

T&U

## Transportation and Utilities Zone

Zone Development Control and Design Regulations – Transportation and Utilities Zone

### Purpose

The Transportation and Utility Zone caters for sites and regulations concerning transportation and utility services and infrastructure. This is to ensure the effective development and provision of an integrated transport system of public transport services, and the provision and operation of essential utility services required for successful urban growth management. Uses within this zone include sea ports and airports, railway stations, railway depots, park and ride stations, public car parks and parking buildings, public transport networks, bus and taxi depots, and national and local infrastructure collection and distribution networks and treatment plants (including water, sewer, storm water, treated sewage effluent, electricity and telecommunications).

All roads, railway lines including their associated permanent infrastructure such as railway stations and the Utilities Corridors (as identified in the QNDF National Spatial Strategy and the MSDP Spatial Strategy for each Municipality), are deemed to be included in the Transportation and Utility Zone where they are not specifically identified on the zoning maps.

All development proposals must comply with the most up to date environmental and Ministry guidance for the transport or utility provider

### Objectives

#### Amenity

1. Ensure the siting and operation of transportation and utility services and infrastructure avoid 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.
2. Utility and infrastructure services are provided and operated to ensure public safety and security, and to avoid or mitigate adverse impacts on the environment.

#### Use

1. The major economic benefits of transport and utility infrastructure is recognized and utilized in facilitating economic growth and employment, and in supporting the centers hierarchy.
2. Transport infrastructure is developed to maximize integration of road, rail, public transit and transport nodes, in order to achieve effective and accessible connections between key destinations, and to ensure safety and the efficient movement of people, goods and freight throughout the country and within municipalities.
3. Sea ports and airports provide facilities for:
  - (i) arrival and departure of ships or aircraft ;
  - (ii) assembly and dispersal of passengers and goods to/ from ships or aircraft;
  - (iii) Housing, servicing, repair and maintenance of ships or aircraft.
  - (iv) ancillary activities serving the needs of workers, passengers and visitors to a sea port or airport (including offices, shopping, food and drink outlets and tourism services)
4. Railways and public transit services are provided with facilities and associated services that support the effective functioning and delivery of public transport services (including offices, shopping, food and drink

outlets and tourism services).

5. Reticulated utility services and infrastructure for urban development are appropriately located in relation to providing timely, cost effective and efficient levels of services while also ensuring adjoining land uses are not detrimentally impacted on.
6. Utility and infrastructure premises and activities must be adequately serviced by water, wastewater, energy, lighting, refuse disposal and collection, fire-fighting and civil defence services, and other support infrastructure services.

#### LAND USE TABLE FOR THE TRANSPORTATION AND UTILITIES ZONE

| PERMITTED   | CONDITIONAL  | PROHIBITED   |
|---|--|--|
| Transportation and Utilities activity and facilities (see definition)   | Any permitted activity that does not meet the standards for permitted activities                               | Any development not listed as Permitted or Conditional |
| Offices and ancillary buildings required for the day to day management, operation and maintenance of the transport or utility infrastructure service.                   | Petrol service stations  |  |
| Retail kiosks, restaurants and cafes located within any railway station, park and ride facility or public transit station (not exceeding 100m <sup>2</sup> GFA in area) | Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm |  |
| Open Space  | Any permitted development within 1km of the shoreline (except Doha Municipality)                               |  |
| Mosques   | Telecommunications Towers above 30m  |  |

| TRANSPORTATION AND UTILITIES ZONE PERMITTED LAND USE REGULATIONS |  |
|--|--|
| <b>BUILDING HEIGHT</b>   |  |
| <b>Maximum Building Height for all buildings</b>                 | 18m<br><br>Telecommunication towers: the maximum height is 30m where the site is located adjacent to any Residential Zone  |
| <b>SITE AREA AND COVERAGE</b>                                    |  |
| <b>Maximum building coverage of all buildings</b>                | 60%  |
| <b>BUILDING SETBACKS (Min)</b>                                   |  |
| <b>Front setback</b>   | 5m<br><br><ul style="list-style-type: none"> <li>Guard houses up to 10m<sup>2</sup> are permitted to be located within the 5m road boundary setback</li> </ul>   |
| <b>Side setback</b>  | 5m   |
| <b>Rear setback</b>  | 5m   |
| <b>VISUAL AMENITY</b>  |  |
| <b>Outdoor storage</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 site by a fence, wall or landscaping.   |
| <b>Mechanical equipment</b>                                      | <ul style="list-style-type: none"> <li>At grade water tank and mechanical equipment shall be located to the side or rear of the building.</li> <li>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.</li> <li>Air Conditioning units shall not be on a front façade.</li> <li>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.</li> </ul> |

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|   |  |
|---|--|
| <b>Fencing and walls (max)</b>  |  |
| <b>Front (street)</b>   | 2.0m   |
| <b>Side and Rear</b>  | 2.5  |
| <b>Landscape Area (Min)</b>   | <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 landscaped areas must contain a range of trees and other landscape species in accordance with a professional landscaping scheme.</p>  |
| <b>Yard Sealing</b>   | All yard areas on a site except that portion occupied by landscaping shall be permanently sealed with an impervious surface and shall be suitably drained  |
| <b>Building wall articulation (max)</b>   | Any building wall greater than 8m in length shall have a Physical Break in the facade  |
| <b>Telecommunication towers</b>   | <p>All telecommunications broadcasting and receiving antennas, and towers must be located at least 30m from any Residential dwelling, and must not be oriented directly towards any habitable residential room.</p> <p>All telecommunications base stations and towers adjacent to Mixed Use, Open Space and Environmental Conservation Zones shall be designed to incorporate architectural screening or shrouding elements that reduce the visual impact of the tower.</p> |
| <b>PARKING AND LOADING</b>  |  |
| Parking and loading shall be in accordance with a Transport Assessment unless otherwise provided for within the Car Parking Regulations |  |