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Low Impact Industrial Zone

Zone Development Control and Design Regulations – Low Impact Industrial Zone

Purpose

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

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

Objectives

Built Form and Site Amenities

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

Adverse Impacts

1. Adverse impacts (including the emission of fumes, odour, noise and release of other contaminants to the air, ground, and ground-waters), will be controlled to ensure the impacts of activities remain consistent with the purposes of the zone and are within the required minimum standards.
2. Traffic generation, access and vehicle manoeuvring will be controlled to mitigate adverse impacts from vehicle movements and to improve road safety operation.
3. The provision of site accessibility, road capacity and design standards, and connection to arterial roads from

local roads will be appropriate to the scale of the development and industrial activity.

4. All necessary environmental approvals and clearances must be obtained from the Ministry of Environment before a use can commence

Activities

1. Acceptable activities are those which reflect the range and scale of uses set out under the following “Low Impact Industries” Schedule. These are to ensure adverse impacts arising from those activities are constrained, and do not impact on nearby sensitive uses.
2. On site offices, and ancillary buildings will be limited to that required for the daily management, operation and maintenance of the industrial premises, canteens for food and refreshments, and ablution facilities for workers employed onsite.
3. On-site residential living within industrial premises is limited only to that necessary for the on-site management and security, to ensure the exposure of people to adverse impacts of proximity to industrial processes is limited
4. Permanent and temporary accommodation for workers in the form of purpose-built residential facilities may be permitted as conditional uses on suitable sites within or adjoining the Low Impact Industrial Zone and which comply with the site layout and amenity requirements of the MME’s Worker Accommodation Planning Regulation
5. On-site showrooms, retailing and ancillary uses are incidental to the main function of the premises, and will be strictly controlled to ensure Low Impact Industrial uses remain the predominant use of the zone.
6. Provision is made for small scale food outlets, local grocery stores and other services such as medical centers and public transit stations which cater for the day to day needs of workers within the zone precincts

SCHEDULE OF LOW IMPACT INDUSTRIES

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

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

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

- electronics, computers household appliances and small machinery repairs and servicing
- research and development activities
- telecommunications facilities
- production of daily use goods with a GFA less than 7,500m²
- furniture manufacture and assembly
- textiles and clothing manufacture
- personal and household appliances repair and servicing
- motor vehicle services and repairs (not including panel beating or spray painting)
- laundries and dry cleaners
- show rooms for the purposes of displaying products
- warehousing and storage

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

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LAND USE TABLE FOR THE LOW IMPACT INDUSTRIAL ZONE		
PERMITTED	CONDITIONAL	PROHIBITED
Low Impact Industrial use	Any permitted use that does not meet the land use regulations for permitted uses.	Any development not listed as Permitted or Conditional
Residential use for the purposes of security or day to day management of the Low Impact Industrial use on the site	Purpose-built permanent and temporary worker accommodation facilities (subject to compliance with the MME's Worker Accommodation Planning Regulations or the Small Scale Worker Accommodation Development Regulation)	
Retail use limited to the following: (i) yard based suppliers. (ii) trade suppliers. (iii) second hand goods outlets. (iv) food and beverage outlets (not exceeding 100m ² GFA in area, or within 400m of another approved food outlet). (v) Local grocery store (not exceeding 100m ² GFA in area, or with 400m of another approved grocery store). (vi) goods produced or processed or stored on the site (and ancillary products), up to 20% of the net floor area on the premises used to produce, process or store those goods, or 350m ² retail floorspace, whichever is the lesser.	Medical clinics	
Mosques	Emergency services	
Open Space	Medium Impact Industrial activity	
Vocational Schools	Petrol Service stations	
Transit stations	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	

LOW IMPACT INDUSTRIAL ZONE PERMITTED LAND USE REGULATIONS	
SITE AREA	
Minimum Site Area	1000m ² Food and beverage outlets will have a maximum area of 500m ²
BUILDING HEIGHT	
Maximum Building Height for all buildings	15m The maximum height of buildings adjoining a sensitive use or zone shall not exceed 10m
SITE COVERAGE	
Maximum coverage of all buildings	60%
Maximum GFA	7,500m ² The gross floor area of any low impact industrial use (accept warehousing or storage) must be less than 7,500m ² or the use falls into the medium impact category. Low Impact Development in excess of 7,500m ² will be considered as medium impact industrial unless any impacts associated with the increase in intensity can be proven beyond reasonable doubt to be mitigated or remedied through submission of impact assessments to the relevant authorities.
BUILDING SETBACKS (Min)	
Front setback	6m Guard houses up to 10sqm are permitted to be located within the 6m road boundary setback The minimum building setback from road boundaries for service station canopies shall be 3m
Side setback	0m On one side a setback shall be provided for access as necessary

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Rear Setback	0m
VISUAL AMENITY	
Location of Offices and Showrooms	Offices and showrooms shall be located at the front of buildings facing the road
Outdoor storage areas	Any outdoor storage area (including garbage bin storage areas and liquid waste storage tanks), shall be located at the side and rear of the building and shall be screened from the road or adjacent sites by a fence, wall or landscaping
Mechanical equipment	At grade water tank and mechanical equipment shall be located to the side or rear of the building. At rooftop water tank, mechanical and telecommunications equipment shall be screened subject and shall not be visible from any road.
Landscaping	10% of site area A landscaping strip with a minimum width of 2 metres shall be provided along all road frontages except across vehicle crossings and where a guard house is located in the road boundary setback. The landscaped area must contain a range of trees and other landscape species in accordance with a professional landscaping.
Fencing and walls (Max)	2.0m
Front	2.5m
Side and Rear	
Yard Sealing	All areas of the yard of the site except that portion occupied by landscaping shall be permanently sealed with an impervious surface and shall be suitably drained

PARKING AND LOADING	
Loading	<p>1 dedicated HGV loading bay per 500m² of gross floor area shall be provided on site and/or in accordance with the relevant agencies guidelines</p> <p>All Loading vehicles will enter and leave the site in a forward motion.</p>
Parking Spaces	<p>Parking shall be In accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines</p> <p>All employee and customer parking shall be provided on site</p>

