

T

Tourism Zone

Zone Development Control and Design Regulations – Tourism Zone

Purpose

The Tourism Zone provides sites for short-term accommodation with a tourist resort atmosphere in tourist orientated areas supported by community uses and large scale facilities such as cultural facilities, entertainment venues and sports venues, open spaces and parks, small-scale services and facilities. The Tourism Zone includes areas such as Sealine Beach Resort, the hotel precinct that currently includes the Ritz Carlton and Grand Hyatt and the Al Gasser Exhibition and hotels in the vicinity.

The Tourism Zone provides for recreational, commercial, conference and meetings venues, residential, visitor accommodation including hotels and resorts, visitor activities and support facilities and services. The zone is characterized by large sites, with large buildings and will be subject to high levels of traffic generation, particularly on weekends and weekday evenings.

Objectives

Amenity

1. Preserve the amenity values and the environmental quality of the surrounding areas including residential areas.
2. Ensure development is of high quality design in terms of external appearance and visual setting, building orientation, scale, bulk, choice of external materials, siting and landscaping.
3. The scale and appearance of buildings associated with permitted uses within the Tourism Zone must be in keeping with the primary purpose and the overall landscape character of the zone.
4. Car parking areas, service areas and areas for the storage of goods or materials shall be sited and suitably screened with fencing or landscaping.

Adverse Impacts

5. Sufficient provision is made for vehicular access, maneuvering and loading of service vehicles to avoid adverse impacts on pedestrian and vehicle safety, the road network and the amenity of surrounding areas.
6. Suitable setbacks and other mitigation measures are provided to avoid or mitigate adverse impacts such as noise, glare, hours of operation, traffic generation on surrounding areas.
7. The establishment of large scale tourism facilities is permitted only where they do not compromise the intent of the zone, and in a manner that minimizes land use conflicts with adjoining zones and land uses.

Zone Development Control and Design Regulations – Tourism Zone

LAND USE ACTIVITY TABLE FOR THE TOURISM ZONE

| PERMITTED | CONDITIONAL | PROHIBITED |
|--|--|--|
| Hotels, Chalets and Tourist Resorts | Any permitted activity that does not meet the standards for permitted activities. | Any development not listed as Permitted or Conditional |
| Restaurants | Amusement Parks | |
| Museums | Golf Courses | |
| Art Galleries | Large scale sports complexes | |
| Commercial Recreation | Large scale leisure, entertainment and exhibition facilities | |
| Mosques | Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm | |
| Ancillary residential accommodation for staff employed for the operation of the Hotel on the site. | Any permitted development within 1km of the shoreline (except Doha Municipality) | |
| Open Space | | |
| Convention Centre | | |
| Leisure and entertainment centre | | |
| Passive Recreation | | |
| Transit stations | | |

| TOURISM ZONE PERMITTED LAND USE REGULATIONS | |
|---|---|
| SITE AREA | |
| Minimum Site Area | 5000m ² |
| BUILDING HEIGHT | |
| Maximum Building Height for all buildings | G+3 (14m) |
| SITE COVERAGE | |
| Maximum building coverage of all buildings | 40% |
| Maximum Floor Area Ratio | 1.6 maximum |
| BUILDING SETBACKS (Min) | |
| Front setback | 10m • Security houses up to 10m ² are permitted to be located within the 10m road boundary setback |
| Side setback | 6m |
| Rear Setback | 6m |
| VISUAL AMENITY AND BUILDING DESIGN | |
| Building wall articulation (max) | Any building wall greater than 8m in length shall have a Physical Break in the facade |
| 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 | <ul style="list-style-type: none"> At grade water tank and mechanical equipment shall be located to the side or rear of |

Zone Development Control and Design Regulations – Tourism Zone

| | |
|--------------------------------|--|
| | <p>the building.</p> <ul style="list-style-type: none"> • 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. • Air Conditioning units shall not be on a front facade. • 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. |
| Landscaping Area (min) | <p>20% of site area</p> <p>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.</p> <p>The landscaping strip must contain a range of trees and other landscape species in accordance with a profession landscaping scheme :</p> |
| Fencing and walls (max) | |
| Front (street) | 2.0m |
| Side and rear | 2.5m |
| PARKING AND LOADING | |
| Loading | 1 dedicated loading area shall be provided and/or in accordance with the relevant Ministry guidelines |
| Parking Spaces | <p>Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines</p> <p>All employee and customer parking shall be provided on site</p> <p>Parking shall be screened from adjoining roads or adjoining sites, by landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.0m along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing.</p> |

