

LFR

## Large Format Retail Zone

Zone Development Control and Design Regulations – Large Format Retail Zone

### Purpose

The purpose of the Large Format Retail Zone is to provide specific locations for large format retail showrooms and outdoor display areas for the storage, display and sale of bulky goods such as carpets, furniture, white goods, mattresses, motor vehicles, boats and sporting goods. Included are larger uses not typically found in normal retailing centers such as landscape and garden supplies and hardware stores. Large Format Retail zones contain for the most part land that is already developed and operated for Bulky Goods, and are located adjacent major arterial roads.

Car Showrooms are included within this zone as a bulky good land use appropriate for this zone, but are subject to additional regulations and guidance to acknowledge the particular display and use of this type of development.

The Large Format Retail zone provides for a pattern of development that is not supported by the QNDF. However in a few very limited cases – Salwa Road, Al Matar Road and Barwa Commercial Avenue, existing large format linear retail development was not zoned out to acknowledge the history, scale and extent of such development in these locations. The Large Format Retail zone formalizes the use in these locations and provides regulations to manage activities and development so as to avoid inappropriate development, enhance amenity within the zone and protect the amenity of adjoining zones. Given the large investment in these locations the Large Format Retail zone also provides certainty for existing and future investment.

### Objectives

#### *Built form*

- High quality design of the retail showroom uses so they are functional, attractive and consistent with the desired character of the area and complementary to surrounding areas, and to provide attractive gateways to Doha.
- Sufficient site area is provided to accommodate the bulky good premises, showrooms and outdoor display areas, as well as safe vehicle access and adequate parking.
- Reinforce the importance of active frontages between public and private places and create quality pedestrian experiences.
- Accessibility by all transport modes is maximized.
- 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**

- **Buffers to adjoining land uses and zones are provided in the form of landscaping, attractive fencing, built form or other similar means between any car parking and service areas, outdoor display and storage areas, or any other visually unattractive areas**
- **Activities**
- **Ensure only large format bulky goods retail activities are established within the zone to avoid competition with mixed use centres.**
- **Ensure that uses ancillary to the main permitted uses are provided for.**

**LAND USE ACTIVITY TABLE FOR THE LARGE FORMAT RETAIL ZONE**

PERMITTED	CONDITIONAL	PROHIBITED
Large Format Retail and Large Format Retail Showrooms	Any permitted activity that does not meet the standards for permitted activities.	Any development not listed as Permitted or Conditional
Offices	Petrol Service Stations	Large Format Retail, showrooms, offices on tenancies less than 350m <sup>2</sup>
Restaurants, cafes and food & beverage outlets	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Residential (Shoptop Housing Typology)	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Mosques		
Health and fitness centre		
Transit Stations		
Car Showrooms (see also specific regulations within the guidance)		

<b>LARGE FORMAT RETAIL PERMITTED LAND USE REGULATIONS</b>	
<b>RESIDENTIAL UNITS</b>	
<b>Location</b>	Shall not be located at ground level.
<b>SITE AREA</b>	
<b>Minimum Site Area</b>	1000m <sup>2</sup>
<b>MINIMUM AREA OF A GROUND FLOOR TENANCY</b>	
<b>Minimum area of a tenancy on the ground floor</b>	350m <sup>2</sup>
<b>BUILDING HEIGHT</b>	
<b>Maximum Number of Floors</b>	G+2
<b>Maximum Building Height</b>	12m (except car showrooms) Ancillary buildings: Ground floor only
<b>SITE COVERAGE</b>	
<b>Maximum building coverage of all buildings</b>	70% 40% (Type 1 and 2 car showrooms)- see detailed regulations 35% (Type 3 car showrooms)- see detailed regulations
<b>BUILDING SETBACKS (Min)</b>	
<b>Front setback</b>	8m 22m (Type 1, 2 and 3 car showrooms) see separate regulations
<b>Side setback</b>	0m 8m (Type 1, 2 and 3 car showrooms)- see separate regulations
<b>Rear (also includes secondary road) setback</b>	5m 8m (Type 1, 2 and 3 car showrooms)- see separate regulations

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<b>VISUAL AMENITY</b>	
<b>Location of Offices and Showrooms</b>	Offices and showrooms shall be located at the front of buildings facing the road
<b>Outside Storage Areas</b>	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
<b>Mechanical equipment</b>	<p>At grade water tank and mechanical equipment shall be located to the side or rear of the building.</p> <p>Rooftop water tanks, mechanical and telecommunications equipment shall be screened by a parapet maximum 2.5m in height and shall not be visible from any road.</p> <p>Air Conditioning units shall not be on a front façade.</p> <p>All extraction flues and air conditioning extraction ducts must be positioned in a way that is not directly towards a neighbouring property or habitable dwelling.</p>
<b>Fences and walls</b>	No fence or wall shall be located in the front of the building
<b>Front (max)</b>	0m
<b>Side and Rear (Max)</b>	2.5m
<b>BUILDING DESIGN</b>	
<b>Building wall articulation (max)</b>	No building wall shall be more than 12m in length without a Physical Break in the facade
<b>Ground floor design</b>	<p>Align ground floor level with the corresponding level of the street</p> <p>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.</p> <p>50%(min) of the ground floor frontage is to have windows and door openings to the street</p>
<b>Minimum frontage length of building</b>	25m
<b>PARKING and LOADING DESIGN</b>	
<b>Loading</b>	All vehicle loading areas must be located at the rear of the site and/or in accordance with the relevant Ministry guidelines
<b>Parking Spaces</b>	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines