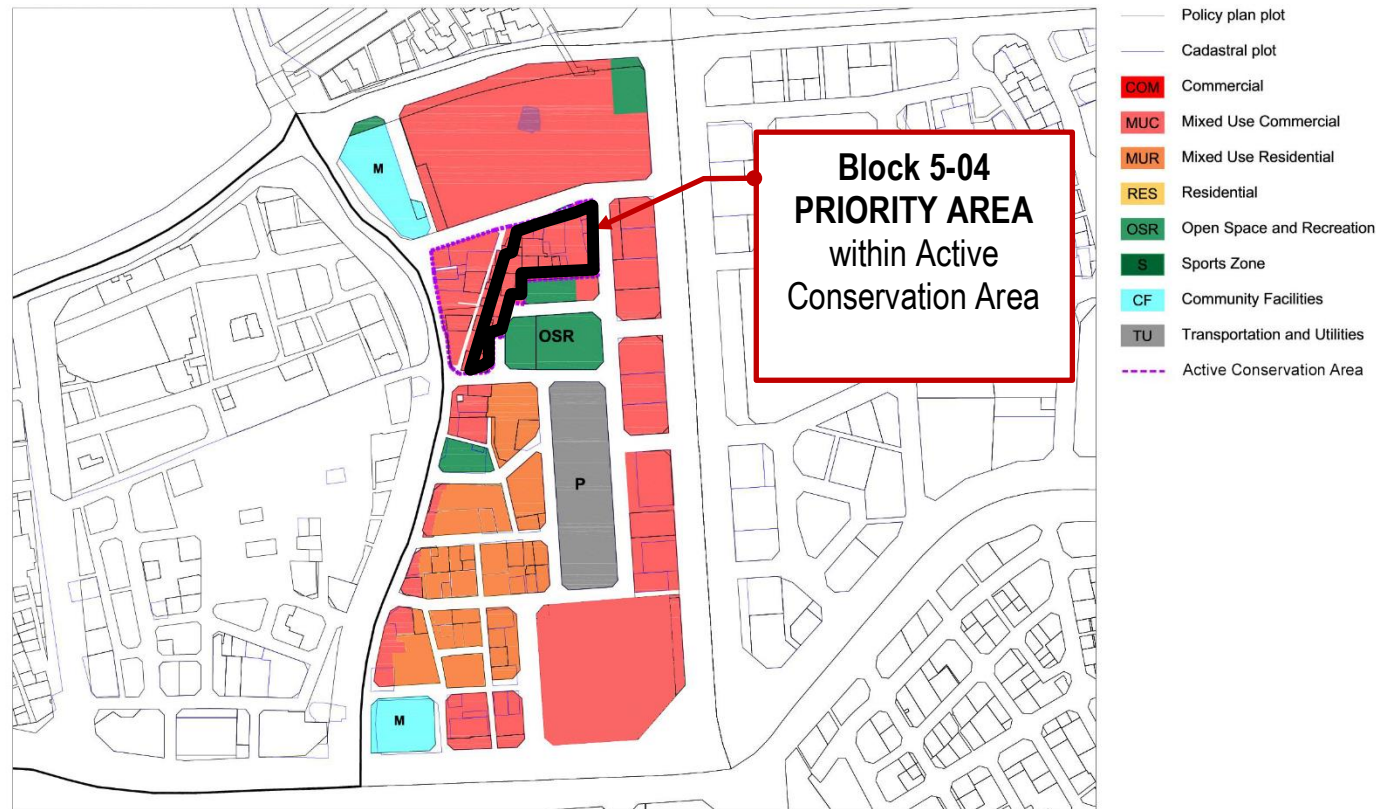
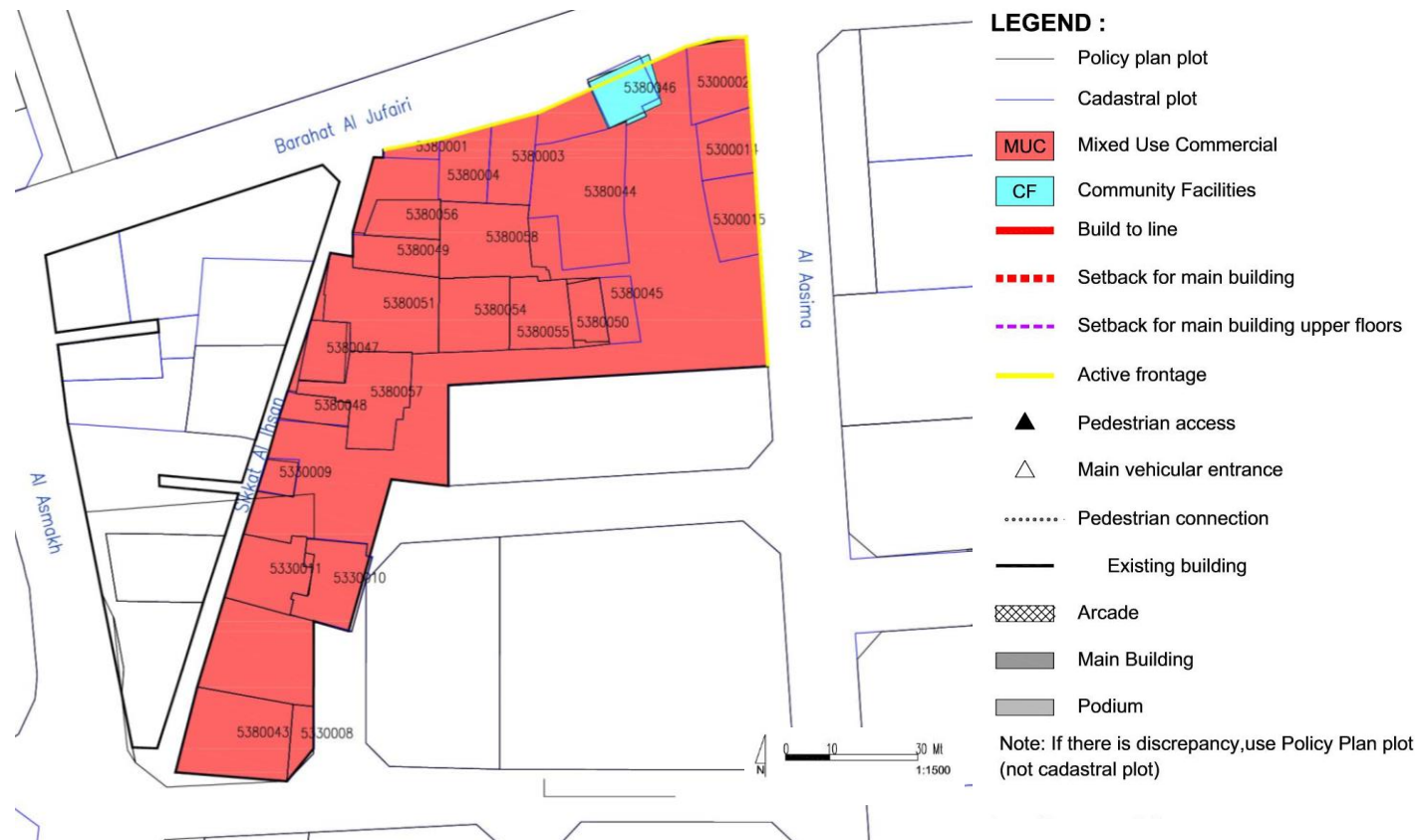


**ZONING PLAN**



**USE REGULATIONS**



**GENERAL USE MIX**

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential
Zoning Code	COM	MUC	MUR	RES
Minimum required number of use type*	1	2	2	1
Use Type per Zoning Category	Commercial Retail, Office	☑*	☑	✓
	Residential Flats, Apartments	✗	✓	☑*
	Hospitality Hotels, Serviced Apartments	✓*	✓	✓*
	Complementary (See Permitted Uses Table)	✓	✓	✓
Examples	Mall, souq etc.	Commercial with mixed use, strips	Residential with retail/office, hotels	Residential blocks, towers, houses

Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed  
\* Allow to be substituted with Hospitality Use Type

**USE SPLIT**

MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

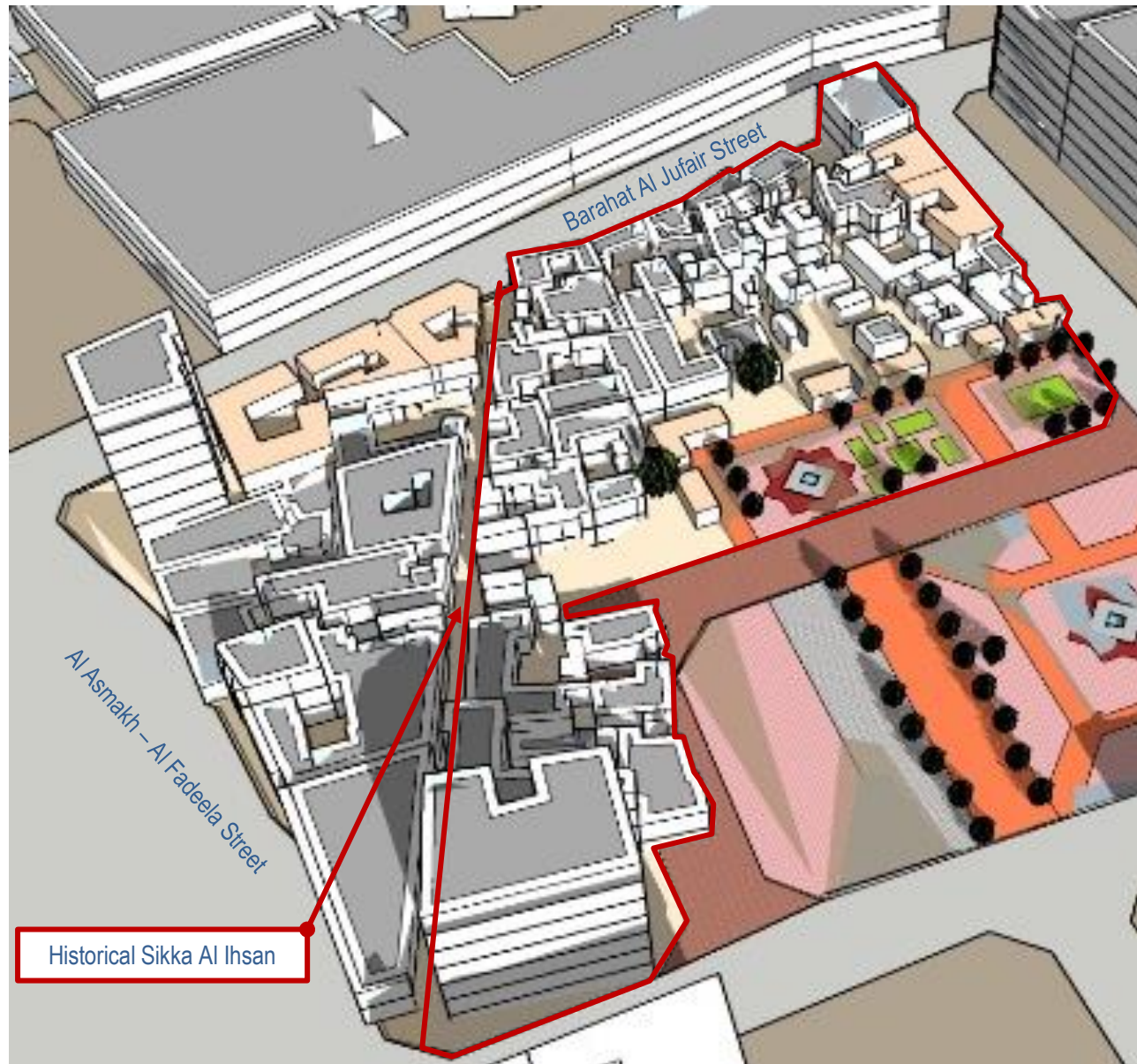
Uses mix: ☑ Required; ✓ Allowed; ✗ Not allowed  
\* Allow to be substituted with Hospitality Use Type

**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"> <li>Type of commercial in MUC Establishments and offices that relate to <b>upholstery (ie living workshops) handicrafts</b> and complementary to the cultural facilities in the Downtown area</li> <li>Handicraft workshops can be concentrated along Sikka Al Ikhsan (and also at the rear of each plot outside the Sikka)</li> </ul>
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses <ul style="list-style-type: none"> <li>Retail, Shops, Food and Beverage (F&amp;B), Services, Hotels etc</li> </ul>



**BLOCK MASSING PLAN**

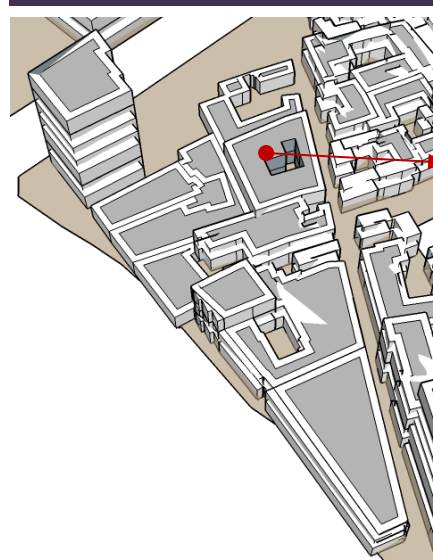


**BLOCK FORM REGULATIONS**

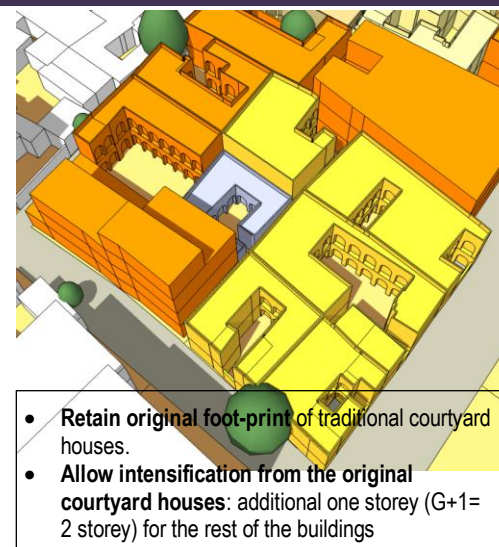
BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Asmakh Street G+M+4	22.2 m (max)
	Barahat Al Jufair Street G+2	13.7m (max)
	Sikka Al Ihsan G+1	10.2m (max)
FAR (max)	<ul style="list-style-type: none"> <li>Al Asmakh Str: 4.00</li> <li>Barahat Al Jufair Street: 1.80</li> <li>Sikka Al Ihsan: 1.50</li> </ul>	(+ 5 % for corner lots)
Building Coverage (max)	85%	
MAIN BUILDINGS		
Typology	Low Rise Vernacular Courtyard	
Building Placement	Setbacks as per block plan: <ul style="list-style-type: none"> <li>0m front ; 0m sides; 0m rear</li> </ul>	
Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>	<ul style="list-style-type: none"> <li>Al Asmakh &amp; Barahat Al Jufair Street: 100% of 0m front setback (mandatory)</li> <li>Sikka Al Ihsan: 90% of 0m front setback, to allow creation of small baraha</li> </ul>	
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m)	
Commercial Depth (max)	15 m	
Building Size	<b>Fine grain;</b> <ul style="list-style-type: none"> <li>10 m maximum building width or length; or</li> <li>Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched</li> </ul>	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<ul style="list-style-type: none"> <li>Al Asmakh Str: Arcade</li> <li>Barahat Al Jufair Street: Colonnades</li> <li>Sikka Al Ihsan: more openings (doors and windows) to Sikka</li> </ul>	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> <li>Not recommended</li> </ul>	

ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0m front 0m side 0m rear
Building Depth (max)	7.5m
SITE PLANNING	
Plot Size for Subdivision	Minimum 200 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 200 sqm will allow to reach G+2</li> <li>For plot sizes &lt; 200 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	<ul style="list-style-type: none"> <li>Designated main parking facility to cater this block should be in the form of communal public parking, located outside the Conservation Area or under the designated new park/open space</li> <li>Courtyard, where possible</li> <li>On street parking for short term parking</li> </ul>
Required Number of Spaces	n/a
Parking Waiver	15 % reduction in parking requirement: (block is located within 800m radius from metro entry point)

**BUILDING TYPOLOGY: LOW RISE VERNACULAR COURTYARD**



- Interventions for Priority Area**
- Retain and upgrade the original historical characteristics (morphology, scale, urban grain, courtyard typology)
  - Allow for rehabilitation, upgrading or reconstruction of buildings of no architectural-significance, but maintain the courtyard typology, by retaining as much as possible the original building's foot-print
  - Adaptive re-use



- Retain original foot-print of traditional courtyard houses.
- Allow intensification from the original courtyard houses: additional one storey (G+1= 2 storey) for the rest of the buildings

- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated set back and build-to-line (which is zero setback) in the plan



**BUILDING TYPOLOGY2 (BARAHAT AL JUFARI STR.):  
LOW RISE ATTACHED**

**G+M+4 (Main building facing the street)**

**Ancillary building (G max) with 0 m setbacks all-around**

**Mid & Rear part of the building: G+4 max with 3m side and rear**

**Arcade G+M**

The future modification/regeneration should maintain the original characters and building placement: low rise buildings, with a little front setback creating a small open space/*baraha* for displaying the upholstery goods. Shading device can be added, however should not undermine the front open space.

**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**

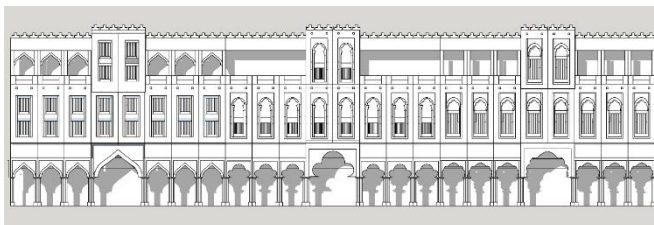
Provision of 'green' on the landscaped courtyard (ie central/sides/rear courtyard)

Provision of green terrace roof garden (min. 50% of the area)

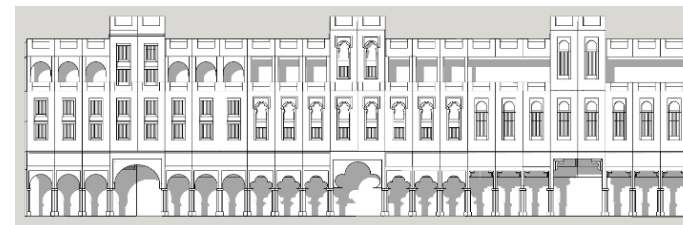
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Vernacular \***



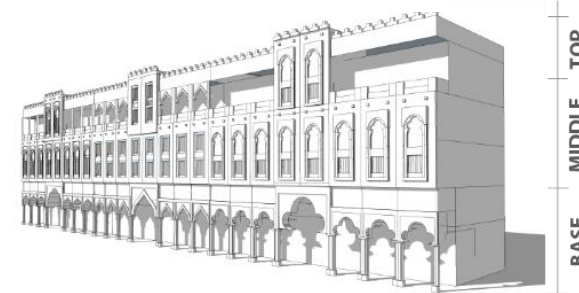
Qatari Vernacular High Ornamentation



Qatari Vernacular Medium Ornamentation



Qatari Vernacular Low Ornamentation



TOP  
MIDDLE  
BASE

**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"> <li><b>General: Qatari Vernacular</b></li> <li><b>Recommended Early Modern (Doha Art Deco) Style for buildings</b> along Al Fadeela-Al Asmakh &amp; Ahmed Bin Mohammed Bin Thani Street (A Ring Road), as most of the existing buildings have adopted this style</li> </ul> <p>(* Refer the details to the <u>Townscape &amp; Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> <li>Clear building expression of a base, a middle and a top</li> <li><b>The Base Part (Ground Floor):</b> should clearly be expressed (eg. with architrave or cornice ornament)</li> <li><b>The Middle Part:</b> <ul style="list-style-type: none"> <li>Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.</li> <li>Should reveal the external expression of each storey</li> </ul> </li> <li><b>The Top Part</b> should be marked by parapet or entablature</li> </ul>
Minimum Building separation	<ul style="list-style-type: none"> <li><b>6 m</b> between two buildings with facing non-habitable rooms</li> <li><b>8 m</b> between two buildings with a facing non-habitable room and a facing habitable room</li> <li><b>12 m</b> between two buildings with facing habitable rooms</li> </ul>
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> <li>Ground floor: 5 m</li> <li>Ground floor with mezzanine: 6.5 m</li> <li>Typical floors (residential and other): 3.50 m</li> <li>Ground floor ancillary building: 3.50m</li> </ul>
Building Orientation	<ul style="list-style-type: none"> <li>All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.</li> <li>Primary facade should orientate to the highway /expressway/ collector/ arterial streets.</li> </ul>
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc

Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> <li>Avoid excessive use of glass-wall</li> <li>Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930</li> </ul>
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5 m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none"> <li>Main building entrances should be oriented to the side indicated on the plan.</li> <li>Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location</li> </ul>
Vehicle egress and ingress	<ul style="list-style-type: none"> <li>Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.</li> </ul>
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



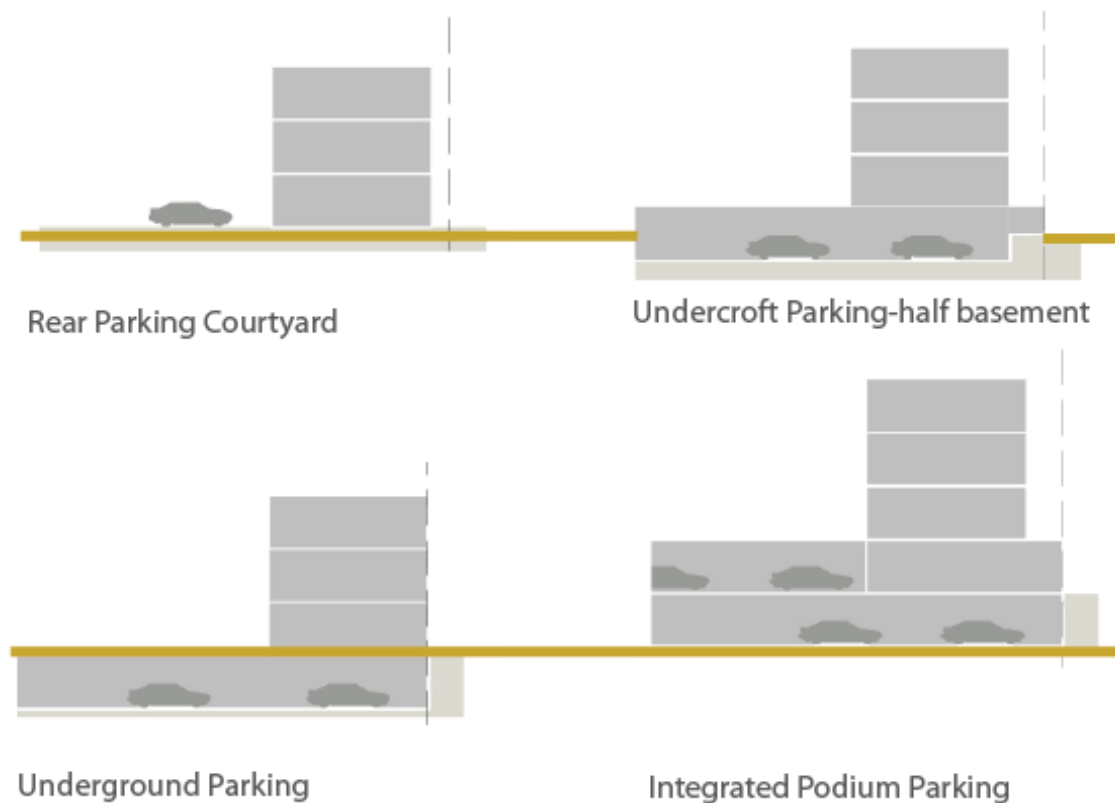
**WINDOW-TO-WALL RATIOS**



**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Land Use
<b>1 RESIDENTIAL</b>						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
<b>2 COMMERCIAL</b>						
1.2 Convenience	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
1.3 Comparison/Speciality	✓	✓	✓	x	302	General Merchandise Store
1.4	✓	✓	✓	x	303	Pharmacy
1.5	✓	✓	✓	x	306	Electrical / Electronics / Computer Shop
1.6	✓	✓	✓	x	309	Apparel and Accessories Shop
1.7 Food and Beverage	✓	✓	✓	✓	311	Restaurant
1.8	✓	✓	✓	✓	312	Bakery
1.9	✓	✓	✓	✓	313	Café
1.10 Shopping Malls	✓	✓	x	x	314	Shopping Mall
1.11 Services/Offices	✓	✓	✓	x	401	Personal Services
1.12	✓	✓	✓	x	402	Financial Services and Real Estate
1.13	✓	✓	✓	x	403	Professional Services
1.14 Petrol stations	✓	x	x	x	307	Petrol Station
<b>3 HOSPITALITY</b>						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
<b>4 COMMUNITY FACILITIES</b>						
4.1 Educational	x	✓	✓	✓	1003	Private Kindergarten / Nurseries / Child Care Centers
4.2	✓	✓	✓	x	1020	Technical Training / Vocational / Language School / Centers
4.3	x	✓	✓	x	1021	Boys Qur'anic School / Madrasa / Markaz
4.4	x	✓	✓	x	1022	Girls Qur'anic School
4.5 Health	✓	✓	✓	x	1102	Primary Health Center
4.6	✓	✓	✓	x	1103	Private Medical Clinic
4.7	✓	✓	x	x	1104	Private Hospital/Polyclinic
4.8	✓	✓	✓	✓	1105	Ambulance Station
4.9	✓	✓	x	x	1106	Medical Laboratory / Diagnostic Center
4.10 Governmental	x	✓	x	x	1201	Ministry / Government Agency / Authority
4.11	x	✓	x	x	1202	Municipality
4.12	✓	✓	✓	x	1203	Post Office
4.13	✓	✓	✓	✓	1209	Library
4.14 Cultural	✓	✓	✓	x	1301	Community Center / Services
4.15	✓	✓	✓	x	1302	Welfare / Charity Facility
4.16	✓	✓	x	x	1303	Convention / Exhibition Center
4.17	✓	✓	✓	✓	1304	Art / Cultural Centers
4.18 Religious	✓	✓	✓	x	1406	Islamic / Dawa Center
<b>5 SPORTS AND ENTERTAINMENT</b>						
5.1 Open Space & Recreation	✓	✓	✓	✓		Park - Pocket Park
5.2	✓	✓	x	x	1504	Theatre / Cinema
5.3	✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
5.4	✓	✓	✓	✓		Green ways / Corridors
5.5 Sports	x	✓	✓	x	1607	Tennis / Squash Complex
5.6	x	✓	✓	✓	1609	Basketball / Handball / Volleyball Courts
5.7	x	✓	✓	✓		Small Football Fields
5.8	x	✓	✓	✓	1610	Jogging / Cycling Track
5.9	✓	✓	✓	✓	1611	Youth Centre
5.10	x	✓	✓	x	1612	Sports Hall / Complex (Indoor)
5.11	✓	✓	✓	✓		Private Fitness Sports (Indoor)
5.12	✓	✓	✓	✓	1613	Swimming Pool
<b>6 OTHER</b>						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum

**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
 Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

Provision of **Shared Public Parking**:  
 Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA