwelling and be located to maximise solar access.
***Communal open space (Min.)**	Communal open space shall be provided at the rate of 10m² per dwelling unit. Communal open space can be provided both externally or internally. Communal open space shall be provided with recreational facilities or features, for example barbecue area, children play area, landscape features, gym, pool etc. Note: There are no communal open space requirements for private villas or townhouses
Landscape Area	Landscaping can either be soft or hard ground treatment such as paving stones, decking, or grass, the landscaped area and can also contribute to the private open space requirement.
Roof top	Roof terraces are permissible on G+3 development. Roof terraces shall contain soft landscaping to soften the appearance of the top storey of the building. Roof top terraces can be used for communal open space. ***Explanatory note:*** Roof Terrace development can include structures ancillary to the use of the roof as open space. Such structures include toilets, changing rooms and shade structures and shall not have a height greater than 2.4m.

* See Definitions

Frontage Treatment	Within the front setback the following shall be provided: 50% of the frontage shall be landscaped including a min. of 2 x 1.5 m high trees
***Ancillary Retail in Residential apartments and towers**	Apartment blocks and towers with a site area of 1200m² may use 1% or 50m² (whichever is less) of building coverage for the use of ancillary retail activities subject to the following requirements: 1. Minimum 25 apartments 2. Minimum street width of 24m 3. Minimum 1km from the edge of a designated centre, commercial street or furjan
CAR PARKING and ACCESS	
Parking spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines
Height of basement above ground level (max)	1.5m (height above natural ground level) Protrusions shall be well integrated as part of the facade and/or screened by landscaping
Location and Design	Car parking is not permitted within the front setback All parking at ground floor level shall be screened from the public realm. Vehicular access shall be limited to one cross over point and access should be from secondary streets where possible. Car parking is not allowed in the public right of way.

* See Definitions

R4	***Residential (R4) – Medium-High Density Residential Zone***

Purpose

The purpose of the Residential 4 (R4) – Medium-High Density Residential Zone is to create medium density residential neighbourhoods supported by district and town centres.

The desired future character of the Residential R4 zone is for medium-large scale residential development set predominantly in the inner parts of Doha Municipality that are supported by District, Town, and Metropolitan Centres. Medium to large scale development shall be used to locate large populations near public transport and major road corridors as well as being within walking distance of shopping, entertainment and recreational developments. Development in this zone is predominantly designed for multi-unit housing typologies focus on single, couple and single-family units. Development in this zone requires high levels of Government intervention to ensure adequate provision of open space and mosques. The density anticipated for the Residential 4 Zone is 241-300 persons per hectare.
The recommended building typologies for this zone are:

- **Block Apartment Building Development**
- **Row Apartment Building Development**
- **Courtyard Apartment Building Development**

Objectives

Neighbourhood Objectives

- **Promote future residential development of the site that is compatible and compliments the character of surrounding residential areas.**
- **Improve the visual and environmental character of the locality.**
- **Prohibit non-residential activities.**
- **Plan and design neighbourhoods with residential densities of 241-300 persons per hectare.**
- **Promote building typologies that meet the desired future character of the zone.**
- **Increase housing choices available to the community within the zone.**
- **Ensure that the development meets the future target population densities for the area.**

Site Objectives

- **Ensure that site development does not over utilise the site and maintains adequate open space for private open space and landscape features that will enhance and beautify the neighbourhoods.**
- **Ensure that adequate site area and dimensions are available for the proposed building typology.**
- **Ensure that sites avoid excessive site utilization by maintaining a reasonable proportion of the site as landscaped area.**
- **Ensure adequate provision of open space for recreation and use by residents.**
- **Ensure adequate provision for car parking and access to the site**

* See Definitions

Building Design Objectives

- **Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality.**
- **Ensure that buildings are of a height, size, bulk generally in keeping with that of neighbouring properties.**
- **Ensure that the external appearance of the development is reflective of the desired future character of the area.**
- **Ensure that occupants within the development have access to sufficient amenities, including light and ventilation).**
- **Ensure that the development has appropriate regard to the street and the surrounding public domain.**
- **Promote high quality residential development that maintains adequate privacy and amenity to occupants.**
- **To allow increased heights on large sites where the provision of public open space is provided.**
- **Ensure that the massing of the building retains adequate separation to neighbouring developments**
- **Building design that reinforces the urban character and clearly defines streets, street corners and public spaces**

LAND USE ACTIVITY TABLE		
PERMITTED	**CONDITIONAL**	**PROHIBITED**
Residential	Any permitted development seeking variation under the small lot variation control. This does not apply to alterations and additions to existing small lots.	All development not listed as a permitted or a conditional activity.
Mosques	Any permitted activity that does not comply with the permitted activity regulations	
Open Space	Hotels/Hotel Apartments	
Transit stations	Private Community Facilities and Private Open Spaces	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	
	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	

* See Definitions

ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R4							
SITE DESIGN and BUILDING ENVELOPE							
Lot size (sq. m.)	**Lot coverage (max.%)**	**Green-area coverage (%)**	***FAR**	**Height (max.)**	**Setbacks (m) (min.)**		
					Front	**Side**	**Rear**
>800- ≥600	50	15	2.8	G + 5	3	3	5
<600 - ≥400	50	10	2.3	G + 4	3	3	3
<400 - ≥300	50	10	1.8	G + 3	3	2	3
<300 - ≥200	50	10	1.3	G + 2	3	1.5	2
For plots less than 300m2: Increase the rear/side setbacks to 3m instead of 2m or 1.5m, to provide natural lighting for habitable rooms Green-area coverage should not have any construction and must only have landscaping							
Site Dimension (min.) for new lots and lot subdivisions	At least one boundary of the lot shall have a minimum dimension of 20m. Proportion 1:1.5 (Min.)						
***Building Separation**	12m between front facing facades (applies when multiple buildings (dwellings) on the same site) 8m (habitable window to habitable window) 3m (non-habitable window/no window to non-habitable window/no window) 4.5 (habitable window to non-habitable window/no window)						
***Floor Area Ratio (FAR)**	***Explanatory note:*** Balconies and underground parking are not included within FAR						
Large lot variation	G+7 – if site area >2500m^2 ***Explanatory note:*** An increase of two storeys in height (G+5+2) is allowed where the development proposes the dedication of land for public benefit such as open space at street level, public facilities and land acquisition. A proportion of the site shall be dedicated to the benefit of the public as public open space through the formation of an easement and therefore cannot be calculated as part of the site for the purposes of site coverage and FAR. The large lot variation only applies to land located inside D-Ring and is subject to consideration as a conditional development. All land outside of D-Ring is to comply with the maximum building height control.						

BUILDING DESIGN	
Void to wall percentage (min)	**50%** ***Explanatory note:*** The void to wall percentage control applies to all street facing facades.
Building wall articulation (max)	Any building wall greater than 8m in length should have a physical break in the facade ***Explanatory note:*** 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, balcony recesses, wall decorations can be used to visually reduce large wall lengths.

* See Definitions

Minimum Unit size	Studio Apartments 75m^2 1 bedroom 90m^2 2 bedroom 125m^2 3+ bedroom 150m^2 ***Explanatory note:*** Minimum unit size excludes balconies, and underground parking.
Mix of Units	Studio apartments maximum 15% 1 bedroom apartments maximum 30% 2 bedroom apartments minimum 40% 3 bedroom+ apartments minimum 15%
Roof design	Utilities located on the roof of the building (water tanks, lift rooms and window cleaning apparatus) shall be setback 4m from the edge of all building walls, and shall be screened. Satellite dishes may be located within the 4m setbacks provided their height is less than the height of the parapets.
STREET EDGE DESIGN	
Ground Floor Design	Ground floor level maximum of 1.5m above street level. The pedestrian entry is to be visible from the street and must be accessible from the street without any impediment caused by car parking. Where car parking occurs at ground floor level the parking shall be screened from the view of the street to enhance the character of the building within the street scene. 50% (min) of the ground floor frontage is to have windows and other openings to the street. Ground floor street facing facades must include articulation and create visual interest
FENCES/WALLS	
Front -Street (max) **Includes primary and secondary streets**	0m
Side and Rear (Max)	2.5m
OPEN SPACE DESIGN	
Private open space	Each dwelling or unit is to have an identifiable area of private and useable open space or balcony area for recreation, privacy, amenity and general wellbeing of the residents. Minimum private open space requirements are: 10m^2 for each 1-bedroom unit; 12m^2 for each 2-bedroom unit; 15m^2 for each unit with 3 or more bedrooms Where possible private open space should have direct access to internal living areas of each dwelling and be located to maximise solar access.
Communal open space (Min)	Communal open space shall be provided at the rate of 5m² per dwelling unit. Communal open space can be provided externally or internally (or both). Communal open space shall be provided with recreational facilities or features, for example barbecue area, children play area, landscape features, gym, pool etc.

* See Definitions

Public open space (Requirement for Large Lot Variations only)	20% (min) ***Explanatory note:*** A minimum of 20% of the site area is to be dedicated as open space and that area of dedicated open space cannot be calculated as part of the site for the purposes of site coverage and FAR. Dedicated open space must be at street level and accessible from the street free of any impediment car parking, fencing etc. Any development not relying on the large lot variation is excluded from this regulation.
Landscape Area	Landscaping can either be soft or hard ground treatment such as paving stones, decking, or grass. The landscaped area can also contribute to the private open space
Frontage Treatment	Within the front setback the following shall be provided: 50% of the frontage shall be landscaped and include at least 2(min) trees at least 1.5m in height.
Roof top and podium	Roof terraces are permissible Roof terraces shall contain soft landscaping to soften the appearance of the top storey of the building. Roof top terraces can be used for communal open space. ***Explanatory note:*** Roof Terrace development can include structures ancillary to the use of the roof as open space. Such structures include toilets, changing rooms and shade structures and shall not have a height greater than 2.4m.
Ancillary Retail	
Retail-Residential apartments and towers	Apartment blocks and towers with a site area of 1200m² may use 1% or 50m² (whichever is less) of building coverage for the use of ancillary retail activities subject to the following requirements: 1. Minimum 25 apartments 2. Minimum street width of 24m 3. Minimum 1km from the edge of a designated centre, commercial street or
CAR PARKING and ACCESS	
Parking Spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines
Height of basement above ground level (max)	1.5m (height above natural ground level) Protrusions shall be well integrated as part of the facade and/or screened by
Location and Design	Car parking is not permitted within the front setback All parking at ground floor level shall be screened from the public realm. Vehicular access shall be limited to one cross over point and access should be from secondary streets where possible. Car parking is not allowed in the public right of way.

* See Definitions

R5	***Residential (R5) – High Density Residential Zone***

Purpose

The purpose of the Residential (R5) – High Density Residential Zone is to create high density residential neighbourhoods supported by district and town centers.

The desired future character of the Residential R5 zone is for large scale residential development set predominantly in the inner parts of Doha Municipality and Doha Municipality Town Centers. This zone shall be used to locate large populations near public transport and major road corridors as well as being within walking distance of shopping, entertainment and recreational developments. Development in this zone is predominantly designed for multi-unit housing typologies focused towards single, couple and small family units. Development in this zone requires high levels of government or private intervention to ensure adequate provision of open space and mosques. The density anticipated for the Residential 5 Zone is 300-360 persons per hectare.

The recommended building typologies for this zone are:

- **Block Apartment Building Development**
- **Row Apartment Building Development**

Objectives

Neighbourhood Objectives

- **Promote future residential development of the site that is compatible and compliments the character of surrounding residential areas.**
- **Improve the visual and environmental character of the locality.**
- **Prohibit non-residential activities.**
- **Plan and design neighbourhoods with residential densities of 300-360 persons per hectare.**
- **Promote building typologies that meet the desired future character of the zone.**
- **Increase housing choices available to the community within the zone.**
- **Ensure that the development meets the future target population densities for the area.**

Site Objectives

- **Ensure that site development does not over utilise the site and maintains adequate open space for private open space and landscape features that will enhance and beautify the neighbourhoods.**
- **Ensure that adequate site area and dimensions are available for the proposed building typology.**
- **Ensure that sites avoid excessive site utilization by maintaining a reasonable proportion of the site as landscaped area.**
- **Ensure adequate provision of open space for recreation and use by residents.**
- **Ensure adequate provision for car parking and access to the site.**

Building Design Objectives

- **Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality.**
- **Ensure that buildings are of a height, size, bulk generally in keeping with that of neighbouring properties.**
- **Ensure that the external appearance of the development is reflective of the desired future character of the area.**
- **Ensure that occupants within the development have access to sufficient amenities, including light and ventilation).**
- **Ensure that the development has appropriate regard to the street and the surrounding public domain.**

* See Definitions

- **Promote high quality residential development that maintains adequate privacy and amenity to occupants.**
- **To allow increased heights on large sites where the provision of public open space is provided.**
- **Ensure that the massing of the building retains adequate separation to neighbouring developments.**
- **Building design that reinforces the urban character and clearly defines streets, street corners and public spaces**

LAND USE ACTIVITY TABLE		
PERMITTED	**CONDITIONAL**	**PROHIBITED**
Residential Block Apartments	Any permitted development seeking variation under the small lot variation control. This does not apply to alterations and additions to existing small lots.	All development not listed as a permitted or a conditional activity.
Residential Row Apartment Development	Any permitted activity that does not comply with the permitted activity regulations	
All development permissible under R3 and R4 zones	Hotels/ Hotels Apartments	
Daily Mosque	Private Community Facilities and Private Open Spaces	
Open Space	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Transit stations	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Alterations and additions to any existing development		

* See Definitions

ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R5							
SITE DESIGN and BUILDING ENVELOPE							
Lot size (sq. m.)	**Lot coverage (max.%)**	**Green-area coverage (%)**	***FAR**	**Height (max.)**	**Setbacks (m) (min.)**		
					Front	**Side**	**Rear**
>1200 - ≥1080	50	15	3.6	G + 7	3	5	6
<1080- ≥600	50	15	3.3	G + 6	3	3	5
<600 - ≥400	50	10	2.3	G + 4	3	3	3
<400 - ≥300	50	10	1.8	G + 3	3	2	3
<300 - ≥200	50	10	1.3	G + 2	3	1.5	2
For plots less than 300m2: Increase the rear/side setbacks to 3m instead of 2m or 1.5m, to provide natural lighting for habitable rooms Green-area coverage should not have any construction and must only have landscaping							
Site Dimension (min.) for new lots and lot subdivisions	At least one boundary of the lot shall have a minimum dimension of 20m. Proportion 1:1.5 (Min.)						
***Building Separation**	• 12m between front facing facades (applies when multiple buildings (dwellings) on the same site) • 8m (habitable window to habitable window) • 3m (non-habitable window/no window to non-habitable window/no window) • 4.5 (habitable window to non-habitable window/no window)						
Large lot variation	• G+9 site area >2500m^2 ***Explanatory note:*** An increase of two storeys in height (G+7+2) is allowed **where the development proposes the dedication of land for public benefit** such as open space at street level, public facilities and land acquisition. A proportion of the site shall be dedicated to the benefit of the public as public open space through the formation of an easement and therefore cannot be calculated as part of the site for the purposes of site coverage and FAR. The large lot variation only applies to land located inside D-Ring. All land outside of D-Ring is to comply with the maximum building height control						

BUILDING DESIGN	
Void to wall percentage (min)	• **50%** ***Explanatory note:*** The void to wall percentage control applies to all street facing facades.
Building wall articulation (max)	Any building wall greater than 8m in length should have a physical break in the facade ***Explanatory note:*** 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, balcony recesses, wall decorations can be used to visually reduce large wall lengths.

* See Definitions

Minimum Unit size	• Studio Apartments 75m2 • 1 bedroom 90m2 • 2 bedroom 125m2 • 3+ bedroom 150m2
Mix of Units	• Studio apartments maximum 15% • 1 bedroom apartments maximum 40% • 2 bedroom apartments minimum 30% • 3 bedroom+ apartments minimum 15%
Roof design	Utilities located on the roof of the building (water tanks, lift rooms and window cleaning apparatus) shall be setback 4m from the edge of all building walls, and shall be screened. Satellite dishes may be located within the 4m setbacks provided their height is less than the height of the parapets.
STREET EDGE DESIGN	
Ground Floor Design	• Ground floor level maximum of 1.5m above street level. • The pedestrian entry is to be visible from the street and must be accessible from the street without any impediment caused by car parking. • Where car parking occurs at ground floor level the parking shall be screened from the view of the street to enhance the character of the building within the street scene. • 50% (min) of the ground floor frontage is to have windows and other openings to the street. • Ground floor street facing facades must include articulation and create visual interest
FENCES/WALLS	
Front -Street (max) **Includes primary and secondary streets**	0m
Side and Rear (Max)	2.5m
OPEN SPACE DESIGN	
Private open space	Each dwelling or unit is to have an identifiable area of private and useable open space or balcony area for recreation, privacy, amenity and general wellbeing of the residents. Minimum private open space requirements are: o $10m^2$ for each 1-bedroom unit; o $12m^2$ for each 2-bedroom unit; o $15m^2$ for each unit with 3 or more bedrooms Where possible private open space should have direct access to internal living areas of each dwelling and be located to maximise solar access.

* See Definitions

Communal open space (Min)	• Communal open space shall be provided at the rate of 5m² per dwelling unit. • Communal open space can be provided externally or internally (or both). • Communal open space shall be provided with recreational facilities or features, for example barbecue area, children play area, landscape features, gym, pool etc.
Public open space (Requirement for Large Lot Variations only)	• 20% (min) ***Explanatory note:*** A minimum of 20% of the site area is to be dedicated as open space and that area of dedicated open space cannot be calculated as part of the site for the purposes of site coverage and FAR. Dedicated open space must be at street level and accessible from the street free of any impediment car parking, fencing etc. Any development not relying on the large lot variation is excluded from this regulation.
Landscape Area	Landscaping can either be soft or hard ground treatment such as paving stones, decking, or grass. The landscaped area can also contribute to the private open space requirement.
Frontage Treatment	Within the front setback the following shall be provided: o 50% of the frontage shall be landscaped and include at least 2(min.) trees at least 1.5m in height.
Roof top and podium	• Roof terraces are permissible • Roof terraces shall contain soft landscaping to soften the appearance of the top storey of the building. • Roof top terraces can be used for communal open space. ***Explanatory note:*** Roof Terrace development can include structures ancillary to the use of the roof as open space. Such structures include toilets, changing rooms and shade structures and shall not have a height greater than 2.4m.
Ancillary Retail	
Retail-Residential apartments and towers	Apartment blocks and towers with a site area of 1200m² may use 1% or 50m² (whichever is less) of building coverage for the use of ancillary retail activities **subject to the following requirements:** 1. Minimum 25 apartments 2. Minimum street width of 24m 3. Minimum 1km from the edge of a designated centre, commercial street or ferjan
CAR PARKING and ACCESS	
Parking Spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines
Height of basement above ground level (max)	• 1.5m (height above natural ground level) Protrusions shall be well integrated as part of the facade and/or screened by
Location and Design	• Car parking is not permitted within the front setback • All parking at ground floor level shall be screened from the public realm. • Vehicular access shall be limited to one cross over point and access should be from secondary streets where possible. • Car parking is not allowed in the public right of way.

* See Definitions

* See Definitions

R6

Residential (R6) – Residential Tower Zone

Zone Development Control and Design Regulations – Residential R6 (Tower Zone)

Purpose

The purpose of the Residential (R6) – High Density Residential Zone is to create high density residential neighbourhoods supported by district and town centers.

The desired future character of the Residential R6 zone is for large scale residential development set predominantly in the inner parts of Doha Municipality and Doha Municipality Town Centers. This zone shall be used to locate large populations near public transport and major road corridors as well as being within walking distance of shopping, entertainment and recreational developments. Development in this zone is predominantly designed for multi-unit housing typologies focused towards single, couple and small family units.

Development in this zone requires high levels of government or private intervention to ensure adequate provision of open space and mosques. The density anticipated for the Residential 6 Zone is 361+ persons per hectare.

The recommended building typologies for this zone are:

- **Block Apartment Building Development**
- **Row Apartment Building Development**

Objectives

Neighbourhood Objectives

- **Promote future residential development of the site that is compatible and compliments the character of surrounding residential areas.**
- **Improve the visual and environmental character of the locality.**
- **Prohibit non-residential activities.**
- **Plan and design neighbourhoods with residential densities of 300-360 persons per hectare.**
- **Promote building typologies that meet the desired future character of the zone.**
- **Increase housing choices available to the community within the zone.**
- **Ensure that the development meets the future target population densities for the area.**

Site Objectives

- **Ensure that site development does not over utilise the site and maintains adequate open space for private open space and landscape features that will enhance and beautify the neighbourhoods.**
- **Ensure that adequate site area and dimensions are available for the proposed building typology.**
- **Ensure that sites avoid excessive site utilization by maintaining a reasonable proportion of the site as landscaped area.**
- **Ensure adequate provision of open space for recreation and use by residents.**
- **Ensure adequate provision for car parking and access to the site.**

Building Design Objectives

- **Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality.**
- **Ensure that buildings are of a height, size, bulk generally in keeping with that of neighbouring properties.**
- **Ensure that the external appearance of the development is reflective of the desired future character of the area.**
- **Ensure that occupants within the development have access to sufficient amenities, including light and ventilation).**
- **Ensure that the development has appropriate regard to the street and the surrounding public domain.**
- **Promote high quality residential development that maintains adequate privacy and amenity to occupants.**
- **To allow increased heights on large sites where the provision of public open space is provided.**
- **Ensure that the massing of the building retains adequate separation to neighbouring developments.**
- **Building design that reinforces the urban character and clearly defines streets, street corners and public spaces**

* See Definitions

LAND USE ACTIVITY TABLE		
PERMITTED	**CONDITIONAL**	**PROHIBITED**
Residential Block Apartments	Any permitted development seeking variation under the small lot variation control. This does not apply to alterations and additions to existing small lots.	All development not listed as a permitted or a conditional activity.
Residential Row Apartment Development	Any permitted activity that does not comply with the permitted activity regulations	
All development permissible under R5 zones	Hotels/Hotels Apartments	
Daily Mosque	Private Community Facilities and Private Open Spaces	
Open Space	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Transit stations	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Alterations and additions to any existing development		

* See Definitions

ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R6							
SITE DESIGN and BUILDING ENVELOPE							
Lot size (sq. m.)	**Lot coverage (max.%)**	**Green-area coverage (%)**	***FAR**	**Height (max.)**	**Setbacks (m) (min.)**		
					Front	**Side**	**Rear**
>1800 - ≥1620	50	20	5.5	G + 10	3	6	6
<1620 - ≥1200	50	20	4.5	G + 8	3	4	6
<1200- ≥600	50	15	3.7	G + 7	3	3	5
<600 - ≥400	50	10	3.2	G + 6	3	3	3
<400 - ≥300	50	10	2.2	G + 4	3	2	3
<300 - ≥200	50	10	1.3	G + 2	3	1.5	2
For plots less than 300m2: Increase the rear/side setbacks to 3m instead of 2m or 1.5m, to provide natural lighting for habitable rooms Green-area coverage should not have any construction and must only have landscaping							
Site Dimension (min.) for new lots and lot subdivisions	At least one boundary of the lot shall have a minimum dimension of 20m. Proportion 1:1.5 (Min.)						
***Building Separation**	12m between front facing facades (applies when multiple buildings (dwellings) on the same site) 8m (habitable window to habitable window) 3m (non-habitable window/no window to non-habitable window/no window) 4.5 (habitable window to non-habitable window/no window)						
***Floor Area Ratio (FAR)**	***Explanatory note:*** Balconies and underground parking are not included within FAR						
Large lot variation	G+12 on a site area >4000m² ***Explanatory note:*** An increase of two storeys in height (G+10+2) is allowed where the development proposes the dedication of land for public benefit such as open space at street level, public facilities and land acquisition. A proportion of the site shall be dedicated to the benefit of the public as public open space through the formation of an easement and therefore cannot be calculated as part of the site for the purposes of site coverage and FAR. The large lot variation only applies to land located inside D-Ring. All land outside of D-Ring is to comply with the maximum building height control.						

BUILDING DESIGN	
Void to wall percentage (min)	**50%** ***Explanatory note:*** The void to wall percentage control applies to all street facing facades.

* See Definitions

Building wall articulation (max)	Any building wall greater than 8m in length should have a physical break in the facade ***Explanatory note:*** 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, balcony recesses, wall decorations can be used to visually reduce large wall lengths.
Minimum Unit size	Studio Apartments 75m^2 1 bedroom 90m^2 2 bedroom 125m^2 3+ bedroom 150m^2 ***Explanatory note:*** Minimum unit size excludes balconies, and underground parking.
Mix of Units	Studio apartments maximum 15% 1 bedroom apartments maximum 40% 2 bedroom apartments minimum 30% 3 bedroom+ apartments minimum 15%
Roof design	Utilities located on the roof of the building (water tanks, lift rooms and window cleaning apparatus) shall be setback 4m from the edge of all building walls, and shall be screened. Satellite dishes may be located within the 4m setbacks provided their height is less than the height of the parapets.
STREET EDGE DESIGN	
Ground Floor Design	Ground floor level maximum of 1.5m above street level. The pedestrian entry is to be visible from the street and must be accessible from the street without any impediment caused by car parking. Where car parking occurs at ground floor level the parking shall be screened from the view of the street to enhance the character of the building within the street scene. 50% (min) of the ground floor frontage is to have windows and other openings to the street. Ground floor street facing facades must include articulation and create visual interest
FENCES/WALLS	
Front -Street (max) **Includes primary and secondary streets**	0m
Side and Rear (Max)	2.5m
OPEN SPACE DESIGN	
Private open space	Each dwelling or unit is to have an identifiable area of private and useable open space or balcony area for recreation, privacy, amenity and general wellbeing of the residents. Minimum private open space requirements are: 10m^2 for each 1-bedroom unit; 12m^2 for each 2-bedroom unit; 15m^2 for each unit with 3 or more bedrooms Where possible private open space should have direct access to internal living areas of each dwelling and be located to maximise solar access.

* See Definitions

Communal open space (Min)	Communal open space shall be provided at the rate of 5m² per dwelling unit. Communal open space can be provided externally or internally (or both). Communal open space shall be provided with recreational facilities or features, for example barbecue area, children play area, landscape features, gym, pool etc.
Public open space (Requirement for Large Lot Variations)	30% (min) ***Explanatory note:*** A minimum of 30% of the site area is to be dedicated as open space and that area of dedicated open space cannot be calculated as part of the site for the purposes of site coverage and FAR. Dedicated open space must be at street level and accessible from the street free of any impediment car parking, fencing etc. Any development not relying on the large lot variation is excluded from this regulation.
Landscape Area	Landscaping can either be soft or hard ground treatment such as paving stones, decking, or grass. The landscaped area can also contribute to the private open space requirement.
Frontage Treatment	Within the front setback the following shall be provided: 50% of the frontage shall be landscaped and include at least 2(min) trees at least 1.5m in height.
Roof top and podium	Roof terraces are permissible Roof terraces shall contain soft landscaping to soften the appearance of the top storey of the building. Roof top terraces can be used for communal open space. ***Explanatory note:*** Roof Terrace development can include structures ancillary to the use of the roof as open space. Such structures include toilets, changing rooms and shade structures and shall not have a height greater than 2.4m.
Ancillary Retail	
Retail-Residential apartments and towers	Apartment blocks and towers with a site area of 1200m² may use 1% or 50m² (whichever is less) of building coverage for the use of ancillary retail activities subject to the following requirements: 1. Minimum 25 apartments 2. Minimum street width of 24m 3. Minimum 1km from the edge of a designated centre, commercial street or
CAR PARKING and ACCESS	
Parking Spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines
Height of basement above ground level (max)	1.5m (height above natural ground level) Protrusions shall be well integrated as part of the facade and/or screened by
Location and Design	Car parking is not permitted within the front setback All parking at ground floor level shall be screened from the public realm. Vehicular access shall be limited to one cross over point and access should be from secondary streets where possible. Car parking is not allowed in the public right of way.

* See Definitions