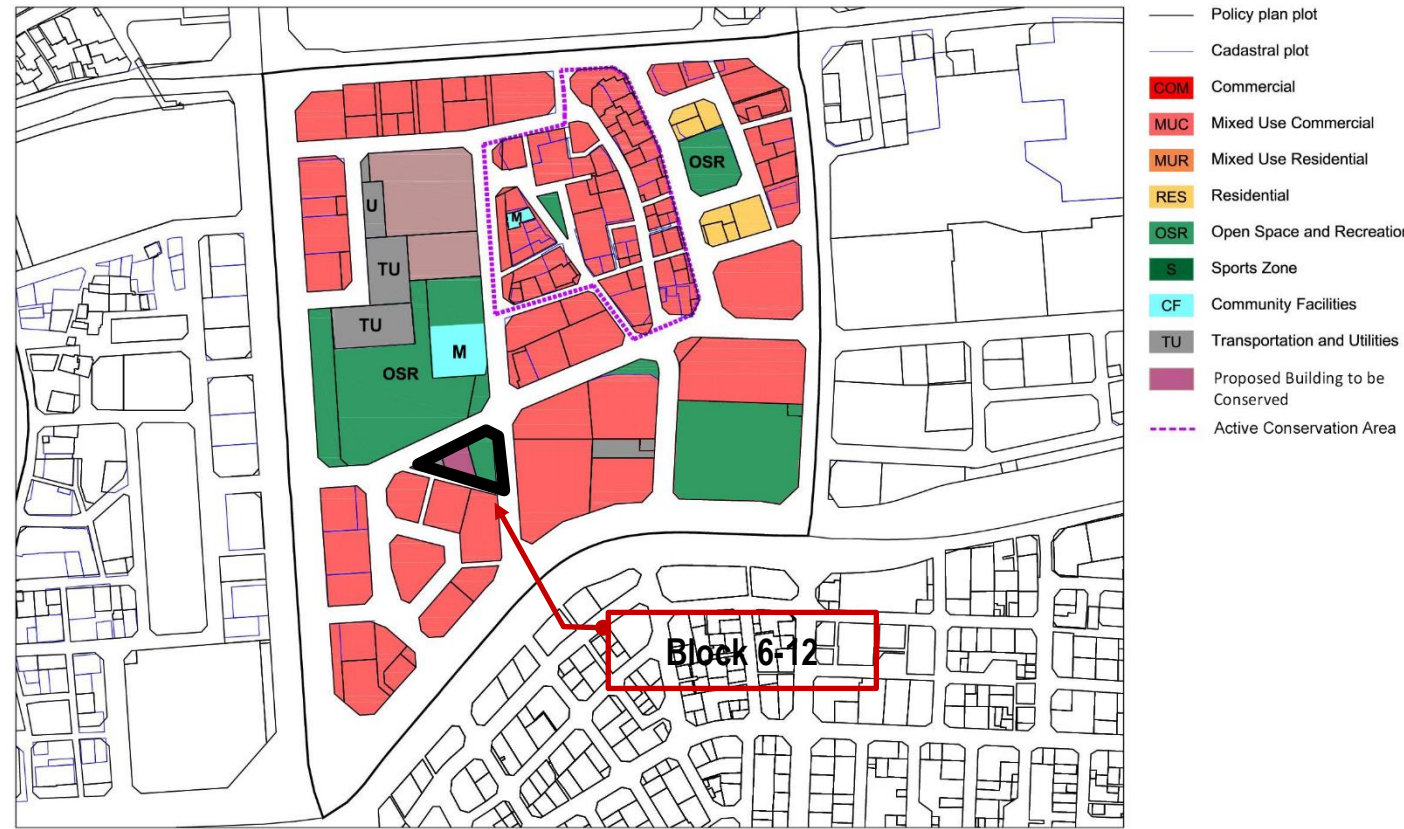


**ZONING PLAN**



**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**

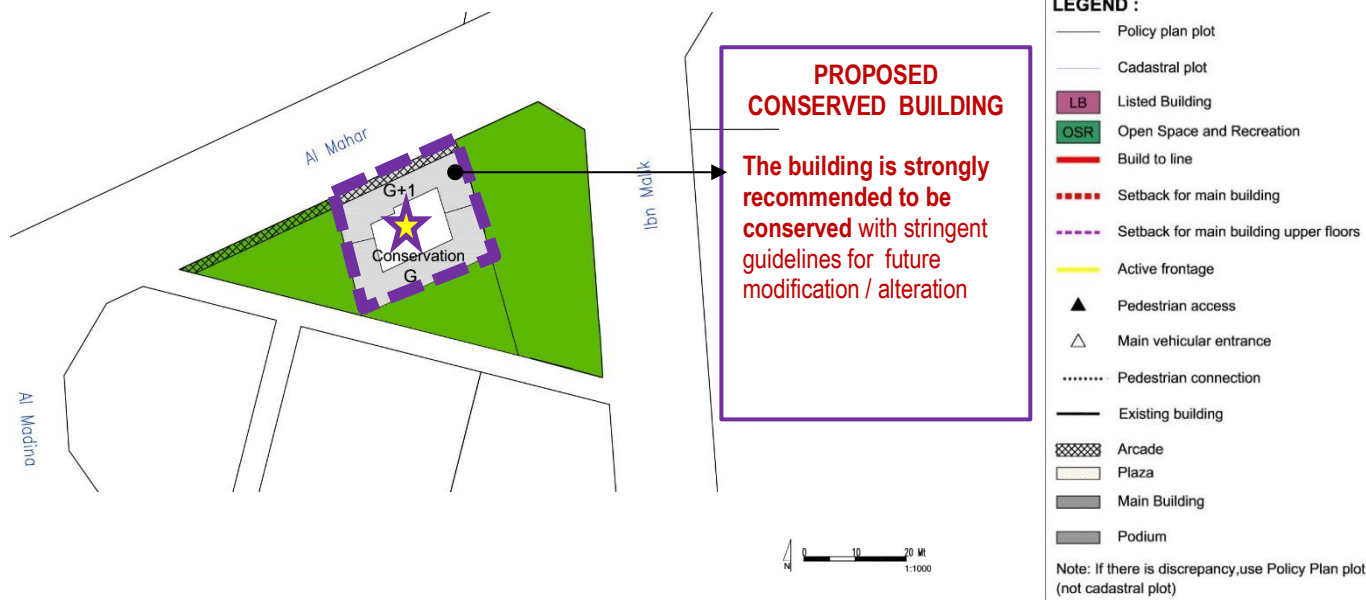
MUC: Mixed Use Commercial	Use	Allowed Floor Location	GFA split
Commercial (retail/office)	☑*	All	51 % min
Residential	✓	Higher storey	49% max
Hospitality	✓	All	-
Complementary (community facilities, sport, etc)	✓	Ground floor level & Roof-Top	20% max

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>Adaptive Re-use on the Preserved/Conserved Building: ei. Boutique Hotel, Gallery, Museum, Specialty Store related to Qatari culture;</li> <li>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</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	<p>Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses</p> <p>Retail, Shops, Food and Beverage (F&amp;B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc</p>

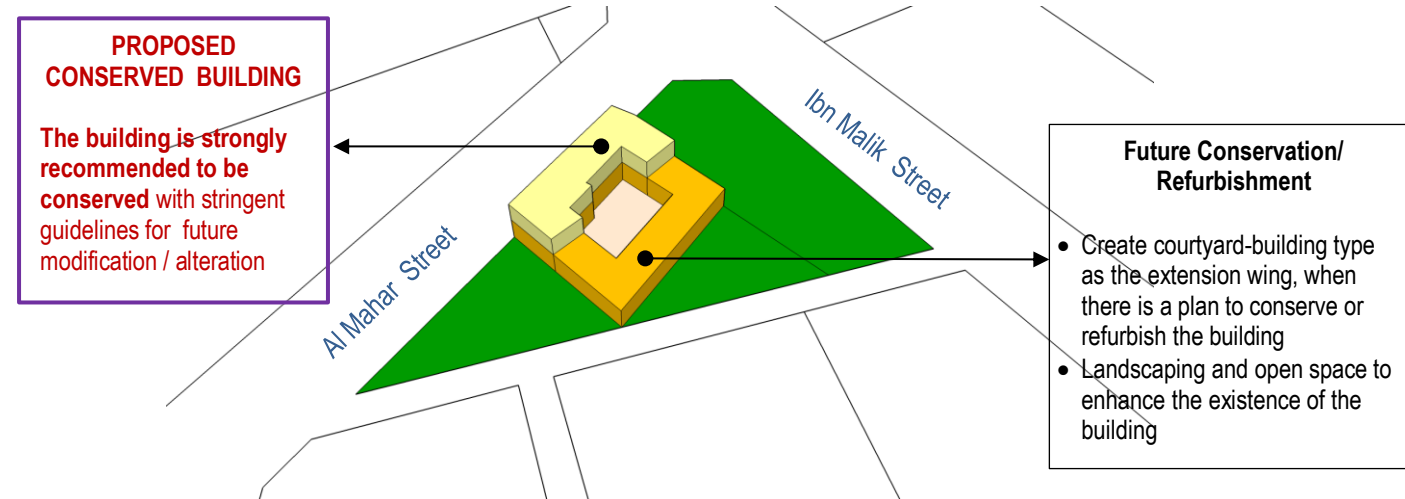
**BLOCK MASSING PLAN**



**BLOCK FORM REGULATIONS**

BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max)	Al Mahar Street	existing
	G+1 (existing)	
FAR (max)	-	(+ 5 % for corner lots)
Building Coverage (max)	-	

**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING & ATRIUM**

