

R2

## 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
- Detached Dwelling
- Semi-Detached Dwelling House (max 2 dwellings)
- Courtyard House
- Compound Villa (minimum of 10 villas per development)
- Row Housing (minimum of 6 dwellings 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.
- Prohibit non-residential activities.
- 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.

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***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.

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<b>LAND USE TABLE</b>		
<b>PERMITTED</b>	<b>CONDITIONAL</b>	<b>PROHIBITED</b>
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 Stations	
Transit stations	Serviced Villas	
Residential Compound Retail	Private Community Facilities	
	Any permitted activity that includes single or multiple buildings that has a combined GFA exceeding 50,000m <sup>2</sup>	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	

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ZONE CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R2	
<b>SITE DESIGN</b>	
<b>Lot Area(min)</b>	<p>3000m<sup>2</sup> (Villa Compound Development)</p> <p>3000m<sup>2</sup> (Palace Development)</p> <p>400m<sup>2</sup> (Single Detached Dwelling or Courtyard Housing Development)</p> <p>600m<sup>2</sup> (Semi Detached Dwelling Development (max 2 dwellings))</p> <p>1500m<sup>2</sup> (Row Housing Development (Maximum of 6 dwellings per 1500m<sup>2</sup> site area))</p> <p>Sites less than 400 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 <b>Conditional Development</b></p>
<b>Site Dimension (min)</b>	At least one boundary of the lot shall have a minimum dimension of 20m
<b>Newly created Lots and existing LOT subdivisions</b>	Proportion 1:1.5 (Min) * The site design ratio is not required for new Villa Compounds or Palace developments.
<b>DENSITY</b>	
<b>Site Density</b>	<p>1 dwelling per 400m<sup>2</sup> of site area</p> <p>1 semi-detached dwelling per 300m<sup>2</sup> (Semi Detached dwellings)</p> <p>1 villa per 250m<sup>2</sup> (Row Housing and Compound Villa )</p>
<b>BUILDING ENVELOPE</b>	
<b>Building Height (Max)</b>	<p>G+1+P :12m total building height including the parapet wall above the roof (may be upto 13m if plot size exceeds 1000Sqm)</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 1000Sqm area)</p>

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<b>Building Coverage (max)</b>	50% (All buildings including ancillary buildings)  Penthouse Level (P): 70% of the ground floor footprint of the primary building
<b>Building Setbacks (min)</b>	
- <b>Front (Street Setback)</b>	5m for the primary frontage  3m for 50% of the length of the building where it faces a secondary street  0m for 50% of the length of the lot for Ancillary Buildings and courtyard dwellings  <b>Explanatory note:</b> The secondary street rule only applies where the site is on a corner or has dual street access.
- <b>Side Setback</b>	3m  (0m for a maximum of 50% of the length 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.
- <b>Rear Setback</b>	4m  3m only for 50% of the width of the building Facades with non-habitable windows or no windows)  0m: for a maximum of 50% of the rear boundary for Ancillary Buildings and courtyard dwellings)
<b>*Building Separation (min)</b>	12m between front facing facades (applies to multiple 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)

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BUILDING DESIGN	
<b>Building wall articulation (max)</b>	<p>Any building wall greater than 8m in length is required to have a physical break in the facade</p> <p><b>Explanatory note:</b> A physical break can occur in the vertical or horizontal planes. The physical break shall have sufficient depth to visually perceive a change in the façade treatment. Pattern/wall decorations can be used to visually reduce large wall lengths.</p>
<b>Penthouse location</b>	<p>Outside walls of penthouse shall be setback at least 3m from the front and rear façades or windows on the sides</p>
<b>Mechanical Equipment</b>	<p>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.</p> <p>Mechanical /Lift rooms, rooftop water tanks, mechanical and telecommunications equipment shall be included in the 30% coverage for the Penthouse. These shall be set back from the parapet and shall not be visible from any road</p>
FENCES/WALLS	
- <b>Front Street (max)</b>	<p>2.6m</p> <p>4.5m (pedestrian and vehicular entry portal)</p> <p>3.5m (Palace)</p>
- <b>Street Wall Design Treatment</b>	<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>
<b>Side and Rear (Max)</b>	<p>2.6m</p>
OPEN SPACE DESIGN	
<b>Private open space (min)</b>	<p>15% of site area consisting of either :</p> <ul style="list-style-type: none"> <li>- A ground floor area of 25m<sup>2</sup> min), 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</li> <li>- A roof-top area of 25m<sup>2</sup> with a minimum width of 5 metres and convenient access from a living room.</li> </ul> <p>25m<sup>2</sup> (per villa in compound developments)</p>



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<b>Communal open space (min)</b>	5% of total site area (villa compound developments only)
<b>Landscape Area (min)</b>	20% of site area  <b>Explanatory Note:</b> Landscaping can be either soft or hard ground treatment such as paving stones, decking, or grass, The landscaped area can also contribute to the private open space requirement.
<b>Ancillary Retail</b>	
<b>Compound Retail - Residential Compounds"</b>	Residential Compounds with a total site area between 10,000m <sup>2</sup> and 30,000m <sup>2</sup> may use 1% or 100m <sup>2</sup> (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 <sup>2</sup> (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 <sup>2</sup> in total in any case without formal planning approval.
<b>Car Parking</b>	
<b>Parking Spaces</b>	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines