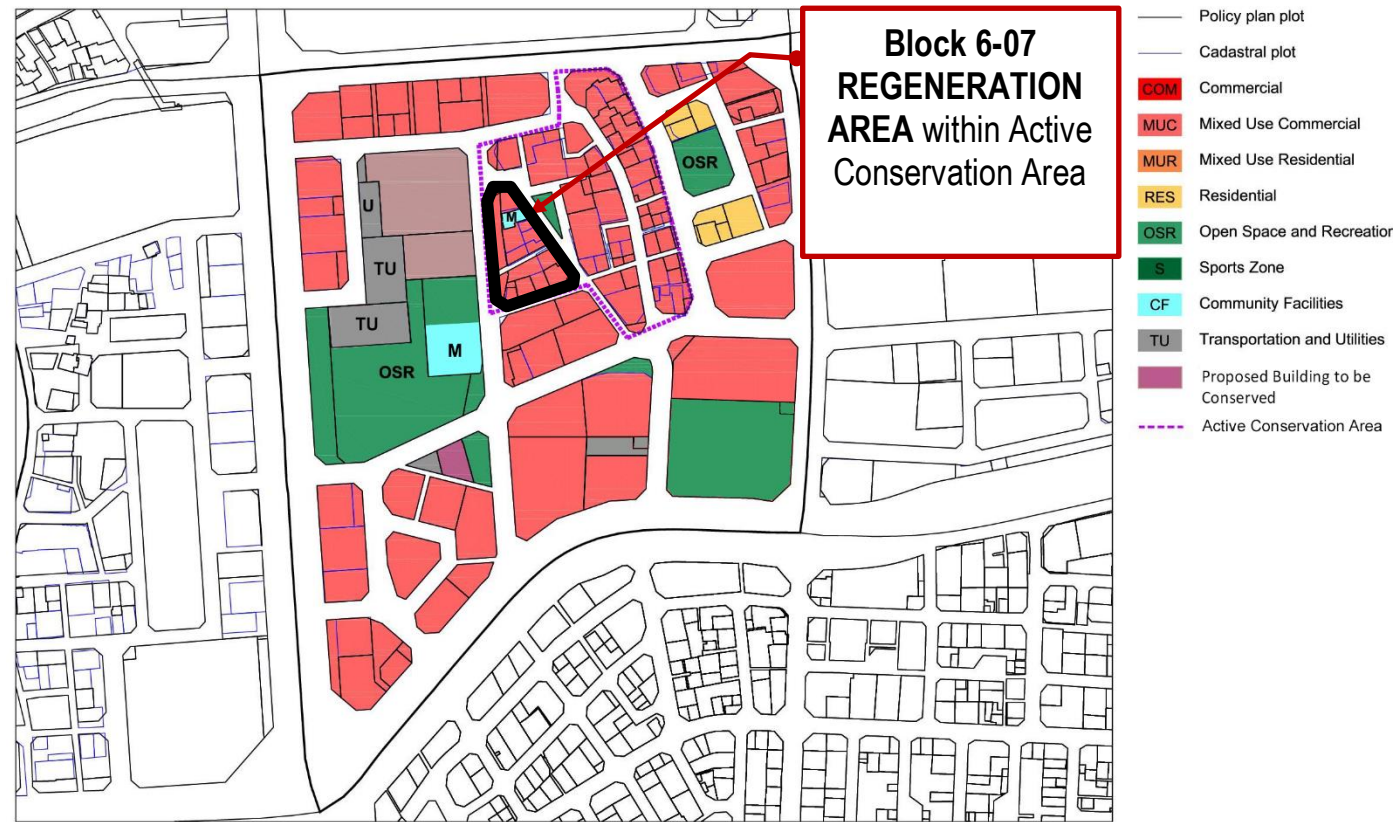
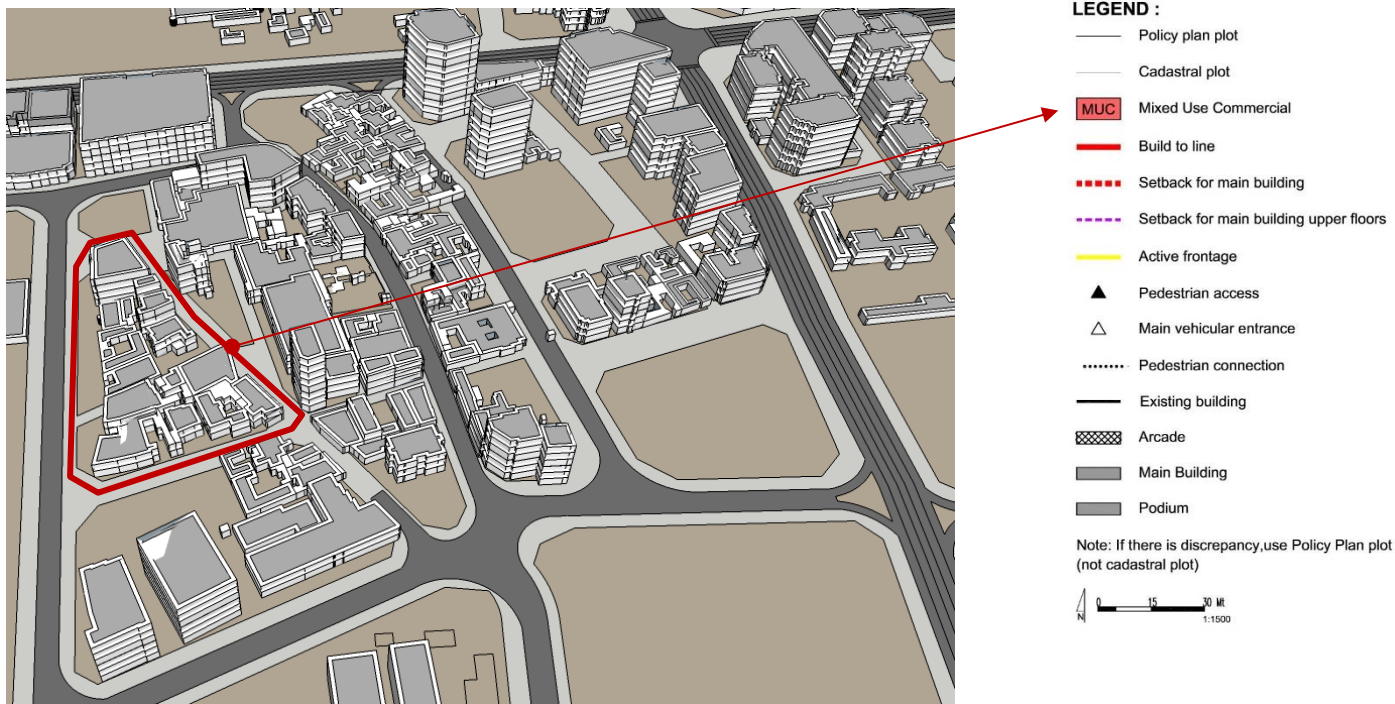


ZONING PLAN



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

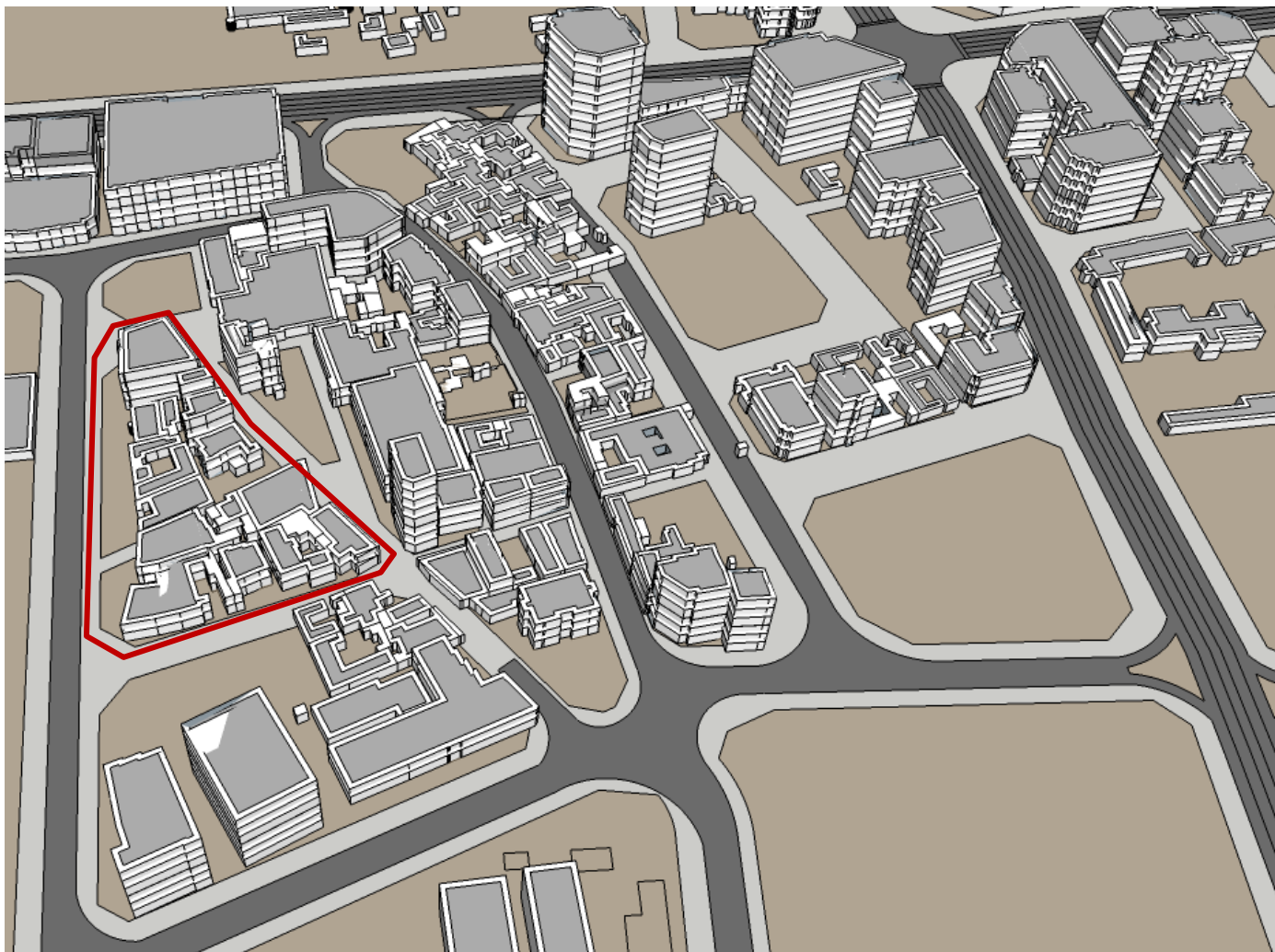
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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

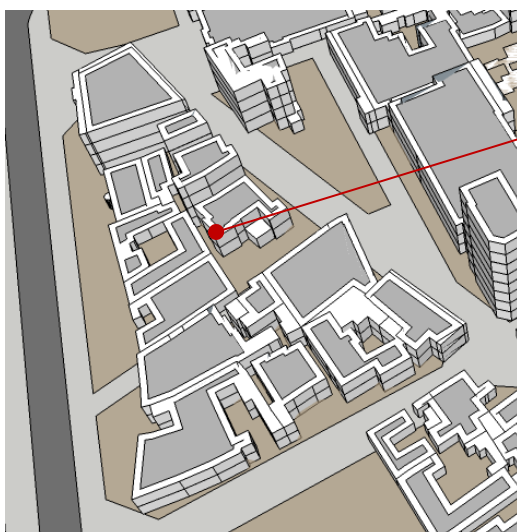
SPECIFIC USE REGULATIONS

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	Type of commercial in MUC: Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
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 Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

BLOCK MASSING PLAN



BUILDING TYPOLOGY: VERNACULAR COURTYARD



Interventions for Regeneration Zone:

Area that can perform full regeneration and redevelopment (clearing, reconstruction, new arrangement, modernization) to channel economic growth and to accommodate broad uses and typology, **but still preserves and retains the historic urban morphology (block and street pattern).**



- Retain original foot-print of traditional courtyard houses.
- Allow intensification from the original courtyard houses: max. additional 3 storey (G+4= 5 storey) for minimum plot size of 300 sam

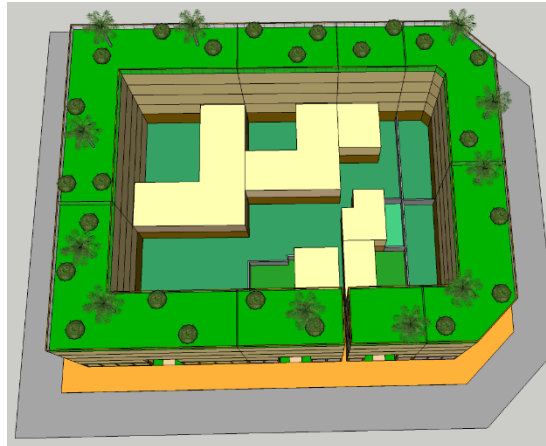
BLOCK FORM REGULATIONS

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max)	G+4 20.7 m (max)
FAR (max)	4.0 (+ 5 % for corner lots)
Building Coverage (max)	85%
MAIN BUILDINGS	
Typology	Vernacular Courtyard
Building Placement	Setbacks as per block plan: • 0 m front ; 0 m sides; 0 m rear
Build to Line <small>(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)</small>	100% of 0 m front setback (mandatory)
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	Fine grain; • 15 m maximum building width or length; or • Create a modular external expression of facade, with maximum 15 m wide, if the building is stretched long
Primary Active Frontage	As indicated in the plan
Frontage Profile	Recess Ground Floor (min 1 m)
Basement; Half-Basement (undercroft)	• Not recommended
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m front 0 m side 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	• Minimum plot size of 300 sqm will allow to reach G+4 • For plot sizes < 300 m2:

	Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
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"> • 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 • Courtyard, where possible • On street parking for short term parking
Required Number of Spaces	n/a
Parking Waiver	30 % reduction in parking requirement: (block is located within 400m radius from metro entry point)

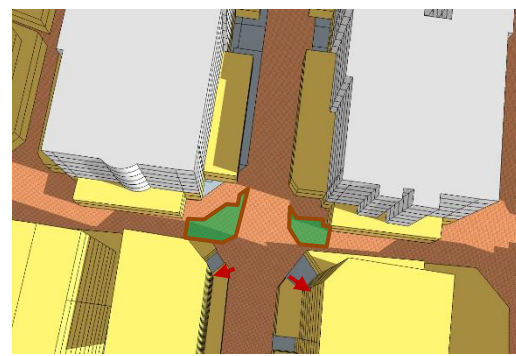
- **All new development should follow the regulations.**
- **For existing buildings: the setbacks and heights are indicative, for retrofitting /alteration/ modification changes should not exceed the existing massing.**
- **For existing buildings which are still new and/or in good condition, it is recommended 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**

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



Provision of 'green' on the landscaped court-yard (ie. central/sides/rear court-yard)

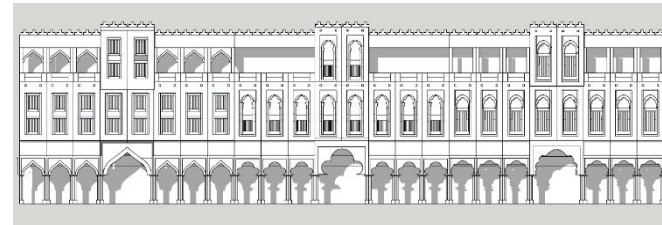
Provision of green terrace roof garden (min. 50% of the area)



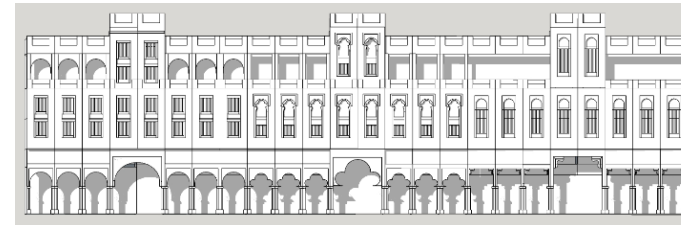
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

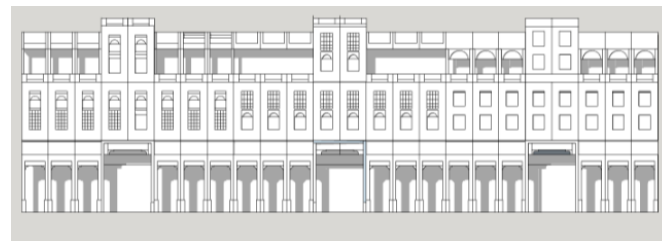
Qatari Vernacular *



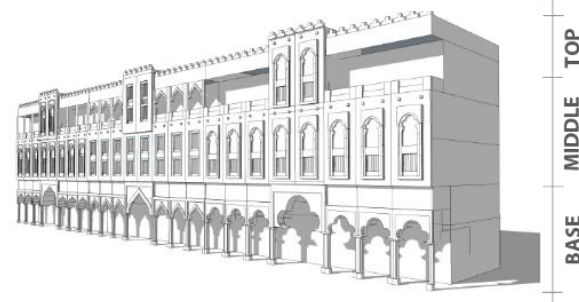
Qatari Vernacular High Ornamentation



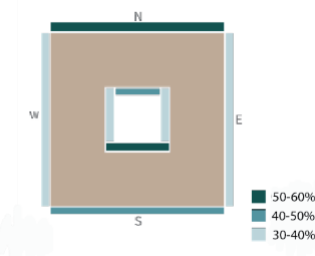
Qatari Vernacular Medium Ornamentation



Qatari Vernacular Low Ornamentation



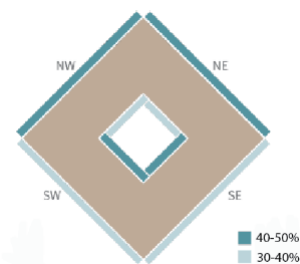
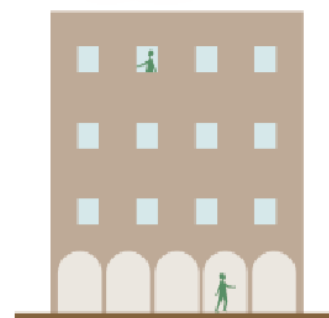
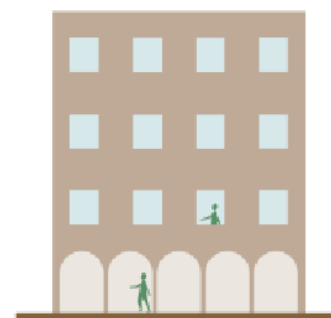
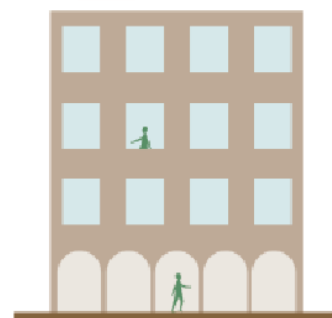
WINDOW-TO-WALL RATIOS



North : 50%-60%

South : 40%-50%

East & West : 30%-40%



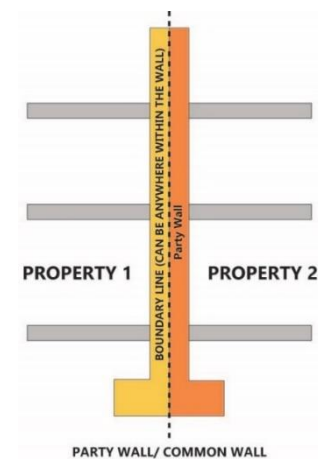
40-50%
30-40%

STANDARDS

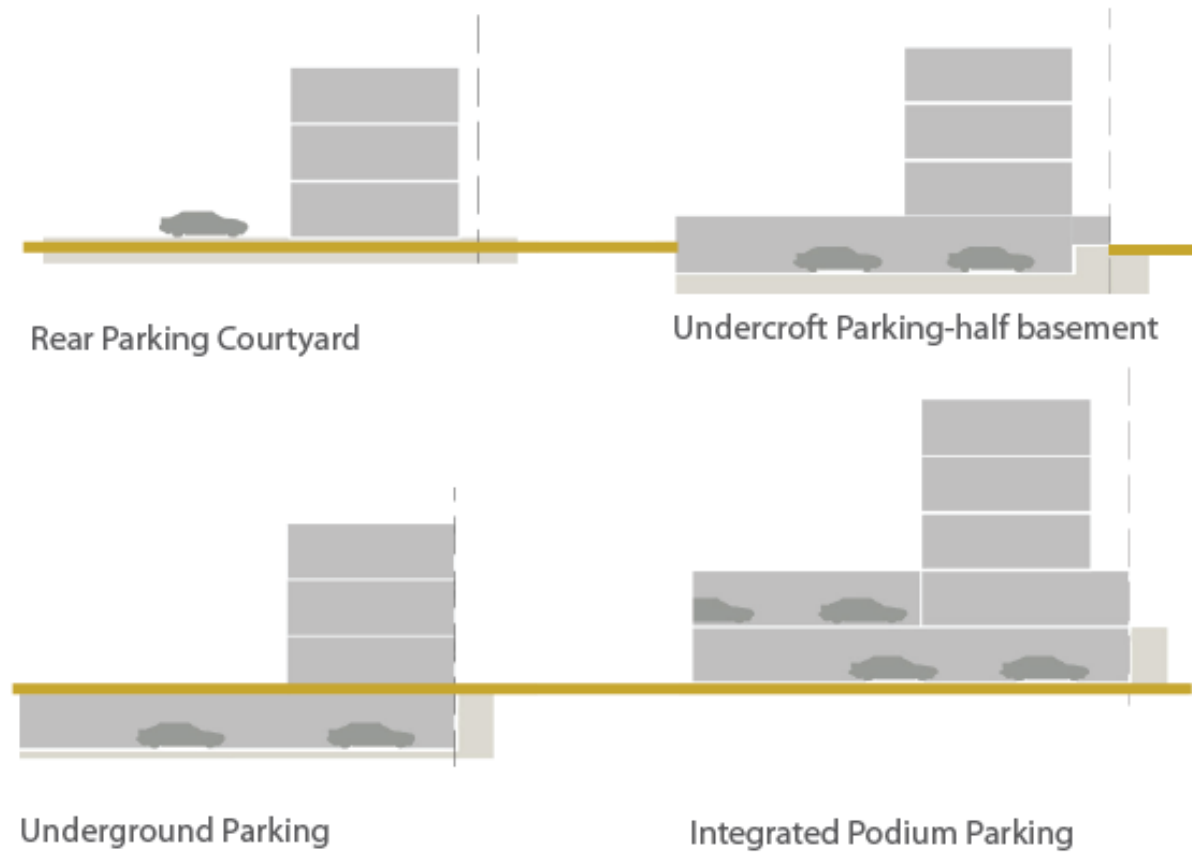
ARCHITECTURAL STANDARD

Architectural Theme/ Style	<ul style="list-style-type: none"> • General: Qatari Vernacular • Recommended Early Modern (Doha Art Deco) Style for buildings along Al Corniche, Jabr Bin Mohammed & A Ring Road Street as most of the existing buildings have adopted this style <p>(* Refer the details to the <u>Townscape & Architectural Guidelines for Main Streets in Qatar</u>)</p>
Exterior expression	<ul style="list-style-type: none"> • Clear building expression of a base, a middle and a top • The Base Part (Ground Floor): should clearly be expressed (eg. with architrave or cornice ornament) • The Middle Part: <ul style="list-style-type: none"> ○ Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. ○ Should reveal the external expression of each storey • The Top Part should be marked by parapet or entablature
Minimum Building separation	<ul style="list-style-type: none"> • 6 m between two buildings with facing non-habitable rooms • 8 m between two buildings with a facing non-habitable room and a facing habitable room • 12 m between two buildings with facing habitable rooms
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"> • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	<ul style="list-style-type: none"> • All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary facade should orientate to the highway /expressway/ collector/ arterial streets.
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/facade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> • Avoid excessive use of glass-wall • Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
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"> • Main building entrances should be oriented to the side indicated on the plan. • Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and ingress	<ul style="list-style-type: none"> • Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



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

PERMITTED USES TABLE

Type and category	COM	MUC	MUR	RES	Code	Land Use
1 RESIDENTIAL						
1.1 Residential	x	✓	✓	✓	201	Residential Flats / Apartments
2 COMMERCIAL						
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
3 HOSPITALITY						
3.1 Hospitality accommodation	✓	✓	✓	x	2201	Serviced Apartments
3.2	✓	✓	✓	x	2202	Hotel / Resort
4 COMMUNITY FACILITIES						
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
5 SPORTS AND ENTERTAINMENT						
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
6 OTHER						
6.1 Special Use	✓	✓	x	x	2107	Immigration / Passport Office
6.2	✓	✓	x	x	2108	Customs Office
6.3 Tourism	✓	✓	x	x	2203	Museum