

R1

Residential 1 (R1) Low Density Residential Zone

Zone Development 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 detached house 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
- Detached Dwelling House
- Semi-Detached Dwelling House (max 2 dwellings)
- Courtyard House
- Low density Compound Villa

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 low density neighbourhoods with residential densities 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 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 regard to the street and the surrounding public domain.
- Promote high quality residential development that maintains adequate privacy and amenity to occupants

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LAND USE 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	Petrol service station	
Transit stations	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Residential Compound Retail	Serviced Villas	
	Private Community Facilities	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	

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ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R1 (Low Density)	
SITE DESIGN	
Lot Area (min)	<p>Detached dwellings, and Courtyard House: 600m²</p> <p>Palace Development: 3000m²</p> <p>Compound villas: 3000m²</p> <p>Semi Detached Dwelling Development (max 2 dwellings): 1100m²</p> <p>Sites less than 600m² can only be developed for the purposes of a dwelling house 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</p>
Site Dimension (min)	At least one boundary of the lot shall have a minimum dimension of 20m.
Newly created Lots and existing LOT subdivisions	Min Proportion 1:1.5
DENSITY	
Site Density (max)	1 dwelling per 600m ² of site area
BUILDING ENVELOPE	
Building Height (max)	<p>G+1+P :13m total building height including the parapet wall above the roof</p> <p>G+1+P (15m total building height without a dome/architectural features and 17m with architectural features for Palace Development)</p> <p>G (3.5m): (Ancillary buildings i.e. guard house, garage and servants quarters)</p> <p>G (4m): Majlis (Upto 5m height if Majlis is setback by 3m from all sides for plots exceeding 1200Sqm area)</p>
Building Coverage (max)	<p>60% (All buildings including ancillary buildings) Penthouse Level (P): 70% of the ground floor footprint of the primary building</p> <p>40% Building Coverage for Compounds and Compound villas (All Buildings)</p>

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Building Setbacks (min)	
- Front(Street Setback)	5m (0m for 50% of the length of the lot for Ancillary Buildings and courtyard dwellings)
- Side Setback	3m (1.5m for Facades with non- habitable windows or no windows) 0m: for a maximum of 50% of one side of the lot for Ancillary Buildings and courtyard dwellings 1.5m (Villa Compounds – Each Villa requires 1.5m clear access front to rear on one side) * Building separation rules below apply.
- Rear Setback	3m (0m: for a maximum of 50% of the rear LOT boundary for Ancillary Buildings and courtyard dwellings)
*Building Separation (min)	12m between front facing facades (applies to multiple buildings/dwellings on the same site) 6m (habitable window to habitable window) 4.5m (habitable window to non-habitable window/no window) 3m (non-habitable window/no window to non-habitable window/no window)
BUILDING DESIGN	
Building wall articulation (max)	Any building wall greater than 8m in length is required to have a physical break in the facade <i>Explanatory note:</i> 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.
Penthouse location	Outside walls of penthouse shall be setback at least 3m from the front and rear façades or windows on the sides
Mechanical Equipment	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 40% coverage for the Penthouse. These shall be set back from the parapet and shall not be visible from any road

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FENCES & WALLS	
Front Street (max)	<p>2.6m</p> <p>4.5m (pedestrian and vehicular entry portal)</p> <p>3.5m (Palace)</p>
- Street Wall Design Treatment	<p>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.</p>
Side and Rear(Max)	2.6m

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OPEN SPACE DESIGN	
Private open space (min)	<p>15% of site area consisting of either :-</p> <ul style="list-style-type: none"> ♣ A ground floor area of 25m² primarily situated at the side or rear of the dwelling having a minimum dimension of 5 metres and direct access from a living room, or ♣ A roof-top area of 25m² with a minimum width of 5 metres and convenient access from a living room. <p>25m² (per villa in compound developments)</p>
Communal open space (min)	5% of total site area (villa compound developments only)
Landscape Area (min)	<p>20% of site area</p> <p>Explanatory note: Landscaping can be either soft or hard ground treatment such as paving stones, decking, or grass.</p> <p>The landscaped area can also contribute to the private open space requirement.</p>
Ancillary Retail	
Compound Retail Residential Compounds”	- Residential Compounds with a total site area between 10,000m ² and 30,000m ² may use 1% or 100m ² (whichever is less) of building coverage allocation, and residential compounds with a total site area between 30,000 – 60,000 may use 1% or 200m ² (whichever is less) of the building coverage allocated under the above “Building Coverage” regulation for the use of ancillary compound retail activities. The resulting floor area allocation shall not exceed 200m ² in total in any case without formal planning approval.
Car parking	
Parking spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines