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Special Use Zone

Zone Development Control and Design Regulations – Special Use Zone

Purpose

The Special Use Zone applies to sites that include land uses that are owned or operated by government, semi-government, statutory authority, government owned corporation, or private organizations in direct relation to:

- Defense establishments
- Prisons
- Border security sites and installations
- Police Stations
- Internal security sites and facilities
- Nationally Significant Projects approved under the Qatar National Development Framework

Objectives

Amenity

- The regulations will seek to ensure that the siting and operation of the facilities located within the zone avoids significant adverse impacts on the environment while also ensuring that they are not compromised by activities that may interfere with their siting or operational requirements
- A buffer will be identified and provided around the activity to ensure the mitigation of adverse effects on adjoining sensitive land uses.

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LAND USE ACTIVITY TABLE FOR THE SPECIAL USE ZONE		
PERMITTED	CONDITIONAL	PROHIBITED
Any activity that is in accordance with the operational requirements of the authority responsible for the land that is zoned Special Use.	No person may, without the prior written consent of that authority responsible for the land, do anything in relation to the land that would prevent or hinder a public work or project or work to which the zoning relates, including— <ul style="list-style-type: none"> i. undertaking any use of the land; and ii. subdividing the land; and iii. changing the character, intensity, or scale of the use of the land 	Any development not listed as Permitted or Conditional
Daily Mosques	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 50,000sqm	
Open Space		
Transit stations		



SPECIAL USE ZONE PERMITTED LAND USE REGULATIONS

DEVELOPMENT PLAN APPROVAL

The authority responsible for the land and proposed public work shall submit to the Ministry of Municipality and Urban Planning a Development Plan that shall contain the following:

1. the purpose of the public use of the site;
2. the height, shape, and bulk of the public work, project, or work;
3. the location on the site of the public work, project or work;
4. the likely finished contour of the site;
5. the vehicular access, circulation, and the provision for parking;
6. the landscaping proposed;
7. All other matters undertaken to avoid, remedy, or mitigate any adverse impacts on the surrounding environment.