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Green Belt Zone

Zone Development Control and Design Regulations – Green Belt Zone

Purpose

The purpose of the Greenbelt Zone is to control unrestricted sprawl of urban areas by providing a buffer area of rural land between the utility corridor and the urban growth boundary for Metropolitan Doha. Urban development ceases at the Greenbelt and a clear and immediate physical and visual change is created from built-up areas of towns and cities to the natural desert beyond.

Urban uses are prohibited in the Greenbelt Zone. The Greenbelt Zone shall be used for agriculture expansion, open space, low impact recreational and environmental activities and National Significant Projects. In some cases, temporary residential accommodation for workers in the form of purpose-built residential facilities may be considered appropriate on suitable sites depending on a range of factors such as their size, their impact on surrounding land uses, accessibility and infrastructure servicing.

Projects under the National Food Security program and a wide range of rural uses including cropping, intensive horticulture, animal husbandry, intensive livestock operations, animal keeping, and other primary production activities can be undertaken within the Greenbelt Zone.

Objectives

Adverse Impacts

- Impacts of permitted rural activities such as noise, visual amenity or odor from these uses will be avoided, remedied or mitigated on the adjoining Urban Land and Environmentally Sensitive Areas with regulations.
- Significant natural features, landscape amenities and natural resources must be protected from adverse impacts arising from rural developments, through appropriate land management measures
- Development for intensive livestock operations (camel, beef, sheep, goats and poultry) production must be undertaken on sites large enough to buffer adjoining land uses from odour emissions within the boundaries of the farm property.
- The management and disposal of solid and liquid wastes generated on farms and primary industry processing premises must be appropriate to the nature and scale of the use and the potential adverse impact on adjoining properties

Activities

- Permitted land uses include rural activities, those associated with the achievement of the National Food Security program, and National Significant Projects
- Some uses that have a need to be isolated from other sensitive uses may be appropriate provided they are suitably buffered. Such uses also serve to strengthen the Greenbelt by providing an alternative economic land use to urban encroachment
- The establishment of passive recreation and small-scale tourism facilities in suitable locations is permitted only where they do not compromise the intent of the zone, and in a manner that minimizes land use conflicts.
- The scale and appearance of buildings associated with permitted uses within the Greenbelt Zone must be

in keeping with the primary purpose and the overall landscape character of the zone

- **Urban development is limited to ancillary activities for permitted uses to ensure that the Greenbelt is not compromised.**
- **Temporary accommodation for workers in the form of purpose-built residential facilities may be permitted as conditional uses on suitable sites and which comply with the site layout and amenity requirements of the MME's Worker Accommodation Planning Regulations**

LAND USE TABLE FOR THE GREENBELT ZONE

PERMITTED	CONDITIONAL	PROHIBITED
Approved Projects of National Significance	Any permitted use that does not meet the land use regulations for permitted uses.	Any development not listed as Permitted or Conditional
Any rural activity	Small scale tourist facilities	
Residential use ancillary to a rural activity	Purpose-built temporary worker accommodation facilities (subject to compliance with the MME's Worker Accommodation Planning Regulations)	
Graveyard	Quarrying	
Mosques	Wildlife Sanctuary	
Passive Recreation	National Food Security research and development facilities and installations (including solar and wind farms)	
Open Space	Petrol service stations	
Free Camping	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Transit stations	Any permitted development within 1km of the shoreline (except Doha Municipality)	

GREENBELT ZONE PERMITTED LAND USE REGULATIONS	
1. RESIDENTIAL UNITS	
The maximum number of family residential units per site	<ul style="list-style-type: none"> 1 residential unit / farm
Farm Workers Accommodation provided they are to be constructed on a farming unit to provide accommodation for persons employed on that farm	<ul style="list-style-type: none"> 10m² / farm worker to a maximum of 1000m²/farm
2. SITE AREA	
Minimum Site Area	<ul style="list-style-type: none"> 10ha Mosques - there shall be no minimum site area
3. BUILDING HEIGHT	
Maximum Building Height for all buildings	<ul style="list-style-type: none"> 15m 7m for Ezba plots
4. FENCE/WALL HEIGHT	
Maximum height of all fences/walls	<ul style="list-style-type: none"> 3m
5. SITE COVERAGE	
Maximum building coverage of all buildings	<ul style="list-style-type: none"> 15% 35% for Ezba plots Glasshouses are excluded from site coverage
6. BUILDING SETBACKS	
Minimum boundary setback	<ul style="list-style-type: none"> 10m

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<p>(excluding livestock operations)</p>	<ul style="list-style-type: none"> • 0m setback for a maximum of 60% of the total length of the plot boundary for Ezba plots • 200m for a residential unit (including farm workers' accommodation) from a building on an adjoining site or part of an adjoining site used for intensive livestock operations • 30m for all farm workers' accommodation and farm ancillary buildings (excluding those used for intensive livestock operations) where the site adjoins the following zones: <ul style="list-style-type: none"> ○ All residential zones ○ All Mixed Use zones ○ Community Facilities Zone ○ Open Space and Recreation Zone ○ Sport Zone ○ Environmental Conservation Zone
<p>Minimum boundary setback for intensive livestock operations</p>	<p>No building, or part of a site used for intensive livestock operations shall be located within:</p> <ul style="list-style-type: none"> • 60m of any site boundary • 200m of any residential unit (including farm workers accommodation) • 200m of any site boundary where the site adjoins the following zones: <ul style="list-style-type: none"> • All residential zones • All Mixed Use zones • Community Facilities Zone • Open Space and Recreation Zone • Sport Zone • Environmental Conservation Zone <p>600m for any building, or part of a site used for poultry where the site adjoins the following zones:</p> <ul style="list-style-type: none"> • All residential zones • All Mixed Use zones • Community Facilities Zone • Open Space and Recreation Zone • Sport Zone • Environmental Conservation Zone
<p>7. PARKING</p>	
<p>Parking spaces</p>	<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



