ZONING PLAN

Legend:
- Policy plan plot
- Cadastral plot
- COM Commercial
- MUC Mixed Use Commercial
- MUR Mixed Use Residential
- RES Residential
- OSR Open Space and Recreation
- S Sports Zone
- CF Community Facilities
- TU Transportation and Utilities
- TC Transit Commercial
- LB Listed Building
- LB Tourism Zone
- Heritage Overlay

USE REGULATIONS

LEGEND :
- Policy plan plot
- Cadastral plot
- MUR Mixed Use Residential
- OSR Open Space and Recreation
- Build to line
- Setback for main building
- Setback for main building upper floors
- Active frontage
- ▲ Pedestrian access
- △ Main vehicular entrance
- Pedestrian connection
- Existing building
- Arcade
- Plaza
- Main Building (Illustration)
- Podium

1:1000

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	Mixed Use Commercial	Mixed Use Residential	Residential
	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

MUR: Mixed Use Residential	Uses Mix	GFA Split		Allowed Floor Location
		Plot ≤ 1200 sqm or for Single Tower	Plot ≥ 1201 sqm or for Multiple Towers/ Buildings	
Commercial: Commercial-Retail, Commercial-Office	✔	2.50 % max	5 % max	Ground level, podium & podium level, top floor level
Residential (*Flats, Apartments*)	☑*		40% min	All
Hospitality (*Hotels, Serviced Apartments*)	✔	80 % min	40% max	All Semi-public /publicly accessible facilities (e.g. commercial space) at ground level, podium & podium level, top floor level
Secondary/ Complementary Uses	✔	20% max		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
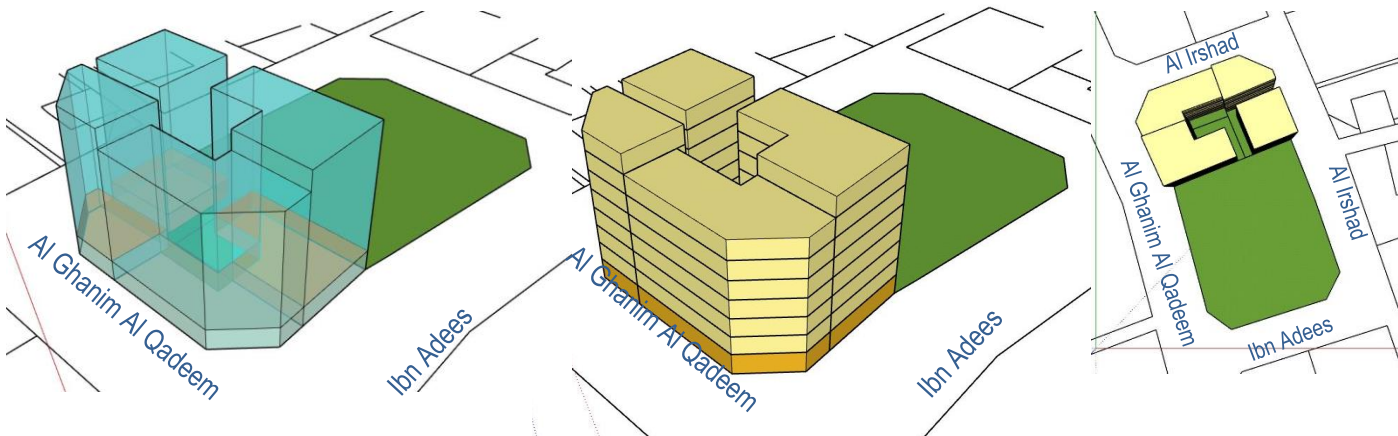
SPECIFIC USE REGULATIONS

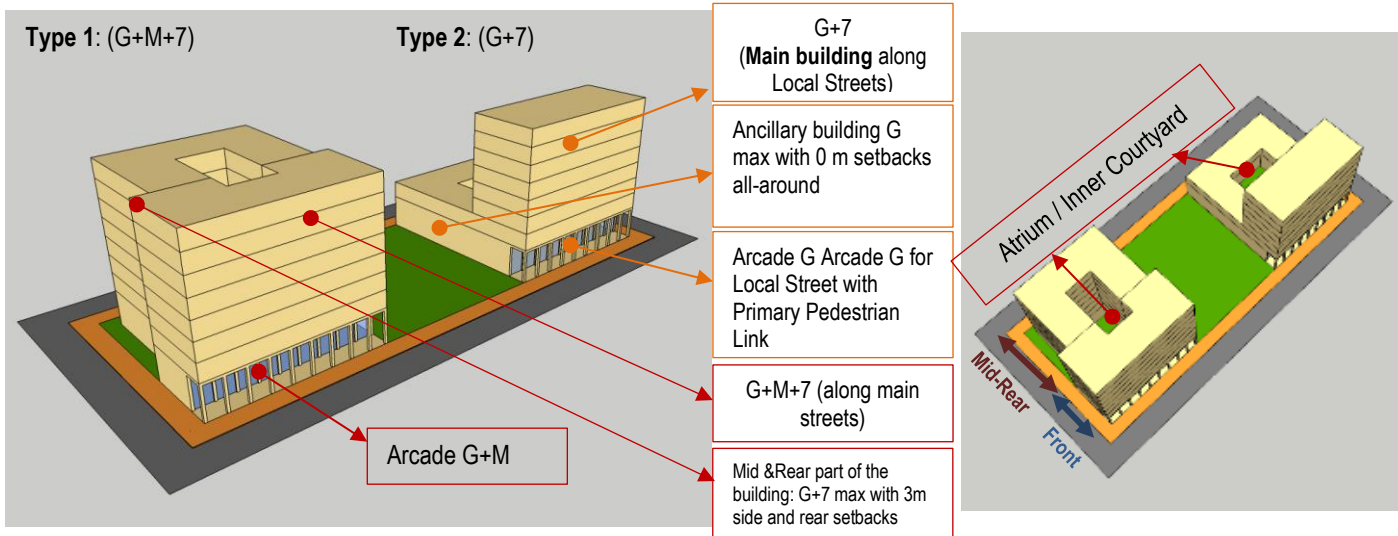|	
Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	**Type of commercial in MUR:** Domestic or Local Commercial- Retail (ie.convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)
Not permitted uses	All other uses not listed in the General Permitted 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

BLOCK MASSING PLAN

LEGEND :

	Policy plan plot
	Cadastral plot
MUR	Mixed Use Residential
OSR	Open Space and Recreation
	Build to line
	Setback for main building
	Setback for main building upper floor
	Active frontage
▲	Pedestrian access
△	Main vehicular entrance
	Pedestrian connection
	Existing building
	Arcade
	Plaza
	Main Building (Illustration)
	Podium

1:1000

BUILDING ENVELOPE & MASSING ILLUSTRATION

BUILDING TYPOLOGY: SEMI DETACHED MID RISE BUILDING & COURTYARD/ ATRIUM

Type 1: (G+M+7)   Type 2: (G+7)

G+7
(**Main building** along Local Streets)

Ancillary building G max with 0 m setbacks all-around

Arcade G Arcade G for Local Street with Primary Pedestrian Link

G+M+7 (along main streets)

Arcade G+M

Mid &Rear part of the building: G+7 max with 3m side and rear setbacks

Atrium / Inner Courtyard

Mid-Rear

Front

BLOCK FORM REGULATIONS

BULK REGULATIONS		
Uses (as per Zoning Plan)	**Mixed Use Residential**	
Height (max) (*for small plots < 400 sqm, refer to the Block Massing Plan*)	G+7	**31.2 m (max)**
FAR (max) (*for small plots < 400 sqm, refer to the Block Massing Plan*)	**6.10**	(+ 5 % for corner lots)
Building Coverage (max)	85%	

MAIN BUILDINGS	
Typology	**Semi Detached Mid Rise with Courtyard/ Atrium**

Building Placement	Setbacks as per block plan:
	• **If Mid-Rear Part higher than 1 storey** (*see Bldg Typology diagrammes*):
	  ▪ 0 m front
	  ▪ 0 m side setback up to 2/3 plot depth (max.15 m) & **3 m** for the remaining 1/3 plot depth
	  ▪ 3 m rear
	• **If Mid-Rear Part 1 storey** (*see Bldg Typology diagrammes*)**:**
	  ▪ 0 m front
	  ▪ 0 m sides
	  ▪ 0 m rear

Build to Line (*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*)	100% of 0 m front setback (mandatory)
Building Depth (max)	10 m (single-aspect building) 15 m (double-aspect building) 30 m (building with atrium) 30 m (building with integrated parking, for plot depth minimum 45 m))
Building Size	• 30 m maximum building width or length; or • Create 'a height break impression' (e.g. insert 1-2 storey podium in between) every interval of 30 m, if the building is stretched too long
Primary Active Frontage	As indicated in the plan
Frontage Profile	• **Small Fore-court to indicate entrance**
Basement; Half-Basement (undercroft)	• Allowed • 0 m setbacks

	• 0.5 m maximum height from street level (undercroft)

ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	**Type 1:** 3 m side; 3 m rear **Type 2 :** 0 m side; 3 m rear
Building Depth (max)	7.5 m

SITE PLANNING	
Plot Size for Subdivision	Minimum 400 sqm
Small Plot	• Minimum plot size of 400 sqm will allow to reach G+7, with provision of 1 undercroft and 1 basement for car parking. • For plot sizes < 400 m2: Allowed to be developed up to the maximum parameters set in the plan, subject to possibility of providing required parking on site
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 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*

LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION
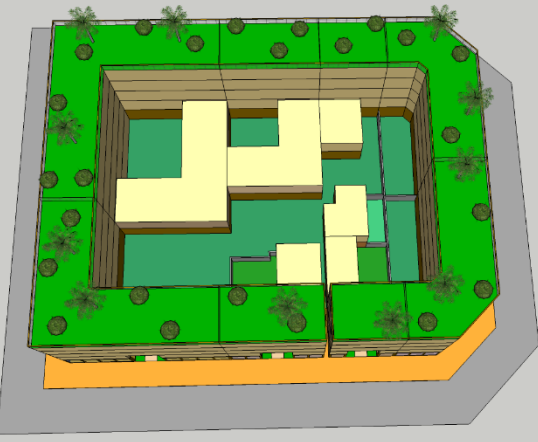
Provision of 'green' on the landscaped forecourt (local streets) and court-yard (ie.central/sides/rear court-yard)
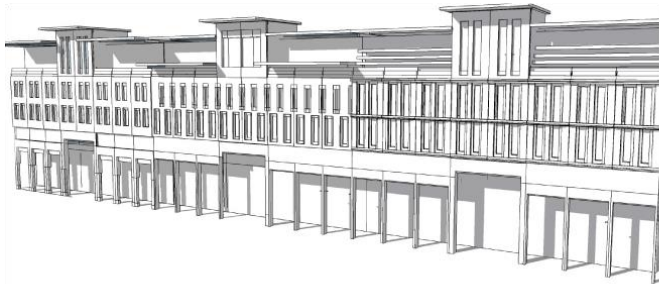
Provision of green terrace roof garden (min. 50% of the area)
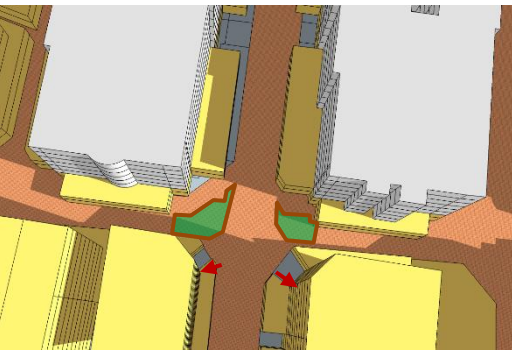
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens
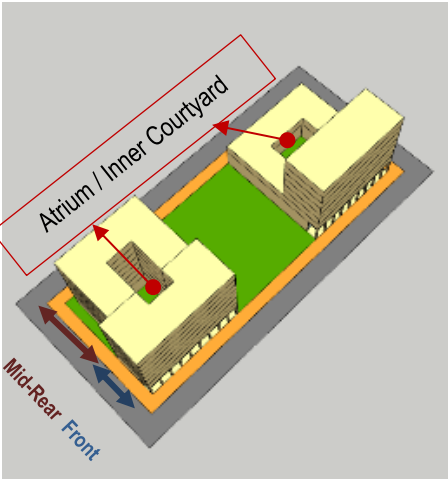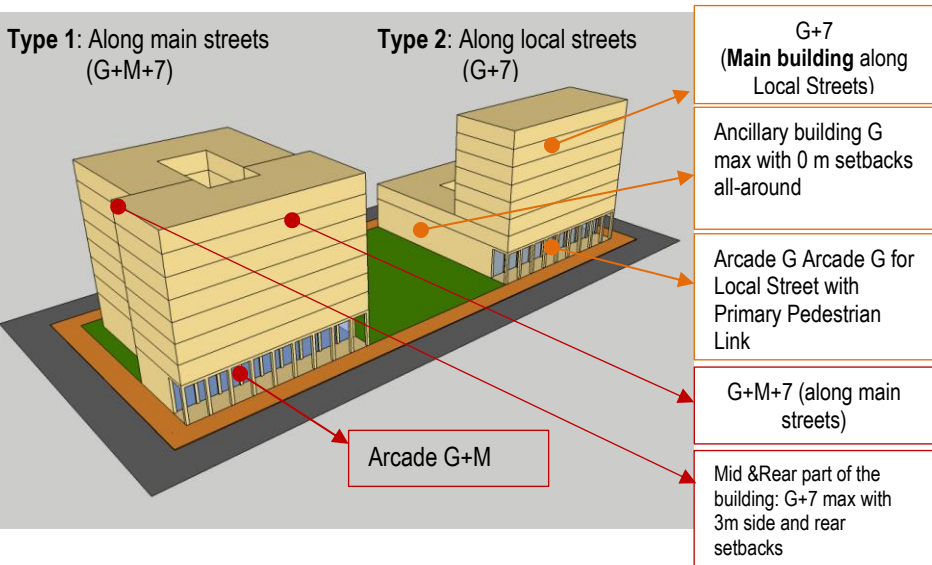
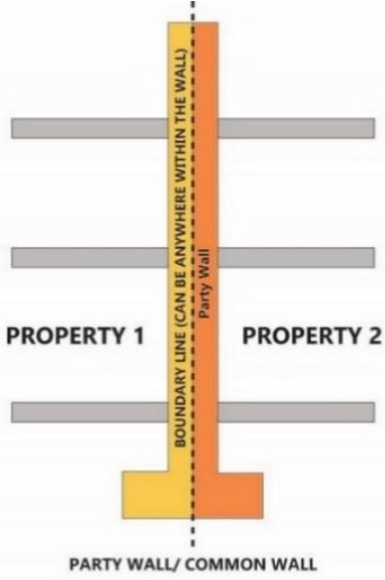## RECOMMENDED ARCHITECTURAL STYLES

Qatari Contemporary*

(Source: thepeninsulaqatar.com)

(Source: flickr.com)

(Source: frasershospitality.com)

TOP
MIDDLE
BASE

(illustration)

WINDOW-TO-WALL RATIOS

Type 1: Along main streets (G+M+7)

Type 2: Along local streets (G+7)

G+7 (**Main building** along Local Streets)

Ancillary building G max with 0 m setbacks all-around

Arcade G Arcade G for Local Street with Primary Pedestrian Link

G+M+7 (along main streets)

Mid &Rear part of the building: G+7 max with 3m side and rear setbacks

Arcade G+M

Atrium / Inner Courtyard
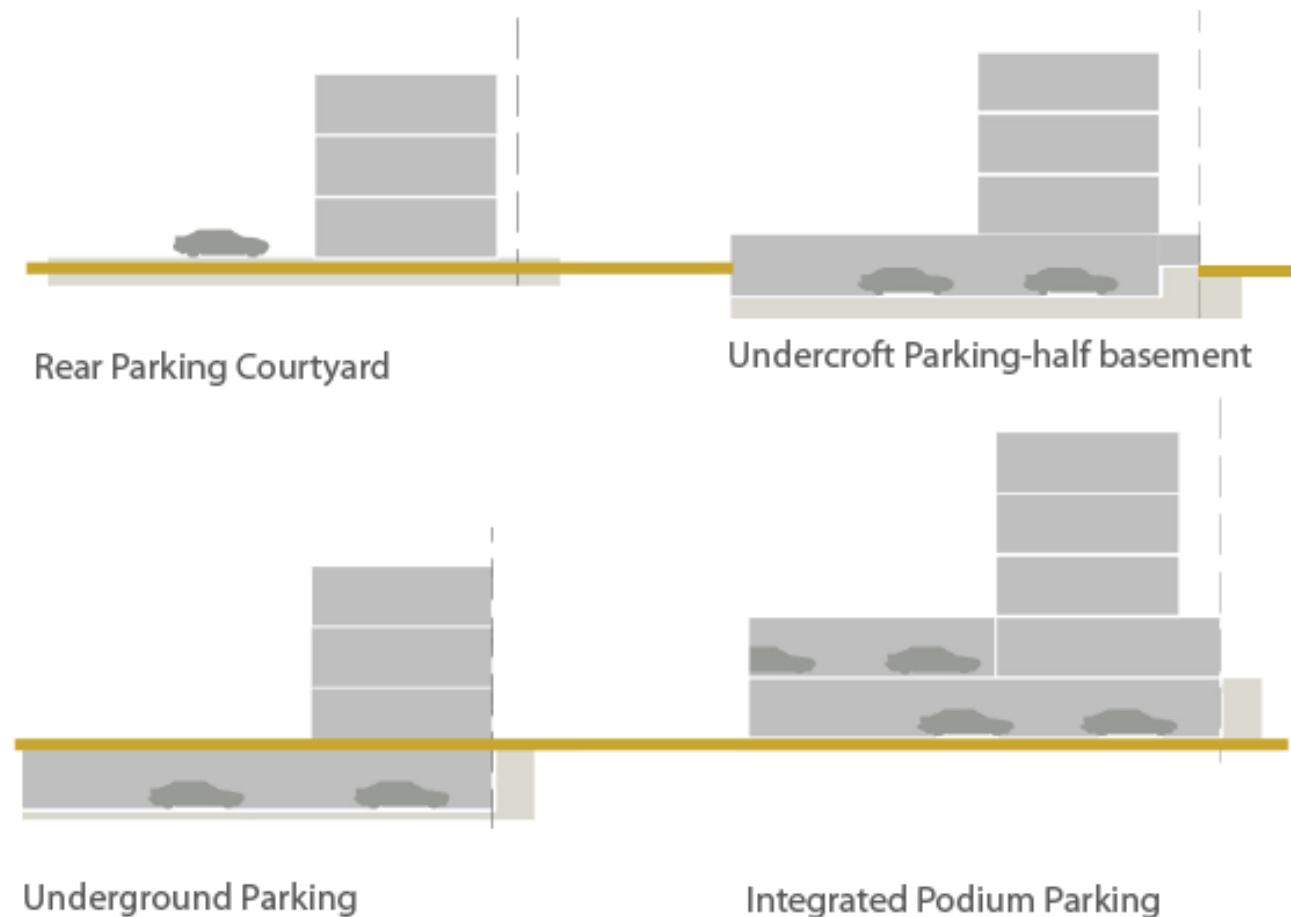
Mid-Rear Front

STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	**Qatari Contemporary Style** (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
Exterior expression	• Clear building expression of a base, a middle and a top
	• **The Base Part (Ground Floor):** should clearly be expressed (eg. with architrave or corniche ornament)
	• **The Middle Part:** o Should adopt local rooted architectural language for its elements such as openings, shutters, balconies, bays etc. o Should reveal the external expression of each storey
	• **The Top Part** should be marked by parapet or entablature
Minimum Building separation	• **6 m** between two buildings with facing non-habitable rooms • **8 m** between two buildings with a facing non-habitable room and a facing habitable room • **12 m between two buildings with facing habitable rooms**
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): • Ground floor: 5 m • Ground floor with mezzanine: 6.5 m • Typical floors (residential and other): 3.50 m • Ground floor ancillary building: 3.50m
Building Orientation	• All the fasade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy. • Primary fasade should orientate to the highway /expressway/ collector/ arterial streets.
Active frontage features	Entrances, *madkhal*, 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	• Avoid excessive use of glass-wall

	• Use the low environmental impact materials, that conform to ISO 14025, 14040, 14044, and EN 15804 or ISO 21930
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 2.5 m
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	• Main building entrances should be oriented to the side indicated on the plan. • Pedestrian Access on the plan indicates the side for main pedestrian access, not the approximate location
Vehicle egress and in-gress	• Main Vehicular Access on the plan indicates the side and approximate location of the access, subject to site planning and transportation constraints.
SIGNAGE	
Style	Signage should be an integral part of the building fasade without background.

BOUNDARY LINE (CAN BE ANYWHERE WITHIN THE WALL)

Party Wall

PROPERTY 1   PROPERTY 2

PARTY WALL/ COMMON WALL

PARKING FORM & LOCATION OPTION

Rear Parking Courtyard

Undercroft Parking-half basement

Underground Parking

Integrated Podium Parking

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
COMMERCIAL							
RETAIL	**Convenience**	✓	✓	✓	✓	301	Food, Beverage & Groceries Shop
	Comparison/Speciality	✓	✓	✓	✗	302	General Merchandise Store
		✓	✓	✓	✗	303	Pharmacy
		✓	✓	✓	✗	306	Electrical / Electronics / Computer Shop
		✓	✓	✓	✗	309	Apparel and Accessories Shop
	Food and Beverage	✓	✓	✓	✓	311	Restaurant
		✓	✓	✓	✓	312	Bakery
		✓	✓	✓	✓	313	Café
	Shopping Malls	✓	✓	✗	✗	314	Shopping Mall
	E-charging Stations	✓	✗	✗	✗	307	E-charging Station
OFFICE	**Services/Offices**	✓	✓	✓	✗	401	Personal Services
		✓	✓	✓	✗	402	Financial Services and Real Estate
		✓	✓	✓	✗	403	Professional Services
RESIDENTIAL							
	Residential	✗	✓	✓	✓	201	Residential Flats / Apartments
HOSPITALITY							
	Hospitality accommodation	✓	✓	✓	✗	2201	Serviced Apartments
		✓	✓	✓	✗	2202	Hotel / Resort
SECONDARY / COMPLEMENTARY							
COMMUNITY FACILITIES	**Educational**	✗	✓	✓	✓	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
	Health	✓	✓	✓	✗	1102	Primary Health Center
		✓	✓	✓	✗	1103	Private Medical Clinic
		✓	✓	✗	✗	1104	Private Hospital/Polyclinic
		✓	✓	✓	✓	1105	Ambulance Station
		✓	✓	✗	✗	1106	Medical Laboratory / Diagnostic Center
	Governmental	✗	✓	✗	✗	1201	Ministry / Government Agency / Authority
		✗	✗	✗	✗	1202	Municipality
		✓	✓	✓	✗	1203	Post Office
		✓	✓	✓	✓	1209	Library
	Cultural	✓	✓	✓	✗	1301	Community Center / Services
		✓	✓	✓	✗	1302	Welfare / Charity Facility
		✓	✓	✗	✗	1303	Convention / Exhibition Center
		✓	✓	✓	✓	1304	Art / Cultural Centers
	Religious	✓	✓	✓	✗	1406	Islamic / Dawa Center
SPORTS AND ENTERTAINMENT	**Open Space & Recreation**	✓	✓	✓	✓		Park - Pocket Park
		✓	✓	✗	✗	1504	Theatre / Cinema
		✓	✓	✓	✓		Civic Space - Public Plaza and Public Open Space
		✓	✓	✓	✓		Green ways / Corridors
	Sports	✗	✓	✓	✗	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)
		✓	✓	✓	✓	1613	Swimming Pool
OTHER	**Special Use**	✓	✓	✗	✗	2107	Immigration / Passport Office
		✓	✓	✗	✗	2108	Customs Office
	Tourism	✓	✓	✗	✗	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.