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Tourism Zone

Zone Development Control and Design Regulations – Tourism Zone

Purpose

The Tourism Zone provides sites for short-term accommodation with a tourist resort atmosphere in tourist orientated areas supported by community uses and large-scale facilities such as cultural facilities, entertainment venues and sports venues, open spaces and parks, small-scale services and facilities. The Tourism Zone includes areas such as Beach Resort, the hotel precinct activities.

The Tourism Zone provides for recreational, commercial, conference and meetings venues, residential, visitor accommodation including hotels and resorts, visitor activities and support facilities and services. The zone is characterized by large sites, with large buildings and will be subject to high levels of traffic generation, particularly on weekends and weekday evenings.

Objectives

Amenity

- Preserve the amenity values and the environmental quality of the surrounding areas including residential areas.
- Ensure development is of high-quality design in terms of external appearance and visual setting, building orientation, scale, bulk, choice of external materials, siting and landscaping.
- The scale and appearance of buildings associated with permitted uses within the Tourism Zone must be in keeping with the primary purpose and the overall landscape character of the zone.
- Car parking areas, service areas and areas for the storage of goods or materials shall be sited and suitably screened with fencing or landscaping.

Adverse Impacts

- Sufficient provision is made for vehicular access, maneuvering and loading of service vehicles to avoid adverse impacts on pedestrian and vehicle safety, the road network and the amenity of surrounding areas.
- Suitable setbacks and other mitigation measures are provided to avoid or mitigate adverse impacts such as noise, glare, hours of operation, traffic generation on surrounding areas.
- The establishment of large-scale tourism facilities is permitted only where they do not compromise the intent of the zone, and in a manner that minimizes land use conflicts with adjoining zones and land uses.

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LAND USE ACTIVITY TABLE FOR THE TOURISM ZONE		
PERMITTED	CONDITIONAL	PROHIBITED
Hotels, Chalets and Tourist Resorts	Any permitted activity that does not meet the standards for permitted activities.	Any development not listed as Permitted or Conditional
Restaurants	Amusement Parks	
Museums	Golf Courses	
Art Galleries	Large scale sports complexes	
Commercial Recreation	Large scale leisure, entertainment and exhibition facilities	
Mosques Open Space	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Ancillary residential accommodation for staff employed for the operation of the Hotel on the site.	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Hotel Apartments		
Convention Centre		
Leisure and entertainment centre		
Passive Recreation		

Transit stations		
TOURISM ZONE PERMITTED LAND USE REGULATIONS		
SITE AREA		
Minimum Site Area	<ul style="list-style-type: none"> • 5000m² 	
BUILDING HEIGHT		
Maximum Building Height for all buildings	<ul style="list-style-type: none"> • G+3 (14m) 	
SITE COVERAGE		
Maximum building coverage of all buildings	<ul style="list-style-type: none"> • 40% 	
Maximum Floor Area Ratio	<ul style="list-style-type: none"> • 1.6 maximum 	
BUILDING SETBACKS (Min)		
Front setback	<ul style="list-style-type: none"> • 10m • Security houses up to 10m² are permitted to be located within the 10m road boundary setback 	
Side setback	<ul style="list-style-type: none"> • 6m 	
Rear Setback	<ul style="list-style-type: none"> • 6m 	
VISUAL AMENITY AND BUILDING DESIGN		
Building wall articulation (max)	<ul style="list-style-type: none"> • Any building wall greater than 8m in length shall have a Physical Break in the facade 	
Outdoor storage areas	<ul style="list-style-type: none"> • 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 	

	<p>screened from the road or adjacent sites by a fence, wall or landscaping.</p>
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 Area (min)	<ul style="list-style-type: none"> • 20% of site area • 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. • The landscaping strip must contain a range of trees and other landscape species in accordance with a profession landscaping scheme:
Fencing and walls (max)	<ul style="list-style-type: none"> • Front: 2.0m • Side and rear: 2.5m
PARKING AND LOADING	
Loading	<ul style="list-style-type: none"> • 1 dedicated loading area shall be provided and/or in accordance with the relevant Ministry guidelines
Parking Spaces	<ul style="list-style-type: none"> • 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 • Parking shall be screened from adjoining roads or adjoining sites, by landscaping, wall(s), fence(s) or a combination, to a minimum height of 1.0m along the zone or road boundary, except across those parts of the road boundary used as a vehicle crossing.

