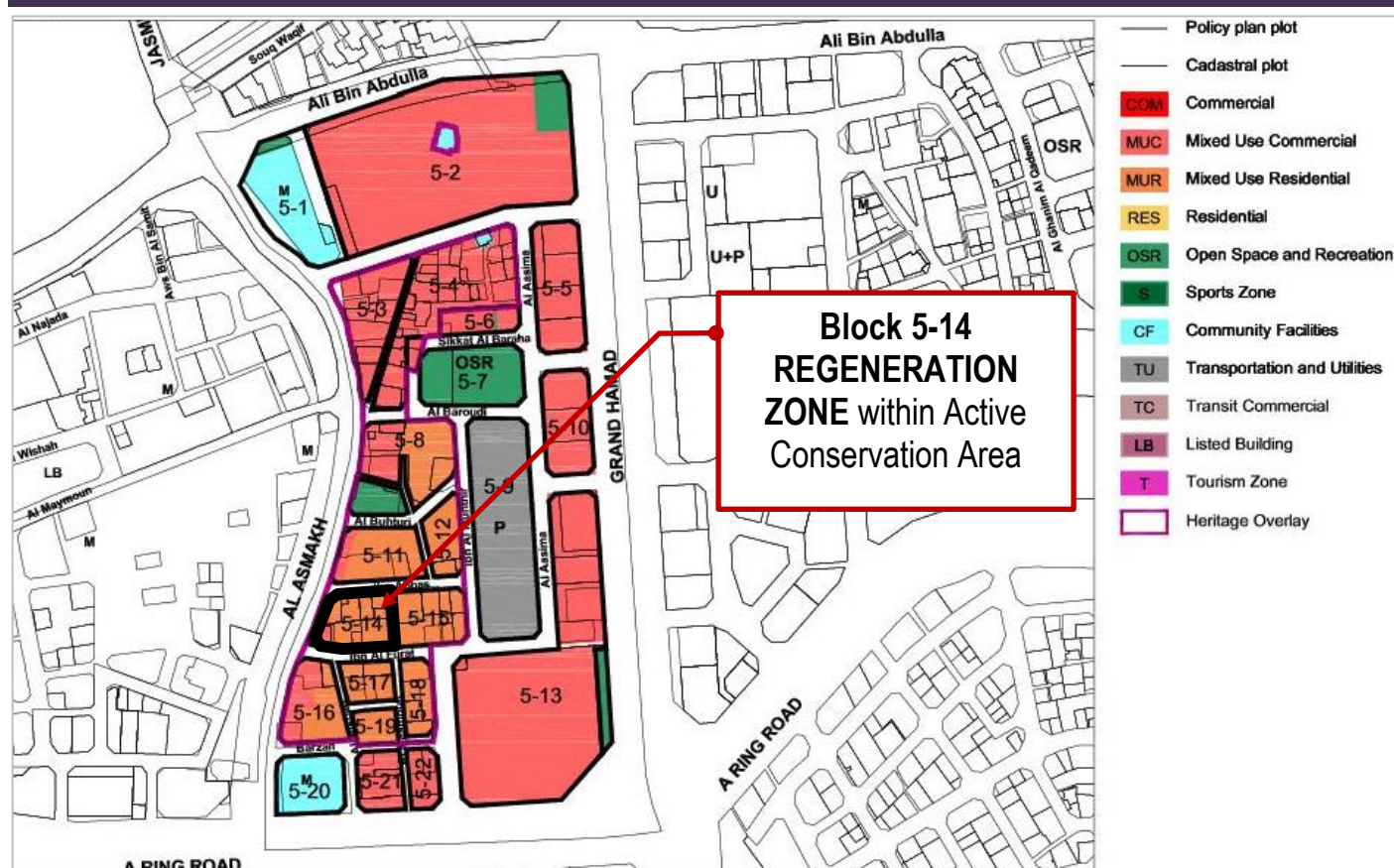
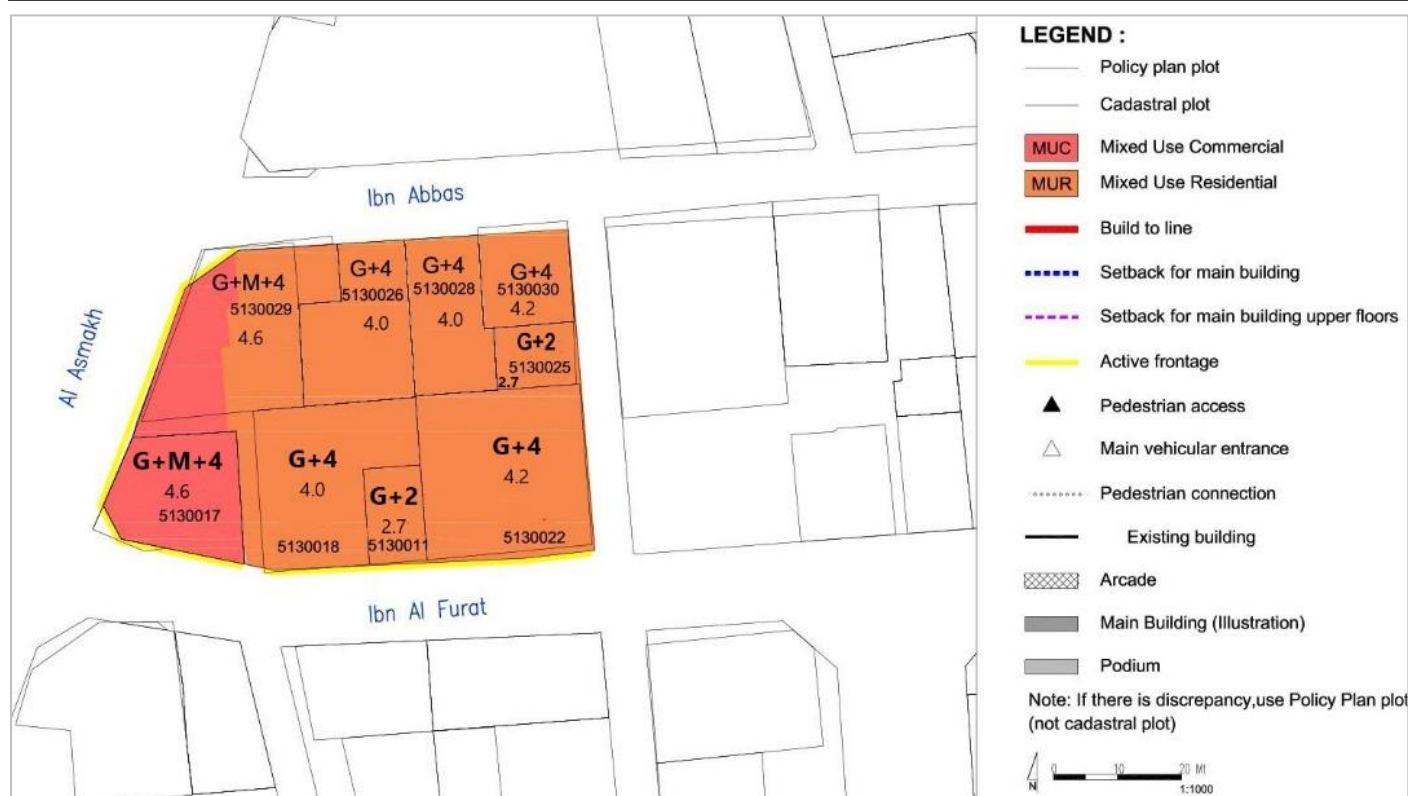


## ZONING PLAN



## USE REGULATIONS



## 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 ≤ 1200 sqm or for Single Tower	Plot ≥ 1201 sqm or for Multiple Towers/ Buildings	
Commercial**: <ul style="list-style-type: none"><li>Retail</li><li>Office</li></ul>	☑*	Total Com. 20% min	Total Com. 20% min	All
		Retail 50% max	Retail 50% max	Retail at ground level, podium & podium level, top floor level
Residential (Flats, Apartments)	✓	75% max	60% max	All
Hospitality (Hotels, Serviced Apartments)	✓		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
MUR: Mixed Use Residential				
Commercial**: Commercial-Retail, Commercial-Office	✓	2.50 % max	2.50 % max	Ground level, podium & podium level, top floor level
Residential (Flats, Apartments), or:	☑*	80 % min	80% min	All
Hospitality (Hotels, Serviced Apartments)	✓			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

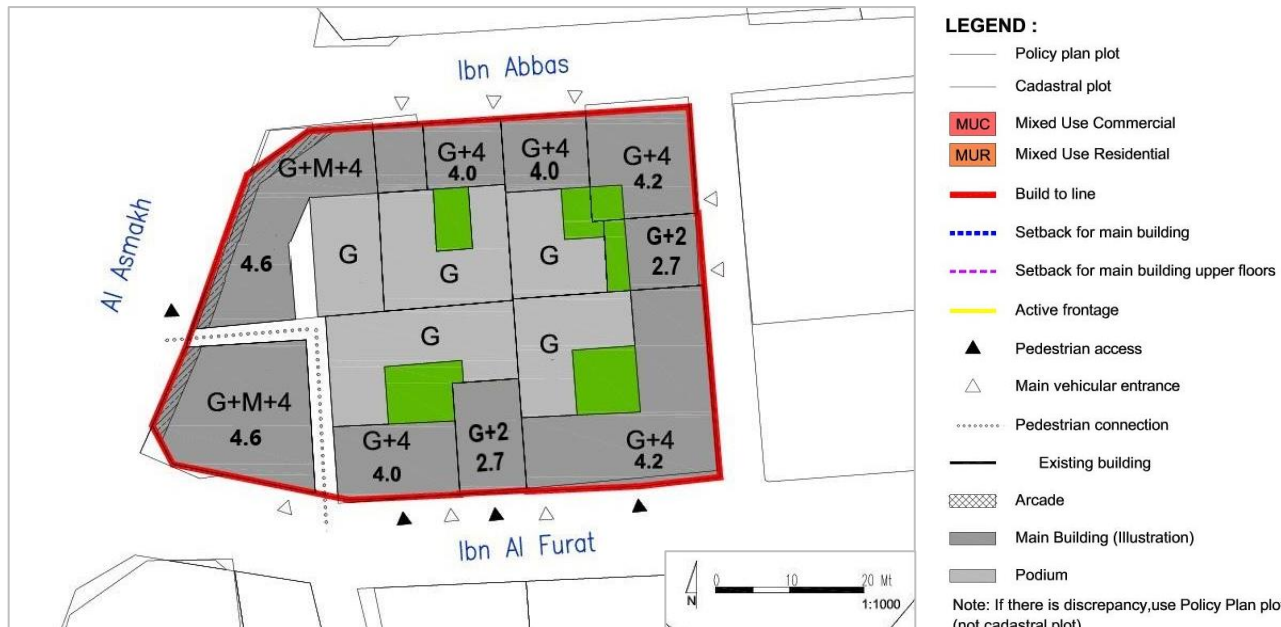
Uses mix: ✓ Required; ✓ Allowed; ✗ Not allowed; \* Allow to be substituted with Hospitality Use Type; \*\* Mixing between Commercial Uses only (retail &amp; office) is allowed

## SPECIFIC USE REGULATIONS

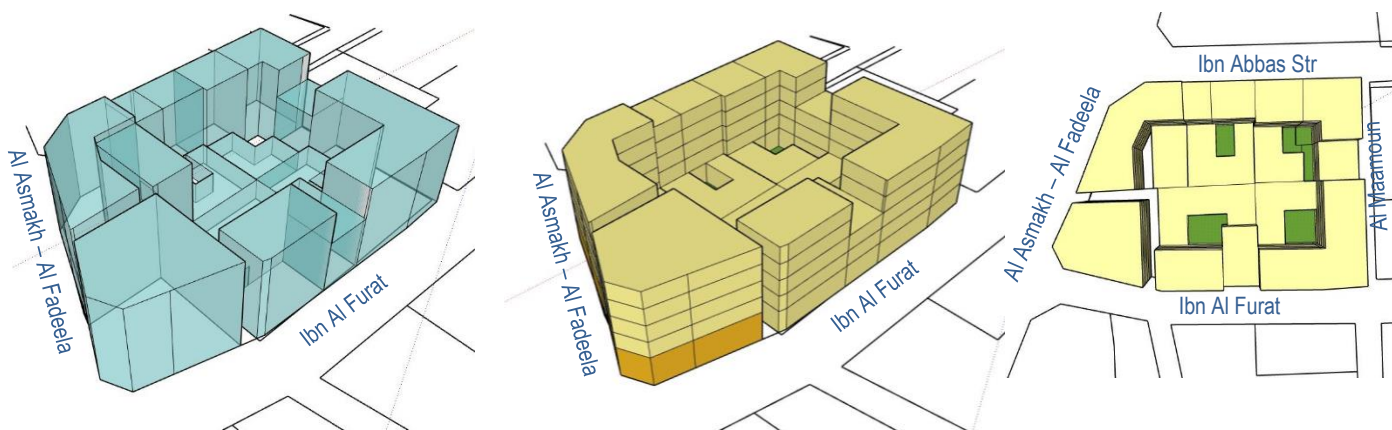
Permitted uses	See Permitted Uses Table (page 4)
Recommended Uses	<ul style="list-style-type: none"><li><b>Type of commercial in MUC:</b> Establishments and offices with goods or services that cater city-wide (ie. main offices) and complementary to the cultural facilities in the Downtown area</li><li><b>Type of commercial in MUR:</b> Domestic or Local Commercial- Retail (ie. convenient store, hair-dresser, salon, tailor, specialty shop, laundry, bakery, cafe etc)</li></ul>
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



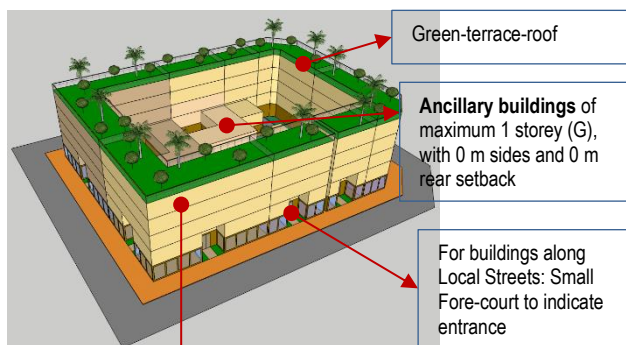
## BLOCK MASSING PLAN



## BUILDING ENVELOPE &amp; MASSING ILLUSTRATION



## BUILDING TYPOLOGY: ATTACHED LOW RISE BUILDING &amp; COURTYARD



**Main buildings:** Compact low-rise buildings maximum G+4, with main buildings are built close to the edge of the block and attached to the adjacent buildings, creating a strong sense of wall and perimeter block

## Interventions for Regeneration Zone:

- For existing old buildings (e.i. traditional vernacular) that still intact and buildings with architectural significance:**
  - Retain and upgrade the original and significant characteristics as much as possible (morphology, scale, urban grain, courtyard typology, building foot print, architecture style, etc);
  - Enhance the original Qatari Vernacular or Early Modern (Doha Art Deco) Style
  - Allow partial redevelopment and intensification from the original courtyard houses: max.additional 3 storey (G+4= 5 storey) for minimum plot size of 300 sqm
- For existing early modern buildings with no architectural significance:**
  - Allow for full-fledge reconstruction/redevelopment up to maximum height, but maintain the courtyard typology (if any) or design a courtyard typology;
  - Recreate from the original building's foot-print, as much as possible
  - Enhance the original style (whether Qatari Vernacular or Early Modern Style (Doha Art Deco))
- For new development on vacant land:**
  - Design a courtyard typology building
  - Design bulk massing as per regulations
  - Adopt Qatari Vernacular or Early Modern (Doha Art Deco) Style
- Adaptive re-use**

## BLOCK FORM REGULATIONS

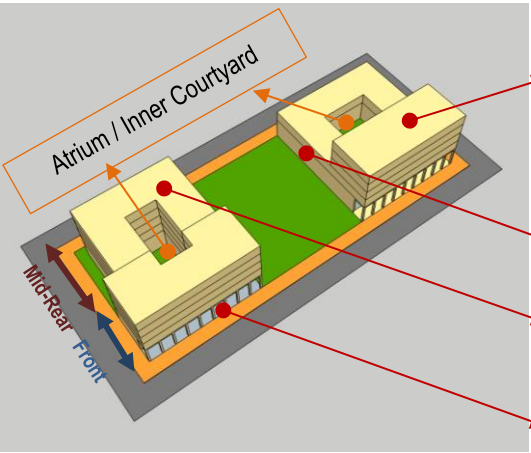
BULK REGULATIONS		
Uses (as per Zoning Plan)	MUC: Mixed Use Commercial	
Height (max) <i>(for plots ≤ 300 sqm, refer to Block Massing Plan)</i>	Al Asmakh Street	22.2 m (max)
	G+M+4	
	Ibn Abbas Street & Al Furat Street	20.7 m (max)
FAR (max) <i>(for plots ≤ 300 sqm, refer to Block Massing Plan)</i>	G+4	
	4.40 (Al Asmakh Street)	(+ 5 % for corner lots)
Building Coverage (max)	4.0 (Ibn Abbas Street & Al Furat Street)	
	85%	
MAIN BUILDINGS		
Typology	Attached-Low Rise with Courtyard	
Building Placement	Setbacks as per block plan:	
	<b>Main buildings:</b> <ul style="list-style-type: none"><li>0m front; 0 m side; 0m rear</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>	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	<b>Fine grain;</b> <ul style="list-style-type: none"><li>10 m maximum building width or length; or</li><li>Create a modular external expression of facade, with maximum 10 m wide, if the building is long stretched</li></ul>	
	As indicated in the plan	
Primary Active Frontage	As indicated in the plan	
Frontage Profile	<b>Al Asmakh Street:</b> <ul style="list-style-type: none"><li>Arcades (covered walkways)</li><li>2.5 m minimum width</li><li>G+M maximum height</li><li>Located as per drawing</li></ul>	
	<b>Ibn Abbas Street &amp; Al Furat Street:</b> <ul style="list-style-type: none"><li>Small Fore-court to indicate entrance</li></ul>	
Basement; Half-Basement (undercroft)	<ul style="list-style-type: none"><li>Allowed</li><li>0 m setbacks</li></ul>	

	<ul style="list-style-type: none"><li>0.5 m maximum height from street level (undercroft)</li></ul>
ANCILLARY BUILDINGS	
Height (max)	G
Setbacks	0 m sides 0 m rear
Building Depth (max)	7.5 m
SITE PLANNING	
Plot Size for Subdivision	Minimum 300 sqm
Small Plot	<ul style="list-style-type: none"><li>Minimum plot size of 300 sqm will allow to reach G+4, with provision of 1 undercroft and 1 basement for car parking.</li><li>For plot sizes &lt; 300 m2: 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%
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	<ul style="list-style-type: none"><li>30% reduction in parking provision requirement;</li><li>Relaxation for plots ≤ 350 sqm, provided all safety measures are fulfilled as per Qatar Parking Design Manual-QPDM (refer to page 4 for details):<ol style="list-style-type: none"><li>Allowable stall parking dimension of 2.5m x 5.5 m</li><li>Allowable single driveway (not ramp) provision of 3.5m width to the rear on-site parking</li></ol></li></ul>

- 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



BUILDING TYPOLOGY (AL ASMAKH STREET): LOW RISE ATTACHED BLDG

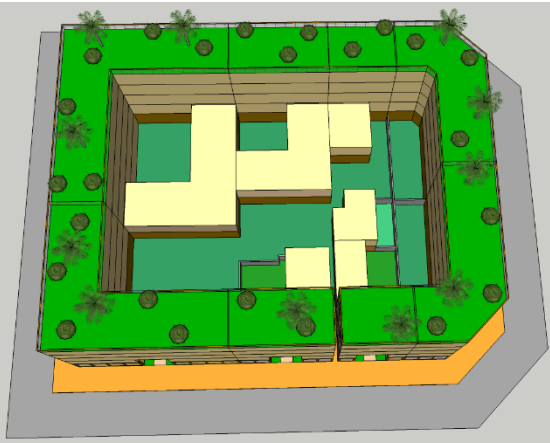


- G+M+4 (Main building facing the street)
- Ancillary building (G max) with 0 m setbacks all-around
- Mid &Rear part of the building: G+4 max with 3 m side and rear
- Arcade G+M



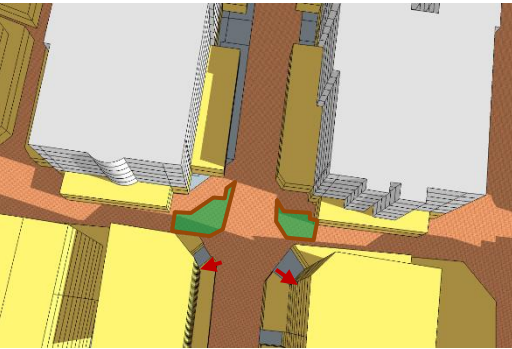
The building typology and character should rejuvenate the original 1950-1970s commercial streets in this area which adopted the language of simple Early Modern (Art Deco) style with strong expression of 'boxes' and linear lines

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)

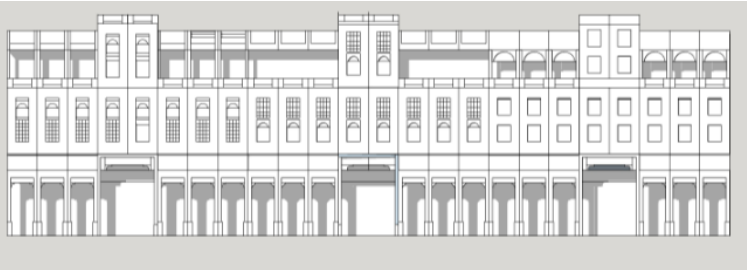
Provision of green terrace roof garden (min. 50% of the area)



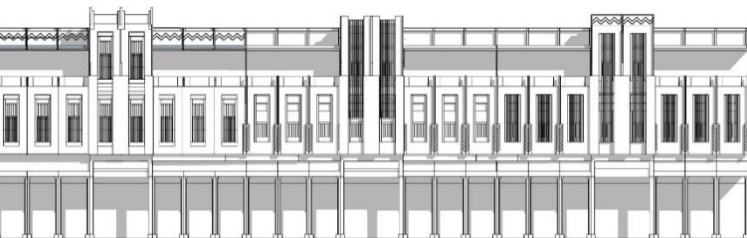
Activate chamfer-sides by provision of openings (windows, doors), entrance for people or landscaped gardens

RECOMMENDED ARCHITECTURAL STYLES

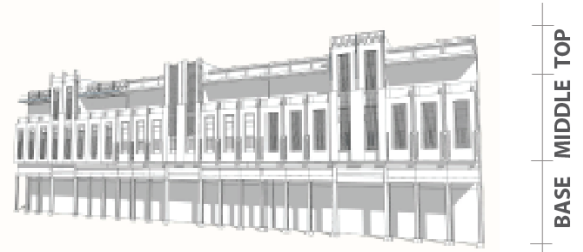
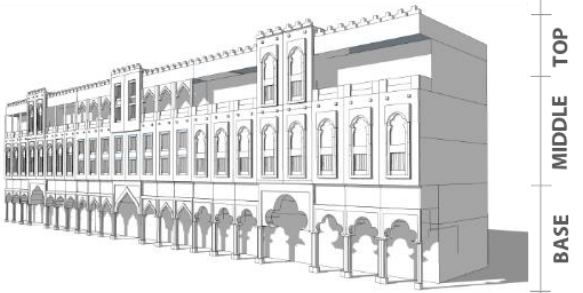
Qatari Vernacular\*



Early Modern (Doha - Art Deco)\*



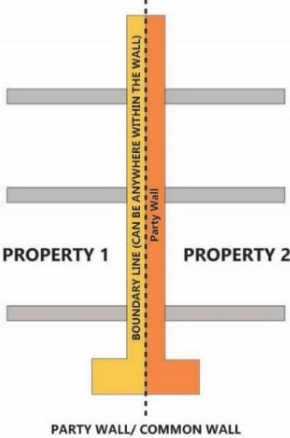
(illustration)



STANDARDS

ARCHITECTURAL STANDARD	
Architectural Theme/ Style	<ul style="list-style-type: none"><li>Qatari Vernacular Style or Early Modern (Doha Art Deco), depend on the existing original style</li><li>Along Al Asmakh Street: Early Modern (Doha Art Deco)</li></ul> (* Refer the details to the Townscape & Architectural Guidelines for Main Streets in Qatar)
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 (Ground Floor):</b> should clearly be expressed (eg. with architrave or cornice ornament)</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 fasade's elements (windows, doors, balcony, bay window, etc) should respect the streets based on their hierarchy.</li><li>Primary fasade 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

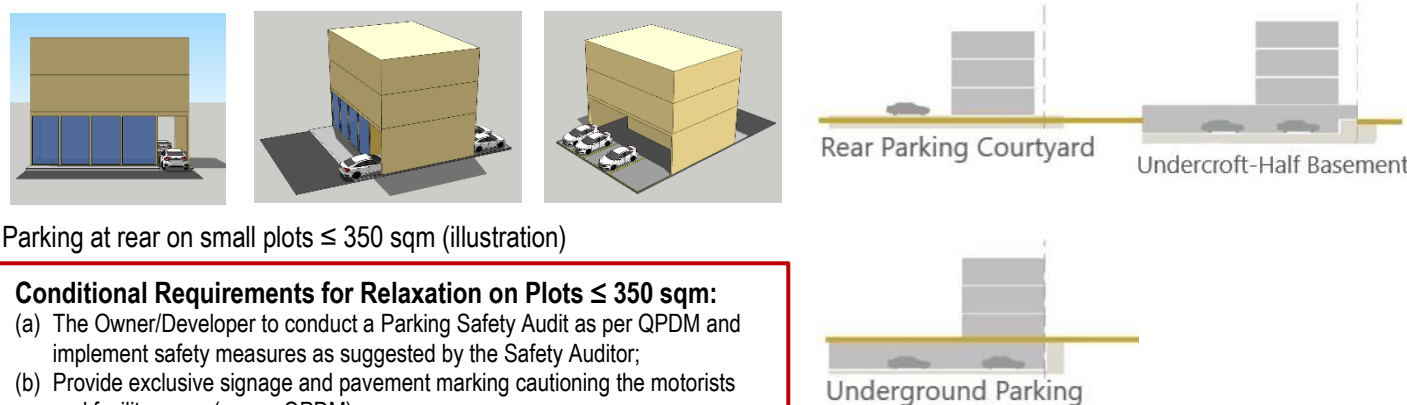
	and designing active frontage/fasade or small landscaped area with public facilities such as benches, public art, small lawn area, etc
Building Material	<ul style="list-style-type: none"><li>Avoid excessive use of glass-wall</li><li>Use the low environmental impact materials, that conform to ISO 14025, 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 2.5 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	<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.



## WINDOW-TO-WALL RATIOS



## PARKING FORM &amp; LOCATION OPTION



Parking at rear on small plots  $\leq 350$  sqm (illustration)

**Conditional Requirements for Relaxation on Plots  $\leq 350$  sqm:**

- The Owner/Developer to conduct a Parking Safety Audit as per QPDM and implement safety measures as suggested by the Safety Auditor;
- Provide exclusive signage and pavement marking cautioning the motorists and facility users (as per QPDM);
- Guidance on parking operations, accessible parking, pedestrian sidewalk to be adopted as per QPDM.
- The parking facility to be managed by trained security personnel/traffic marshal, where possible;
- Preferable use mechanical, automated, robotic parking systems, where possible;
- Use of Intelligent Transportation System technologies such as Variable Message Signage, etc, where possible.

## 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	✓	✓	✓	✗	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 / Corridirs
		✓	✓	✓	✓		
	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.