

	<h2><i>Rural-Desert Zone</i></h2>
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Zone Development Control and Design Regulations – Rural-Desert Zone

Purpose

The majority of land in Qatar falls within the Rural-Desert Zone. The purpose of the Rural-Desert Zone is to provide for a range of rural uses such as cropping, intensive horticulture and nurseries, intensive livestock operations (camel, beef, sheep, goats and poultry), extensive/traditional livestock farming, animal husbandry, animal keeping, horticulture, aquaculture and other primary production activities, including research and development activities under the National Food Security Program. The zone also provides for public use and enjoyment such as passive recreation and free camping.

The zone prevents fragmentation of land and forms of urban development which are not compatible with rural uses, as well as protecting significant natural features, landscapes, resources and other features which are not included within other appropriate zones.

Ancillary activities (primary processing premises, packing and bulk storage, and transport and logistics activities associated with primary production) associated with primary industry uses and do not result in significant impacts on the rural-desert zone or compromise the long-term use of the land for rural purposes, may be considered acceptable after appropriate assessment as a conditional activity. Quarrying and its associated processing activities are also provided for in the Rural-Desert Zone but are subject to specific development conditions and environmental approvals.

Limited provision is made for residential activities in the Rural-Desert Zone. Such residential accommodation must be associated with permitted rural activities or approved non-rural activities. In some cases, temporary residential accommodation for workers in the form of purpose-built residential facilities may be considered appropriate on suitable sites depending on a range of factors such as their size, their impact on surrounding land uses, accessibility and infrastructure servicing.

Permission from the Ministry of Municipality and Environment (MME) may also be required for particular forms of development or specific locations. Applications to the (MME) are a separate process from any development applications made under the Zoning Regulations.

Objectives

Built form

- The scale and appearance of buildings associated with primary production and processing, bulk-storage and transport and logistics facilities, and the scale, style and character of other ancillary building such as residential dwellings and mosques must be in keeping with the primary purpose and the overall rural/desert character of the zone.
- The density of development and rural dwellings shall be consistent with maintaining rural-desert character and landscape.
- The siting and layout of premises for Intensive livestock operations and the on-site processing of livestock shall be designed in an integrated manner.

Adverse effects

- Significant natural features, landscape amenities and natural resources must be protected from adverse impacts arising from rural developments, through appropriate land management measures.
- The impact of rural activities and non-rural activities must avoid or minimize impacts such as noise, visual amenity, and odour on the natural environment, surrounding land uses and adjoining sensitive activities.
- Development for intensive livestock operations (camel, beef, sheep, goats and poultry) production must be undertaken on sites large enough to buffer adjoining land uses from odour emissions within the boundaries of the farm property.

Activities

- The management of versatile land and soil resources in the zone shall be to maintain and encourage activities which will support and encourage their present and future rural production potential.
- Provision of a limited range of eco-tourism and passive recreation activities.
- Temporary accommodation for workers in the form of purpose-built residential facilities may be permitted as conditional uses on suitable sites and which comply with the site layout and amenity requirements of the MME's Worker Accommodation Planning Regulations

LAND USE ACTIVITY TABLE		
PERMITTED	CONDITIONAL	PROHIBITED
Any rural activity	Any permitted activity that does not comply with the permitted land use regulations.	Any development not listed as Permitted or Conditional
Residential activity ancillary to a rural activity	Purpose-built temporary worker accommodation facilities (subject to compliance with the MME's Worker Accommodation Planning Regulations)	
Mosques	Primary processing, packing and bulk storage of rural products, and related transport and logistics functions	
Passive Recreation	National Food Security research and development facilities and installations (including solar and wind farms)	
Free Camping	Buildings ancillary to passive recreation and eco-tourism activities	
Temporary activities	Quarrying	
Cemetery	Petrol service stations	
Open Space	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Wildlife sanctuary	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Transit stations		

RURAL/DESERT ZONE PERMITTED LAND USE REGULATIONS	
1. RESIDENTIAL UNITS	
The maximum number of family residential units per site	<ul style="list-style-type: none"> • 1 primary residential unit/farm
Maximum ground floor area of residential dwellings	<ul style="list-style-type: none"> • 400m²
Farm workers' accommodation	<ul style="list-style-type: none"> • 10m²/farm worker to a maximum of 1000m²/farm
2. ANCILLARY BUILDINGS	
Maximum area of a single building	<ul style="list-style-type: none"> • 400m²
Total area of all ancillary buildings	<ul style="list-style-type: none"> • 1000m²
3. SITE AREA	
Minimum Site Area	<ul style="list-style-type: none"> • 10ha • Mosques - there shall be no minimum site area
4. BUILDING HEIGHT	
Maximum Building Height for all buildings	<ul style="list-style-type: none"> • 15m
5. FENCE/WALL HEIGHT	
Maximum height of all fences/walls	<ul style="list-style-type: none"> • 4m
6. SITE COVERAGE	
Maximum building coverage of all buildings	<ul style="list-style-type: none"> • 5% of total site area



7. BUILDING SETBACKS

Minimum boundary setback

- 10m
- 200m for a residential unit (including farm workers' accommodation) from a building on an adjoining site or part of an adjoining site used for intensive livestock operations.
- 30m for all farm workers' accommodation and farm ancillary buildings (excluding those used for intensive livestock operations) where the site adjoins the following zones:
 - All residential zones
 - All mixed Use zones
 - Community Facilities Zone
 - Open Space & Recreation Zone
 - Sport Zone
 - Environmental Conservation Zone

Minimum boundary setback for intensive livestock operations

No building, or part of a site used for intensive livestock operations shall be located within:

- 60m of any site boundary
- 200m of any residential unit (including farm workers accommodation)
- 200m of any site boundary where the site adjoins the following zones:
 - All residential zones
 - All Mixed Use zones
 - Community Facilities Zone
 - Open Space and Recreation Zone
 - Sport Zone
 - Environmental Conservation Zone
- 600m for any building, or part of a site used for poultry where the site adjoins the following zones:
 - All residential zones
 - All Mixed Use zones
 - Community Facilities Zone

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	<ul style="list-style-type: none">○ Open Space and Recreation Zone○ Sport Zone○ Environmental Conservation Zone
8. PARKING	
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

