

# Approved Residential Compound Development Regulations

## Summary Sheet (1 of 2)

(Revised July. 16, 2008)

Compound Size	Maximum Density	Permitted Use	Min. Building Setbacks	Building Size & No. of Units	Built Up Area	Private Yard Requirements	Building Height	Parking Requirements	Vehicular Access*	Common Park & Amenities
0.25 – 2.0 ha	Outside Greater Doha 30 u/ ha.  (or)  Inside Greater Doha 35 u/ ha.	Villas Attached Villas	<b>From Boundary</b> 5m adjacent access road 3m from other boundaries <b>Front</b> (Façade - Façade) 12 meters <b>Side</b> (Façade - Façade) 6m with windows 3m w/o windows <b>Rear:</b> (Façade - Façade) 6m	Width: min. 8m	150 sq.m/Unit Min. Outside Greater Doha  150sq.m/Unit Min. Inside Greater Doha	Min of 25 sq. m. level area per unit with min. width and depth of 3.0 m (May be covered by upper floors)	G+1+P **	1.25 stalls / unit average (plus) Visitor - 0.15 / unit	1 main entrance (with guard-house)  Road – min. 8.0 m. (curb – curb)	<b>The greater of:</b>  5% gross site area (or) 250 sq. m.  Club house (optional)
2.1 – 4.0 ha	Outside Greater Doha 30 u/ha  (or)  Inside Greater Doha 35 u/ha	Villas / Attached Villas	(All Uses)  <b>From Boundary</b> 5m adjacent any road 3m adjacent other plots <b>Front:</b> (Façade - Façade) 12 - 14m (14m is for main Road) <b>Side:</b> (Façade - Façade) 6m with windows 3m w/o windows <b>Rear:</b> (Façade - Façade) 6m	Width: min. 8m	150sq.m/Unit Min. Outside Greater Doha  150sq.m/Unit Min. Inside Greater Doha	Min of 25 sq. m. level area per unit with min. width and depth of 3.0 m (May be covered by upper floors)	G+1+P **	1.25 stalls / unit average (plus) Visitor - 0.15 / unit	Min 1 frontage road required for each 3 ha or part thereof  1 main entrance with guard-house (min 14 m ROW with sidewalks and landscaped centre median / boulevards )	<b>-8% of gross site area for recreational park</b> (may include recreation buildings/facilities, and pool areas)  (Can include commercial use, administration offices, guard houses, mosques, etc.)  - each park must have <u>prominent</u> frontage along at least one road.  - min. park size is 225m <sup>2</sup>  - Park width cannot be less than 2/3 of park length..  (Additional Minimum Requirements as listed below)
		Row Houses***		Width: min. 8 m  Length – max 50 m  Max No. = 50% of Villas	150sq.m/Unit Min. Outside Greater Doha  150sq.m/Unit Min. Inside Greater Doha	Min of 25 sq. m. area at uniform elevation per unit with min. width and depth of 3.0 m (May be covered by upper floors)	G+1+P **	1.25 stalls / unit average (plus) Visitor - 0.15 / unit	(plus)  1 emergency access (min. 12 m. ROW and 8.0. meter curb to curb)	
		Other Uses: **** (Mosque, Nursery, Fitness & Recreation Facility, Club House, Administration, Commercial )		Width: case by case	Case by Case	N/A	G+1	1 stall / 65 sq. m. GFA	Primary Roads – 8.0 m. curb – curb plus 2m. sidewalks both sides.  Local Roads – 8.0 m. curb – curb and sidewalks optional	

### Notes:

- \* Maximum length of any straight/uninterrupted road segment is 300 m.
- \*\* Penthouse must be set back  $\geq 2$ m from roof-line & area cannot exceed 30% of ground floor cover area
- \*\*\* Max. 4 units per Row House unit. Total units not to exceed 50% of all villas.
- \*\*\*\* All “Other Uses” must be to service residents of the compound only and cannot exceed 2.5% of total cover area

### Building Coverage (footprint of all buildings)

Site coverage (compounds <4.0 ha) – max. 40% gross site

### Additional Minimum Common Park & Amenity Requirements:

**Compounds < 1.0 ha (if  $\leq 30$  unit)** - Shaded children’s play ground, shaded seating areas, grass play areas, club house & swimming pool(optional)

**Compounds  $\geq 1.0$  ha** - Min. 100 sm grassed play field / 20 units (consolidated)

- 1 Adult swimming pool & 1 tot wading pool / 6.0 ha (or part there of)
- 1 multi purpose court (e.g., basketball, volleyball, dodgeball) / 100 units
- Shaded seating areas, walking / jogging trails etc.
- 1 nursery / 6ha (or part thereof)

- 1 children’s play structure / 50 units (min. three activity features each)
- 1 tennis court / 100 units (or part thereof)
- 1 clubhouse (recreation / fitness / reception hall) / 6 ha (or part there of)
- 1 central market exclusive to compound use for compounds greater than 6.0 ha
- Mosques (Case X Case)

# Approved Residential Compound Development Regulations

## Permitted Use Summary Sheet (2 of 2)

(Revised July. 16, 2008)

Compound Size	Maximum Density	Permitted Use	Min. Building Setbacks	Building Size & No. of Units	Built Up Area	Private Yard Requirements	Building Height	Parking Requirements	Compound Vehicular Access*	Common Park & Amenities
4.1–12.0 ha max (additional studies and reports may be required to assess feasibility)	Outside Greater Doha (Villas, Attached Villas only) - Up to 30 u/ha  Inside Greater Doha (Villas/Attached Villas & Row Houses) - Up to 35 u/ha	Villas & Attached Villas	<b>From Boundary</b> 5m adjacent all boundary walls <b>Front</b> (Façade-Façade) 12 -14m- internal roads <b>Side:</b> (Façade - Façade) 6m with windows 3m w/o windows <b>Rear:</b> (Façade - Façade) 6m	Width: min. 8 m Depth: ≤2.5 X width	200sq.m/Unit Min. Outside Greater Doha  150sq.m/Unit Min. Inside Greater Doha	Min of 25 sq. m. level area n per unit with min. width and depth of 5.0 m  (May be covered by upper floors)	G+1+P **	1.25 stalls / unit average (plus) Visitor - 0.15 / unit	<b>Min 1 frontage road</b> required for every 3 ha or part thereof  <b>Min. 1 entrance</b> with guard-house for compounds ≤ 8 ha  <b>Min. 2 entrances</b> with guard-houses for compounds greater than 8 ha  <b>Entrance road ROW</b> to be min 12 m wide with sidewalks & landscaped centre median / boulevards )  <b>1 emergency access</b> for every 4 ha. Or part thereof (min. 12 m. ROW and 8.0. meter curb to curb)  <b>Primary Roads</b> – 8.0 m. curb – curb plus min 1.2 m. sidewalks both sides.  <b>Local Roads</b> – 8.0 m. curb – curb	<b>-8% of gross site area for recreational park</b> (may include recreation buildings/facilities, and pool areas)  (Can include commercial use, administration offices, guard houses, mosques, etc.)  - each park must have <u>prominent</u> frontage along at least one road.  - min. park size is 225m <sup>2</sup>  - Park width cannot be less than 66% of park length..  (Additional Requirements as listed below)
		Row Houses***	(Same As Above )	Width: min. 8 m  Length – max 50 m  Max No. = 50% of Villas	200sq.m/Unit Min. Outside Greater Doha  150sq.m/Unit Min. Inside Greater Doha	Min of 25 sq. m. level area per unit with min. width and depth of 3.0 m  (May be covered by upper floors)	G+1+P**	1.25 stalls / unit average (plus) Visitor - 0.15 / unit		
	Townhouse Apartments *****	(Same As Above )	Total Apartment Units cannot exceed 50% of total units in compound  No. Units / Building: Max. 18 units - G+1 Max. 20 - G+2	Min. 100 sm Per Unit	N/A	G+1  G+2 (up to max. 50% of all apartment units)	1.25 stalls /unit (plus) Visitor – 0.15/ unit  Min 2m between parking & façade of apartments			
	Other Uses: Mosque, Nursery, Recreation Facility, Club House, Administration, Commercial*****	(Same As Above )	Width: case by case	Case by Case	N/A	G+1	1 stall / 65 sq. m. GFA			
	Outside Greater Doha (Compounds with Villa/Row House & Townhouse Apartments) - Up to 40 u/h  Inside Greater Doha (Compounds with Villa/Row House & Townhouse Apartments) - Up to 45 u/ha									

### NOTES:

- \* Maximum Length of any straight/uninterrupted internal road is 300 meters
- \*\* Penthouse must be set back ≥2m from roof-line & area cannot exceed 30% of ground floor cover area
- \*\*\* Max. 4 units / row house and max. 25 % total number of compound units
- \*\*\*\* All “Other Uses” must be to service residents of the compound only and cannot exceed 2.5% of total ground floor cover area
- \*\*\*\*\* Each unit must have direct exterior access (no internal stairs or hallways), & building design must complement adjacent villas

### Additional Minimum Common Park & Amenity Requirements:

**Compounds < 1.0 ha (if ≤ 30 unit)** - Shaded children’s play ground, shaded seating areas, grass play areas, club house & swimming pool(optional)

**Compounds ≥ 1.0 ha** - Min. 100 sm grassed play field / 20 units (consolidated)

- 1 Adult swimming pool & 1 tot wading pool / 6.0 ha (or part there of)
- 1 multi purpose court (e.g., basketball, volleyball, dodgeball) / 100 units
- Shaded seating areas, walking / jogging trails etc.
- 1 nursery / 6ha (or part thereof)

- 1 children’s play structure / 50 units (min. three activity features each)
- 1 tennis court / 100 units (or part there of)
- 1 clubhouse (recreation / fitness / reception hall) / 6 ha (or part there of)
- 1 centrally located market exclusive to compound use for compounds greater than 6.0 ha
- Mosques (Case X Case)

### Building Coverage / Footprints of all Buildings (compounds >4.0 ha)

- 40% of gross site with Villas, Row Houses & G+1 Townhouse Apartments
- 35% of gross site if G+2 Townhouse Apartments are proposed

### Land Use Allocations (Compounds 4.1 – 12.0 ha. In Size)

- Villas / Row Houses Units (combined)** – Min. 50% total units
- Row House Units** - Max. 50% total villa/row house units
- All Townhouse Apartment Units** - Max. 50% of total units