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## Commercial Corridors Overlay

Zone Development Control and Design Regulations – Commercial Corridors Overlay

### Purpose

The purpose of the Commercial Corridors Overlay is to accommodate and safeguard a range of retail and office functions within existing commercial streets and strategically nominated commercial corridors in urban areas. Further to this the purpose of this overlay is to ensure the equitable distribution of local shops and services which address the needs of the surrounding residential community.

This overlay is designed to complement rather than compete with the retail and office function of designated centres. Additional advice and regulations are contained in the 'Commercial Streets Guidance' within the 'Additional Guidance Section'

### Objectives

#### *Built form*

- Corridor retail and office will exhibit a high quality design so premises are functional, attractive and consistent with the desired character of the area and complementary to surrounding areas, and to provide attractive gateways to Doha.
- Sufficient site area is provided to accommodate the premises, indoor display areas, as well as safe vehicle access and adequate parking.
- Reinforce the importance of active frontages between public and private places and create quality pedestrian experiences.
- Accessibility by all transport modes is maximized.
- Retail and office premises are carefully integrated with adjoining residential areas.

#### *Adverse impacts*

- Buffers to adjoining land uses and zones are provided in the form of landscaping, attractive fencing, built form or other similar means between any car parking and service areas, outdoor display and storage areas, or any other visually unattractive areas

#### *Activities*

- Ensure that all land uses and activities are consistent with the intention of Schedule 2b of the QNDF.
- Ensure that uses ancillary to the main permitted uses are provided for.

#### *Note*

*Only land that is covered by the extent of the Corridors Overlay is subject to the conditions of the overlay. Where there are conflicts between the overlay and the underlying zone the provisions of the overlay will take priority. However; where there is an absence of regulation concerning any aspect of a proposal by this overlay, the underlying zone requirements will prevail.*