

R5

Residential (R5) – High Density Residential Zone

Zone Development Control and Design Regulations – Residential R5 (High Density)

Purpose

The purpose of the Residential (R5) – High Density Residential Zone is to create high density residential neighbourhoods supported by district and town centers.

The desired future character of the Residential R5 zone is for large scale residential development set predominantly in the inner parts of Doha Municipality and Doha Municipality Town Centers. This zone shall be used to locate large populations near public transport and major road corridors as well as being within walking distance of shopping, entertainment and recreational developments. Development in this zone is predominantly designed for multi-unit housing typologies focused towards single, couple and small family units. Development in this zone requires high levels of government or private intervention to ensure adequate provision of open space and mosques. The density anticipated for the Residential 5 Zone is 300-360 persons per hectare.

The recommended building typologies for this zone are:

- Block Apartment Building Development
- Row Apartment Building Development

Objectives

Neighbourhood Objectives

- Promote future residential development of the site that is compatible and compliments the character of surrounding residential areas.
- Improve the visual and environmental character of the locality.
- Prohibit non-residential activities.
- Plan and design neighbourhoods with residential densities of 300-360 persons per hectare.
- Promote building typologies that meet the desired future character of the zone.
- Increase housing choices available to the community within the zone.
- Ensure that the development meets the future target population densities for the area.

Site Objectives

- Ensure that site development does not over utilise the site and maintains adequate open space for private open space and landscape features that will enhance and beautify the neighbourhoods.
- Ensure that adequate site area and dimensions are available for the proposed building typology.
- Ensure that sites avoid excessive site utilization by maintaining a reasonable proportion of the site as landscaped area.
- Ensure adequate provision of open space for recreation and use by residents.
- Ensure adequate provision for car parking and access to the site.

Building Design Objectives

- Ensure that future development is sympathetic in design, scale, bulk and environmental character with surrounding developments and the locality.
- Ensure that buildings are of a height, size, bulk generally in keeping with that of neighbouring properties.
- Ensure that the external appearance of the development is reflective of the desired future character of the area.
- Ensure that occupants within the development have access to sufficient amenities, including light and ventilation).

* See Definitions

- Ensure that the development has appropriate regard to the street and the surrounding public domain.
- Promote high quality residential development that maintains adequate privacy and amenity to occupants.
- To allow increased heights on large sites where the provision of public open space is provided.
- Ensure that the massing of the building retains adequate separation to neighbouring developments.
- Building design that reinforces the urban character and clearly defines streets, street corners and public spaces

LAND USE ACTIVITY TABLE

PERMITTED	CONDITIONAL	PROHIBITED
Residential Block Apartments	Any permitted development seeking variation under the small lot variation control. This does not apply to alterations and additions to existing small lots.	All development not listed as a permitted or a conditional activity.
Residential Row Apartment Development	Any permitted activity that does not comply with the permitted activity regulations	
All development permissible under R3 and R4 zones	Hotels/ Hotels Apartments	
Daily Mosque	Private Community Facilities and Private Open Spaces	
Open Space	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Transit stations	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Alterations and additions to any existing development	Petrol Service stations	

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ZONE DEVELOPMENT CONTROL AND DESIGN REGULATIONS – RESIDENTIAL R5							
1. SITE DESIGN and BUILDING ENVELOPE							
Lot size (sq. m.)	Lot coverage (max.%)	Green-area coverage (%)	*FAR	Height (max.)	Setbacks (m) (min.)		
					Front	Side	Rear
≥1080	50	15	3.6	G + 7	3	5	6
<1080- ≥600	50	15	3.3	G + 6	3	3	5
<600 - ≥400	50	10	2.3	G + 4	3	3	3
<400 - ≥300	50	10	1.8	G + 3	3	2	3
<300 - ≥200	50	10	1.3	G + 2	3	1.5	2
<p>For plots less than 300 m²: Increase the rear/side setbacks to 3m instead of 2m or 1.5m, in case of providing natural lighting for habitable rooms</p> <p>Green-area coverage should not have any construction and must only have landscaping</p>							
Site Dimension (min.) for new lots and lot subdivisions		<ul style="list-style-type: none"> At least one boundary of the lot shall have a minimum dimension of 20m. Proportion 1:1.5 (Min.) 					
* Building Separation (min.) (applies to multiple buildings/Villas on the same site)		Between front facing facades			12m		
		Between habitable window to habitable window			6m		
		Between habitable window to non-habitable window/no window			4.5m		
		Between non-habitable window/no window to non-habitable window/no window			3m		
Large lot variation		<ul style="list-style-type: none"> G+9 site area >2500m² <p>Explanatory note:</p> <p>An increase of two storeys in height (G+7+2) is allowed where the development proposes the dedication of land for public benefit such as open space at street level, public facilities and land acquisition. A proportion of the site shall be dedicated to the benefit of the public as public open space through the formation of an easement and therefore cannot be calculated as part of the site for the purposes of site coverage and FAR.</p> <p>The large lot variation only applies to land located inside D-Ring and is subject to consideration as a conditional development. All land outside of D-Ring is to comply with the maximum building height control.</p>					
2. BUILDING DESIGN							
Void to wall percentage (min)		<ul style="list-style-type: none"> 50% <p>Explanatory note: The void to wall percentage control applies to all street facing facades.</p>					

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<p>Building wall articulation (max)</p>	<ul style="list-style-type: none"> Any building wall greater than 8m in length should have a physical break in the facade <p>Explanatory note: A physical break can occur in either the vertical or horizontal planes. The physical break shall have a sufficient depth to perceive visually a change in the façade treatment. The use of patterns, balcony recesses, wall decorations can be used to visually reduce large wall</p>
<p>Minimum Unit size</p>	<p>Provide units with the following minimum space:</p> <ul style="list-style-type: none"> Studio Apartments 75m² 1 bedroom 90m² 2 bedroom 125m² 3+ bedroom 150m² <p>Explanatory note: Minimum unit size excludes balconies, and underground parking.</p>
<p>Mix of Units</p>	<p>Provide a mix of dwelling types and sizes as follows:</p> <ul style="list-style-type: none"> Studio apartments maximum 15% 1 bedroom apartments maximum 40% 2 bedroom apartments minimum 30% 3 bedroom+ apartments minimum 15%
<p>3. STREET EDGE DESIGN</p>	
<p>Ground Floor Design</p>	<ul style="list-style-type: none"> Ground floor level maximum of 1.5m above street level. The pedestrian entry is to be visible from the street and must be accessible from the street without any impediment caused by car parking. Where car parking occurs at ground floor level the parking shall be screened from the view of the street to enhance the character of the building within the street scene. 50% (min) of the ground floor frontage is to have windows and other openings to the street. Ground floor street facing facades must include articulation and create visual interest
<p>4. FENCES/WALLS</p>	
<p>Front -Street (max) Includes primary and secondary streets</p>	<ul style="list-style-type: none"> 0m
<p>Side and Rear (Max)</p>	<ul style="list-style-type: none"> 2.5m
<p>5. OPEN SPACE DESIGN</p>	

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Private open space	<p>Each dwelling or unit is to have an identifiable area of private and useable open space or balcony area for recreation, privacy, amenity and general wellbeing of the residents.</p> <p>Minimum private open space requirements are:</p> <ul style="list-style-type: none"> • 10m² for each 1-bedroom unit; • 12m² for each 2-bedroom unit; • 15m² for each unit with 3 or more bedrooms <p>Where possible private open space should have direct access to internal living areas of each dwelling and be located to maximise solar access.</p>
Communal open space (Min)	<ul style="list-style-type: none"> • Communal open space shall be provided at the rate of 5m² per dwelling unit. • Communal open space can be provided externally or internally (or both). • Communal open space shall be provided with recreational facilities or features, for example barbecue area, children play area, landscape features, gym, pool etc.
Public open space (Requirement for Large Lot Variations only)	<ul style="list-style-type: none"> • 20% (min) <p>Explanatory note: A minimum of 20% of the site area is to be dedicated as open space and that area of dedicated open space cannot be calculated as part of the site for the purposes of site coverage and FAR. Dedicated open space must be at street level and accessible from the street free of any impediment car parking, fencing etc.</p> <p>Any development not relying on the large lot variation is excluded from this regulation.</p>
Landscape Area	<p>Landscaping can either be soft or hard ground treatment such as paving stones, decking, or grass. The landscaped area can also contribute to the private open space requirement.</p>
Frontage Treatment	<p>Within the front setback the following shall be provided:</p> <ul style="list-style-type: none"> • 50% of the frontage shall be landscaped and include at least 2(min.) trees at least 1.5m in height.
Roof top and podium	<ul style="list-style-type: none"> • Utilities located on the roof of the building (water tanks, lift rooms and window cleaning apparatus) shall be setback 4m from the edge of all building walls, and shall be screened. Satellite dishes may be located within the 4m setbacks provided their height is less than the height of the parapets. • Roof terraces are permissible • Roof terraces shall contain soft landscaping to soften the appearance of the top storey of the building. • Roof top terraces can be used for communal open space. <p>Explanatory note: Roof Terrace development can include structures ancillary to the use of the roof as open space. Such structures include toilets, changing rooms and shade structures and shall not have a height greater than 2.4m.</p>
6. Ancillary Retail	

* See Definitions

<p>Retail-Residential apartments and towers</p>	<p>Apartment blocks and towers with a site area of 1200m² may use 1% or 50m² (whichever is less) of building coverage for the use of ancillary retail activities <u>subject to the following requirements:</u></p> <ol style="list-style-type: none"> 1. Minimum 25 apartments 2. Minimum street width of 24m 3. Minimum 1km from the edge of a designated centre, commercial street or ferjan
<p>7. CAR PARKING and ACCESS</p>	
<p>Parking Spaces</p>	<ul style="list-style-type: none"> • Parking shall be in accordance with the requirements of the Car Parking Regulations and/or the relevant Ministry guidelines
<p>Height of basement above ground level (max)</p>	<ul style="list-style-type: none"> • 1.5m (height above natural ground level) • Protrusions shall be well integrated as part of the facade and/or screened by landscaping.
<p>Location and Design</p>	<ul style="list-style-type: none"> • Car parking is not permitted within the front setback • All parking at ground floor level shall be screened from the public realm. • Vehicular access shall be limited to one cross over point and access should be from secondary streets where possible. • Car parking is not allowed in the public right of way.