

OS&R

Open Space and Recreation Zone

Zone Development Control and Design Regulations – Open Space and Recreation Zone

Purpose

The purpose of the Open Space and Recreation Zone is to designate and provide informal recreation areas where the built form is not essential to the enjoyment of the space. The zone provides for neighbourhood, local, district, town, metropolitan and linear parks which serve a wide range of recreational needs of residents and visitors. The zone includes the nationally significant Doha Corniche and the Grand Park. It does not cover major sports facilities for organized sports activities which fall under the coverage of the separate Sport Zone.

The created space within this zone is generally informal in nature and designed to cater for passive recreational activities such as walking, the enjoyment of open spaces and gardens, children's play, and family gatherings. These parks require public furniture such as seating, picnic tables and barbecues, playground equipment and shade structures. They also require amenity facilities such as public toilets. Supporting facilities will include information kiosks, access, adequate parking, cycling and structures for the maintenance and security of the parks. Places of worship and ablution facilities are also provided for, and where appropriate, small scale food and drink outlets.

Some of the areas zoned for Open Space and Recreation may also contain sites with natural and/or historic values which shall be taken into account when considering their use and management.

Development for any Open Space and Recreation facilities shall seek the approval of the concerned agency prior to submission of a Development Application

Development within the Open Space and Recreation Zone shall comply with the open space and recreation standards and guidelines in the additional guidance section

Objectives

Amenity

- Development within these parks is of an appropriate size and scale in keeping with their primary role and function, whilst maintaining as much as possible their green, landscaped and open space character. This contrasts with the Sports Zone which is more focused on activities requiring a relatively high level of infrastructure and therefore is anticipated to be more dominated by built structures.
- The exclusion or mitigation of activities and buildings which may cause adverse effects on the surrounding residential zones.
- A safe, well lit, green, clean, landscaped and visually pleasant environment for visitors.
- Ensuring a high level of public accessibility and convenience.
- Opportunities for multi-use and complementary utilization of community spaces and buildings are encouraged

Use

- Ensure there is unrestricted access to public open spaces except where the open space maybe shared

with schools and sporting facilities.

- **Small retail kiosks for the users of the open space with amenities such as food and beverages. It is important that the numerous small areas in this zone maintain their open space character and are not cluttered by facilities, and at the same time maintain their important role as a recreational area and visual open space for local residential neighbourhoods.**
- **Incorporate essential infrastructure and amenities required to support and enhance the usability and enjoyment of the parks, and which contribute to their sustainable use and maintenance.**

LAND USE TABLE

PERMITTED	CONDITIONAL	PROHIBITED
Passive Recreation	Any permitted use that does not meet the standards for permitted uses	Any development not listed as Permitted or Conditional
Buildings and structures ancillary to passive recreation	Buildings and structures ancillary to active recreation	
Active recreation	Any permitted activity that includes single or multiple buildings that have a combined GFA exceeding 10,000sqm	
Retail kiosks, restaurants and cafes	Any permitted development within 1km of the shoreline (except Doha Municipality)	
Mosques		
Temporary activities (ancillary to permitted land uses)		
Transit stations		

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OPEN SPACE AND RECREATION PERMITTED REGULATIONS:	
Note: Any development in the Open Space and Recreation Zone must also comply with the relevant service provider standards.	
BUILDING HEIGHT	
Maximum Height	G+1 (8m), except for minarets
SITE COVERAGE	
Maximum Building Coverage	15% total maximum cumulative coverage Single buildings shall have a site coverage no greater than 200m ²
Retail kiosks, restaurants & cafes	Maximum 150m ² cumulative coverage Minimum separation distance of 100m between each stated use
BUILDING/STRUCTURE SETBACKS (Min)	
Front (street)	10m
Residential Zone	10m
All other zones	5m
FENCING AND WALLS	
Height	2m (Max)
Material	<p>Rear and side boundary walls are to be constructed of solid material.</p> <p>If the front boundary wall is constructed of a solid concrete/brick or rendered material it shall incorporate an artistic Islamic/Arabic design or pattern to create visual interest and character.</p> <p>No chain link or wire mesh fencing is permitted on the front boundary. The fence shall be constructed of rendered brick or concrete, vertical or horizontal wooden rail or wrought iron.</p>
LANDSCAPING AND ONSITE AMENITY	
Green/ Grassed Areas	Minimum 40% to Maximum 50% shall be green (grassed lawn or otherwise vegetated). This area shall be contiguous and unobstructed by buildings.
Softscape	At least 30% of all plants within public parks such as palms, trees, shrubs flowers, cactus and ground cover shall be native to the climate of the region.
Shaded Area	Minimum 60% of pedestrian footpaths shall be shaded by vegetation or solid structures.

