| R 1 | ***Residential (R1) – Low Density Residential Zone*** |
|---|---|



## Purpose

**The desired future character of the Residential R1 zone is for low scale residential development set within low density neighbourhoods that are supported by a network of local centers, public open spaces and community facilities. The low-density neighbourhoods shall be served by small local centers that provide daily and local services. Low density neighbourhoods should be permeable with easy pedestrian access from homes to shops being made available through off street walkways and open space networks. The low-density neighbourhoods will be characterised by typologies that reflect the Single Villa or courtyard house. The relationship of the house to the street will be generally defined by the front boundary walls, in which articulation, patterns and a mixture of solid to transparent wall design will be encouraged to allow for better surveillance of the street and improved relationship of the private house to the public domain. The density anticipated for the Residential 1 Zone is 1-60 persons per hectare.**

**The low-density neighbourhoods promote a mixture of typologies which will allow for housing choice for both local nationals and expatriates. All the recommended housing typologies promote family living. The recommended building typologies for this zone are:**

- **Palace**
- **Single Villa**
- **Attached Villa (max. 2 Villas)**
- **Courtyard House**
- **Compound Villa**
- **Row Housing (Compound Villa only)**

## Objectives

***Neighbourhood Objectives***

- **Promote future residential development of the site that is compatible and compliments the character of surrounding residential areas**
- **Improve the visual and environmental character of the locality**
- **Plan and design low density neighbourhoods with maximum density of 60 persons per hectare**
- **Promote building typologies that meet the desired future character of the zone**
- **Increase housing choices available to the community within the zone**
- **Ensure that the development meets the future target population densities for the area**

***Site Objectives***

- **Ensure that site development does not over utilise the site and maintains adequate private open space and landscape features that will enhance and beautify the neighbourhood**
- **Ensure that adequate site area and dimensions are available for the proposed building typology**
- **Ensure adequate provision of communal open space for recreation and use by residents**
- **Ensure adequate provision for car parking and access to the site**

***Building Design Objectives***

- **Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality**
- **Ensure that buildings are of a height, size, and bulk generally in keeping with that of neighbouring properties**
- **Ensure that the external appearance of the development is reflective of the desired future character of the area**
- **Ensure that occupants within the development have access to sufficient amenities, including light and ventilation)**
- **Ensure that the development has appropriate regard to the street and the surrounding public domain**
- **Promote high quality residential development that maintains adequate privacy and amenity to occupants**

| **LAND USE TABLE** | | |
|---|---|---|
| **PERMITTED** | **CONDITIONAL** | **PROHIBITED** |
| Residential Villa<br>(Palace, Single Villa, Attached Villa (max. 2 Villas), Courtyard House), | Any permitted development seeking variation under the small lot variation control. | All development not listed as a permitted or a conditional activity. |
| Mosques | Any permitted activity that does not comply with the minimum requirements/ regulations for the activity (such as minimum lot size) | |
| Public Open Space | Petrol Service Station | |
| Transit stations | Any permitted activity that have a combined GFA exceeding 10,000sqm | |
| Residential Compound Villa<br>(Single Villa, Attached Villa, Row Housing) | Serviced Villas | |
| | Community Facilities | |
| | Private Open Spaces and Sports | |
| | Any permitted development within 1km of the shoreline (except Doha Municipality) | |

* See Definitions

| ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R1 (Low Density) | | |
|---|---|---|
| **1- SITE DESIGN** | | |
| **Lot Area (min.)** | • **Single Villas, and Courtyard House**: 600m$^2$<br>• **Attached Villa Development**: 950m$^2$ (max. 2 Villas)<br>• **Palace Development**: 3000m$^2$<br>• **Residential Compound Villa:** 3000m$^2$<br>Sites less than 600m$^2$ can only be developed for the purposes of a Single Villa or a Courtyard House. Undersized lots will still need to meet all other development controls applicable in this zone and will be assessed as **Conditional Development** | |
| **Sub-Division**<br>**For Existing Lots** | • It is permitted to sub-divide Lots to 600m2 for the use of Single Villa or Courtyard House, with the front boundary not less than 15m<br>• It is permitted to construct 2 Attached Villas on Lots with area of 950-990 m2 with the front boundary not less than 20m<br>• It is permitted to construct 2 Single Villas on a Lot with area of 1100 m2 with the front boundary not less than 20m | |
| **Site Dimension (min.)**<br>**For Newly Created Lots / New Sub-divisions** | At least one boundary of the lot shall have a minimum dimension of 20m.<br>Minimum Proportion 1:1.5 | |
| **Site Density (max.)** | • **Single Villa or Courtyard House**: 1 Villa per 600m$^2$ of site area<br>• **Attached Villa**: 1 Villa per 475m$^2$ of site area<br>• **Residential Compound Villa:** Refer to Residential Compound Villa regulations below | |
| **2- BUILDING ENVELOPE** | | |
| **Buildings Height (max.)** | • **Palace Development:** G+1+P (15m total building height without a dome/architectural features and 20m with architectural features)<br>• **Residential Villa:** G+1+P: (13m total building height including the parapet wall above the roof)<br>• **Residential Compound Villa:** G+1+P: (13m total building height including the parapet wall above the roof)<br>• **Ancillary buildings:** G: (3.5m Ancillary buildings)<br>• **Majlis**: as the following table: | |
| | - If setback is 0m from plot boundary | B+G (4.6m (max.) from pavement level) |
| | - If setback is 3m from plot boundary | B+G (6.6m (max.) from pavement level) |
| | - Ground Floor Level | 0.6m (max.) from pavement level |

* See Definitions

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| **Building Coverage (max.)** | • **Residential Villa:** 60% (All buildings including ancillary buildings)<br>• **Residential Compound Villa:** 40% (All buildings including ancillary buildings)<br>• **Penthouse Level:** 70% of the ground floor footprint of the primary building |
| ***FAR (max.)** | • **Residential Villa:**1.65 (Including Penthouse and Permitted Habitable Uses in the Basement |

| **3- BUILDING SETBACKS (MIN.)** | | |
|---|---|---|
| **Residential Villa (Main Building)** | - Front and/or Street Setback | 5m |
| | - Side Setback | 3m<br>1.5m for Facades with non- habitable windows or no windows |
| | - Rear Setback | 3m |
| **Residential Villa (Majlis / Ancillary Building)** | - Front and/or Street Setback | 0m for 60% (max.) of the length of the front side of the lot |
| | - Side Setback | 0m for 80% (max.) of the length of one side of the lot |
| | - Rear Setback | 0m for 80% (max.) of the length of rear side of the lot |
| **Residential Villa (Basement)** | - Front and/or Street Setback | 1.5m |
| | - Side Setback | 1.5m |
| | - Rear Setback | 3m |
| **Residential Compound Villa** | - Front and/or Street Setback | 5m |
| | - Side Setback | 3m |
| | - Rear Setback | 3m |
| **Residential Compound Villa (Basement)** | - Front and/or Street Setback | 5m |
| | - Side Setback | 1.5m |
| | - Rear Setback | 3m |

* See Definitions

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| **Penthouse Setbacks** | - Front Setback | 3m (min.) from the main facade of the Villa |
| | - Side / Rear Setbacks: with Windows for Habitable areas (Living Rooms, Bed Rooms) | - If Villa is setback 3m from the plot boundary: 0m<br>- if the Villa is setback 1.5m from the plot boundary:1.5m |
| | - Side / Rear Setbacks: without Windows for Habitable areas (Living Rooms, Bed Rooms) | 0m from the side/rear facade of the Villa |
| | - Side / Rear Setbacks with / without Windows for non-habitable areas (Kitchen, Toilet, Store) | 0m from the side/rear facade of the Villa if the main building is setback 1.5m or 3m from the plot boundary |
| | - Side / Rear Setbacks with/ without Windows in case of side street width of 12m and more | 0m from the side/rear facade of the Villa |
| *** Building Separation (min.)**<br>(applies to multiple buildings/Villas on the same site) | Between front facing facades | 12m |
| | Between habitable window to habitable window | 6m |
| | Between habitable window to non-habitable window/no window | 4.5m |
| | Between non-habitable window/no window to non-habitable window/no window | 3m |

| **4- ADDITIONAL REGULATIONS FOR RESIDENTIAL COMPOUND VILLA** | | | |
|---|---|---|---|
| **Residential Compound size** | **0.30 Ha - 1.0 Ha** | **1.0 Ha - 5.0 Ha** | **> 5.0 Ha** |
| **Max. No. of Units** | 1/400 m² (max.) | (Conditional Development Application) | (Master Plan Application) |
| **Max. Density** | 25 V/Ha | 27 V/Ha | 30 V/Ha |
| **Common Park & Amenities** | • Multipurpose court (e.g., basketball, volleyball, dodgeball) | | • Multipurpose court (e.g., basketball, volleyball, dodgeball) & tennis court |

* See Definitions

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| | • Daily mosque | • Daily mosque & 1 nursery |
| | • Communal open space (min): 5% of total site area | |
| | • 1 club house & Adult swimming pool Adult swimming pool & 1 wading pool | |
| | • Shaded children's playground, Shaded seating areas, walking / jogging trails etc, grass play areas, | |
| **Vehicular Access** | • Minimum one frontage road required<br>• **Main Entrance**: 14m ROW (min.) with guard-house, sidewalks and landscaped centre median /boulevards)<br>• **Emergency Access**: 12m ROW (min.) (8.0. meter curb to curb)<br>• **Primary Roads:** 12m ROW (min.) (8.0 m. curb to curb plus 2m sidewalks both sides).<br>• **Local Roads**: 8.0 m. (curb to curb and optional sidewalks)<br>• Max. length of any straight/uninterrupted road segment is 200 m. | |
| **Basement Permitted Uses and Limits** | • Non-Habitable uses (stores, water tank, electro-mechanical rooms) may not exceed 25% of the basement area of the Compound Villa with at least 75% dedicated for parking<br>• The basement access ramp and main entrance should be separated for safety<br>• The basement parking area may have a direct access to the residence above ensuring privacy<br>• No parking is allowed for visitors and people with special needs within basements as this should be provided on the ground floor<br>• Net basement height: 2.4m (min.) | |
| **Ancillary Retail in Residential Compound Villa** | **Size** | **Max. Retail Allowed** |
| | **10,000m² to 30,000m²** | - 100m² (max.) or<br>- 1% of total building coverage allocation (whichever is less) |
| | **30,000m² to 50,000m²** | - 200m² (max.) or<br>- 1% of total building coverage allocation (whichever is less) |

| **5- ADDITIONAL REGULATIONS FOR BASEMENTS WITHIN RESIDENTIAL VILLA** | |
|---|---|
| **Permitted Uses** | • Permitted Habitable uses in the basement are halls, living rooms, kitchens, toilets, gym/sports halls<br>• Permitted non-habitable uses in the basement include parking, stores, water tanks and mechanical rooms |

* See Definitions

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| **Basement Use Limits** | • A basement is allowed under one Majlis only per Villa<br>• The basement access ramp and main entrance should be separated for safety<br>• The basement parking area may have a direct access to the residence above ensuring privacy<br>• No parking is allowed for visitors and people with special needs within basements as this should be provided on the ground floor |
| **General Provisions for Basements** | • The extent of the basement within Attached and Single Villas should not exceed the villa boundary and one Majlis only. |
| **Ventilation and Lighting** | Natural ventilation and lighting should be provided for the basement floor through provision of<br>• An English Court 2.5m (min.) or<br>• By raising the level of the basement max. of 1.5m above the ground level of the plot |
| **Basement Height (Single and Attached Villas)** | • 2.8m (min.) net height for habitable areas<br>• 2.4m (min.) net height for non-habitable areas like car parking and stores<br>• The basement height should not exceed 1.5m above the ground level of the plot |
| **Connection through Basement** | • The connection between Majlis' basement and the Villa basement is permitted at the rate L/2 up to a maximum of 10m, where L is the length of the Majlis |
| **Other Remarks** | • The concerned Municipality has to co-ordinate with the Civil Defense regarding the Basement Drawings for habitable basement areas |

| **6- BUILDING DESIGN** | |
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| ***Building Wall Articulation** | • Building Width: 8m (min)<br>• Any building wall greater than 8m in length is required to have a physical break in the facade<br>***Explanatory note:*** 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. |

* See Definitions

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| **General Provisions** | • Mechanical/Lift rooms shall not include any habitable space. Mechanical /Lift rooms shall be located above first floor only and shall not be located above the penthouse.<br>• Mechanical /Lift rooms, rooftop water tanks, mechanical and telecommunications equipment shall be included in the coverage for the Penthouse. These shall be set back from the parapet and shall not be visible from any road<br>• Maintaining the neighbour's privacy through adequate treatment of windows (louvres, cladding, protection nets, etc.)<br>• Covering the air conditioning and sewerage pipelines with architectural detail and aesthetic materials<br>• The architectural form of the Villa should be consistent with the aesthetics of the neighbourhood specially when 0m setback from 3 sides is provided for Penthouse setbacks (under supervision of the concerned municipality)<br>• Windows overlooking the Villa roof from living rooms or facilities are allowed<br>• Water tanks above the Penthouse are prohibited |

| **7- FENCES & WALLS** | |
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| **Street Front Height (max.)** | • 2.6m<br>• 4.5m (pedestrian and vehicular entry portal or gateway)<br>• 3.5m (Palace) |
| **Side and Rear Height (max.)** | • 2.6m |
| **Street Wall Design / Treatment** | • Front boundary walls over 1m in height shall incorporate a traditional design or patterned theme across the entire frontage to remedy the visual impact of bulk and scale on the public realm |

| **8- OPEN SPACE DESIGN** | |
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| ***Private Open Space (min.)** | **For Residential Villa:**<br>15% of site area consisting of either:<br>• 25m² of ground floor area primarily situated at the side or rear of the Villa having a minimum dimension of 5 metres and direct access from a living room, or<br>• 25m² of roof-top area with a minimum width of 5 metres and convenient access from a living room<br>**For Residential Compound Villa:**<br>• Min. of 25 Sq. m. per unit with min. width and/or depth of 3.0 m (May be covered by upper floors (roof-top) |
| **Landscape Area (min.)** | 20% of site area<br>***Explanatory Note:*** Landscaping can be either soft or hard ground treatment such as paving stones or decking. The landscaped area can also contribute to the private open space requirement |

* See Definitions

| 9- Car Parking | |
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| **Parking Spaces** | Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines |

* See Definitions