

Car Parking Regulations

Additional Guidance – Car Parking Regulations

Purpose

The purpose of these Car Parking Regulations is to ensure:

- Sufficient car parking is provided for all developments, and
- Car parking meets appropriate design standards

Objectives

1. To ensure that sufficient car parking and associated facilities (ex: heavy vehicles, delivery vehicles, refuse collection, bicycles and pedestrians) are provided in accordance with the general and detailed objectives of these regulations, zoning and overarching policies.
2. To ensure that an appropriate number of car parking spaces are provided for each use within a zone, taking into account:
 - Demand generated
 - The activities undertaken
 - Nature of the locality.
3. To ensure that car parking does not adversely affect the amenity of the locality.
4. To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy access and efficient use.

LAND USE ACTIVITY TABLE FOR CARPARKING

PERMITTED	CONDITIONAL	PROHIBITED
Car parking that complies with the permitted regulations both in terms of rates and design.	Car parking that does not comply with the permitted regulations in terms of rates and design.	Any proposal not listed as Permitted or Conditional

CAR PARKING RATES

On Site Car Parking rates for all uses are set out in the table below. Where a use is proposed that is not listed in the table below, the nearest use in terms of type, scale and intensity shall be used for the calculation of car parking rates.

Where necessary additional matters relating to loading and traffic generation may be listed under the Zone Regulations.

Parking rate for disable is 10% from the total number required for each use

USE	RATE	CAR PARK RATE/NOTES
Residential Unit/Dwelling		
All residential Units and Dwellings	1	For each one- or two-bedroom dwelling or each 120 Sqm GFA plus 0.25 car parking spaces per dwelling for visitors
	2	For each three or more-bedroom dwelling plus 0.25 car parking spaces per dwelling for visitors
Worker Accommodation	N/A	Subject to Traffic Impact Assessment
Community Facilities (Arts and Culture)		
Museums and Theatres	1	35 Sqm GFA
Visual, musical, dramatic arts studies	1	35 Sqm GFA
Convention, Trade Exhibition and Cultural Centres	1	35 Sqm GFA (Over 1000Sqm 1 space per 10-15Sqm)
Historic and Cultural Villages	1	35 Sqm GFA

Libraries	1	35 Sqm GFA (Over 1000Sqm 1 space per 10-15Sqm)
Community Centre (Cultural Centre, Museum)	1	35 Sqm GFA (Over 1000Sqm 1 space per 10-15Sqm)
Community Facilities (Cemetery)		
Cemetery		N/A
Community Facilities (Community Amenities and Social Services) [CA]		
Community and Social Service Centres	1	65 Sqm GFA
Public Information and Tourist Offices	1	65 Sqm GFA
Clubs and Special interest Societies	1	35 Sqm GFA
Community Halls and Public Gathering places	1	35 Sqm GFA
Youth Halls	1	35 Sqm GFA
Child Care and Aged Care facilities	0.6	Per student or resident
Community Facilities (Religious Facilities) [RF]		
Religious Facilities (Mosque)	6	100 Sqm GFA

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Community Facilities (Education) [E]		
Kindergarten and Pre-Schools	0.6	Per student
Primary School	0.6	Per student
Secondary School	0.12	Per student
Tertiary Institutions	0.22	Per student
Education staff on-site accommodation and ancillary buildings	1	Per Staff Member
Community Facilities (Government Offices) [G]		
Government Departments and Service Centres	1	65 Sqm GFA
Municipality Offices and Service Centres	1	65 Sqm GFA
Post Offices	1	65 Sqm GFA
Mol Offices and Service Centres	1	65 Sqm GFA
Vehicle Inspection Centres or Auto Repair Shop	1	35 Sqm GFA
	1	For every vehicle being serviced
Community Facilities (Health Care Facilities) [HC]		
Hospitals	1.50	Per Bed

Public Health Centres and Medical Clinics	1	30 Sqm GFA
Community care and special residential accommodation	0.6	Per resident
Medical staff on-site accommodation and ancillary buildings	1	Per Staff Member
Community Facilities (Emergency Services) [ES]		
Fire stations and related operational facilities	N/A	Subject to Traffic Impact Assessment
Ambulance stations and related operational facilities	N/A	Subject to Traffic Impact Assessment
Emergency services parking stations for mobile services.	N/A	Subject to Traffic Impact Assessment
Emergency call canters and coordination offices	1	65 Sqm GFA
Emergency Services	N/A	Subject to Traffic Impact Assessment
Parks and Open Space		
Passive Recreation	50	Per hectare
Active Recreation	1	35 Sqm GFA
Commercial recreation	1	35 Sqm GFA

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Commercial		
Office	1	65 Sqm GFA
Hotel (resort)	1	Per each room
	7	Every 100Sqm of GFA for clubrooms, restaurant, retail and commercial areas.
Hotel rooms	1	For every 120 Sqm GFA
Hypermarket	1	For every 40 Sqm GFA
Serviced Apartment	1	For each one or two bedroom apartment or For every 100 Sqm GFA + 0.25 car parking per Dwelling for visitors
	2	For each three or more bedroom apartment + 0.25 car parking per Dwelling for visitors
Shopping Centre	1	40 Sqm GFA
Bulky Goods and Bulky Goods Showrooms	1	40 Sqm GFA
Sundry Shop (Grocery) and food and beverage outlets	1	40 Sqm GFA
Restaurant	10	100Sqm GFA
Retail and Services	1	40 Sqm GFA
Cafés	7.00	Per 100Sqm GFA

Industrial Uses		
Low, medium and high impact industrial uses	0.14	100 Sqm GFA
Logistic – Distribution - Warehousing	0.14	100 Sqm GFA
Miscellaneous		
Quarrying	N/A	Subject to Traffic Impact Assessment
Nationally Significant Project	N/A	Subject to Traffic Impact Assessment
Golf Course	4	Per hole (+ 50% of amount for axillary uses)
Health and Fitness Centre (Spa)	1	65 Sqm GFA
Amusement Park	N/A	Subject to Traffic Impact Assessment
Leisure and Entertainment Centres	1	65 Sqm GFA
Transit Station	N/A	Subject to Transport Impact Assessment
Petrol Station	1.25	Per fuelling station
Recreational Centre (Swimming Pool)	1	65 Sqm GFA
Sports Complex (Stadiums)	N/A	Subject to Traffic Impact Assessment
Camping grounds and eco-tourism facilities	N/A	Subject to Traffic Impact Assessment
Wildlife sanctuary	N/A	Subject to Traffic Impact Assessment

DESIGN STANDARDS FOR CARPARKING

All car parking developments must be in accordance with the “Recommended Practice Guide for Designing Parking Facilities” developed under the Transport Master Plan for Qatar.

Proposed design standard not included in the above guideline will be assessed on a case by case basis by the relevant Municipality or Government Department. Specifically, the below requirements must be adhered to.

<p>Access ways</p>	<p>Access must enable vehicles to enter and leave a car parking area with minimum delay and minimum queuing across footpaths and onto public streets. The following apply:</p> <p>Access road to be at least 3m wide</p> <p>Internal radius to be at least 4.5 – 5.0 meters</p> <p>Provision of at least 2.4-2.5 metre headroom.</p> <p>If the car of for any use except residential, or on a local road, the access way must be designed so that cars can exit in a forward direction</p> <p>Access should be from the lower grade road if the development borders' multiple roads.</p> <p>Access should be at least 30m from an Intersection</p> <p>Access is prohibited on a Freeway or Expressway</p>
<p>Access Gradients</p>	<p>Access gradients should not be steeper than 1:10 within 5 meters of the frontage to ensure safety for pedestrians and vehicles. Other aspects will be addressed on a case by case basis.</p>

Car Park Dimensions							
Angle of Parking	Parking Class	Space Width (m)	Space Width Parallel to Aisle (m)	Space Length (m)	Space Depth to Wall (m)	Aisle Width (m)	Module Wall to Wall (m)
30 (one-way aisle)	Use One	2.7	5.4	5.5	5.1	4.0	14.2
	Use Two	2.6	5.2	5.5	5.0	4.0	14.0
	Use Three	2.5	5.0	5.5	4.9	4.0	13.8
45 (one-way aisle)	Use One	2.7	3.8	5.5	5.8	4.5	16.1
	Use Two	2.6	3.7	5.5	5.7	4.5	16.0
	Use Three	2.5	3.5	5.5	5.7	4.5	15.8
60 (one-way aisle)	Use One	2.7	3.1	5.5	6.1	6.0	18.2
	Use Two	2.6	3.0	5.5	6.1	6.0	18.1
	Use Three	2.5	2.9	5.5	6.0	6.0	18.0
90 (two-way aisle)	Use One	2.7	2.7	5.5	5.5	8.0	19.0
	Use Two	2.6	2.6	5.5	5.5	8.0	19.0
	Use Three	2.5	2.5	5.5	5.5	8.0	19.0
Mechanical Car parks			<p>Mechanical parking may be used to meet the car parking requirements as detailed in Table 1. This is provided that:</p> <ul style="list-style-type: none"> • 25 percent of the mechanical car parking spaces can accommodate a vehicle clearance height of at least 1.8m. • Car parking spaces are not allocated to visitors 				
Urban Design/Landscaping			<p>The following urban design aspects required consideration for car parking:</p> <ul style="list-style-type: none"> • Access ways and garage doors should not adversely affect the public realm and the streetscape. • At least 70 percent of car parking spaces should be shaded. • Landscaping, public realm, art work and pedestrian and cycling paths and facilities all need to be included within the car park design. 				
Safety			<p>To improve and enhance safety in car park areas, the following requires consideration:</p> <ul style="list-style-type: none"> • Adequate lighting and signage (legibility) • Surveillance and pedestrian visibility • Pedestrian access and movements (including routes through the car park) 				
Disabled Parking			<ul style="list-style-type: none"> • 2006 International Building Guide • Parking close to entrance and elevator • Dimension 4.2 width 5.5 length • At least 5% of the total number of car parking spaces should be allocated for disabled parking 				
Shared Parking (TODs)			<ul style="list-style-type: none"> • Shared Parking Rates for Mixed Use Centres will be included within the TIPD Parking Master Plan. Once Completed rates will be included within these regulations. 				