

LDW

Logistics-Distribution-Warehousing Zone

Zone Development Control and Design Regulations – Logistics-Distribution-Warehousing Zone

Purpose

The Logistics-Distribution-Warehousing Zone provides a wide range of logistical, distribution and warehousing activities for which a location in close proximity to strategic transportation infrastructure such as international sea ports, airports, main roads and junctions and railways is crucial. Activities include freight forwarders, shippers, transport operators and customs. Other permitted uses include self-storage facilities and storage yards.

The range of functions of uses is wide; from simple cargo consolidation to advanced logistics services. Many locations will not only have assumed a significant number of traditional cargo handling functions and services, but will also attract many related services, such as distribution centres, shipping agents, trucking companies, container repair facilities and packing firms.

There are a number of associated logistical, distribution and warehousing industry activities which are considered appropriate in the zone because of their synergy with international freight transport, such as storage, maintenance and repair. Non-industrial uses may be located in this zone where they are ancillary to the logistical, distribution and warehousing nature of the zone and will not compromise the operational viability of industrial activities.

Objectives

Built Form and Site Amenity

1. Built form will be at a scale compatible with the activities anticipated for the zone through regulations relating to the bulk and location of buildings and other structures, and the minimum areas and dimensions of yards, separation buffers, and other open spaces.
2. There will be a reasonable level of amenity for workers and any necessary on-site occupation, and the site's buildings and open spaces will make a positive visual contribution to the street scape through screening requirements, road boundary landscaping, street setbacks and buffer distances to adjoining sensitive land uses.
3. Outdoor storage areas and loading/unloading areas must be contained within the site and be unobtrusive as seen from the street.
4. Industrial premises and activities must be adequately serviced by water, wastewater, energy, lighting, refuse disposal and collection, fire-fighting and civil defence services, and other support infrastructure services.

Adverse Impacts

1. The adverse impacts of logistics and freight-handling activities and associated structures and infrastructure shall be minimized by:
 - i. Ensuring an appropriate form and type of development
 - ii. Separating logistics and freight-handling services and supportive activities and infrastructure from sensitive activities.
 - iii. Ensuring that development visible from the public realm or sensitive land uses meets the appropriate standards.

2. Traffic generation, access and vehicle manoeuvring will be controlled to mitigate adverse impacts from vehicle movements and to improve road safety operation.
3. The provision of site accessibility, road capacity and design standards, and connection to arterial roads from local roads will be appropriate to the scale of the development and industrial activity.
4. All necessary environmental approvals and clearances must be obtained from the Ministry of Environment before a use can commence.

Activities

1. Activities that do not support the logistics and freight-handling role of the logistics zone shall not be permitted.
2. On site offices and ancillary buildings will be limited to that required for the daily management, operation and maintenance of the industrial premises, canteens for food and refreshments, and ablution facilities for workers.
3. On-site residential living is limited only to that necessary for the on-site management and security, to ensure the exposure of people to adverse impacts of proximity to industrial processes is limited.
4. Provision is made for small scale food outlets, local grocery stores and other services such as medical centers and public transit stations which cater for the day to day needs of workers within the zone precincts.

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LAND USE TABLE FOR THE LOGISTICS-DISTRIBUTION-WAREHOUSING ZONE		
PERMITTED	CONDITIONAL	PROHIBITED
Logistics-Distribution-Warehousing use	Any permitted use that does not meet the standards for permitted use.	Any development not listed as Permitted or Conditional
Residential activity shall only be for the purposes of security or management of the Logistics-Distribution-Warehousing activity on the site	Medical clinics	
Any retail use shall only consist of one or more of the following: (i) food and beverage outlets (not exceeding 100m ² GFA in area, or within 400m of another approved food outlet). (ii) Local grocery store (not exceeding 100m ² GFA in area or within 400m of another approved grocery store).	Emergency services	
Mosques	Petrol Service Stations	
Open Space	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
	Any permitted development within 1km of the shoreline (except Doha Municipality)	

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LOGISTICS-DISTRIBUTION-WAREHOUSING ZONE PERMITTED LAND USE REGULATIONS	
SITE AREA	
Site Area	2000m ² Minimum 500m ² Maximum Food and beverage outlets only
BUILDING HEIGHT	
Maximum Building Height for all buildings	15m the maximum height of buildings located within 500m of an adjoining a sensitive land use or zone, shall not exceed 10m
SITE COVERAGE	
Maximum building coverage of all buildings	60%
BUILDING SETBACKS (min)	
Front setback	6m except that: <ul style="list-style-type: none"> • Guard houses up to 10m² are permitted to be located within the 6m road boundary setback • The minimum building setback from road boundaries for service station canopies shall be 3m
Side setback	0m On one side a setback shall be provided for access as necessary
Rear setback	0m
VISUAL AMENITY	
Location of Offices	Offices shall be located at the front of buildings facing the road



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Outdoor storage areas	Any outdoor storage area (including garbage bin storage areas and liquid waste storage tanks), shall be located at the side and rear of the building and shall be screened from the road or adjacent sites by a fence, wall or landscaping.
Mechanical equipment	<ul style="list-style-type: none"> • At grade water tank and mechanical equipment shall be located to the side or rear of the building. • Rooftop water tanks, mechanical and telecommunications equipment shall be screened by a parapet maximum 2.5m in height and shall not be visible from any road. • Air Conditioning units shall not be on a front facade. • All extraction flues and air conditioning extraction ducts must be positioned in a way that is not directly towards a neighbouring property or habitable dwelling.
Landscaping	<p>20% of site area</p> <p>A landscaping strip with a minimum width of 2 metres shall be provided along all road frontages except across vehicle crossings and where a guard house is located in the road boundary setback.</p> <p>The landscaped area must contain a range of trees and other landscape species in accordance with a professional landscaping scheme.</p>
Fencing and walls (Max)	<p>Front: 2.0m</p> <p>Side and Rear:2.5m</p>
Yard Sealing	All areas of the yard of the site except that portion occupied by landscaping shall be permanently sealed with an impervious surface and shall be suitably drained
PARKING AND LOADING	
Loading	1 dedicated HGV loading bay per 500m ² of gross floor area shall be provided on site and/or in accordance with the relevant Ministry guidelines
Parking spaces	<p>Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines</p> <p>All employee and customer parking shall be provided on site</p>

