

## 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: <ul style="list-style-type: none"><li>Retail</li><li>Office</li></ul>	✓	✓**	✓	✗
	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**: <ul style="list-style-type: none"><li>Retail</li><li>Office</li></ul>	✓	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;

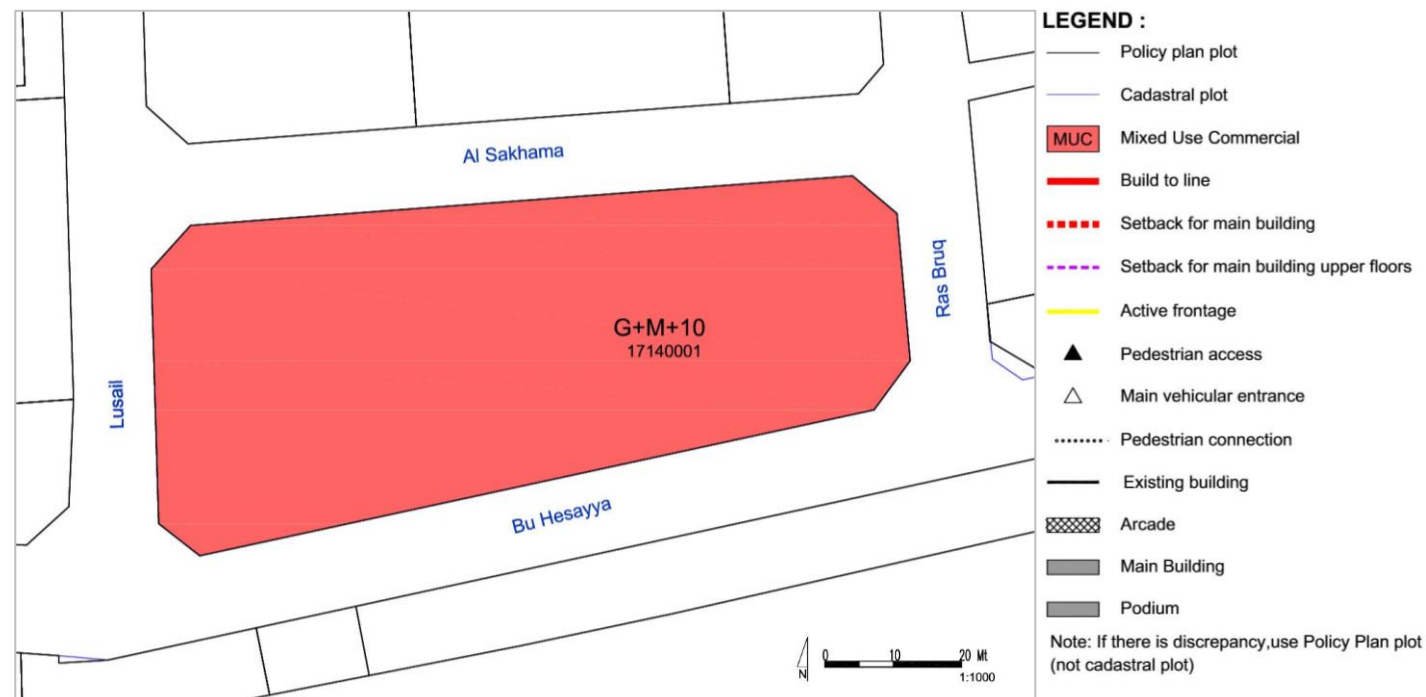
\* In Mixed Use Residential, the required Residential Use Type can be substituted with Hospitality Use Type (e.g. hotel, serviced apartment);

\*\* In Mixed Use Commercial, mixing between Commercial Uses only (Retail &amp; Office) is allowed and this already fulfils the requirement 2 mix

## SPECIFIC USE REGULATIONS

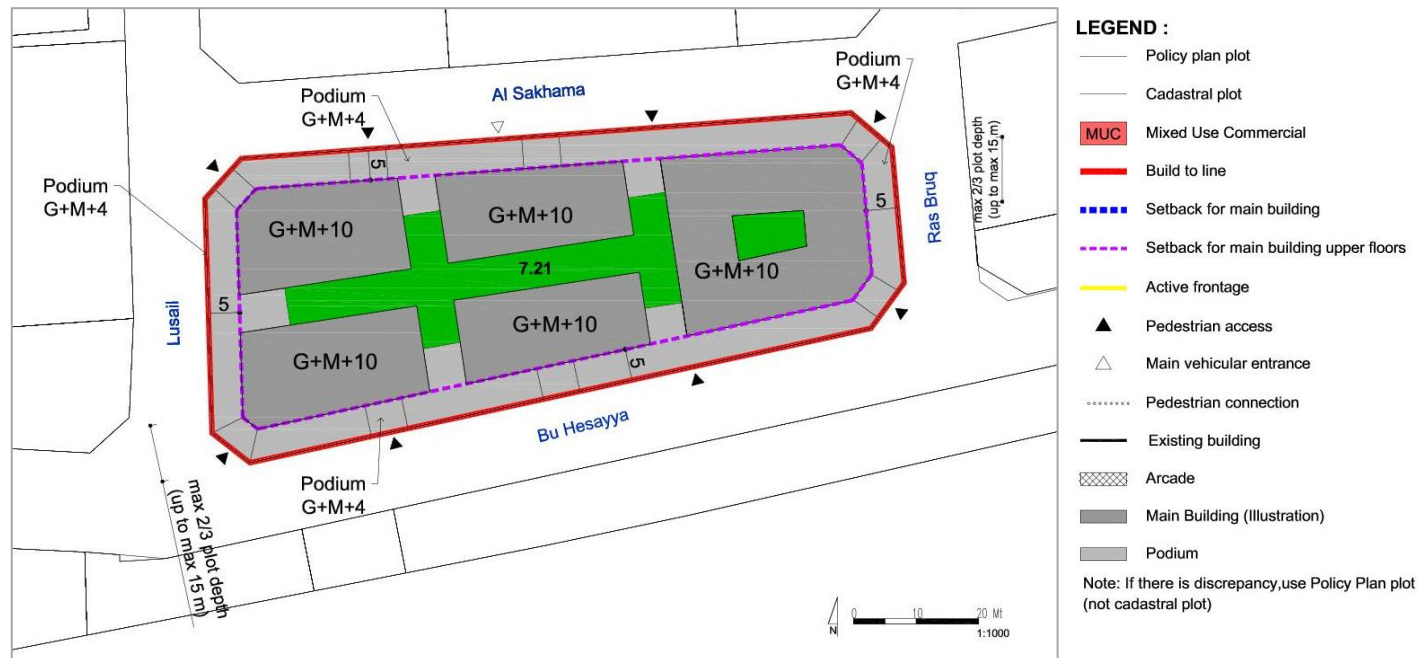
Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<b>Type of commercial in MUC:</b> Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area
Not permitted uses	All other uses not listed 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

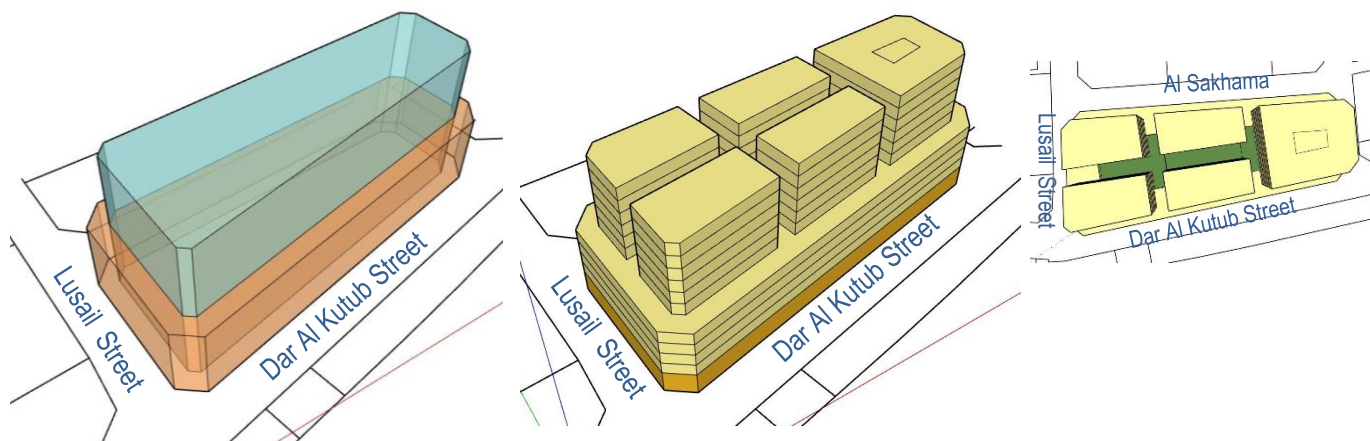




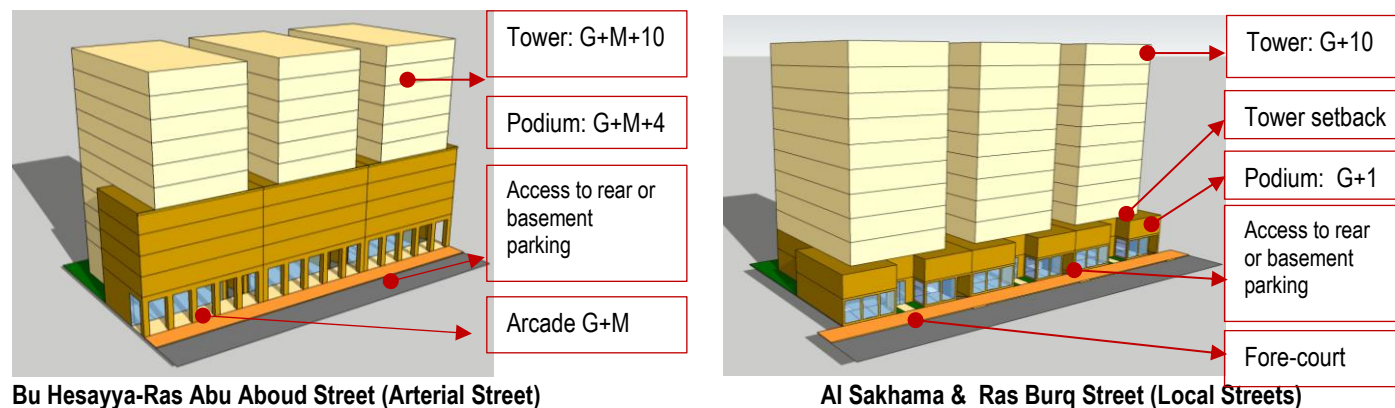
## BLOCK MASSING PLAN



## BUILDING ENVELOPE &amp; MASSING ILLUSTRATION



## BUILDING TYPOLOGY: ATTACHED-PODIUM AND TOWER



## BLOCK FORM REGULATIONS

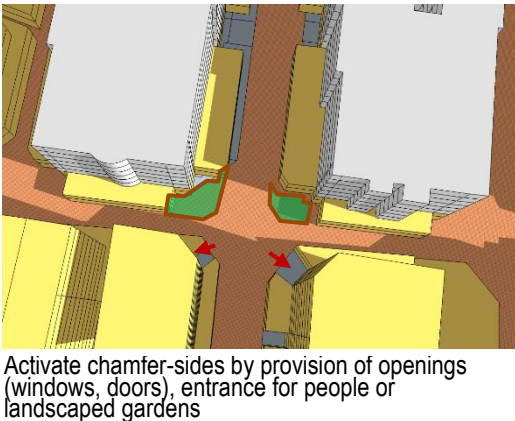
BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Building Height (max)	<ul style="list-style-type: none"><li>G+M+10 (Podium G+M+4)</li></ul>	43.2 m (max)
Building Height (max) <i>(in the case of possible future subdivision)</i>	Al Sakhama & Ras Burq Str	41.7 m (max)
	<ul style="list-style-type: none"><li>G+10 (Podium G+1)</li></ul>	
	Bu Hesayya - Ras Abu Aboud Street	43.2 m (max)
	<ul style="list-style-type: none"><li>G+M+10 (Podium G+M+4)</li></ul>	
FAR (max) <i>(Refer to Site Planning for the Broad Land Use Budget!)</i>	7.21	
FAR (max) <i>(in the case of possible future subdivision)</i>	6.10 (along Sakhama & Ras Burq & Lusail Street)	(+ 5 % for corner lots)
	7.00 (along Bu Hesayya)	
Building Coverage (max)	75%	
MAIN BUILDINGS		
Typology	Attached-Podium and Tower	
Building Placement	Setbacks as per block plan:	
	<b>Bu Hesayya - Ras Abu Aboud Street:</b> <ul style="list-style-type: none"><li><u>Podium</u>: 0 m front; 0 m on sides, up to 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth</li><li><u>Tower</u>: 0m front setback; 3m sides</li></ul>	
	<b>Al Sakhama &amp; Ras Burq Street:</b> <ul style="list-style-type: none"><li><u>Podium</u>: 0 m front; 0 m on sides, up to 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth</li><li><u>Tower</u>: 3m front setback; 3m sides</li></ul>	
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>	<ul style="list-style-type: none"><li><b>Bu Hesayya - Ras Abu Aboud Str (Arterial street)</b>: 100% of 0m front setback (mandatory)</li><li><b>Al Sakhama &amp; Ras Burq &amp; Lusail (Local streets)</b>: min. 80% of frontage indicated at block plan</li></ul>	
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; 30m maximum building width or length	
Primary Active Frontage	As indicated in the plan	

Frontage Profile	<ul style="list-style-type: none"><li><b>Bu Hesayya - Ras Abu Aboud Street:</b> Arcades (covered walkways):<ul style="list-style-type: none"><li>3 m minimum width (Ras Abu Aboud Street)</li><li>G+M maximum height</li><li>Located as per drawing</li></ul></li><li><b>Al Sakhama &amp; Ras Burq Street:</b> 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><b>Sides:</b> 0 m, up to 2/3 plot depth (max. 15 m) &amp; 3 m for the remaining 1/3 plot depth;</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 provision 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%
Plots 2000sqm -9999sqm	<ul style="list-style-type: none"><li>FAR: as stated in the Block Massing Plan</li><li>Building Coverage: 75%</li><li>Internal open space: 10% min</li><li>Internal streets &amp; utilities: 15% max</li></ul>
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/ integrated with building/ 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

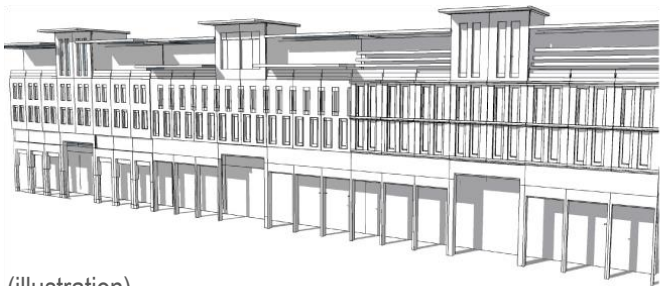


LANDSCAPE & ACTIVATE CHAMFER-SIDE AT THE INTERSECTION



RECOMMENDED ARCHITECTURAL STYLES

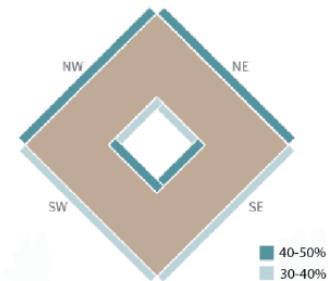
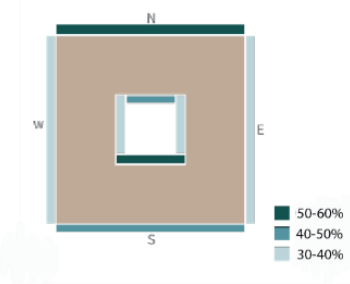
Qatari Contemporary\*



(illustration)



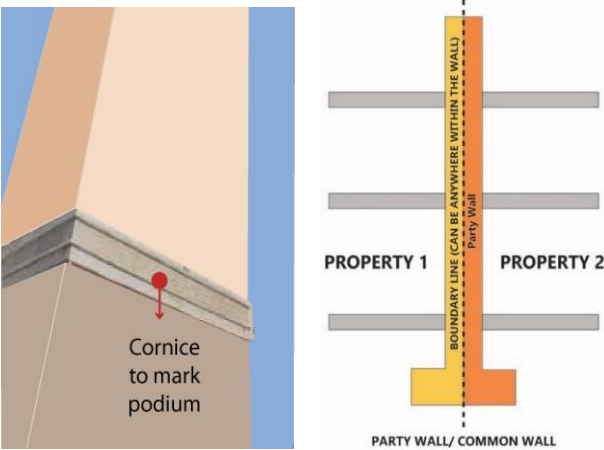
WINDOW-TO-WALL RATIOS



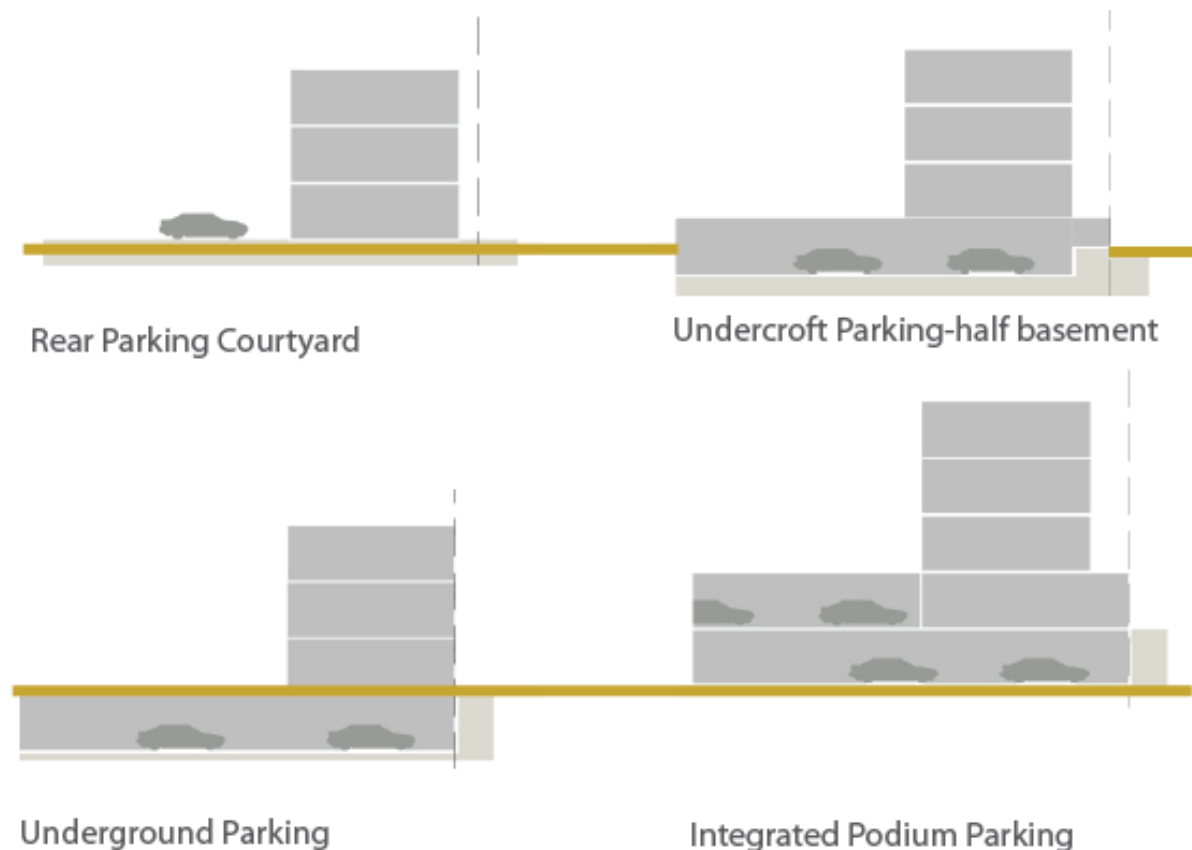
STANDARDS

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>6 m between two buildings with facing non-habitable rooms</li><li>8 m between two buildings with a facing non-habitable room and a facing habitable room</li><li>12 m 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 fasade without background.



## PARKING FORM &amp; 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 m<sup>2</sup> for every 1 m<sup>2</sup> provision, up to maximum 10% of total GFA

Provision of **Shared Public Parking**:

Additional floor area of 50 m<sup>2</sup> 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
		✓	✓	✓	✓	311	Restaurant
	Food and Beverage	✓	✓	✓	✓	312	Bakery
		✓	✓	✓	✓	313	Café
		✓	✓	✗	✗	314	Shopping Mall
	Shopping Malls	✓	✓	✗	✗	307	E-charging Station
E-charging Stations	✓	✗	✗	✗	401	Personal Services	
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.