

R3

## **Residential (R3) – Medium Density Residential Zone**

Zone Development Control and Design Regulations – Residential R3 (Medium Density)

### **Purpose**

The purpose of the Residential 3 (R3) –Medium Density Residential Zone is to create medium density residential neighbourhoods supported by local district and town centers.

The desired future character of the Residential R3 zone is for low-medium scale residential development set within low density neighbourhoods that are supported by a series of local and district centers, public open space and community facilities. The low-medium density zone shall be used around community services, open space and local centers to provide increased densities to support the activities. Development in this zone should encourage permeability and large-scale development should not restrict pedestrian movements through neighbourhoods. The density anticipated for the Residential 3 Zone is 121-240 persons per hectare.

The low-medium density zone promotes a mixture of typologies which will allow for housing choice for both local nationals and expatriates. All the recommended housing typologies promote family living.

It is important to note that full basement car parking will only be considered where the lot cannot contain required car parking on the ground level. This would be demonstrated through a conditional planning application.

The recommended building typologies for this zone are:

- Block Apartment Building
- Row Apartment Building
- Courtyard Apartment Building
- Row Housing

### **Objectives**

#### *Neighbourhood Objectives*

- Promote future residential development that is compatible and compliments the character of surrounding residential areas.
- Improve the visual and environmental character of the locality.
- Prohibit non-residential activities.
- Plan and design low-medium density neighbourhoods with residential densities of 121-240 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 neighbourhoods.
- 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, bulk generally in keeping with that of neighbouring properties.

\* See Definitions

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.
- To allow increased heights on large sites where the provision of public open space is provided.
- Ensure that the massing of the building retains adequate separation to neighbouring developments.
- Building design that reinforces the urban character and clearly defines streets, street corners and public spaces

#### LAND USE TABLE

| PERMITTED   | CONDITIONAL   | PROHIBITED   |
|---|---|--|
| Block Apartments                                      | Any permitted development seeking variation under the small lot variation control. This does not apply to alterations and additions to existing small lots. | All development not listed as a permitted or a conditional activity. |
| Row Apartment Development                             | Any permitted activity that does not comply with the permitted activity regulations   |  |
| Courtyard Apartment Development                       | Petrol Service stations   |  |
| All development permissible under R1 and R2 zones     | Private Community Facilities and Private Open Spaces  |  |
| Daily Mosque  | Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm)   |  |
| Open Space  | Any permitted development within 1km of the shoreline (except Doha Municipality   |  |
| Transit stations                                      |   |  |
| Alterations and additions to any existing development |   |  |

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| ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R3  |                      |   |      |               |                     |      |      |
|---|----------------------|---|------|---------------|---------------------|------|------|
| 1- SITE DESIGN and BUILDING ENVELOPE  |                      |   |      |               |                     |      |      |
| Lot size (sq. m.)   | Lot coverage (max.%) | Green-area coverage (%)   | *FAR | Height (max.) | Setbacks (m) (min.) |      |      |
|   |                      |   |      |               | Front               | Side | Rear |
| ≥540  | 50                   | 10  | 1.8  | G + 3         | 3                   | 3    | 3    |
| <540 - ≥400   | 50                   | 10  | 1.6  | G + 3         | 3                   | 3    | 3    |
| <400 - ≥300   | 50                   | 10  | 1.4  | G + 2         | 3                   | 2    | 3    |
| <300 - ≥200   | 50                   | 10  | 1.3  | G + 2         | 3                   | 1.5  | 2    |
| For plots less than 300 m <sup>2</sup> : Increase the rear/side setbacks to 3m instead of 2m or 1.5m, in case of providing natural lighting for habitable rooms |                      |   |      |               |                     |      |      |
| Green-area coverage should not have any construction and must only have landscaping   |                      |   |      |               |                     |      |      |
| <b>Site Dimension (min.)<br/>For Newly Created Lots /<br/>New Sub-divisions</b>   |                      | <ul style="list-style-type: none"> <li>At least one boundary of the lot shall have a minimum dimension of 20m.</li> <li>Minimum Proportion 1:1.5</li> </ul>   |      |               |                     |      |      |
| <b>* Building Separation (min.)</b><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                  |      |      |
| 2- BUILDING DESIGN  |                      |   |      |               |                     |      |      |
| <b>Void to wall percentage (min.)</b>   |                      | <ul style="list-style-type: none"> <li>50%</li> </ul> <p><b>Explanatory note:</b> The void to wall percentage control applies to all street facing facades</p>  |      |               |                     |      |      |
| <b>Building wall articulation (max)</b>   |                      | <ul style="list-style-type: none"> <li>Any building wall greater than 8m in length is required to have a physical break in the facade</li> </ul> <p><b>Explanatory note:</b> 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, balcony recesses, wall decorations can be used to visually reduce large wall lengths.</p> |      |               |                     |      |      |
| <b>Minimum Unit size</b>  |                      | <p>Provide units with the following minimum space:</p> <ul style="list-style-type: none"> <li>Studio Apartments 75m<sup>2</sup></li> <li>1 bedroom 90m<sup>2</sup></li> <li>2 bedroom 125m<sup>2</sup></li> <li>3+ bedroom 150m<sup>2</sup></li> </ul> <p><b>Explanatory note:</b> Minimum unit size excludes balconies, garages and ancillary storage space.</p>   |      |               |                     |      |      |

\* See Definitions

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|--|---|
| <b>Mix of Units</b>  | <p>Provide a mix of dwelling types and sizes as follows:</p> <ul style="list-style-type: none"> <li>• Studio Apartments maximum 15%</li> <li>• 1bedroom apartments maximum 30%</li> <li>• 2bedroom apartments minimum 40%</li> <li>• 3bedroom+ apartments minimum 15%</li> </ul>  |
| <b>3- STREET EDGE DESIGN</b>   |   |
| <b>Ground Floor Design</b>   | <ul style="list-style-type: none"> <li>• Ground floor level maximum of 1.5m above street level.</li> <li>• The pedestrian entry is to be visible from the street and must be accessible from the street without any impediment caused by car parking or the like.</li> <li>• Where car parking occurs at ground floor level the parking shall be screened from the street</li> <li>• 50%(min.) of the ground floor frontage is to have windows/other openings to the street.</li> <li>• Ground floor street facing facades must include articulation and create visual interest</li> </ul>                          |
| <b>4- FENCES/WALLS</b>   |   |
| - <b>Front - Street (max)</b><br>Includes primary and secondary street | <ul style="list-style-type: none"> <li>• 0.75m</li> </ul>   |
| - <b>Street Wall Design Treatment</b>                                  | <ul style="list-style-type: none"> <li>• A minimum of 70% of the boundary fence is to be transparent or semi-transparent.</li> </ul>  |
| <b>Side and Rear (Max)</b>   | <ul style="list-style-type: none"> <li>• 2.5m</li> </ul>  |
| <b>5- OPEN SPACE DESIGN</b>  |   |
| <b>Private open space</b>  | <p>Each dwelling or unit is to have an identifiable area of private and useable open space or balcony area for recreation, privacy, amenity and general wellbeing of the residents.</p> <p>Minimum private open space requirements are:</p> <ul style="list-style-type: none"> <li>• 10m<sup>2</sup> for each 1-bedroom unit;</li> <li>• 12m<sup>2</sup> for each 2-bedroom unit;</li> <li>• 15m<sup>2</sup> for each unit with 3 or more bedrooms</li> </ul> <p>Where possible private open space should have direct access to internal living areas of each dwelling and be located to maximise solar access.</p> |
| <b>*Communal open space (Min.)</b>                                     | <ul style="list-style-type: none"> <li>• Communal open space shall be provided at the rate of 10m<sup>2</sup> per dwelling unit.</li> <li>• Communal open space can be provided both externally or internally.</li> <li>• Communal open space shall be provided with recreational facilities or features, for example barbecue area, children play area, landscape features, gym, pool etc.</li> </ul> <p><b>Note:</b> There are no communal open space requirements for private villas or townhouses</p>   |
| <b>Landscape Area</b>  | <p>Landscaping can either be soft or hard ground treatment such as paving stones, decking, or grass, the landscaped area and can also contribute to the private open space requirement.</p>   |

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| <b>Roof top</b>   | <ul style="list-style-type: none"> <li>• Utilities located on the roof of the building (water tanks, lift rooms and window cleaning apparatus) shall be setback 4m from the edge of all building walls, and shall be screened. Satellite dishes may be located within the 4m setbacks provided their height is less than the height of the parapets.</li> <li>• Roof terraces are permissible.</li> <li>• Roof terraces shall contain soft landscaping to soften the appearance of the top storey of the building.</li> <li>• Roof top terraces can be used for communal open space.</li> </ul> <p><b>Explanatory note:</b> Roof Terrace development can include structures ancillary to the use of the roof as open space. Such structures include toilets, changing rooms and shade structures and shall not have a height greater than 2.4m.</p> |
| <b>Frontage Treatment</b>                                     | <p>Within the front setback the following shall be provided:</p> <ul style="list-style-type: none"> <li>• 50% of the frontage shall be landscaped including a min. of 2 x 1.5 m high trees</li> </ul>   |
| <b>6- Ancillary Retail</b>                                    |   |
| <b>*Ancillary Retail in Residential apartments and towers</b> | <p>Apartment blocks and towers with a site area of 1200m<sup>2</sup> may use 1% or 50m<sup>2</sup> (whichever is less) of building coverage for the use of ancillary retail activities <b><u>subject to the following requirements:</u></b></p> <ol style="list-style-type: none"> <li>1. Minimum 25 apartments</li> <li>2. Minimum street width of 24m</li> <li>3. Minimum 1km from the edge of a designated centre, commercial street or furjan</li> </ol>  |
| <b>7- CAR PARKING and ACCESS</b>                              |   |
| <b>Parking spaces</b>   | <ul style="list-style-type: none"> <li>• Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines</li> </ul>   |
| <b>Height of basement above ground level (max)</b>            | <ul style="list-style-type: none"> <li>• 1.5m (height above natural ground level)</li> <li>• Protrusions shall be well integrated as part of the facade and/or screened by landscaping</li> </ul>   |
| <b>Location and Design</b>                                    | <ul style="list-style-type: none"> <li>• Car parking is not permitted within the front setback</li> <li>• All parking at ground floor level shall be screened from the public realm.</li> <li>• Vehicular access shall be limited to one cross over point and access should be from secondary streets where possible.</li> <li>• Car parking is not allowed in the public right of way.</li> </ul>  |

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