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## **Sports Facilities Zone**

Zone Development Control and Design Regulations – Sports Facilities Zone

### **Purpose**

The purpose of the Sport Zone is to provide for a range of organized sports activities where the uses require a high level of built infrastructure and areas of open space for outdoor sports fields and ancillary facilities. Buffering from adjoining sensitive land uses is also essential where noise, light emissions and large volumes of traffic may be generated.

The Zone recognizes the important role that the sporting facilities have in relation to the needs of country's population, including sporting events and tournaments of national and international importance.

In many cases the sites will contain substantial facilities such as stadiums and training facilities, basketball courts, football pitches, indoor multi-purpose sporting halls, gymnasiums, public swimming pools, public tennis courts, equestrian centers, and motor sports facilities. Included is ancillary infrastructure required to support the active sporting activities, provide safe access and parking, ancillary food and drink outlets for patrons, and to ensure essential maintenance and facility management.

Development within Sports Facilities Zone shall comply with the sports facility's standards and guidelines in the additional guidance section

### **Objectives**

#### **Amenity**

- Ensure stadiums, training facilities and indoor sporting complexes are appropriately located and designed to minimize undesirable impacts on adjoining neighborhoods and sensitive land uses.
- Provide safe and convenient accessibility by pedestrians, cars and public transport facilities.
- Encourage the provision, maintenance and upgrading of ancillary buildings and facilities necessary to support the use of sites for outdoor recreation, in ways which are consistent with maintaining a general open space character.

#### **Use**

- Seek the integration of major sports facilities with adjoining areas and zones (particularly with mixed-use centers) to cater for the needs of spectators before and after major sports events, and also for residents in the area as important community and recreational facilities.
- Provide for small retail kiosks for the users of the sports facilities providing food and beverages. Incorporate essential infrastructure and amenities required to support and enhance the usability of the stadiums and sports complexes, and which contribute to their sustainable use and maintenance.
- Allow for continued functioning, upgrading and expansion of these facilities which may have high levels of use, particularly on weekends and weekday evenings.

- **Ensure unrestricted access is maintained to public open spaces associated with sporting complexes and stadiums except where the open space maybe shared with schools and sporting facilities, or during major sporting events**

LAND USE TABLE		
PERMITTED	CONDITIONAL	PROHIBITED
Active recreation /	Any permitted use that does not meet the standards for permitted uses	Any development not listed as Permitted or Conditional
Buildings and structures ancillary to active recreation, including stadia, and swimming pools	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Buildings and structures ancillary to passive recreation	Any sports facility proposal which provides significant spectator accommodation	
Health and fitness centre ancillary to active recreation	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Passive recreation		
Sports medicine clinic ancillary to active recreation		
Offices, residential accommodation and ancillary buildings required for the day to day security, management, operation and maintenance of sports facilities		
Temporary accommodation ancillary to active recreation		
Retail kiosks, restaurants and cafes		
Mosques		
Temporary activities		
Transit stations		

## SPORTS FACILITIES ZONE PERMITTED STANDARDS

**Note:** Any development in the Sports Facility Zone must also comply with the relevant service provider standards.

### BUILDING HEIGHT AND DESIGN

Height (Max)	15m (excludes lighting towers)
Maximum height of: <ul style="list-style-type: none"> <li>residential accommodation,</li> <li>temporary accommodation ancillary to active recreation</li> <li>offices necessary for the purposes of facility operation, on-site maintenance and security</li> </ul>	G+1+P

### SITE COVERAGE (Max)

Permanent buildings	50%
Temporary accommodation ancillary to active recreation	1000m <sup>2</sup>

### ANCILLARY USES (Max)

Health and fitness centres, sports medicine clinics, retail kiosks restaurants and cafes	10% of total GFA
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### BUILDING/STRUCTURE SETBACKS (Min)

#### Buildings / Structures less than 15m in height

Front (Street)	30 m
Residential Zone	35m
All other zones	15m

#### Buildings / Structures greater than 15m in height



<b>Front (Street)</b>	60m
<b>Residential Zone</b>	70m
<b>All other zones</b>	25m
<b>Ancillary permanent and temporary Residential accommodation</b>	
<b>All boundaries (Min)</b>	6m
<b>Maximum number of beds per site</b>	50 beds
<b>FENCING AND WALLS</b>	
<b>Height</b>	2m (Max)
<b>Material</b>	<p>The rear and side boundary walls are to be solid.</p> <p>If the front boundary wall is constructed of a solid concrete/brick or rendered material it shall incorporate locally/culturally acceptable design or pattern to create visual interest and character.</p> <p>No chain link or wire mesh fencing is permitted on the front boundary. The fence shall be constructed of rendered brick or concrete, vertical or horizontal wrought iron.</p>
<b>LANDSCAPING AND ONSITE AMENITY</b>	
<b>Green/ Grassed Areas</b>	Minimum 20% shall be green (grassed lawn or otherwise vegetated). Shall be contiguous and unobstructed.
<b>Softscape</b>	At least 30% of all plants such as palms, trees, shrubs, flowers, cactus and ground cover shall be native to the climate of the region.
<b>Shaded Area</b>	Minimum 60% of pedestrian footpaths shall be shaded by vegetation or solid structures.
<b>Landscaping adjoining a residential Zone</b>	5m (Min)
<b>CAR PARKING</b>	
<b>Parking Spaces</b>	Parking shall be in accordance with the requirements of the Car Parking Regulations and/or in accordance with the relevant Ministry guidelines

All employee and customer parking shall be provided on site