



Block - (A – B)

Regulation	Commercial / Residential
1.0 USES	
1.1 Permitted Uses	<ul style="list-style-type: none"> ▪ (Block – A) Mixed Use <ul style="list-style-type: none"> ○ Retail / Showroom in (G+M) ○ Residential (Apartments – Hotel – Furnished Apartments) in the typical floor ▪ (Block – B) Mixed Use <ul style="list-style-type: none"> ○ Commercial / soak in (G+M) ○ Residential / or Commercial in the typical
1.2 Conditional Use	<ul style="list-style-type: none"> • All small Lots that are facing sikka to be developed as Retail & (G+M) maximum height (see the attached appendix 1).
1.3 Prohibited Uses	<ul style="list-style-type: none"> • Garages / industrial/ office etc.....
2.0 BUILDING DEPTH/LOCATION	
2.1 General Building Depth	<ul style="list-style-type: none"> • N.A
2.2 Commercial Depth	<ul style="list-style-type: none"> • N.A
3.0 COVERAGE	
3.1 Building Coverage The percentage of a lot area occupied by the ground area of principal and accessory buildings on such lot	<ul style="list-style-type: none"> • Max. 60% (for Block – A) • N.A (Block – B)
3.2 Landscaping Coverage The percentage of a lot area, including the setbacks, that is landscaped	<ul style="list-style-type: none"> • (Block – A) At least (10%) • (Block – B) N.A
3.3 Lot Coverage The percentage of a lot area occupied by the ground area of principal and accessory buildings, driveways, parking, decks and cement pads	<ul style="list-style-type: none"> • (Block- A(At least (90%) • (Block -B(N.A
3.4 Floor Area Ratio The gross floor area of all buildings on the plot divided by the area of the plot	<ul style="list-style-type: none"> • N.A
4.0 BUILDING	
4.1 Number of Floors	<ul style="list-style-type: none"> ○ For lots that can meet the building code the max height is as follow: <ul style="list-style-type: none"> • Block – A (G+M+5) • Block – B (G+M+2) • Small plots facing sikka (G+M) ○ For lots that can't meet the building code the max height to be determined by the MMUP.
4.2 Maximum Height	<ul style="list-style-type: none"> • As per applicable Regulation

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5.0 BUILDING SETBACK	
5.1 Building (Above Ground)	<ul style="list-style-type: none"> • Block – A <ul style="list-style-type: none"> ○ Front Setback facing (3m min. ○ Rear / Side Setback as per existing regulations ○ Front Setback facing zero & he has to provide pedestrian arcade min 3m in the ground floor (see the attached appendix 1). ○ Front setback facing Sika Zero. • Block – B <ul style="list-style-type: none"> ○ Front Setback (facing street) zero & he has to provide pedestrian arcade min 3m in the ground floor (see the attached appendix 1). ○ Rear / Side Setback Zero. ○ Front setback facing Sika Zero. • For Lots that facing sika and within the height G+M <ul style="list-style-type: none"> ○ Front / Side / Rear setback Zero.
5.2 Basement	<ul style="list-style-type: none"> • Block – A <ul style="list-style-type: none"> ○ Front Setback facing (3m min. ○ Rear / Side Setback Zero ○ Front Setback facing zero ○ Front setback. facing Sika Zero. • Block – B <ul style="list-style-type: none"> ○ Front Setback (facing street) zero ○ Rear / Side Setback Zero. ○ Front setback facing Sika Zero
5.3 Adjacent to Residential Uses	• N/A
5.4 Between Buildings on the Same Lot	• N/A
6.0 SERVICE AREAS AND EQUIPMENT	
6.1 Loading Docks	<ul style="list-style-type: none"> • Loading Docks shall be located to the rear of the building
6.2 Outdoor Storage Areas	<ul style="list-style-type: none"> • Outdoor storage areas shall be located to the rear of the building • Outdoor storage areas shall not be visible from any street and shall be screened by a fence, wall or landscaping
6.3 Refuse Storage Areas	<ul style="list-style-type: none"> • Proper location of the outdoor refuse areas shall be determined by the planning department upon review of the development application for in accordance with the applicable regulation
6.4 Mechanical Equipment	<ul style="list-style-type: none"> • Mechanical and telecommunications equipment shall be located in the basement or on the roof • Mechanical and telecommunications equipment shall be fully screened
7.0 PARKING	
7.1 Location	<ul style="list-style-type: none"> • Parking shall be located to the rear of the building or along the service road • Parking shall be fully screened from any public right of way • Basement parking is encouraged
7.2 Surfacing	<ul style="list-style-type: none"> • Parking areas shall be hard surfaced and properly drained
7.3 Required Parking Spaces	<ul style="list-style-type: none"> • (G+M+2) no parking required • For the rest of the floors the No of required parking spaces is per applicable regulation.
7.4 Disabled Parking	<ul style="list-style-type: none"> • As per applicable Regulation
7.5 Minimum Dimensions	<ul style="list-style-type: none"> • As per applicable Regulation
7.6 Minimum Shaded Area	<ul style="list-style-type: none"> • A minimum of 70% of parking stalls shall be shaded. • Shaded parking structures must complement the Architecture of the building.
7.7 Circulation in Parking	<ul style="list-style-type: none"> • Clearly defined and marked sidewalks within parking lots shall be provided.
8.0 FENCING AND WALLS	
8.1 Location	<ul style="list-style-type: none"> • Fencing and walls are not permitted in the front yard. • Fencing and walls in the side and rear yards shall be at the perimeter of the lot.

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8.2 Heights	<ul style="list-style-type: none"> Fencing or walls shall be a minimum of 2m and shall not exceed 2.5m in height. Additional height shall be evaluated on case-by-case basis by the MMUP, Urban Planning Department.
9.0 CIRCULATION	
9.1 Pedestrian	<ul style="list-style-type: none"> Sidewalk areas in front of buildings shall be a minimum of 1.5 m and accommodate pedestrian activity, except where arcades apply. Internal pedestrian walking areas shall be distinguished from the driving surface by use of pavers, bricks, integrally colored, scored concrete, or other acceptable methods determined by the Planning Department.
9.2 Vehicular	<ul style="list-style-type: none"> N/A
10.0 SIGNAGE	
10.1 Permitted	<ul style="list-style-type: none"> One building identification sign is allowed per building and shall not exceed 1.0 m high and 10.0 m long One building entrance is allowed per building and shall not exceed 0.50 m high and 3.0 m long One individual sign is allowed per Retail and shall not exceed 0.40 m high and 3.0 m long (see the attached appendix 1). All signage should be architecturally integrated with the building in terms of location, size, color, font, finished material, fixing detail, texture, and lighting When multiple tenants share one site, signs should be designed with similar materials, colors and design Wall mounted and neon style signs are encouraged
10.2 Prohibited	<ul style="list-style-type: none"> Signs shall not be allowed on side/rear façade or above ground floor elevations In addition to those prohibited in the state of Qatar, "External Public Signage Guidelines", the following signs are prohibited: <ul style="list-style-type: none"> Free standing and roof mounted signs Footway signs within the arcade or on walks Signs painted directly onto the facade Back-lit, string lights, flashing, excessively bright lights and self illuminating signs.
10.3 Lighting	<ul style="list-style-type: none"> Site lighting, including security and building lighting, should provide illumination levels appropriate for the designed activities Illumination levels should also be reasonably uniform throughout the site All lighting shall be contained on site and direct glare shall be avoided
10.4 Awnings	<ul style="list-style-type: none"> Where awnings are used they should be functional and provide maximum shade to the window area Awnings should be of opaque architectural material and should not be internally lit Metal awnings are preferred to fabric awnings for reasons of durability and strength of appearance Awnings of a single color are preferred
11.0 LANDSCAPING	
<p>Landscaping should be used to create a pedestrian friendly scale, buffer or enhance views, create seasonal interest and enhance the appearance of property. Additionally, plantings should be used for screening, to accent focal points and entries, to contrast with or reinforce building design, to break up expanses of paving or wall, to define on-site circulation, to provide seasonal interest and to provide shade.</p>	
11.1 Minimum Width	<ul style="list-style-type: none"> Any landscaped area shall have a minimum width of 2 m
11.2 Location	<ul style="list-style-type: none"> Sites should incorporate significant landscaping in the front of the building Plantings shall relate to the architectural and site design of the project Façade design and signage location should be coordinated with the placement of plant material

12.0 ARCHITECTURE

The design guidelines for buildings in this district have been prepared to identify design elements which contribute to quality and good design in site planning, architecture, building materials, landscaping and signage.

<p>12.1 Scale</p>	<ul style="list-style-type: none"> • Building facades oriented to the street or other public areas should incorporate a combination of pedestrian oriented activities such as offices, cafes and restaurants • Long continuous walls or planes should be avoided along pedestrian circulation routes • Building frontages should exhibit human scale detail, windows and other opening along the ground floor pedestrian areas
<p>12.2 Windows</p>	<ul style="list-style-type: none"> • Windows shall be included on all facades that face a public street or pedestrian route to create interaction between the interior of the building and the streetscape • Windows shall cover a minimum of 30% of the façade
<p>12.3 Building Entrances</p>	<ul style="list-style-type: none"> • Primary building entrances shall be clearly defined. • Primary entrances for customers should be easily identifiable to both the vehicular and pedestrian traffic • Primary entrances should include a combination of the following items: <ul style="list-style-type: none"> • Arcades (see the attached appendix 1). • Arches • Material Change • Door which provide a focal element at the entrance • Integral planters incorporate landscaped areas and /or places for sitting • Special feature such as a sculpture, a water feature or similar element. • Secondary entrances for employees should be provided from the building rear and/or parking and linked with the pedestrian circulation system .
<p>12.4 Façade Treatments</p>	<ul style="list-style-type: none"> • Variation in horizontal massing should include a change in height, projections or recessed elements • Changes in mass should be related to entrances and be an integral part of structure • No facade that faces a street or connecting walkway should have a blank, uninterrupted length exceeding 30.0 m. • Windows AC Unit is accepted to be used in the elevation. • Façades should include at least three of the following: <ul style="list-style-type: none"> • Change in plane • Change in color • Change in texture • Windows
<p>12.5 Building Materials</p>	<ul style="list-style-type: none"> • Preferred materials include: <ul style="list-style-type: none"> • Natural Stone cladding • Aluminum cladding to be part of material combination not to exceed 20% of the solid material facades areas • Pre cast concrete panels (fair face/bush hammered) • Clear glass to be used for showrooms windows and doors • Ceramic cladding • Other similar materials of high quality • Discouraged materials include: <ul style="list-style-type: none"> • Wood • Full ceramic tile walls • Single color walls without mass breaks • Using of reflective glazing • Exposed neon or color tubing (except for signage) is prohibited

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12.6 Climatic Responses	<ul style="list-style-type: none"> • Building elements that reflect Qatar's unique culture and desert environment and climate are encouraged. These include, but are not limited to: <ul style="list-style-type: none"> • Architectural shade devices • Relationship to the ground plane • Deeply recessed windows • Use of materials and textures that are associated with the region • Building orientation should consider solar heat gain, reflectivity and glare and incorporate elements of architectural shading and low reflective material treatments

Regulation	Existing Buildings
Building Height	<ul style="list-style-type: none"> • Any addition in floor or height, the building must comply with all of the above regulation.
Façade Treatment	<ul style="list-style-type: none"> • The building must enhance the building elevation and this is done thru painting, material.....etc.

Height of building in metres	Maximum site coverage (%)			Maximum domestic plot ratio		
	Class A Site	Class B Site	Class C Site	Class A Site	Class B Site	Class C Site
up to 15	66.6	75	80	3.3	3.75	4.0
up to 18	60	67	72	3.6	4.0	4.3
up to 21	56	62	67	3.9	4.3	4.7
up to 24	52	58	63	4.2	4.6	5.0
up to 27	49	55	59	4.4	4.9	5.3
up to 30	46	52	55	4.6	5.2	5.5
up to 36	42	47.5	50	5.0	5.7	6.0
up to 43	39	44	47	5.4	6.1	6.5
up to 49	37	41	44	5.9	6.5	7.0
up to 55	35	39	42	6.3	7.0	7.5
up to 61	34	38	41	6.8	7.6	8.0
over 61	33.33	37.5	40	8.0	9.0	10.0

Notes:

General: The Table sets out the statutory maximum site coverage and domestic plot ratio for buildings of different heights. The maximum plot ratio may be further limited by other controls as set out in Tables 1, 2 and 3.

- (i) Class A Site means a site, not being a Class B site or Class C site, that abuts on one street not less than 4.5m wide.
- (ii) Class B Site means a corner site that abuts on two streets neither of which is less than 4.5m wide.
- (iii) Class C Site means a corner site that abuts on three streets none of which is less than 4.5m wide.
- (iv) If there is non-domestic floor space, maximum domestic plot ratio will be reduced according to the provisions of the B(P)R composite building formula.