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Community Facilities Zone

Zone Development Control and Design Regulations – Community Facilities Zone

Purpose

The purpose of the Community Facilities Zone is to provide development standards for community related activities and facilities whether under public or private ownership. These may include the provision of municipal services, emergency services, government installations, places of worship, healthcare facilities, education and childcare facilities, and facilities of an artistic, social or cultural nature such as museums, theatres, social welfare facilities, youth centers and others. Examples of the community facilities considered appropriate for this zone, are identified in the Schedule below. The type of community facility will be denoted with a symbol within the zone.

Community Facilities Zones are generally located within centers, in accordance with the centers hierarchy. The scale and level of facilities being provided is determined by the catchment area and population served. Convenience and ease of accessibility for residents is a high priority, and the co-location of and shared use of such facilities is encouraged.

The priority is to provide adequate spatial distribution of community facilities to communities, based on the requirements of the community facility providers and the planning guidelines for the provision of each community facility. The regulations do not set a particular standard of design for buildings. Most community facilities will be sponsored by the Government and as such must conform to the Government's own standards which generally result in a high quality of design.

Existing community facilities outside of centers will generally be zoned within the Community Facilities Zone, so as to formalize their zoning status, protect the use from incompatible activities on adjoining sites, and to allow for appropriate intensification. The Community Facilities zone will also be used to identify and protect vacant sites considered suitable for future community facility purposes, particularly in new emerging neighbourhoods.

The permitted standards for the Community Facilities zone may be varied where specifically identified in the Centers Plans. As Centers are of a higher density some intensification of use with Community Facilities zones within centers may be required to maintain consistency of character and reduce land take and acquisition costs. Sites where standards will be varied will be specifically identified, and the variations will be set out with the Center Plan.

Development for any community facility shall seek the approval of the concerned agency prior to submission of a Development Application

Development within the Community Facilities Zone shall comply with The Community Facilities Standards and guidelines.

Objectives

Amenity

- The regulations will seek a high standard of urban design and ensure that the siting and operation of community facilities avoids significant adverse impacts on the surrounding residential areas from traffic, parking, noise or loss of privacy, while also ensuring that they are not compromised by activities that may interfere with their siting or operational requirements.
- The use shall generally be consistent with the character, scale, built form, and streetscape of the surrounding neighborhood.
- Any potential adverse impacts on adjoining land uses such as traffic, on-street parking, glare, light, noise, hours of operation, safety and amenity shall be minimized and mitigated through suitable site selection, buffering, landscaping, innovative design and construction, and efficient operation

Use Sharing

- Community Facilities can serve as multipurpose facilities to help provide for community needs and making more efficient use of facilities by sharing their open space, sport and parking facilities.
- Co-location with other community facilities shall be followed to allow more convenient access by the community to a range of services and facilities within multi-functional service nodes, and to achieve more efficient use of land and buildings.

Evolution of Use

- Recognize the changing nature of major community facilities and minor institutions as these facilities evolve from providers of specific community services to a wider range of functions.
- Recognize the opportunity to adapt and re-use surplus schools, mosques and other institutional properties by permitting their transition over time to other uses compatible with adjacent properties.

SCHEDULE OF COMMUNITY FACILITIES

General: Community facilities are sites and buildings used for education, health, arts and culture, places of worship, recreation, emergency services, and for other community services as defined by the Minister. The term includes ancillary buildings required for community facility operation, security and maintenance.

The following land uses are examples of community facilities. The allocation of community facilities is determined by the centre hierarchy and 'Community Facilities Standards and Guidelines'.

Community Facilities (Arts and Culture) [AC]	<ul style="list-style-type: none"> ▪ Museums and Theatres ▪ Visual, musical, dramatic arts Studios ▪ Convention, Trade Exhibition and Cultural Centers ▪ Historic and Cultural Villages ▪ Libraries
Community Facilities (Cemetery) [C]	<ul style="list-style-type: none"> ▪ Cemeteries
Community Facilities (Community Amenities and Social Services) [CA]	<ul style="list-style-type: none"> ▪ Community and Social Services Centers ▪ Public Information and Tourist Offices ▪ Clubs and Special Interest Societies ▪ Community Halls and Public Gathering places ▪ Youth Halls ▪ Child Care and Aged Care facilities
Community Facilities (Religious Facilities) [RF]	<ul style="list-style-type: none"> ▪ Religious facilities
Community Facilities (Education) [E]	<ul style="list-style-type: none"> ▪ Public and private educational establishments, including: <ul style="list-style-type: none"> ○ Kindergartens and Pre-Schools ○ Primary and High Schools ○ Tertiary Institutions ▪ Education staff on-site accommodation and ancillary buildings
Community Facilities (Government Offices) [G]	<ul style="list-style-type: none"> ▪ Government Departments and Service Centers ▪ Municipality Offices and Service Centres



Zone Development Control and Design Regulations – Community Facilities Zone

	<ul style="list-style-type: none"> ▪ Post Offices ▪ Mol Offices and Service Centers ▪ Vehicle Inspection Centers
Community Facilities (Health Care Facilities) [HC]	<ul style="list-style-type: none"> ▪ Hospitals, Public Health Centers and Medical Clinics ▪ Community care and special residential accommodation ▪ Medical staff on-site accommodation and ancillary buildings
Community Facilities (Emergency Services) [ES]	<ul style="list-style-type: none"> ▪ Fire stations and related operational facilities ▪ Ambulance stations and related operational facilities ▪ Emergency services parking stations for mobile services ▪ Emergency call centers and coordination offices.

LAND USE TABLE

PERMITTED	CONDITIONAL	PROHIBITED
Arts and Cultural Facilities	Any permitted activity that does not meet the standards for permitted activities.	Any development not listed as Permitted or Conditional
Cemeteries	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Community Amenities and Social Services		
Mosques and all Religious facilities		
Educational Facilities		

Zone Development Control and Design Regulations – Community Facilities Zone

Government Offices		
Health Care Facilities		
Emergency services		
Residential and caretaker accommodation ancillary to permitted activities		
Temporary activities (ancillary to permitted landuses)		

COMMUNITY FACILITIES ZONE PERMITTED LAND USE REGULATIONS

Note: Any development in the Community Facilities Zone must also comply with the relevant service provider standards.

BUILDING HEIGHT

Maximum Building Height	14m, except for minarets which have no limit
Maximum building height of ancillary residential building	G+1+P

SITE COVERAGE

Building Coverage (Max)	50%
Maximum total ground floor area of ancillary residential building/site	200m ²

BUILDING SETBACK

From any Residential zone	All boundaries: 6m
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Zone Development Control and Design Regulations – Community Facilities Zone

From any other zones	All Boundaries: 4m
BUILDING WALL ARTICULATION	
Building wall articulation (max)	<p>Any building wall greater than 8m in length is required to have a physical break in the facade</p> <p>Explanatory note:</p> <p>A physical break can occur in either the vertical or horizontal planes. The physical break shall have a sufficient depth to perceive visually a change in the façade treatment. The use of patterns, wall decorations can be used to visually reduce large wall lengths.</p>
LANDSCAPING	
Landscaped Area	<ul style="list-style-type: none"> The road frontage shall be landscaped to a depth of minimum 2m for the entire length of the road frontage apart from access ways. Landscaping shall be maintained.
FENCING AND WALLS	
Height (Max)	2.0m
Material	<ul style="list-style-type: none"> The rear and side boundary walls shall be solid. If the front boundary wall is constructed of a solid concrete/brick or rendered material it shall incorporate an artistic Islamic/Arabic design or pattern to create visual interest and character. No chain link or wire mesh fencing is permitted on the front boundary. The fence shall be constructed of rendered brick or concrete, vertical or horizontal wooden rail or wrought iron.
Setback from front boundary	<ul style="list-style-type: none"> Fences and walls shall be setback a minimum of 2m from the front road boundary.
CAR PARKING	
Parking Spaces	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministries guidelines