

**ZONING PLAN**



**GENERAL USE MIX**

Zoning Category	Commercial	Mixed Use Commercial	Mixed Use Residential	Residential	
Zoning Code	COM	MUC	MUR	RES	
Minimum required number of use type*	1	2	2	1	
Use Type per Zoning Category	Commercial: • Retail • Office	☑	☑**	☑	✗
	Residential (Flats, Apartments)	✗	☑	☑*	☑
	Hospitality (Hotels, Serviced Apartments)	☑	☑	☑	☑
	Secondary/Complementary Uses (Community Facilities, Sport & Entertainment)	☑	☑	☑	☑
See details of Permitted Uses Table in page 4					

**DETAILED USE SPLIT**

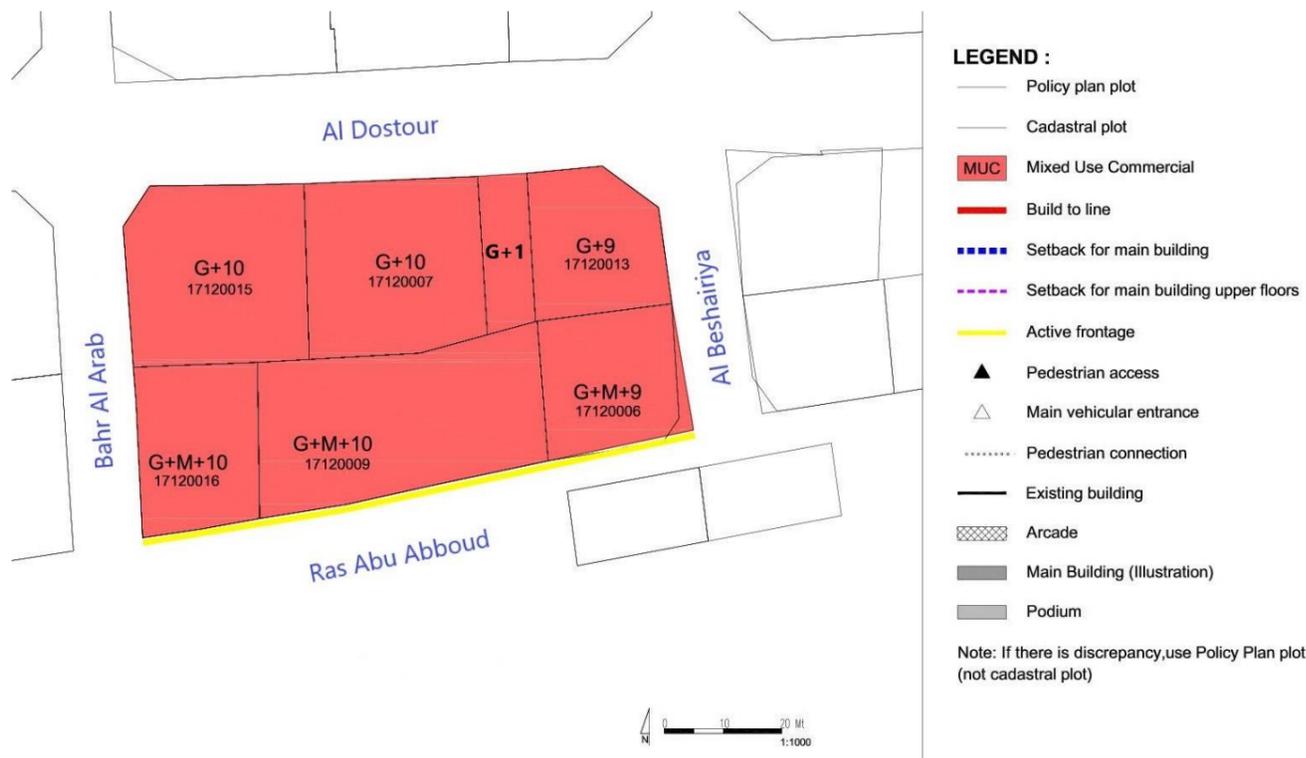
MUC: Mixed Use Commercial	Uses Mix	GFA split		Allowed Floor Location
		Plot < 2000 sqm or for Single Tower/ Higher Building	Plot ≥ 2000 sqm or for Multiple Tower/ Higher Buildings	
Commercial**: • Retail • Office	☑	Total Com. 15% min	Total Com. 15% min	All
		Retail 25% max	Retail 25% max	Retail at ground level; podium; 1 <sup>st</sup> floor above podium; top floor level
Residential (Flats, Apartments)	☑	85% max	80% max	All
Hospitality (Hotels, Serviced Apartments)	☑		40% max	All Semi-public /publicly accessible facilities (e.g. commercial space) at ground level; podium; 1 <sup>st</sup> floor above podium; top floor level
Secondary/Complementary Uses	☑	20% max		Podium; 1 <sup>st</sup> floor above podium; top level

Uses mix: ☑ Required; ☑ Allowed; ✗ Not allowed;  
 \* In Mixed Use Residential, the required Residential Use Type can be substituted with Hospitality Use Type (e.g. hotel, serviced apartment);  
 \*\* In Mixed Use Commercial, mixing between Commercial Uses only (Retail & Office) is allowed and this already fulfils the requirement 2 mix

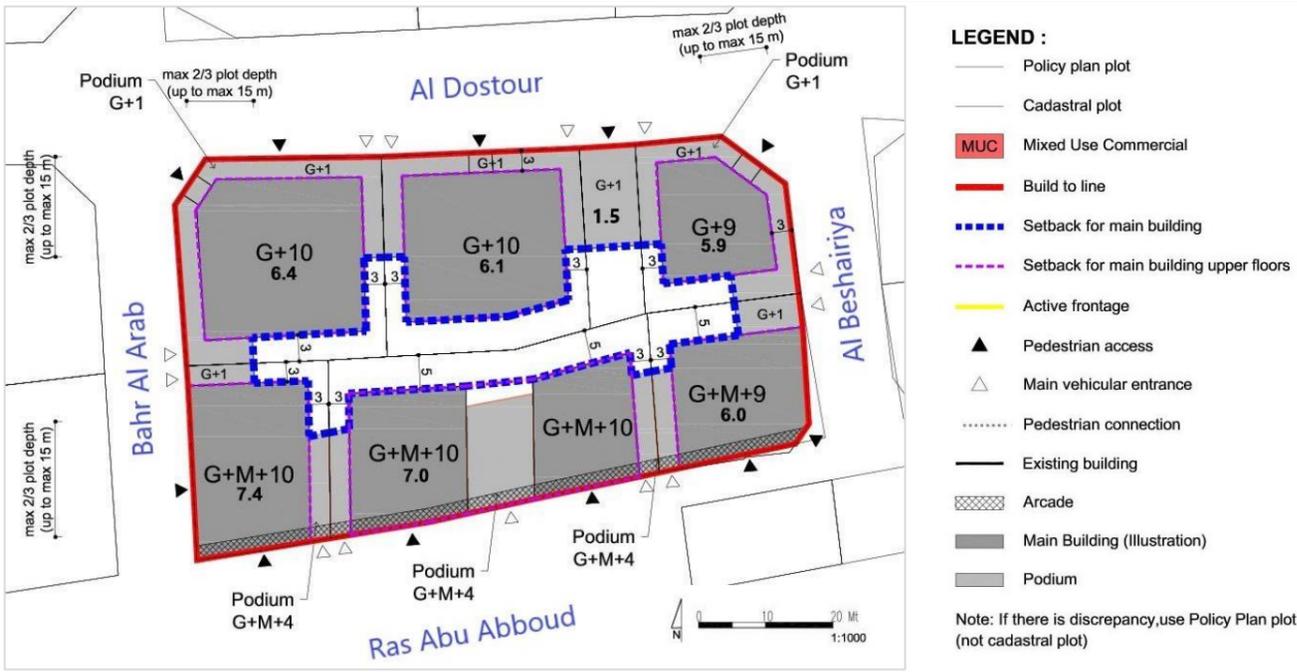
**SPECIFIC USE REGULATIONS**

Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUC:</b> Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed in the General Permitted Uses Table (e.g. garage/car repair/heavy industry etc)
Active Frontage Uses	Percentage: For marked-sides as Active Frontages, min. 60% frontage required as Active Uses Retail, Shops, Food and Beverage (F&B), Offices, Services, Hotels, Government Offices, Clinics, Community Centres, Libraries, etc

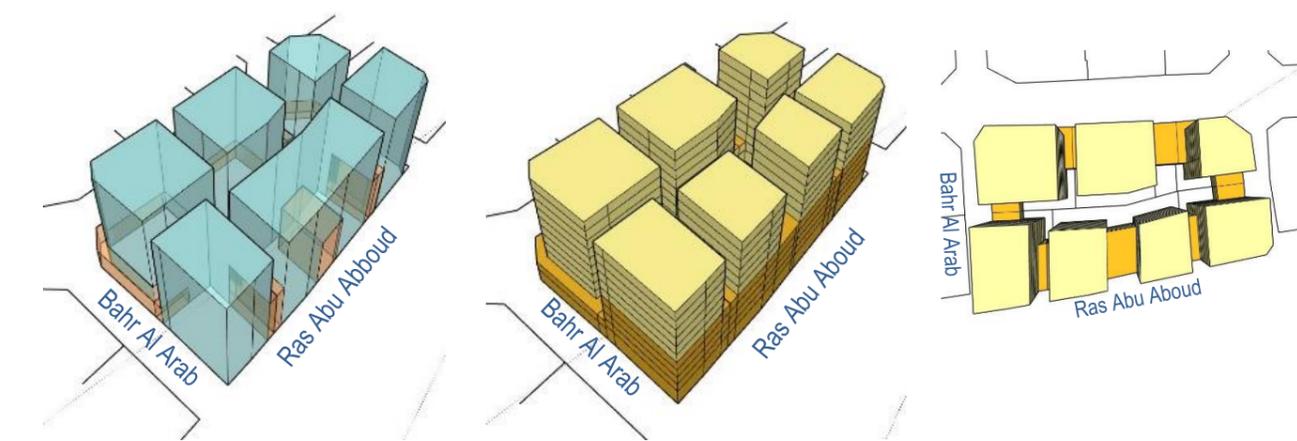
**USE REGULATIONS**



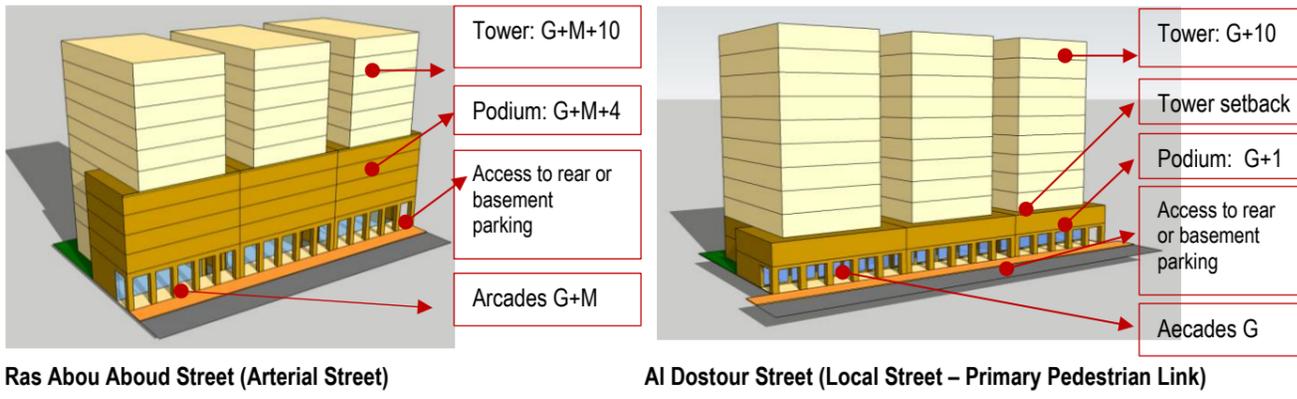
**BLOCK MASSING PLAN**



**BUILDING ENVELOPE & MASSING ILLUSTRATION**



**BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER**



Ras Abu About Street (Arterial Street)

Al Dostour Street (Local Street – Primary Pedestrian Link)

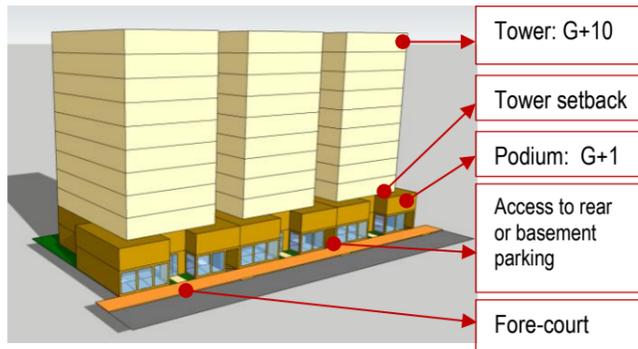
**BLOCK FORM REGULATIONS**

BULK REGULATIONS	
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial
Height (max) <i>(for plots &lt; 600 sqm, refer to the Block Massing Plan)</i>	Al Dostour & Bahr Al Arab Street: • G+10 (Podium G+1)
	Ras Abu About Street: • G+M+10 (Podium G+M+4)
FAR (max) <i>(for plots &lt; 600 sqm, refer to the Block Massing Plan)</i>	6.10 (along Al Dostour & Bahr Al Arab Street)
	7.0 (along Ras Abu About Street)
Building Coverage (max)	75%
MAIN BUILDINGS	
Typology	Attached-Podium and Tower
Building Placement	Setbacks as per block plan: <b>Ras Abu About Str.:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 5 m rear • Tower: 0 m front setback; 3 m sides; 5m rear <b>Al Dostour &amp; Bahr Al Arab &amp; Al Beshairiya Str.:</b> • Podium: 0 m front; 0 m on sides, up to max. 2/3 plot depth (max. 15 m) & 3 m for the remaining 1/3 plot depth; 3 m rear • Tower: 3 m front setback; 3 m sides; 3m rear
	Build to Line <i>(a set building line on a plot, measured parallel from the front and/or corner side plot line, where the structure must be located. The building facade must be located on the build-to line)</i>
Building Depth (max)	10 m (single-aspect tower) 15 m (double-aspect tower) 30 m (tower with atrium) 30 m (podium with integrated parking, for plot depth minimum 45 m)
Building Size	Fine grain; 30 m maximum building width or length
Primary Active Frontage	As indicated in the plan
Frontage Profile	Ras Abu About & Ali Bin Amur Al Attiya & Al Dostour Street: Arcades (covered walkways): • 3 m minimum width (Ras Abu About Street)

	<ul style="list-style-type: none"> <li>2.5 m minimum width (Al Dostour Str.)</li> <li>G+M maximum height (Ras Abu About Street)</li> <li>G max (Al Dostour Street)</li> <li>Located as per drawing</li> <li>Bahr Al Aarab &amp; Al Beshairiya Street: Fore-court; cantilever/overhang on the ground floor</li> </ul>
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"> <li>Allowed</li> <li>0 m setbacks</li> <li>0.5 m maximum height from street level (undercroft)</li> </ul>
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	<ul style="list-style-type: none"> <li>Sides: 0 m, up to max. 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</li> <li>Rear: 3 m</li> </ul>
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 600 sqm
Small Plot	<ul style="list-style-type: none"> <li>Minimum plot size of 600 sqm will allow to reach G+10, with provision of 1 undercroft and 2 basements for car parking.</li> <li>For plot sizes &lt; 600 sqm: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site</li> </ul>
Open Space (min)	5%
ACCESSIBILITY AND CONNECTIVITY	
Pedestrian Entry Point	As indicated in the plan
Vehicle Access Point	As indicated in the plan
Recommended Public Access on Private Plot	n/a
PARKING	
Location	On-site surface parking/ undercroft/ basement/ podium parking/ Multi-Storey Car Park (MSCP) for plot size > 2000 sqm
Required Number of Spaces	As per general MSDP Car Parking Regulations
Parking Waiver	30% reduction in parking provision requirement

- All new development should follow the regulations.
- For existing buildings: the setbacks and heights are indicative; for retrofitting /alteration/ modification changes should not exceed the existing massing.
- For existing buildings which are still new and/or in good condition, it is recommended only to add the required front-part of the building (eg. light structure podium) as per indicated set back and build-to-line (which is zero setback) in the plan

**BUILDING TYPOLOGY**



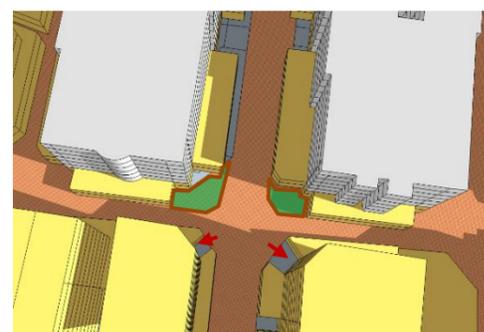
Bahr Al Arab & Al Beshadiriya Street (Local Streets)

**LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION**



Provision of green terrace roof garden (min. 50% of the area)

Provision of 'green' on the podium & landscaped forecourt (local streets)



Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

**RECOMMENDED ARCHITECTURAL STYLES**

**Qatari Contemporary\***



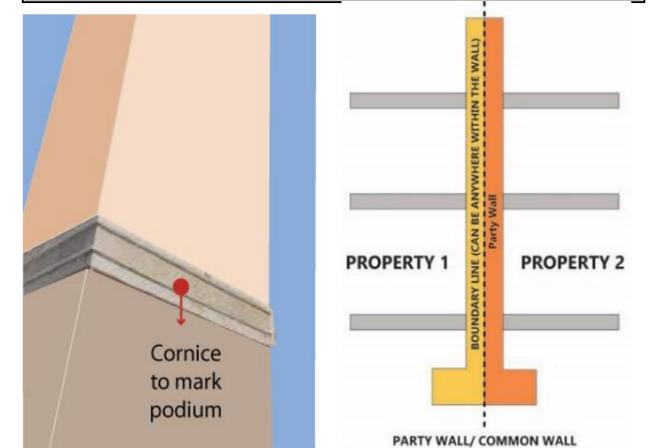
(illustration)



**STANDARDS**

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<b>Qatari Contemporary Style</b> (* Refer the details to the <a href="#">Townscape &amp; Architectural Guidelines for Main Streets in Qatar</a> )
Exterior expression	<ul style="list-style-type: none"> <li>Clear building expression of a base, a middle and a top</li> <li><b>The Base Part (podium):</b> should clearly be expressed (eg. with architrave or cornice ornament, should there is no required setback for tower that can distinguish it from the podium)</li> <li><b>The Middle Part:</b> <ul style="list-style-type: none"> <li>Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc.</li> <li>Should reveal the external expression of each storey</li> </ul> </li> <li><b>The Top Part</b> should be marked by parapet or entablature</li> </ul>
Minimum Building separation	<ul style="list-style-type: none"> <li><b>6 m</b> between two buildings with facing non-habitable rooms</li> <li><b>8 m</b> between two buildings with a facing non-habitable room and a facing habitable room</li> <li><b>12 m</b> between two buildings with facing habitable rooms</li> </ul>
Party-Wall / Common Wall	The attached building's parts should have its own wall and foundation and comply to the standard of construction and fire-safety
Floor height (maximum)	Slab to slab height (mid-point): <ul style="list-style-type: none"> <li>Ground floor: 5 m</li> <li>Ground floor with mezzanine: 6.5 m</li> <li>Typical floors (residential and other): 3.50 m</li> <li>Ground floor ancillary building: 3.50m</li> </ul>
Building Orientation	<ul style="list-style-type: none"> <li>All the facade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.</li> <li>Primary facade should orientate to the highway /expressway/ collector/ arterial streets.</li> </ul>
Active frontage features	Entrances, <i>madkhal</i> , lobbies, window openings, arcades, porches etc
Active chamfer at the intersection	The chamfer side should be activated by providing main access for people and designing active frontage/fasade or small landscaped area with public

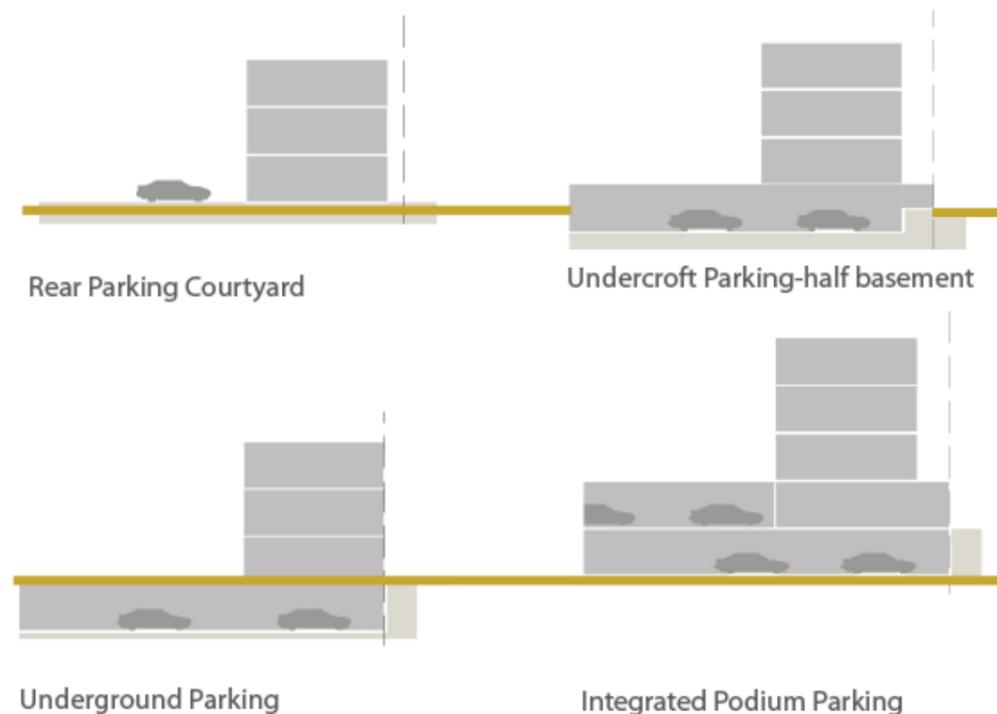
	facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"> <li>Avoid excessive use of glass-wall</li> <li>Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930</li> </ul>
Window-to-Wall Ratios	Refer to the diagrams
LANDSCAPE STANDARD	
Forecourt	For buildings along the secondary streets, the forecourts should have small green space for landscape
Barrier/fences	Street side: not allowed Sides and rear: transparent where possible; maximum height 2.5m
Green Roof	50% area of the podium and the roof-top should be landscaped with dominant soft-scape (trees, plants, urban farming etc)
ACCESSIBILITY STANDARD	
Pedestrian access	<ul style="list-style-type: none"> <li>Main building entrances should be oriented to the side indicated on the plan.</li> <li>Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location</li> </ul>
Vehicle egress and ingress	<ul style="list-style-type: none"> <li>Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.</li> </ul>
SIGNAGE	
Style	Signage should be an integral part of the building facade without background.



**WINDOW-TO-WALL RATIOS**



**PARKING FORM & LOCATION OPTION**



**INCENTIVE**

**Incentive Scheme**

Provision of **Privately Owned Public Space – POPS** such *sikka*, pedestrian walkway, public plaza, pocket garden, and Community Facility:  
 Additional floor area of 5 m2 for every 1 m2 provision, up to maximum 10% of total GFA

Provision of **Shared Public Parking**:  
 Additional floor area of 50 m2 for provision of each one (1) shared-car parking space, up to maximum 10% of total GFA

**PERMITTED USES TABLE**

Type and category	COM	MUC	MUR	RES	Code	Use
<b>COMMERCIAL</b>						
<b>RETAIL</b>	<b>Convenience</b>	✓	✓	✓	✓	301 Food, Beverage & Groceries Shop
	<b>Comparison/Speciality</b>	✓	✓	✓	✗	302 General Merchandise Store
		✓	✓	✓	✗	303 Pharmacy
		✓	✓	✓	✗	306 Electrical / Electronics / Computer Shop
		✓	✓	✓	✗	309 Apparel and Accessories Shop
	<b>Food and Beverage</b>	✓	✓	✓	✓	311 Restaurant
		✓	✓	✓	✓	312 Bakery
		✓	✓	✓	✓	313 Café
	<b>Shopping Malls</b>	✓	✓	✗	✗	314 Shopping Mall
	<b>E-charging Stations</b>	✓	✗	✗	✗	307 E-charging Station
<b>OFFICE</b>	<b>Services/Offices</b>	✓	✓	✓	✗	401 Personal Services
		✓	✓	✓	✗	402 Financial Services and Real Estate
		✓	✓	✓	✗	403 Professional Services
<b>RESIDENTIAL</b>						
<b>Residential</b>	✗	✓	✓	✓	201 Residential Flats / Apartments	
<b>HOSPITALITY</b>						
<b>Hospitality accommodation</b>	✓	✓	✓	✗	2201 Serviced Apartments	
	✓	✓	✓	✗	2202 Hotel / Resort	
<b>SECONDARY / COMPLEMENTARY</b>						
<b>COMMUNITY FACILITIES</b>	<b>Educational</b>	✗	✓	✓	✓	1003 Private Kindergarten / Nurseries / Child Care Centers
		✓	✓	✓	✗	1020 Technical Training / Vocational / Language School / Centers
		✗	✓	✓	✗	1021 Boys Qur'anic School / Madrasa / Markaz
		✗	✓	✓	✗	1022 Girls Qur'anic School
	<b>Health</b>	✓	✓	✓	✗	1102 Primary Health Center
		✓	✓	✓	✗	1103 Private Medical Clinic
		✓	✓	✗	✗	1104 Private Hospital/Polyclinic
		✓	✓	✓	✓	1105 Ambulance Station
		✓	✓	✗	✗	1106 Medical Laboratory / Diagnostic Center
	<b>Governmental</b>	✗	✓	✗	✗	1201 Ministry / Government Agency / Authority
		✗	✓	✗	✗	1202 Municipality
		✓	✓	✓	✗	1203 Post Office
		✓	✓	✓	✓	1209 Library
	<b>Cultural</b>	✓	✓	✓	✗	1301 Community Center / Services
		✓	✓	✓	✗	1302 Welfare / Charity Facility
✓		✓	✗	✗	1303 Convention / Exhibition Center	
✓		✓	✓	✓	1304 Art / Cultural Centers	
<b>Religious</b>	✓	✓	✓	✗	1406 Islamic / Dawa Center	
<b>OTHER SPORTS AND ENTERTAINMENT</b>	<b>Open Space &amp; Recreation</b>	✓	✓	✓	✓	Park - Pocket Park
		✓	✓	✗	✗	1504 Theatre / Cinema
		✓	✓	✓	✓	Civic Space - Public Plaza and Public Open Space
	<b>Sports</b>	✓	✓	✓	✓	Green ways / Corridors
		✗	✓	✓	✗	1607 Tennis / Squash Complex
		✗	✓	✓	✓	1609 Basketball / Handball / Volleyball Courts
		✗	✓	✓	✓	Small Football Fields
		✗	✓	✓	✓	1610 Jogging / Cycling Track
		✓	✓	✓	✓	1611 Youth Centre
		✗	✓	✓	✗	1612 Sports Hall / Complex (Indoor)
✓	✓	✓	✓	Private Fitness Sports (Indoor)		
<b>Special Use</b>	✓	✓	✗	✗	2107 Immigration / Passport Office	
	✓	✓	✗	✗	2108 Customs Office	
	✓	✓	✗	✗	2203 Museum	

- Supporting uses serves only to the primary use should not be regarded as a separate use. Therefore, their floor area calculation should be included in the GFA of the primary use (e.g. gym facility for residents in an apartment building should be calculated in the Residential GFA, or facilities of a hotel for guests should be calculated in Hospitality GFA).
- Unlisted uses in the table are categorised as non-permitted uses, especially the hazardous/ polluted uses (e.g car repair shops, industries, polluted-workshops, etc).
- Similar uses to the permitted uses in the table will be regarded as conditional cases