

Development Regulations for the Commercial Plots of Al Wakra Logistics Park

Commercial / Offices and residential Buildings

Land uses:	<ul style="list-style-type: none"> - Commercial building at plot front. - Accommodation Building at plot rear.
Coverage Area:	<ul style="list-style-type: none"> - (55%) maximum - including arcade - of plot area, considering setbacks. - (37.5%) maximum for the commercial building including the arcade. - (17.5%) maximum for the accommodation building.
Commercial Depth:	<ul style="list-style-type: none"> - (3 m) arcade width. - (12 m) minimum and (19 m) maximum for Retail outlets after arcade. - (40 m) maximum for showrooms after arcade.
Heights:	<ul style="list-style-type: none"> - Commercial and Offices Building: <ul style="list-style-type: none"> • (Ground + Mezzanine) for commercial. • (First) for offices. - Accommodation Building: (Ground + 2).
Setbacks:	<ul style="list-style-type: none"> - (20 m) front limit. - (4 m) minimum for sides. - (7 m) minimum from the back between accommodation building and rear road. - (6 m) minimum between commercial and accommodation buildings with middle fence. Door can be allowed for circulation.
Parking:	<ul style="list-style-type: none"> - (1) space per shop and (1) for each 65 m² for the showroom and offices. - (1) space for every two accommodation units. - Basement is allowed for parking only with (3m) setback from the front and rear roads, and zero setback from sides. - Parking arrangement at front setback is divided as follows: <ul style="list-style-type: none"> • (5.5 m) from plot boundary for parking spaces. • (7 m) for the internal road that continues along commercial plots. • (5.5 m) parking spaces. • (2 m) sidewalk.
Fences:	<ul style="list-style-type: none"> - No fence from front boundary facing the commercial and offices building. - Side fences to be aligned with commercial and offices building till rear boundary. - Rear and side fences to be designed in accordance to Manateq approved design.

General Terms

Commercial and Offices Building:

- (3 m) width arcade to be provided in front of retail with height of ground and mezzanine.
- Offices can be extended above the arcade.
- Retail frontage to be toward the road with ratio of 1 (frontage): 3 (Depth).
- Maximum depth for commercial building is (40m).
- Retail outlets or showrooms can be utilized the ratio in term (3).
- Minimum retail frontage is (4m) and minimum showroom frontage is (12m).
- Minimum corridor width at first floor for offices is (2m).
- Private Engineering Office approval on elevations is required.
- Natural lighting and ventilation should be provided for offices. when located on shafts, minimum size shall be 3x3 m.

Accommodation Building (Studios):

- Accommodation building to be developed separately from commercial and offices building.
- Families are not allowed.
- If the building is accompanied by both genders, an entire floor is allocated to one gender only.
- One employee per unit.
- Minimum studio area is (50 m²) and includes:
 - A one-person bedroom with minimum size of (3.5 m x 4.25 m).
 - Kitchen with minimum size of (3 m x 1.8 m).
 - Bathroom with minimum size of (2.35 m x 1.45 m).
 - Balcony with minimum size of (4.2 m x 1.5 m).
- Natural lighting and ventilation should be provided.
- Internal corridor width to be (1.6m) minimum.
- A lounge should be provided on the ground floor to serve residents with minimum area (50 m²), and includes: a TV and enough seats for all residents.