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Medium Impact Industrial Zone

Zone Development Control and Design Regulations – Medium Impact Industrial Zone

Purpose

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

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

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

Objectives

Built Form and Site Amenity

- 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.
- 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.
- Outdoor storage areas and loading/unloading areas must be contained within the site and be unobtrusive as seen from the street.
- 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

- 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.

- **Traffic generation, access and vehicle manoeuvring will be controlled to mitigate adverse impacts from vehicle movements and to improve road safety operation.**
- **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.**
- **All necessary environmental approvals and clearances must be obtained from the Ministry of Environment before a use can commence**

Activities

1. **Acceptable activities are those which reflect the range and scale of uses set out under the following “Medium Impact Industries” Schedule. These are to ensure adverse impacts arising from those activities are constrained, and do not impact on nearby sensitive uses.**
2. **On site offices and ancillary buildings will be limited to that required for the daily management, operation and maintenance of the industrial premises, canteens for food and refreshments, and ablution facilities for workers.**
3. **On-site residential living is limited only to that necessary for the on-site management and security, to ensure the exposure of people to adverse impacts of proximity to industrial processes is limited.**
4. **On-site showrooms, retailing and ancillary uses are incidental to the main function of the premises and will be strictly controlled to ensure medium impact industrial uses remain the predominant use of the zone.**
5. **Provision is made for small scale food outlets, local grocery stores and other services such as medical centers and public transit stations which cater for the day to day needs of workers within the zone precincts.**

SCHEDULE OF MEDIUM IMPACT INDUSTRIES

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

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

The manufacturing of materials into products, including:

- machinery, equipment and components
- food related products
- textiles
- leather
- sign-making
- wood products
- printing
- building materials
- pre-fabricated building materials
- production of daily use good with a GFA of greater than 7,500m²
- electrical equipment
- transport equipment
- motor vehicle repairs (including panel beating) and
- Pharmaceuticals

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

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LAND USE TABLE FOR THE MEDIUM IMPACT INDUSTRIAL ZONE

PERMITTED	CONDITIONAL	PROHIBITED
Medium Impact Industrial activity	Any permitted use that does not meet the land use regulations for permitted uses	Any development not listed as Permitted or Conditional
Low Impact Industrial activity (see definition of Low Impact Industrial activity)	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Residential activity shall only be for the purposes of security or day to day management of the Industrial activity on the site	Medical clinics catering and Emergency services	
Retail activity 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 with 400m of another approved food outlet). (v) Local grocery store (not exceeding 100m ² GFA in area, or with 400 m 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	Petrol Service stations	
Open Space		

Mosques	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Transit stations		

MEDIUM IMPACT INDUSTRIAL ZONE PERMITTED LAND USE REGULATIONS	
SITE AREA	
Minimum Site Area	<ul style="list-style-type: none"> • 2000m² • Food and beverage outlets will have a maximum area of 500m²
BUILDING HEIGHT	
Maximum Building Height for all buildings	<ul style="list-style-type: none"> • 15m • Note: maximum height of buildings adjoining a sensitive use/zone shall not exceed 10m
SITE COVERAGE	
Maximum building coverage of all buildings	<ul style="list-style-type: none"> • 60%
Gross Floor Area (Max)	<ul style="list-style-type: none"> • 20,000m² • Medium Impact Development in excess of 20,000m² will be considered as high impact unless any impacts associated with the increase in intensity can be proven beyond reasonable doubt to be mitigated or remedied through submission of impact assessments to the relevant authorities. • In addition to the industries listed in the preceding schedule of Medium Density Industries any low Impact Industrial Use that proposes a GFA greater than 7,500m² will be considered as Medium Impact unless any impacts associated with the increase in intensity can be proven beyond reasonable doubt to be mitigated or remedied through submission of impact assessments to the relevant authorities.
BUILDING SETBACKS (Min)	

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Front Setback	<ul style="list-style-type: none"> • 10m • Guard houses up to 10m² are permitted within the 10m road boundary setback • The minimum building setback from road boundaries for service station canopies is 3m
Side Setback	<ul style="list-style-type: none"> • 0m • On one side a setback shall be provided for access as necessary
Rear Setback	<ul style="list-style-type: none"> • 0m
VISUAL AMENITY	
Location of Offices and Showrooms	<ul style="list-style-type: none"> • Offices, and showrooms shall be located at the front of buildings facing the road
Outdoor storage areas	<ul style="list-style-type: none"> • 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	<ul style="list-style-type: none"> • At grade water tank and mechanical equipment shall be located to the side or rear of the building • Rooftop water tanks, mechanical and telecommunications equipment shall be screened and shall not be visible from any road.
Landscaping	<ul style="list-style-type: none"> • 10% of site area • A landscaping strip with a minimum width of 2 metres shall be provided along all road frontages except across vehicle crossings and where a guard house is located in the road boundary setback. • The landscaped area must contain a range of trees and other landscape species in accordance with a professional landscaping scheme.
Fencing and walls (Max)	<ul style="list-style-type: none"> • Front: 2.0m • Side and Rear: 2.5m
Yard Sealing	<ul style="list-style-type: none"> • 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	



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Loading	<ul style="list-style-type: none">• 1 dedicated HGV loading bay per 500m² of gross floor area shall be provided on site and/or in accordance with the relevant Ministry guidelines• All Loading vehicles will enter and leave the site in a forward motion.
Parking spaces	<ul style="list-style-type: none">• Parking shall be in accordance with the requirements of the Car Parking Regulations. and/or in accordance with the relevant Ministry guidelines• All employee and customer parking shall be provided on site

