



AL-DUQM INDUSTRIAL MASTERPLAN INVESTOR DESIGN GUIDELINES

JANUARY 2017

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GLOSSARY

Access Drive:	That portion of a vehicular use area that provides vehicular access from the public street to more than one dwelling unit or more than one non-residential building.
Accessory Building or Structure:	A building or structure that is subordinate in area, extent and purpose to the principal use and building on the lot and that is customarily used or occupied in conjunction with a permitted accessory use.
Accessory Parking:	Parking provided to comply with minimum off-street parking requirements and non-required parking that is provided exclusively to serve occupants and visitors to a particular use, rather than the public at-large. See “non-accessory parking,”
Accessory Use	A use that is subordinate in area, extent and purpose to the principal use and that is customarily found in conjunction with a permitted principal use.
Awning	A roof-like structure of fabric or similar non-rigid material attached to a rigid frame that is supported completely or partially by either an exterior building wall or wall exterior to an individual tenant space.
Awning Sign	A sign incorporated into or attached to an awning.
Banner or Banner Sign	A sign made of fabric or other similar non-rigid material with no enclosing framework or electrical components that is supported or anchored on two or more edges or at all four corners. Banners also include non-rigid signs anchored along one edge, or two corners, with weights installed that reduce the reaction of the sign to wind. See also “flag.”
Basement	The portion of any structure whose height measured from the floor to the underside of ceiling joists is located more than 50% below grade. Basement floor area does not count towards Floor Area Ratio (FAR).
Building:	Any structure that is permanently affixed to the land and built for the support, shelter, or enclosure of persons, animals, channels, or movable property of any kind.
Building Height	The dimension from grade to the highest point of the roof or parapet of a building, excluding roof top mechanical equipment, access stair enclosures, and rooftop shading devices.
Bulk	The general term used to refer to the size of a building or the building features allowed on a plot. Provisions that control bulk include the following: plot area, setbacks, open space, floor area, floor area ratio, building coverage, and building height.
Canopy	A roof like structure of a permanent nature that projects from the wall of a building and overhangs the public way.
Changing-image Sign	Any sign that, through the use of moving structural elements, sequential lights, lighting elements, or other automated method, results in movement, the appearance of movement or change of sign image or message. Changing-image signs do not include otherwise static signs where illumination is turned off and back on not more than once every 24 hours.
Commercial Establishment	A business in which, the ownership, management and physical location are separate and distinct from those of any other place of business located on the same zoning plot, as partly evidenced by maintaining separate and distinct doors and access points.
Commercial Message or Commercial Message Sign	Any sign, wording, logo or other representation that, directly or indirectly, names, advertises or calls attention to a business, product, service or other commercial activity.
Density	The general term used to refer to the number of building units allowed per unit of land area. It is controlled in these regulations by the maximum number of building units allowed on a lot and implies a number of building units per acre or hectare
Drive-Thru Facility	Any service window, automated device or other facility that provides goods or services to individuals in motor vehicles.
Driveway	That portion of a vehicular use area that provides vehicular access from the public street to a single dwelling unit or factory building.

Electric Sign	Any sign containing electrical wiring, lighting or other electrical components, but not including signs illuminated by a detached exterior light source.
Facade	The exterior plane or “face” of a building.
FAR	An abbreviation for “floor area ratio.”
Flag	A sign made of fabric or other similar non-rigid material supported or anchored along only one edge or supported or anchored at only two corners. If any dimension of a flag is more than 3 metres as long as any other dimension, it is classified and regulated as a banner regardless of how it is anchored or supported. See also “banner”.
Flashing Sign	Any sign or portion of a sign that contains an intermittent or flashing light source or that changes light intensity in sudden transitory bursts. Example of flashing signs include signs that contain or use strobe lights, or rotating lights; signs with blinking or flashing features that are designed to merely to attract attention rather than convey a message; and changing-image signs that do not comply with applicable standards.
Floor Area Ratio (FAR)	The ratio of the gross floor area of all principal buildings to the total area of the plot upon which such buildings are located. Floor area ratio is calculated by dividing the gross floor area by the gross plot area. Standards for floor area ratio in these provisions are stated as the maximum permitted.
Free Standing Sign	A sign on a frame, pole, or other support structure that is not attached to any building.
Front Property Line	That property line that abuts or is along an existing or dedicated public street, or when no public street exists, is along a public way.
Grade	The curb level adjacent to the front property line or the mean elevation of the finished lot, as measured along exterior building walls of the principal building, whichever is higher.
Gross Floor Area	Gross floor area, for the purpose of calculating floor area ratio, is defined as the gross horizontal areas of several floors of the building measured from the exterior walls. Gross floor area shall include elevator and stairwells at each floor; floor space used for mechanical equipment except equipment open or enclosed, located on the roof;; interior balconies or mezzanines; enclosed porches; and floor area devoted to accessory uses. Below grade accessory parking and exterior balconies and/or porches are excluded from gross floor area."
Gross Plot Area	The entire land area within the boundaries of a plot.
Incidental Sign	A sign that contains no commercial message and that is exclusively used to convey directions or other information for the convenience of the public. Included are signs designating rest rooms, address numbers, hours of operation, entrances to buildings, help wanted, public telephone, etc. Also included are signs on private property designed to guide or direct pedestrians or vehicular traffic, such as “entrance” and “exit” signs.
Individual Letter Sign	A wall sign or high-rise building sign consisting of raised individual letters, script or symbols. The background of an individual letter sign is either the exterior building wall surface or another opaque, non-illuminated surface.
Land Leasee	The investor of land from SEZAD which seeks to develop the land for Industrial use purposes.
Landscaped Area	Substantially covered with turf, ground cover, shrubs, trees or other living plant material. m: Meter (30m = 30 meters). (See also Shelterbelt).

GLOSSARY

Marquee	A roof-like structure of a permanent nature that projects from the wall of a building and overhangs the public way.
Marquee Sign	A sign incorporated into or attached to a marquee or permanent canopy.
Motor Vehicle	Any passenger vehicle, truck, truck-trailer, trailer or semi-trailer propelled or drawn by mechanical power.
Non-Accessory Parking	Parking spaces (and the drive aisles and circulation area associated with such parking spaces) that are provided to serve the general public rather than being reserved exclusively for occupants of and visitors to a particular use (e.g., public parking garages).
Off Premise Sign	A sign that directs attention to a business, commodity, service, or entertainment conducted, sold, or offered elsewhere than upon the plot upon which it is located or to which it is affixed.
On-Premise Sign	A sign that directs attention to a business or profession conducted or to a commodity, service, or entertainment sold or offered upon the premises where the sign is located.
Ornamental Fencing	A decorative fence, including wrought iron or fencing that gives the appearance of wrought-iron fencing, but expressly excluding chain-link, barbed wire and similar non-decorative fences.
Painted Wall Sign	A sign applied to a building wall with paint or a thin layer of vinyl, paper or similar material adhered directly to the building surface and that has no sign structure.
Permanent Sign	Any sign not classified as a temporary sign.
Permitted Use	A use permitted by-right in the subject district in accordance with the applicable use regulations of this document.
Plot Coverage	The area of a plot covered by principal and accessory buildings, as measured along the exterior building wall at ground level, and including all building projections other than those expressly allowed encroaching into required setback areas.
Podium	The portion of a building encompassing the ground floor or the ground and several additional floors or mezzanine serving as a base for a tower above.
Portable Sign	Any sign not permanently attached to the ground or other permanent structure or a sign designed to be transported, including, but not limited to, signs designed to be transported by means of wheels and signs made as A-frames or T-frames.
Principal Building	A building or combination of buildings of chief importance or function on a lot. In general, the principal use is carried out in a principal building. The difference between a principal building and an accessory building or structure is determined by comparing the size, placement, similarity of design, use of common building materials, and the orientation of the structures on the plot.
Principal Use	An activity or combination of activities of chief importance on the lot. One of the main purposes for which the land, buildings or structures are intended, designed, or ordinarily used.
Product Display Window	An illuminated window display area in which products and goods are displayed to pedestrians but do not generally allow visibility into the interior of the building.
Projecting Sign	A sign attached to and projecting out from a building face or wall, generally at right angles to the building. Projecting signs include signs that are totally in the right-of-way, partially in the right-of-way, or fully on private property.
Public Open Space	Any publicly-owned open area, including, but not limited to parks, playgrounds, beaches, waterways, parkways and streets.
Public Way	Any sidewalk, pedestrian path or trail, street, alley, highway, or other public thoroughfare.

Roof Line	The peak of a roof or top edge of a parapet, whichever is higher.
Roof Sign	A sign or any portion of a sign that is erected upon or projects more than 24 inches above the roof line of any building whether the principal support for the sign is on the roof, wall or any other structural element of the building.
Satellite Dish Antenna	A device designed or used for the reception or the transmission of television or other electric communication signal broadcast or, relayed from a satellite. It may be a solid, open mesh, or bar configured structure in the shape of a shallow dish or parabola.
Setback	An open, unobstructed area that is required by these regulations to be provided from the furthestmost projection of a structure to the line of the plot on which the building is located.
Shelterbelt	A major landscape strip of land dedicated to mitigate the strong winds from the South-West across the Duqm Industrial area.
Special Economic Zone Authority Duqm (SEZAD)	The authority appointed by the government of Oman, to monitor and regulate Al Duqm Industrial City.
Sign	Materials placed or constructed, or light projected, that: (1) conveys a message or image and (2) is used to inform or attract the attention of the public. Some examples of “signs” are materials or lights meeting the definition of the preceding sentence and that are commonly referred to as signs, placards, A-boards, posters, billboards, murals, diagrams, banners, flags, or projected slides, images or holograms. When not qualified with the terms “on-premise” or “off -premise,” the term “sign” refers to all signs, whether on or off premise in nature.
Story	That portion of a building included between the surface of any floor and the surface of the floor next above, or if there is no floor above, the space between the floor and the ceiling next above. A basement or below-grade floor will be counted as a story when more than one-half of the clear floor height is above grade.
Street	Any public road, communal street, private street, right-of-way or other shared access way that provides the pincipal frontage to a dwelling but does not include an access leg to a single battleaxe lot.
Street Frontage	Any portion of a lot that abuts a street (also plot Frontage).
Temporary Sign	A sign that is designed to be used only temporarily and not permanently mounted to a structure or permanently installed in the ground.
Use	The purpose or activity for which the land, or building thereon, is designed, arranged or intended, or for which it is occupied or maintained. Unless otherwise expressly indicated, the term “use” means principal use.
Vehicular Access Point	Any area of the plot not located within any enclosed or partially enclosed structure and that is devoted to a use by or for motor vehicles including parking (accessory or non-accessory); storage of automobiles, trucks or other vehicles; gasoline stations; car washes; motor vehicle repair shops; loading areas; service areas and drives; and access drives and driveways.
Video Display Sign	A sign capable of displaying full-motion imagery of television quality or higher.
Wall Sign	A single-faced sign attached flush to a building or other structure or a sign consisting of light projected onto a building or other structure. Wall signs do not include signs that are attached to sign structures.
Window Display Sign	A single-faced sign attached flush to a product display window or other window or glazed surface.

PREAMBLE



PREFACE

PURPOSE

The purpose of this document is to provide developers and future plot owners' in Duqm Northern and Central Industrial zones with clear planning framework, design guidelines and plot regulations.

This document provides a simple and straightforward summary of the design guidelines, development control regulations and planning requirements to be followed in the Duqm Industrial Zones.

HOW, WHY & WHO

How to use this document?

The document provides straightforward information to guide the development of Duqm Northern, Central and Southern Industrial zones supported by illustrative charts, diagrams and the different development guidelines adopted by the Duqm Special Economic Zone Authority (SEZAD).

Why is this document needed?

This handbook will provide answers to many plot owners/developers' questions and queries. It will also establish a set of rules and urban guidelines that will ensure creating well designed spaces with integrated building forms and characters.

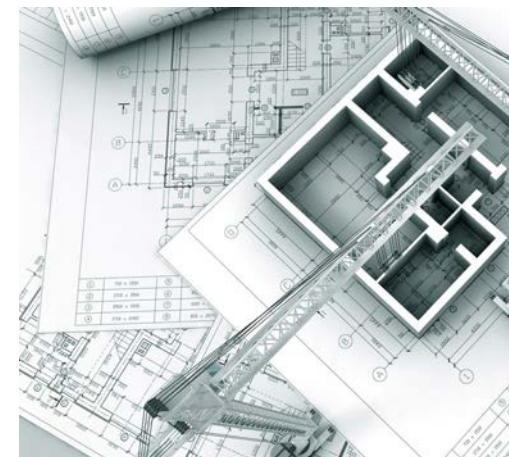
Who should use this document?

This handbook is essential for plot owners of industrial plots and future developers of Duqm Northern and Central Industrial zones. It is also beneficial for consultants, designers and engineers commissioned by plot owners/developers to perform design/construction services for industrial plots, however, Plot Sheets should be referred to for specific plot guidelines.

DOCUMENT STRUCTURE

This document is broken into the following sections:

1. Preamble
2. Introduction
3. Duqm Master plan
4. Light Industry Regulation
5. Medium Industry Regulation
6. Heavy Industry Regulation
7. Renewable Energy Industry Regulations
8. General Architectural Guidelines
9. Utility Regulations
10. Environmental Regulations



1. INTRODUCTION



DUQM INDUSTRIAL PROJECT

PROJECT DESCRIPTION

As part of the new industrial port city at Duqm, SEZAD is developing a substantial industrial zone featuring a wide array of industries and logistical uses.

The Duqm Industrial Master plan project is a significant element of national and economic development for the Sultanate of Oman. The development of the Industrial master plan and the Port of Duqm should enhance and significantly improve the capacity of exports of petrochemicals, minerals, and key manufactured goods, which will act to benefit the Omani people.

The subject land is known as Northern, Central and Southern Industrial Zones of Duqm and is shaped like a right-angled triangle located to the north and west of the port of Duqm, inland to the north-west of the existing airport. It is predominately desert landscape with very sparse areas of plants and trees, and is traversed by a series of large wadis, or natural water channels. The proposed area for development is approximately 244 square kilometres.

The project boundary covers the central and northern parts of Duqm industrial area masterplan. The area includes the main highway, internal roads, train route and other facilities that support the industrial area. Currently it is estimated that the public facilities will be a total of 10% of the area (this will be confirmed when further information is available). The industrial area will be considered as 244 km² (inclusive of the 10% public facilities area).

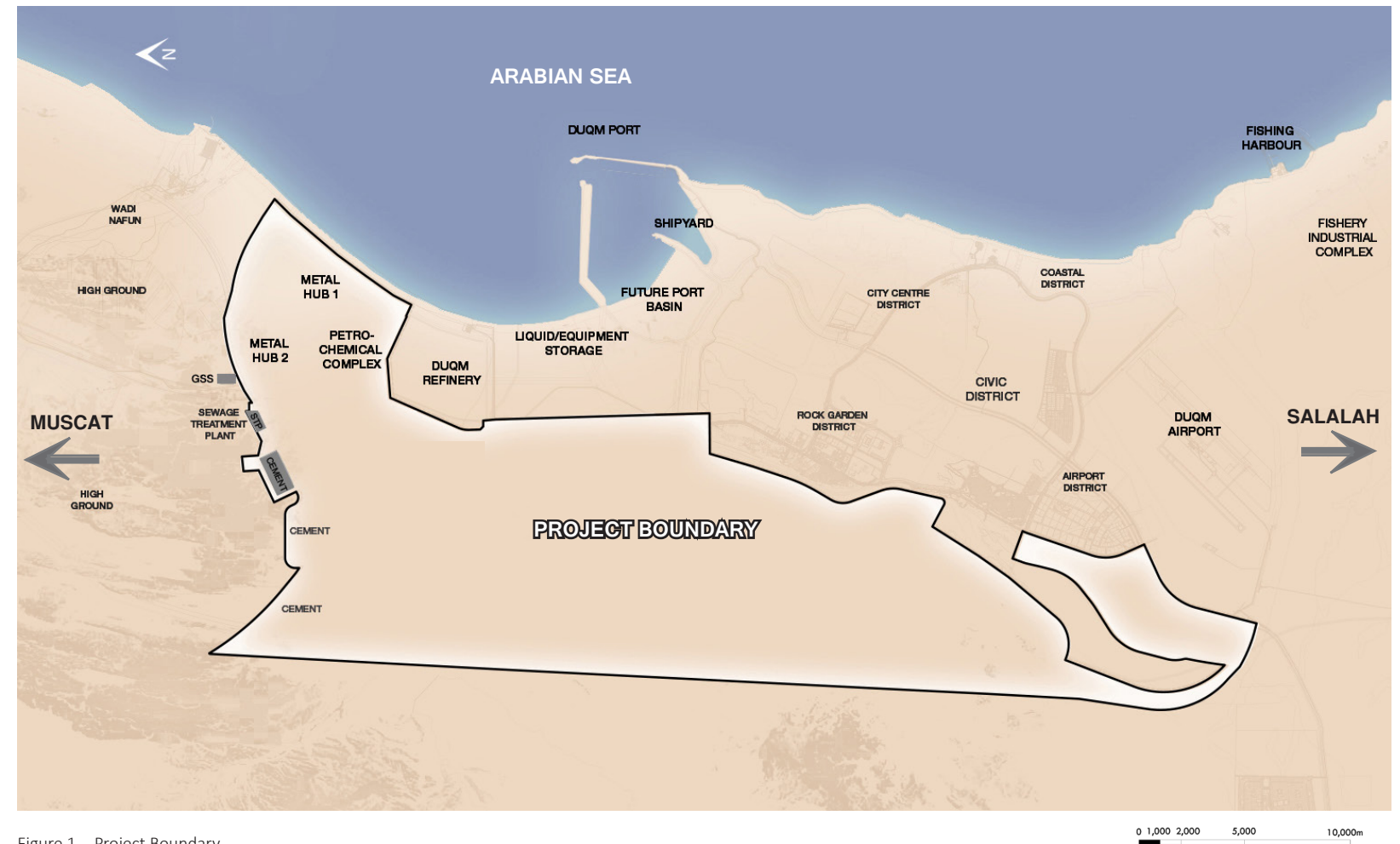


Figure 1 Project Boundary

DUQM INDUSTRIAL PROJECT

SEZAD VISION

The following is the vision for the Special Economic Zone at Duqm:

To create a bustling activity zone featuring a wide spectrum of economic activities that have an economic appeal; an attractive business and investment core; an efficient industrial hub for heavy, medium and light industries; an integrated model of economic development; and creates a sustainable economic industrial park

SEZAD OBJECTIVES

The objectives for the Special Economic Zone at Duqm are as follows:

- To facilitate the establishment of a diverse range of industries within the industrial clusters;
- To ensure orderly, economical and beneficial use and development of industrial land;
- To maintain and improve the quality of the built environment;
- To ensure development decisions, now and in the future, reflect the values and needs, wants and desires of the SEZAD and reduce the likelihood of land use conflicts;
- To preserve the natural environment and to reduces and/or mitigates impacts associated with industrial development.

The Al Duqm Industrial Master plan Design Guidelines have been prepared to guide development to achieve the SEZAD Vision and achieve the specified objectives.



DUQM SPECIAL ECONOMIC ZONE AUTHORITY

SEZAD VISION

Inspired to create a world renowned industrial hub, the Special Economic Zone Authority Duqm (SEZAD) vision for Duqm Industrial City can be summarized by the following:

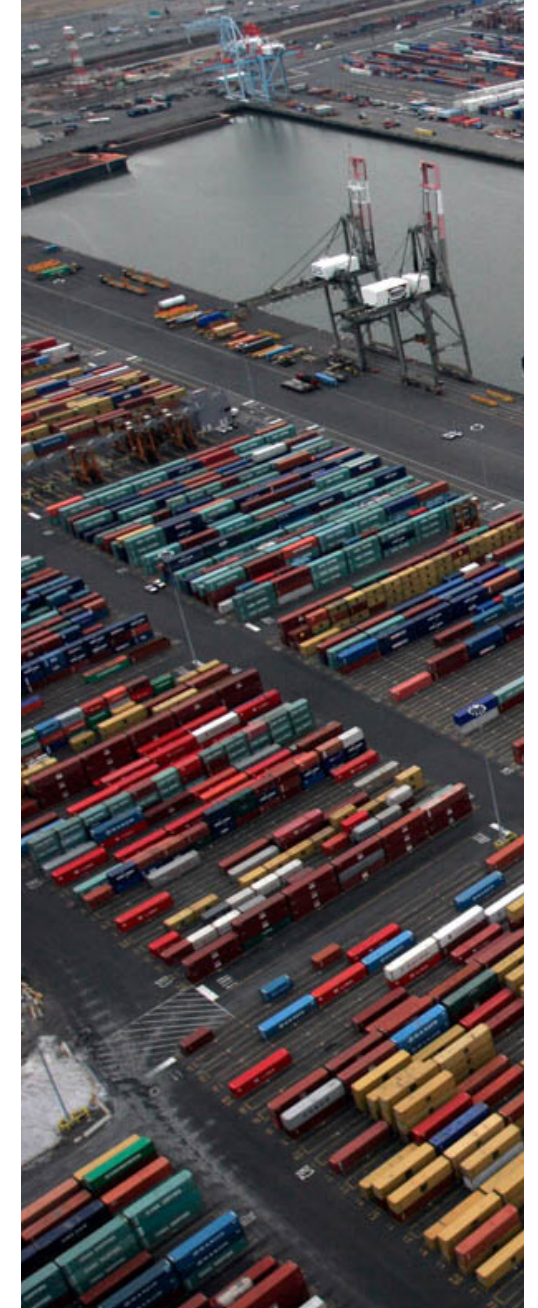
- A bustling activity zone featuring a wide spectrum of economic activities
- An appealing economic hub
- An attractive business and investment core
- An efficient industrial hub for heavy, medium and light industries
- An integrated model of economic development
- A sustainable economic industrial park

SEZAD

Established by a Royal Decree in 2011, the Duqm Special Economic Zone Authority (SEZAD) is the sole government entity responsible for managing the economic zone. Fundamentally, SEZAD will run, regulate, manage and oversee all economic activities and operations within the Special Economic Zone and will be referred to as the “Authority” in this document.

Furthermore, the role of SEZAD expands beyond the daily complex operations of the economic zone to provide insightful strategic planning for the development of the modern Duqm City. Committed to creating livable spaces, establishing an economically efficient hub and protecting the environment, SEZAD envisions Duqm City to become a popular regional destination offering residential, recreational and investment opportunities.

Under the wise supervision of SEZAD, the Special Economic Zone is set to develop into an attractive business hub, with a wide-ranging economic center and advanced industrial sector appealing to many investors through offering great incentives, simple business transactions and one-stop shop dealings.



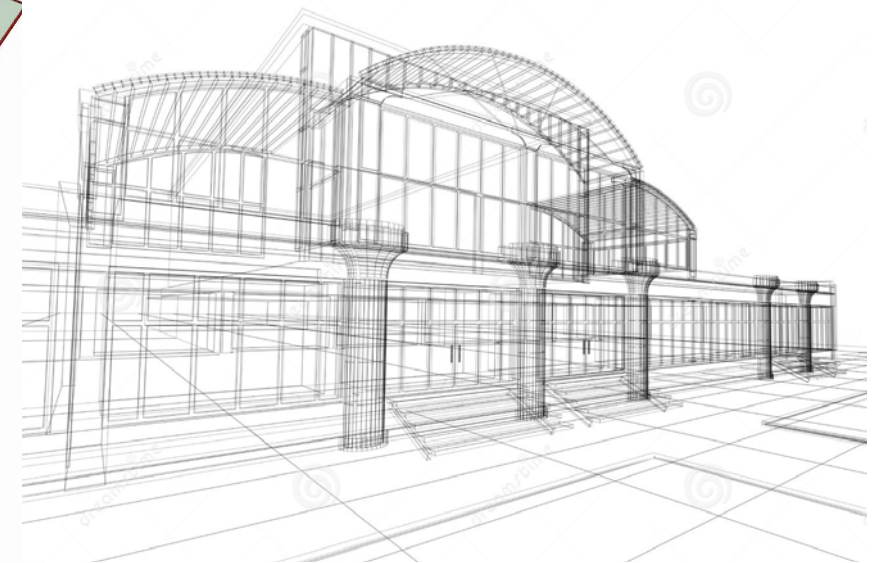
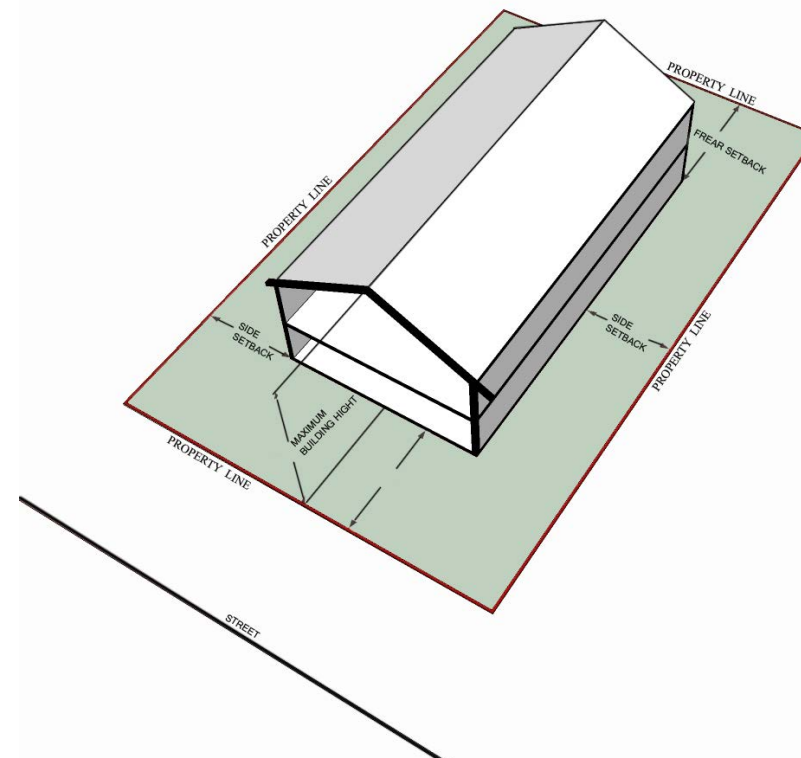
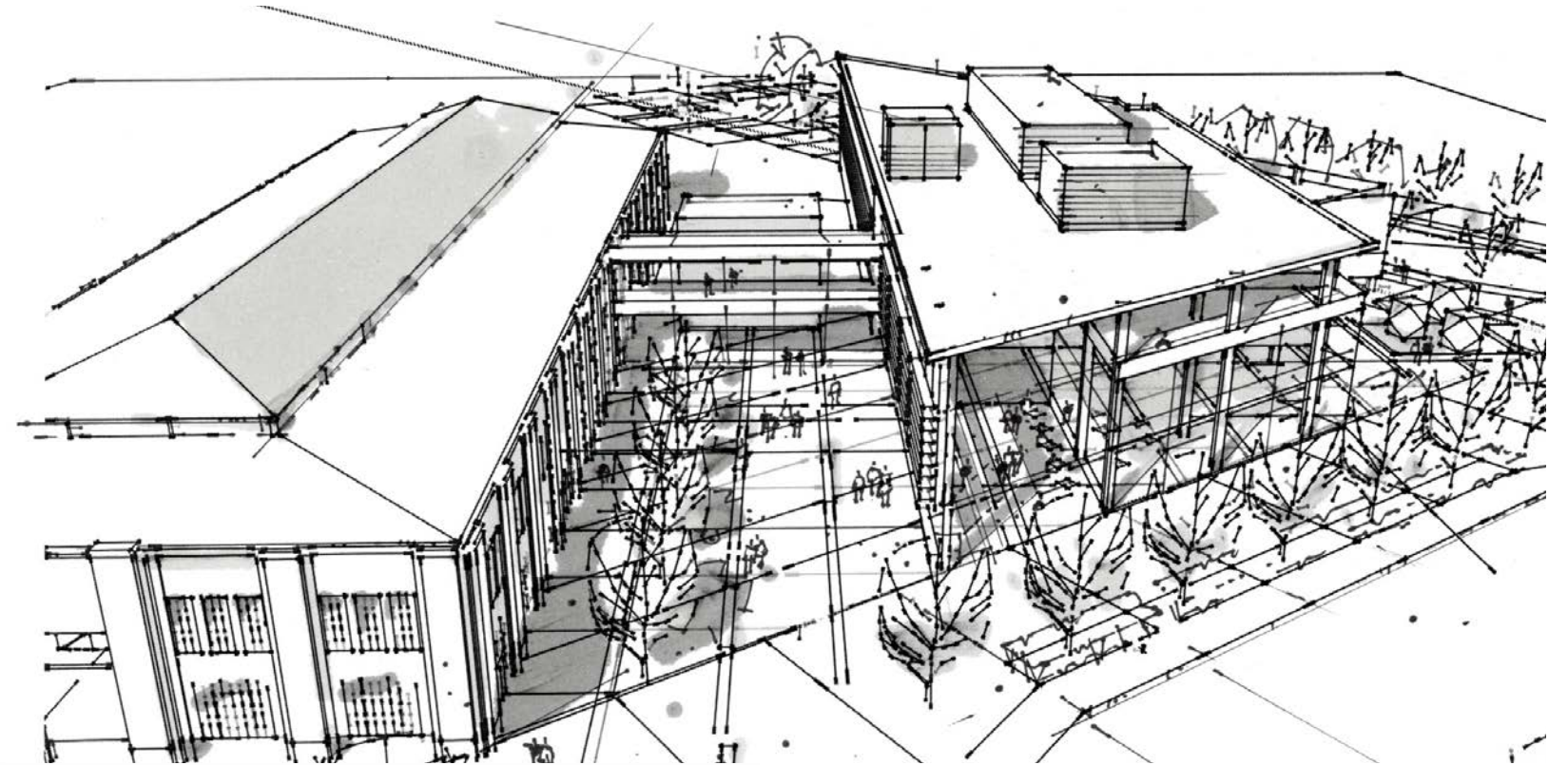
DUQM INDUSTRIAL IDENTITY

DEVELOPMENT CONTROL REGULATIONS INTENT

The Duqm Development Regulations are intended to create a well-integrated industrial development with a unified and synchronized urban form to achieve the desirable business image, the bustling industrial vibe and the appealing investment environment sought by SEZAD. Creating an urban identity compatible with the operational nature of the Duqm industrial site and realizing a well-coordinated business environment are the ultimate goals behind these development regulations.

DISCLAIMER

The development control regulations provided within this document provide minimum regulations and shall not be considered as a substitute for internationally accepted codes and standards. Future plot owners, developers and consultants shall refer to internationally recognized building codes, fire, life and safety codes, environmental codes and disability codes.

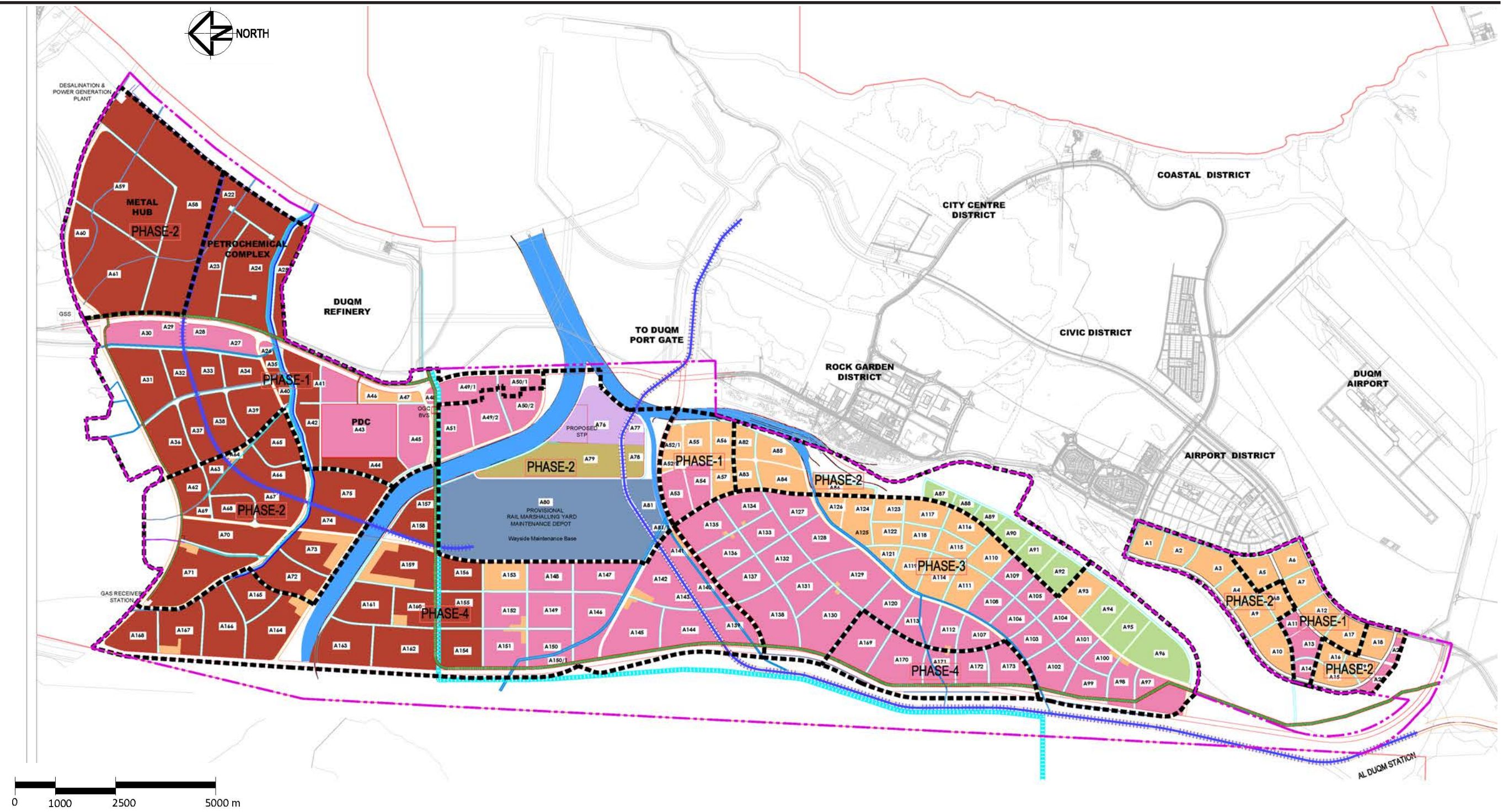




2. DUQM MASTERPLAN

DUQM INDUSTRIAL MASTERPLAN

LAND USE PLAN



DUQM INDUSTRIAL MASTERPLAN

LAND USE BREAKDOWN

Following the feasibility study and the current Duqm Industrial Area Masterplan, Table 1 below summarizes the areas of the various land uses within the project boundary:

PHASE	HEAVY INDUSTRY	MEDIUM INDUSTRY	LIGHT INDUSTRY	SABKHA MED. INDUSTRY	RENEWABLE ENERGY IND.	RAILWAY YARD	UTILITIES HUB	Total Area (km ²)
PHASE-1	15.267	8.326	3.710	-	-	-	-	27.303
PHASE-2	24.366	2.189	6.349	2.770	2.232	10.576	2.001	50.483
PHASE-3	-	20.252	5.365	-	-	-	-	25.617
PHASE-4	14.333	13.359	1.328	-	-	-	-	29.020
Total Area (km ²)	53.966	41.354	16.752	2.770	5.004	10.576	2.001	132.423

TABLE 1 Area by Land Use and Phase



4. MEDIUM INDUSTRY DESIGN GUIDELINES

OVERVIEW

DEFINITION

Medium Industry has the physical characteristics of requiring medium-sized infrastructure, with space customized for medium to large scale plants. It involves the processing of minerals or other material on a smaller scale than Heavy Industry, and producing smaller sized, rather than heavy products. Large equipment and facilities, (such as heavy equipment, large machine tools, and huge buildings), are still characteristic, but less than what is typical of Heavy Industry.

Examples of Medium Industry includes refinement and production of steel, polymers, and other processed products.

Medium scale industries are more often less polluting than heavy industries. However, this is not always the case and hence it is important that each industry (even if classified as medium) be assessed on a case by case basis. Impacts from medium scale industries are usually limited to the project boundaries only and could range from temporary to permanent adverse impacts. Mitigation measures are industry specific and require some level of environmental assessment prior to authorising approval of such industries.

The location for medium manufacturing generally accommodates industrial development with minimal on-site air emissions. This level of industrial use can potentially impact areas in close proximity, but not beyond.

Medium Industry “Sabkha” is the land predominately of poor stability and complicated construction problems such as large concentration of salts, increasing compressibility, reducing shear strength, and other associated problems.

Land with ‘Sabkha’ soil characteristics shall have industries with limited or zero vibration activities.



PERMITTED USES

Permitted uses are functions and operations that are authorized and approved to be located on a plot within the Medium Industry Area and that are considered suitable within the context and correspond to the vision of the area.

The following uses are permitted in areas designated by land use as a medium industrial plot. All other uses are prohibited.

PERMITTED USE



MANUFACTURING USE

- Food and Beverages
- Base Metals
- Logistics
- Transport Equipment
- Minerals
- Chemicals
- Workshops/Showrooms
- Motor Vehicles, Trailers, Parts
- Other Transport Equipment
- Electric Machinery
- Machinery, Equipment, Appliances
- Rubber and Plastic Products
- Fabricated Metal Products
- Printing and Publishing



MANUFACTURING AND STORAGE USE

- To transform materials into products.



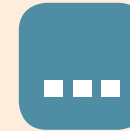
TRANSPORT AND STORAGE USE

- Storage Warehouse, Storage Yard,
- Bus Terminal, Truck Terminal or Courier
- Depot, Weighing/Inspection Station and Workshops
- Storage Warehouse
- Storage Yard
- Bus Terminal
- Truck Terminal or Courier Depot
- Weighing or Inspection Station
- Workshops



SERVICE USE

- Base Metals
- Food and Beverages
- Logistics



OTHER USES

- Showrooms
- Ancillary Office
- Cafeteria
- Prayer Room
- Meeting Room



LAND USE PLAN

To guide land use planning and help industrialists select suitable industrial premises, industries are classified under 3 categories, namely light, medium and heavy industries based on the impact of residual emissions of fumes, dust and noise on surrounding land uses.

Depending on their scale of operations, food industries are also classified into light, medium or heavy category. However, in order to prevent cross contamination due to residual emissions from neighboring premises, food industries shall be sited in industrial premises in areas designated as 'food zones' or in areas with compatible industrial uses.

Industries are not homogeneous and are traditionally classified on the basis of their potential for pollution i.e. residual emissions of fumes, dust, and noise on surrounding land use.

The Land Use Plan shows the zones designated for the Medium Industry Uses. The total area reserved is estimated to be 41.36 km².

The largest medium industry zones are concentrated in the central areas, while smaller medium industry quarters are spread at both the northern and far southern areas of the industrial zone.

In addition to Medium Industry functions, the general layout of the project covers supporting and ancillary functions, such as (office buildings, retail functions, community facilities, warehouses and logistics) which are necessary throughout all zones within the Industrial Area.

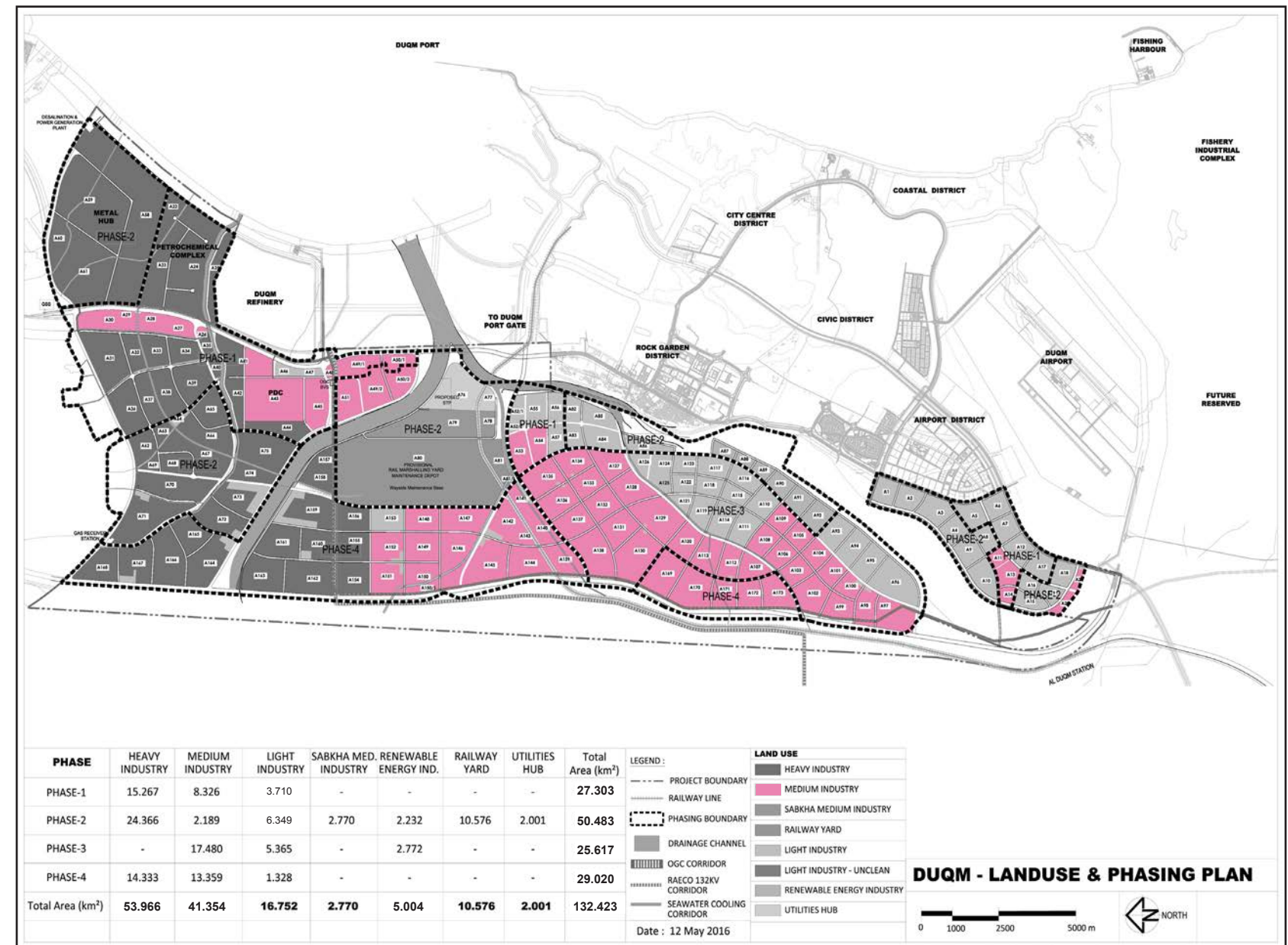


Figure 22 Medium Industry

DEVELOPMENT STATISTICS

The Design Statistics section is yet to be completed as it is reliant on information from the final plot sheets. Much of the information that would be contained in the Design Statistics section is included in the overall Design Guidelines. SEZAD to determine whether to include the Design Statistics section in the final Design Guidelines document.



DESIGN GUIDELINES

PLOT ENVELOPE

ACCESS AND CIRCULATION

Vehicle Access:

The location of ingress and egress point of vehicles to and from the plots, the circulation within the plot and the implications of those on public traffic are considered while setting the access and circulation design guidelines. The following parameters shall be followed for car and truck access and circulation within the plot in the Medium Industrial Zone:

- Access to all plots shall only be from an internal street within a Super Block
- Access points and internal roads within each plot shall be paved with hard surfaced material suitable for heavy vehicle use
- All buildings on the plots including all building parts shall be accessible by civil defense and fire department vehicles
- Vehicle driveways within the plot shall be located so as to minimize conflict with pedestrian circulation. Minimum width for driveways shall be 4m for a one way driveway and 7.3m for a two way, while parking ramps and egress and ingress points shall be determined taking into consideration the type of trucks and vehicles required to service the nature of industry on each specific plot given that approvals are granted by SEZAD for the dimensions of these access points
- Ornamental entrance structures, pylons and gateways for vehicle driveways are permitted on plots
- Vehicle driveways shall be located a minimum of 2.0m from fire hydrants, a minimum of 1.0m from street lights and adjacent plot lines while egress and ingress points to be located away from street intersections
- Exits and entrances to the plots shall be adequately provided so as not to create congestion at the entry point or generate queuing or safety issues at public roads. Location of the exits and entrances to the plots are shown in plot sheets and shall be followed
- Truck access and circulation within the plot shall be separated than the passenger car access and circulation
- It is recommended within the Medium Industrial Zone to secure the perimeter and regulate entry by providing controlled guarded entrances and checks at all plot accesses
- The minimum lane width is 3.65m with a minimum radii of 10m

Exemptions or slight deviations will only be allowed on a case by case basis depending on specific operational requirements and certain special requirements due to new business and technology. Cases as such have to be approved and permitted by the assessing authorities.

Pedestrian Access:

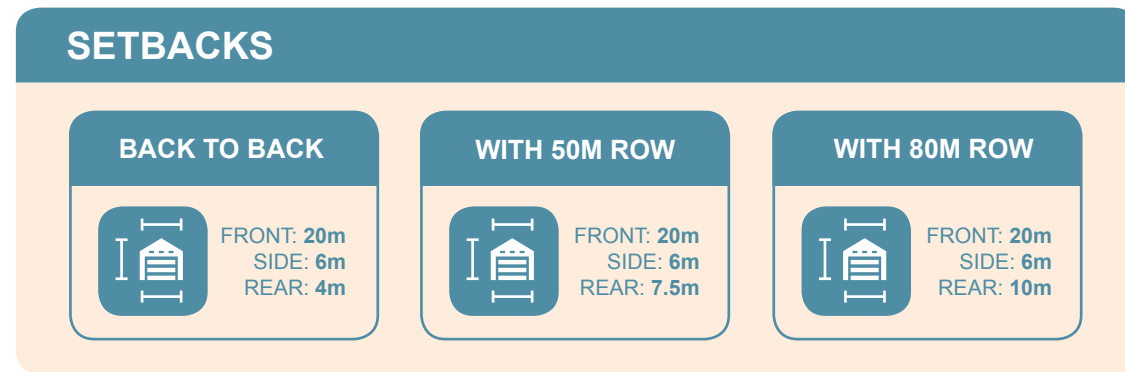
Pedestrian access points, safety and relationship to the vehicle circulation and the buildings within the plot are considered while scripting the design guidelines so that the vision of a specially designated, clearly defined and well connected pedestrian network is achieved. The following parameters shall be followed for pedestrian circulation within the plots in the Medium Industrial Zone:

- Paving material and dimensions of primary pedestrian connections shall differ from those of secondary pedestrian connections and shall be of a material catered for pedestrian use
- Pedestrian entrances to buildings shall be clearly defined, visibly marked and easily accessed
- Pedestrian connections and walkways shall be safely buffered and protected from vehicular traffic and circulation on plot
- A pedestrian connection shall continuously run from the public pedestrian sidewalk through the parking area to the main building pedestrian entrances
- Minimum width of the sidewalk shall be 1.5m in all ROWs and 1.2m within plots.
- Bicycle racks, if provided, shall be located close to the main building pedestrian entrances, however need to be placed in a way so as not to hamper pedestrian traffic



DESIGN GUIDELINES

SETBACKS



Setbacks are specified distances required between the plot boundary and the external face of a building or boundary wall. The purpose of setbacks is to provide privacy for the individual plot owners and provide room for emergency vehicle access. Below are requirements to be followed for the Medium Industrial Area plots:

- The setbacks for back to back plots in the Medium Industrial Zone are shown in the graphic above and in Figure 23
 - The front setback shall be equal to 20m and shall incorporate a 1.5m landscape buffer
 - The side setback shall be equal to 6m
 - The rear setback shall be equal to 4m
- The setbacks for plots in the Medium Industrial Zone with a 50m ROW along the rear are shown in the graphic above and in Figure 24
 - The front setback shall be equal to 20m and shall incorporate a 1.5m landscape buffer
 - The side setback shall be equal to 6m
 - The rear setback shall be equal to 7.5m and shall incorporate a 2m landscape buffer
- The setbacks for plots in the Medium Industrial Zone with a 80m ROW along the back are shown in the graphic above and in Figure 25
 - The front setback shall be equal to 20m and shall incorporate a 1.5m landscape buffer
 - The side setback shall be equal to 6m
 - The rear setback shall be equal to 10m and shall incorporate a 3m landscape buffer
- The green buffer is the section of the setback area closest to the plot boundary where only trees could be planted and landscaping applied. Plot storm water drainage strategies that utilize landscape areas could be adopted and applied within the buffer section
- The green buffer area along the 30m, 50m, and 80m Right of Way must start at the plot boundary and continue into the plot

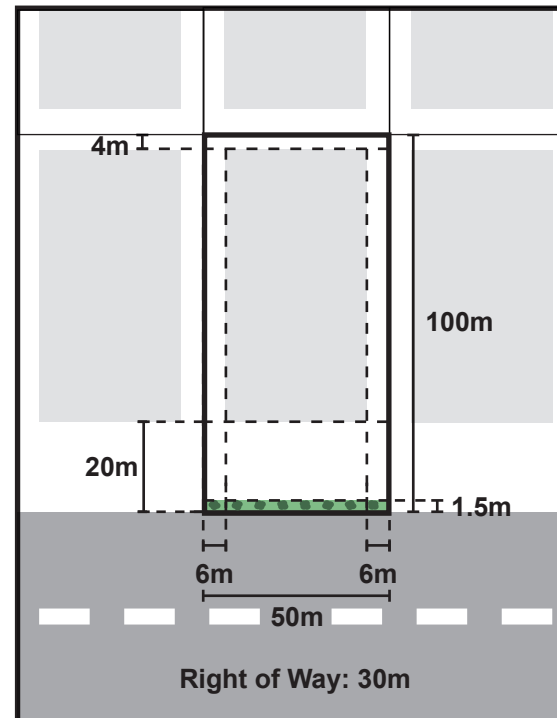


Figure 23 Setbacks for Back to Back plot

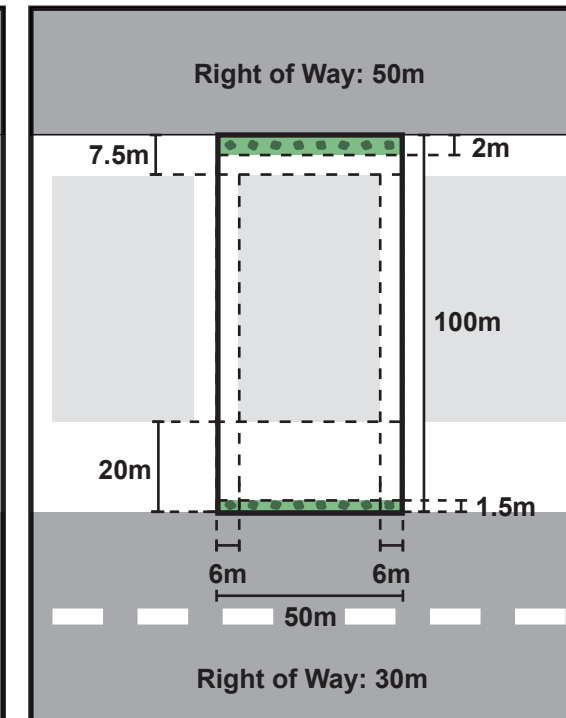


Figure 24 Setbacks for plot with 50m ROW

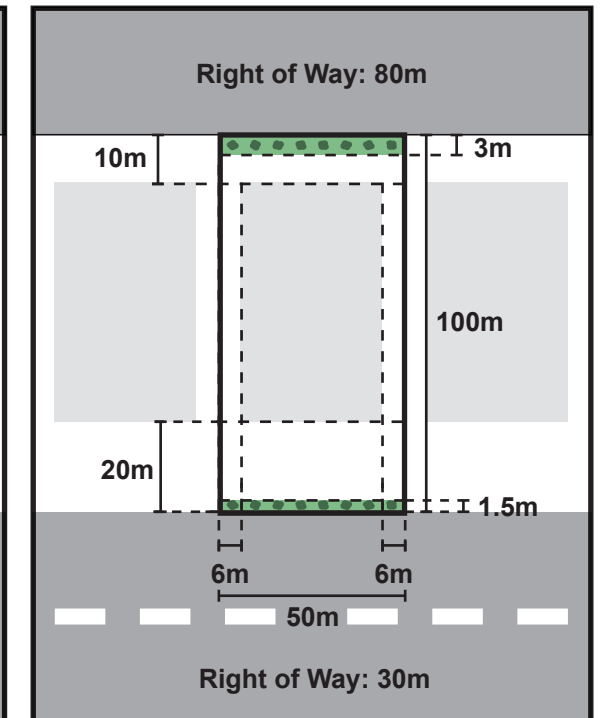


Figure 25 Setbacks for plot with 80m ROW

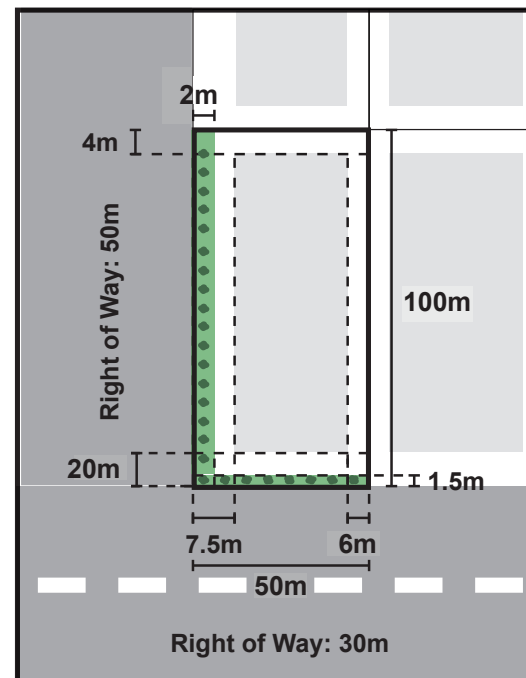


Figure 26 Setbacks for corner Plots

- The setbacks for corner plots in the Heavy Industrial Zone with a 30m ROW and 100m ROW are shown in the graphic above and Figure 26
 - All setbacks are to follow respective ROW setbacks in previous figures

Exemptions or slight deviations will only be allowed on a case by case basis depending on specific operational requirements and certain special requirements due to new business and technology. Cases as such have to be approved and permitted by the assessing authorities.

Justifiable setback variations may include:

- Additional landscaping planted to screen development from the street
- A landmark architectural development that addresses the street is to be constructed
- Parking and major industrial activities are to be located to the rear of the plot
- Parking is to located below ground or at ground level with G+1 above

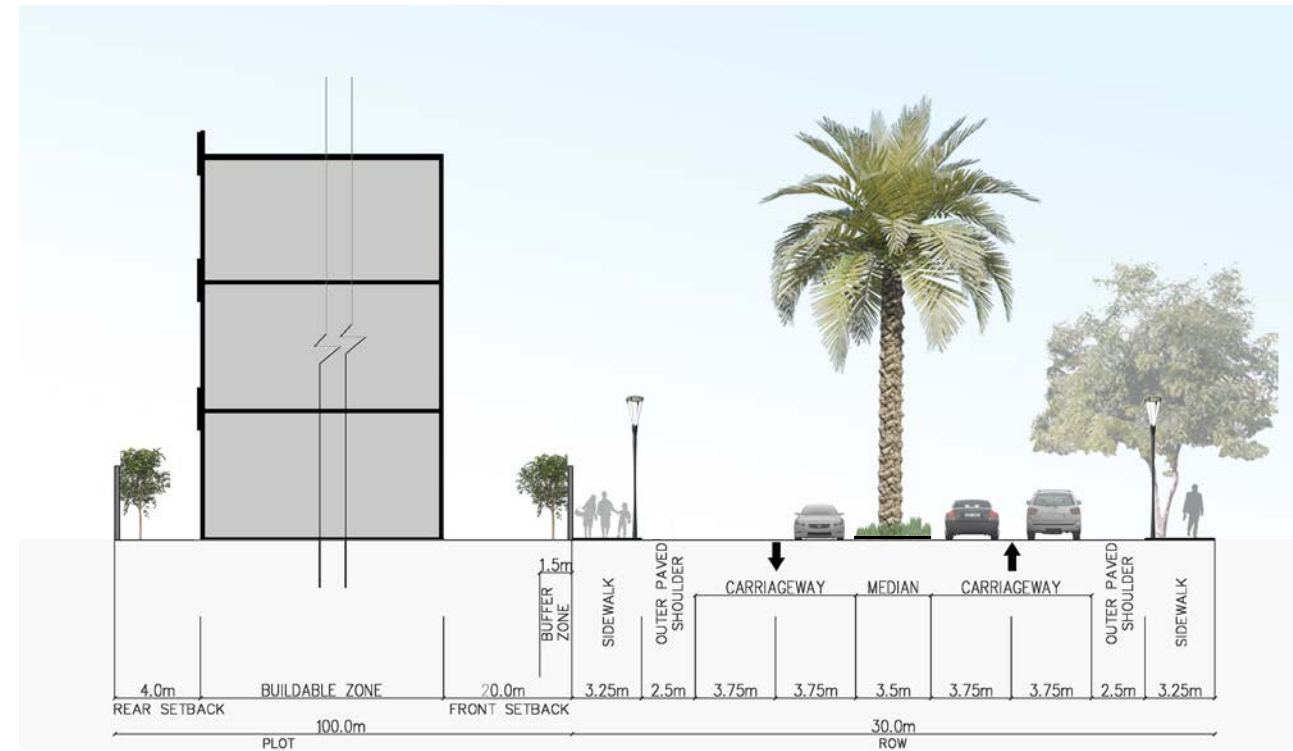


Figure 27 Plot on 30m ROW

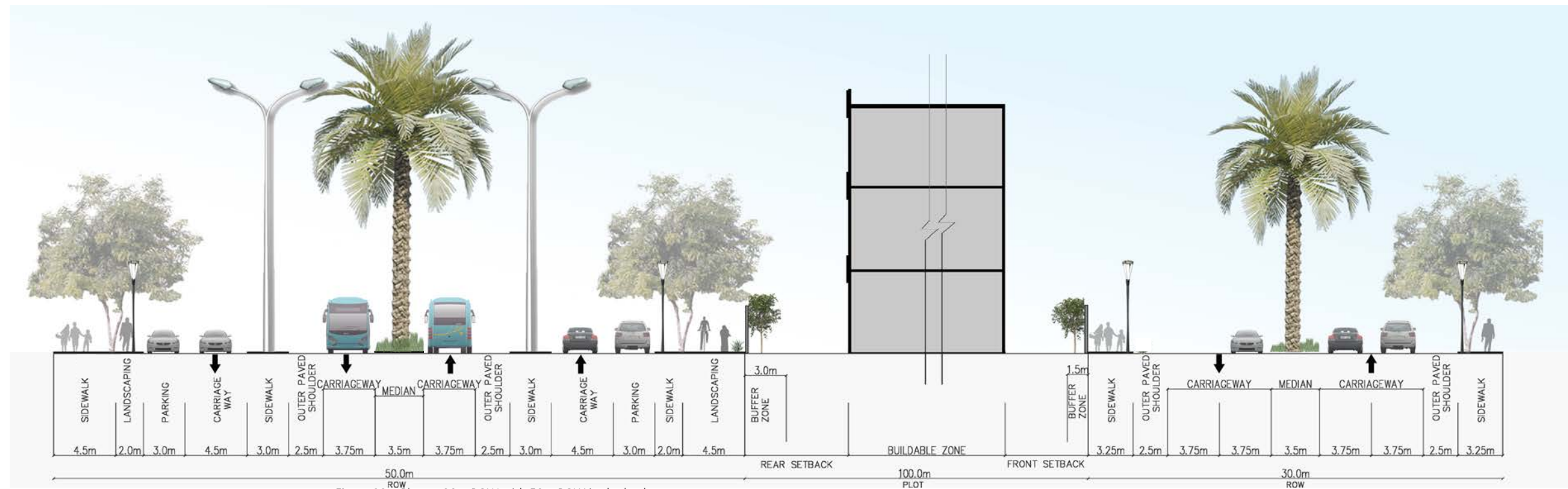


Figure 28 Plot on 30m ROW with 50m ROW in the back

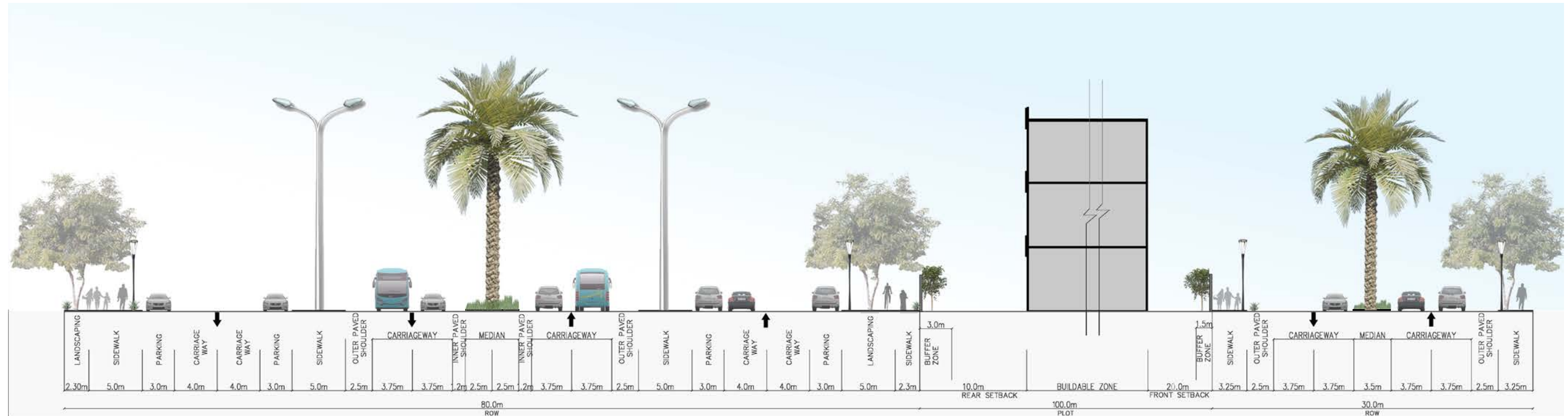


Figure 29 Plot on 30m ROW with 80m ROW in the back

PLOT COVERAGE



Building Area
is not to exceed 50%
of the Plot Area

Plot coverage is the maximum percentage of the plot area permitted to be covered by the buildings or structures applied to ensure that the built environment within the area is not compromised. The following clarifies the purpose of plot coverage and its value within the area:

- Plot coverage guarantees that no structure abuts the boundary of the plot for lighting, fire protection and ventilation purposes
- Plot coverage parameter contributes to increasing the height of buildings by limiting the single floor area in order to achieve an appealing urban environment
- Plot coverage percentage is enforced and applied in order to allow for space within the plot for car and truck entering, circulating, loading and parking
- Plot coverage shall allow for open space, landscaped areas and green buffers reserves required on plot
- Plot coverage shall allow for the civil defense vehicles to enter and reach all parts of all structures built on plot
- Plot coverage for plots within the Medium Industrial Zone is not to exceed 50% of the site area
- The percentage mentioned above includes all buildings within the plot boundaries. Examples of such include; electrical rooms, substations, guard and storage facilities as well as any light ancillary buildings that might be located within the premises

Exemptions or slight deviations will only be allowed on a case by case basis depending on specific operational requirements and certain special requirements due to new business and technology. Cases as such have to be approved and permitted by the assessing authorities.

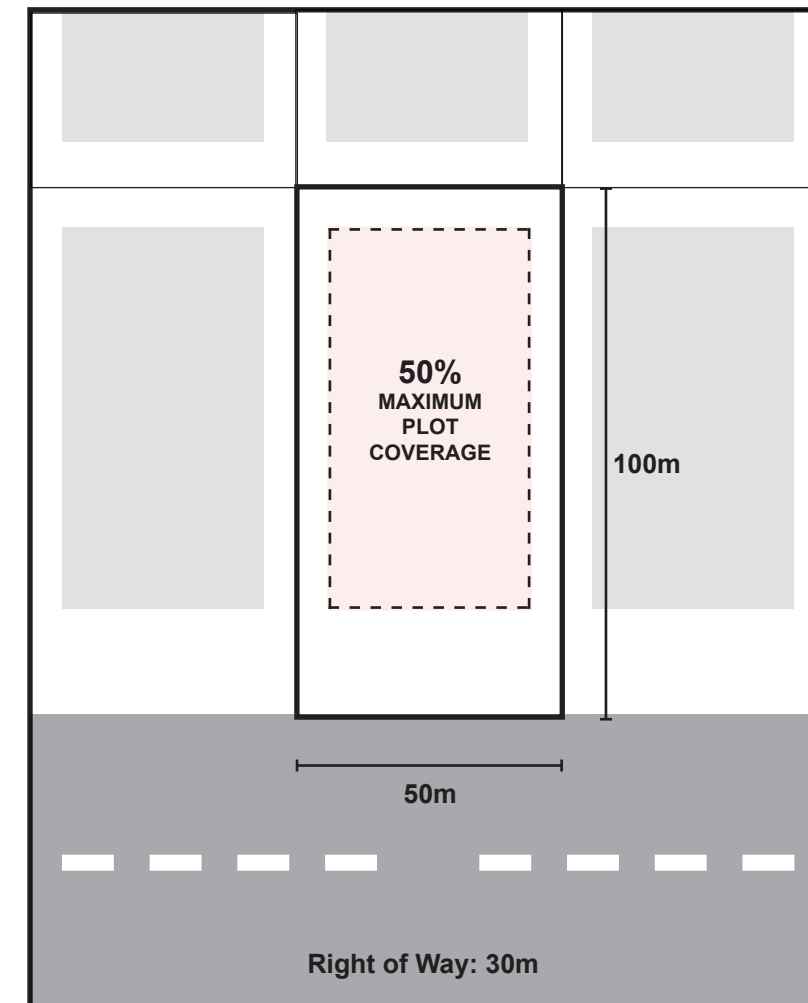


Figure 30 Plot Coverage Representation for Medium Industry

FLOOR AREA RATIO

The FAR in Medium Industrial Zone is equal to **0.50**

The Floor Area Ratio directs the intensity of usage and of building on a specific plot. It is related to the volume of all principle built structures on the plot, the plot coverage percentage, the number of floors and the GFA. The Floor Area Ratio is the total area of all floors divided by the total area of the plot.

- The purpose behind applying an FAR is to ensure that the land is optimally utilized while still enabling an attractive built environment to be developed
- The FAR for plots in the Medium Industrial Zone is equal to 0.50

Exemptions or slight deviations will only be allowed on a case by case basis depending on specific operational requirements and certain special requirements due to new business and technology. Cases as such have to be approved and permitted by the assessing authorities.

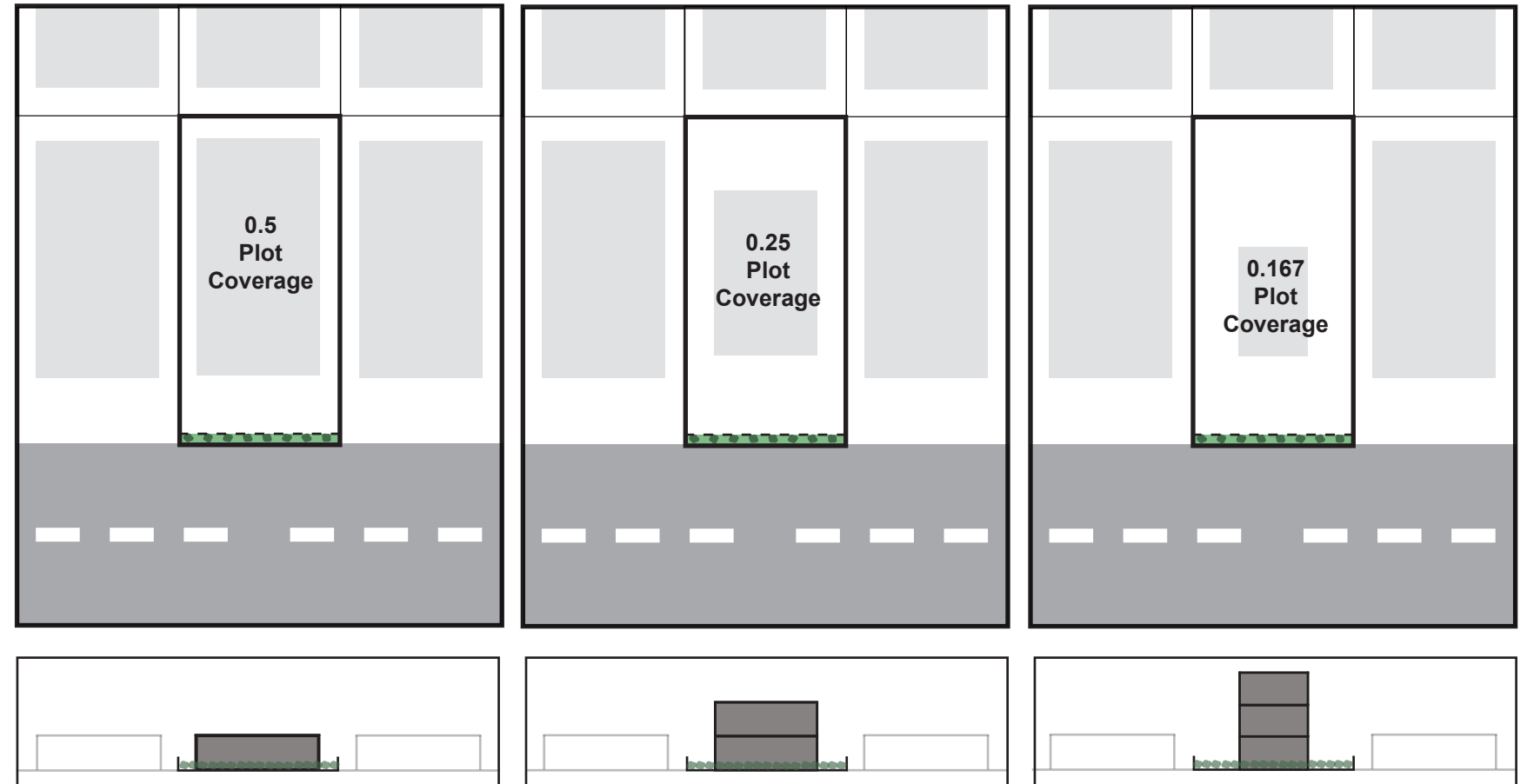
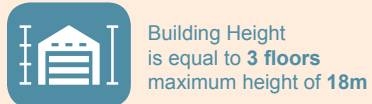


Figure 31 Plot Coverage = 50%, Plot FAR = 0.5, Number of Floors = 1

Figure 32 Plot Coverage = 25%, Plot FAR = 0.5, Number of Floors = 2

Figure 33 Plot Coverage = 16.7%, Plot FAR = 0.5, Number of Floors = 3

BUILDING HEIGHT



The building height within the Medium Industrial Area is to follow the guidelines below in order to create a harmonious, well balanced urban fabric that conveys the character and the vision of the area:

- Total allowable floors is G+2 (3 floors)
- Total allowable building height is 18m
- For a multi-storey industrial development a clear height (finish to finish) will be allowed up to 6m
- For single storey detached factories, the clear height control may be relaxed to reflect the operational needs of the industry
- An extension to the maximum permitted height can only be given if it is necessarily required for the manufacturing process
- Height control – Where there is a need for a tall structure like chimneys etc; this has to be cleared with SEZAD. Building heights equal to 50% of the building setback from the property boundary could be filed for approval
- The ground floor of industrial development may be raised by 1.2m (maximum) for loading and unloading purposes
- The maximum height for industrial development shall also be 18m. However, the maximum height of each floor shall correspond to the production requirements along with the dimensions of the machinery and the end product.
- Minimum floor to floor height 3.2m with a maximum height of 5.6m for administration buildings

Exemptions or slight deviations will only be allowed on a case by case basis depending on specific operational requirements and certain special requirements due to new business and technology. Cases as such have to be approved and permitted by the assessing authorities.

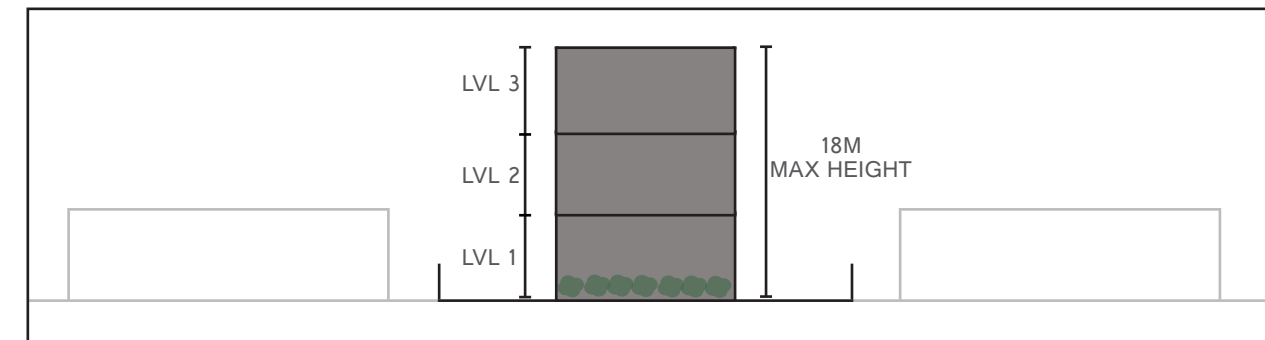


Figure 34 Maximum Height for Medium Industry



PLOT SUBDIVISION/AMALGAMATION

PLOT AMALGAMATION

In cases where investors are willing to merge 2 or more plots within the Medium Industrial Zone, the following shall be taken into consideration:

- All Zone guidelines shall apply to the amalgamated plots
- The resulting plot shall maintain all external setbacks of the amalgamated boundary so as to preserve the harmony and identity of the given area
- The total GFA allocated for the amalgamated plot shall not exceed the total GFA of all plots separately
- Access and connectivity to the amalgamated plot shall be based on the approved connections and points of ingress and egress of the separate plots
- The amalgamation request is subject to the approval of SEZAD

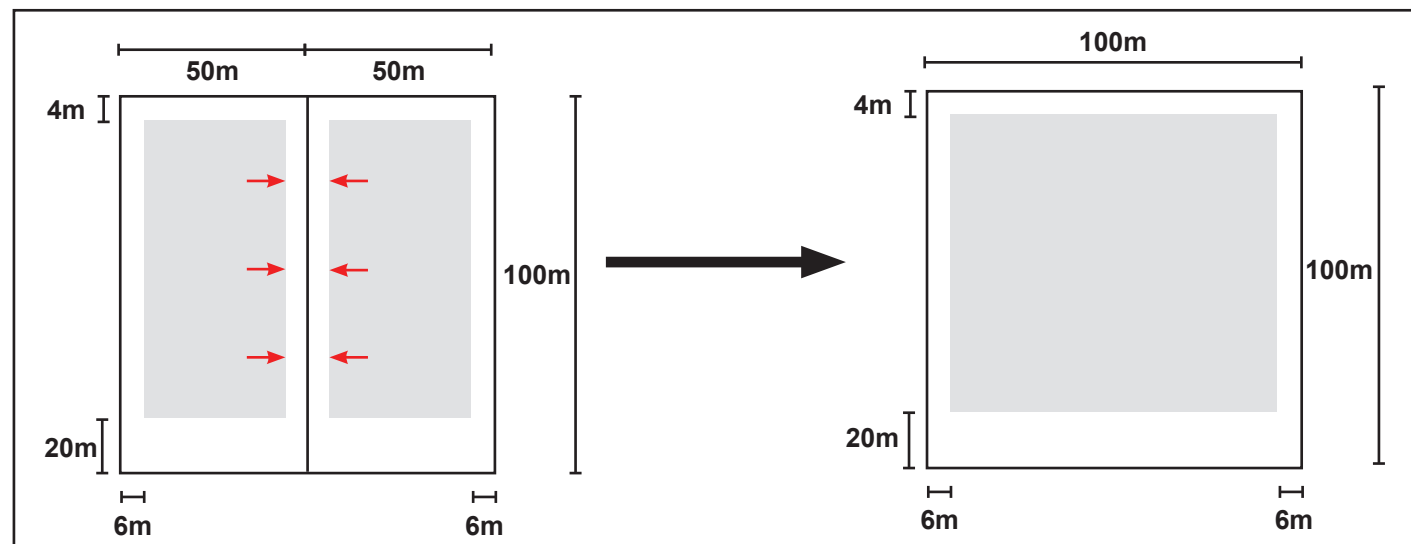


Figure 35 Plot Amalgamation

PLOT SUBDIVISION

In cases where investors are willing to subdivide a plot within the Medium Industrial Zone, the following shall be taken into consideration:

- All Medium Industrial Zone guidelines shall apply to the subdivided plot
- The resulting plot shall maintain all external setbacks of the new boundary as well as additional setbacks from neighboring plots so as to preserve the identity of the area and provide sufficient space within the plot for vehicle entrance, circulation and civil defense vehicle accessibility
- The total GFA allocated for the subdivided plot shall not exceed the maximum GFA based on 0.5 FAR
- Accesses and connectivity to the subdivided plots shall be based on the approved connections and entrances plan
- The resulting plot shall not be less than 5000m² in area with dimensions not less than 50mX100m
- The subdivision request is subject to the approval of SEZAD

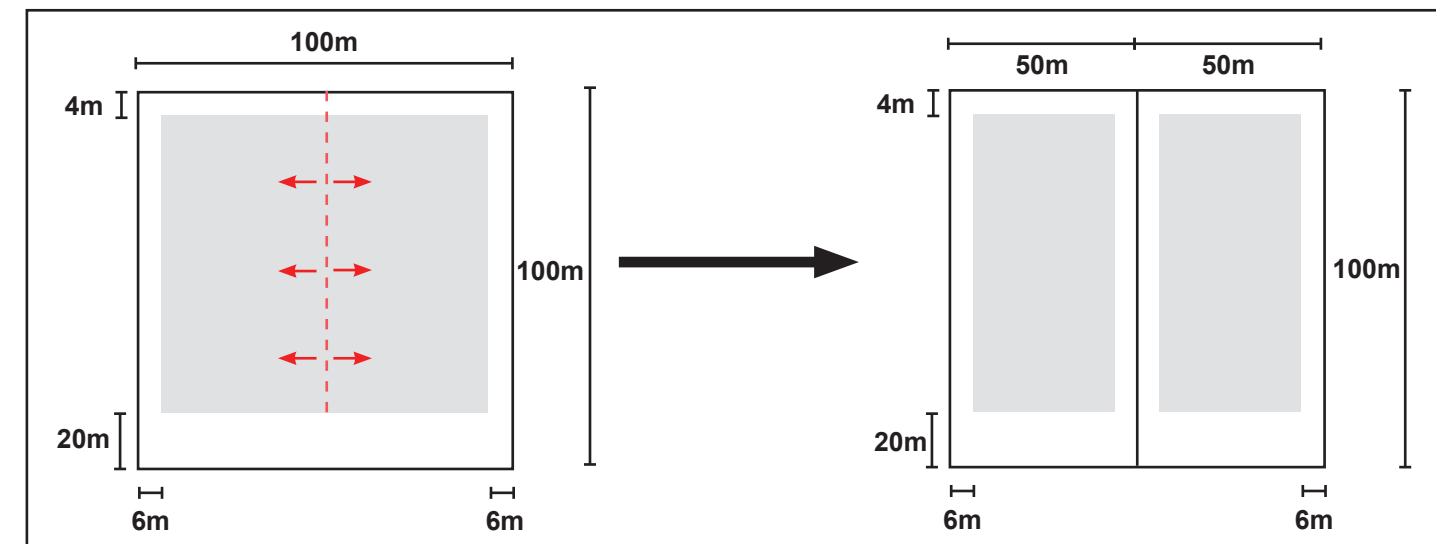


Figure 36 Plot Subdivision

Exemptions or slight deviations will only be allowed on a case by case basis depending on specific operational requirements and certain special requirements due to new business and technology. Cases as such have to be approved and permitted by the assessing authorities.



PARKING REQUIREMENTS

P PARKING REQUIREMENTS



MEDIUM INDUSTRIES
1 SPACE
per 250sqm GFA



FACTORIES
1 SPACE
per 250sqm GFA



OFFICES
1 SPACE
per 60sqm GFA

Plot parking for vehicles within the entire industrial area is to be provided either within enclosed buildings or designated areas. Parking shall be consistent with the parking standards and shall follow the guidelines below:

- On street parking is provided for cars only
- All parking areas are to be at least 1.5m setback from the edge of any building, so as to allow for open space, walkways and overhangs
- Car parking and circulation shall be separate from truck parking and circulation
- Plot access and distance from junctions shall be designed in agreement with SEZAD highway design standards taking into account visibility and other safety issues
- No parking spaces shall be located near natural ventilation or air intakes on the plot
- It is recommended to locate the primary parking area to the side of the back of the plot
- If the plot is located on more than one road, the access to the plot shall be provided from the minor road (30m ROW) maintaining that all accesses shall be from within the super block
- One tree for every six parking bays shall be provided within the parking areas to provide shade
- Parking areas shall be screened from the public view
- Entrances and exits to and from parking and loading facilities shall be appropriately marked with clear directional signs
- If community facility plots have more than one road frontage, then vehicular and pedestrian access shall be provided from each road
- For truck parking requirements, it is the responsibility of the developer to provide what they need and for the Authority to review and approve
- Ramps must comply with Oman Highway Design
- Disabled Parking Bays to be located to the closest point of access to the main administration building via the car park at a rate of 1 bay for every 25 standard bays

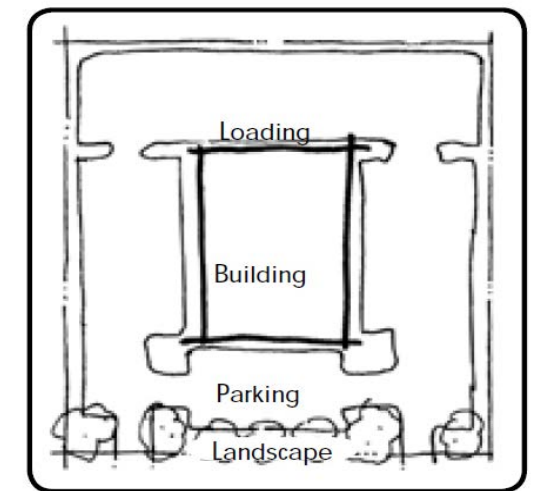
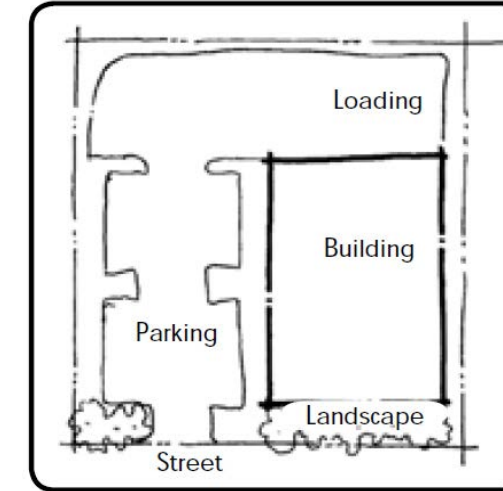
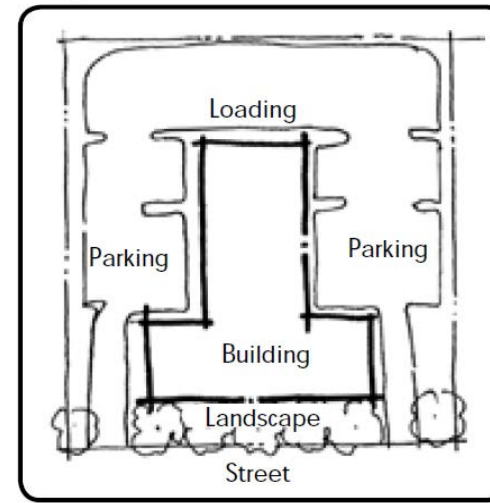


Figure 37 Three encouraged parking location samples

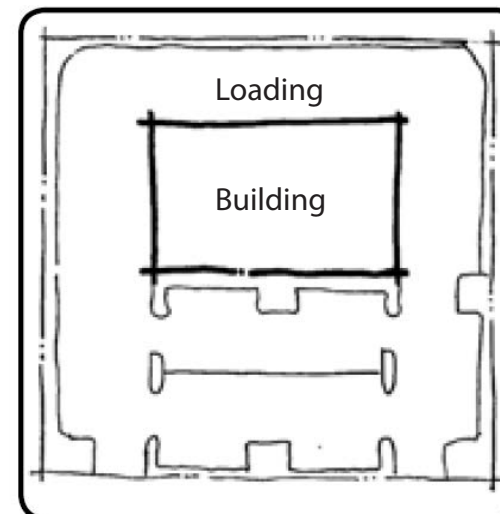


Figure 38 Discouraged front parking location sample

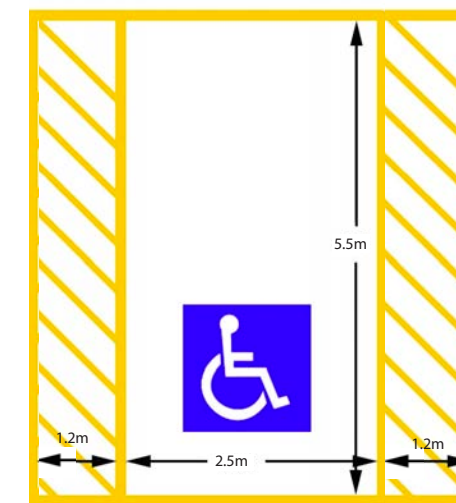
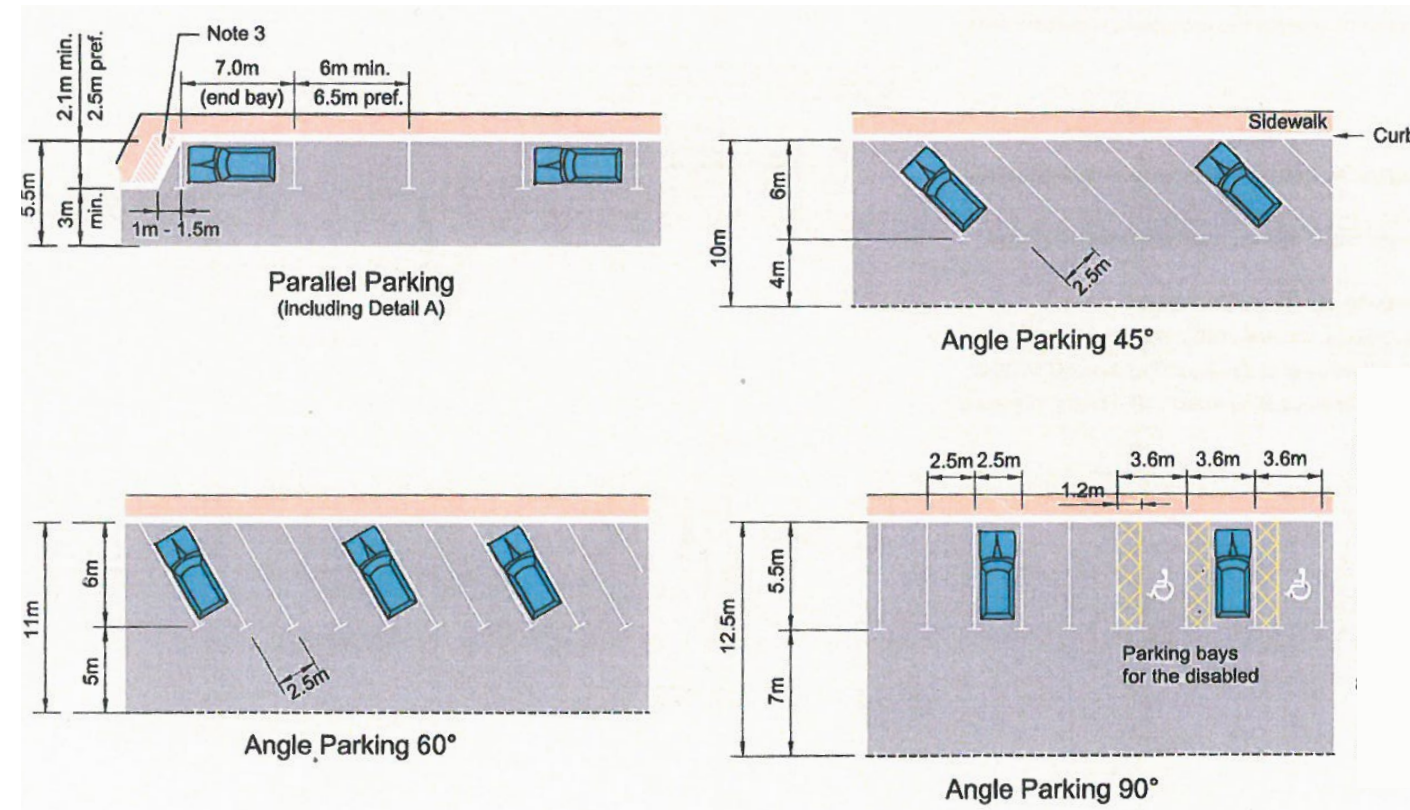
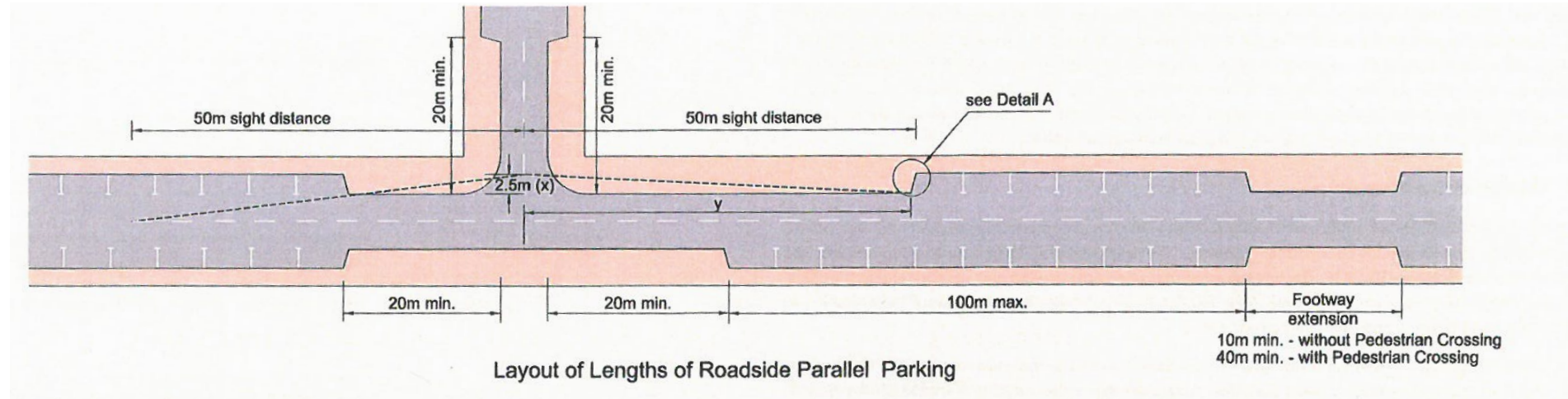


Figure 39 Disabled Parking Bays dimensions

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Exemptions/reductions in parking may be considered if:

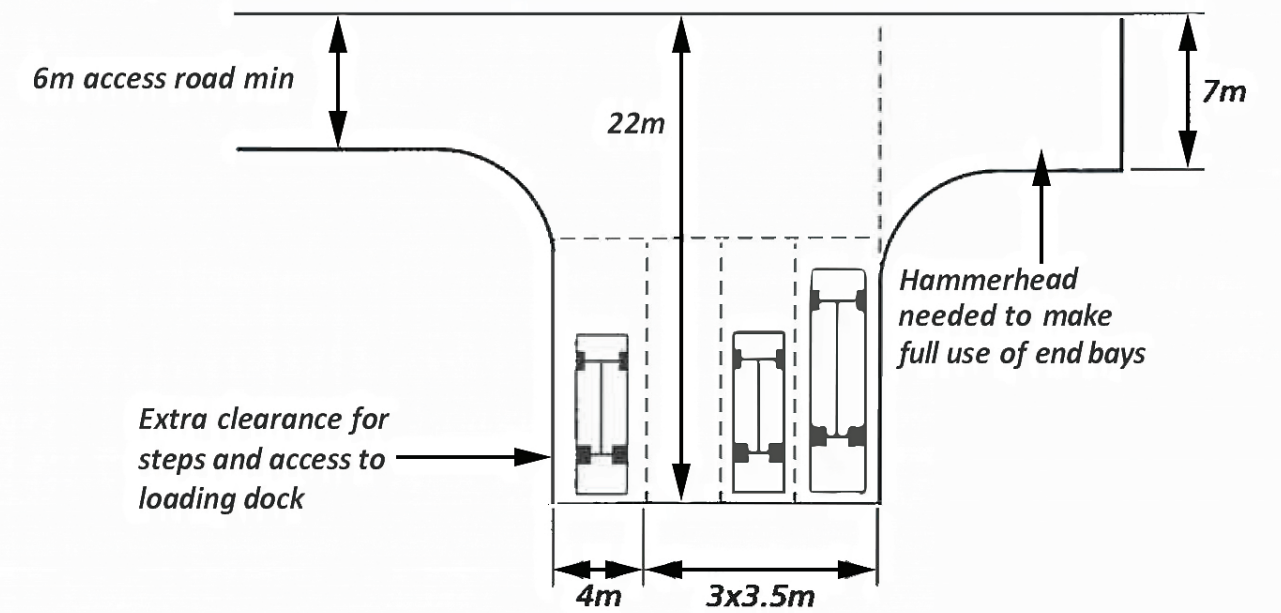
- Premises are to be semi or fully automated and therefore will have a reduced number of employees
- Employees are transferred to and from the site via communal transport vehicles such as buses



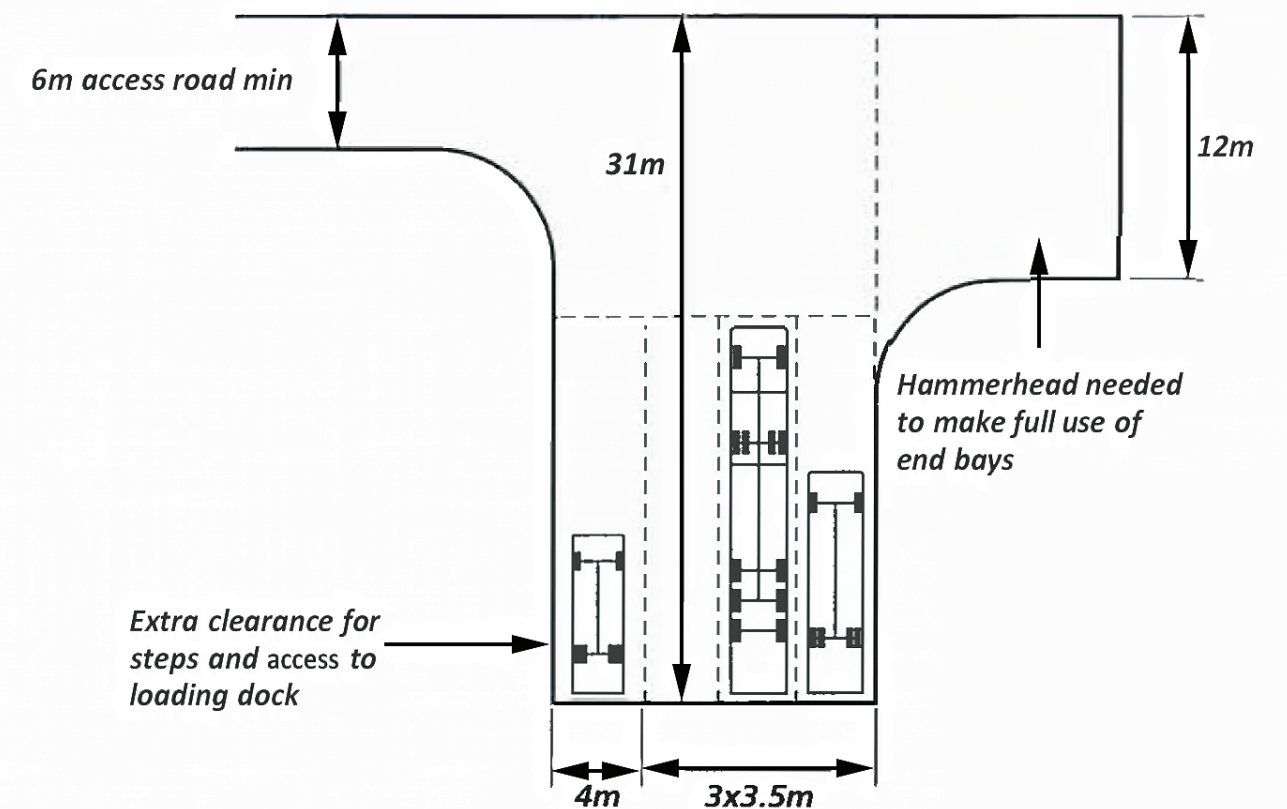
- In order to avoid traffic congestion in between buildings and to achieve a smooth circulation system within the plot, loading docks and facilities shall be located at the rear of the building and not the front or the sides
- Loading areas shall be screened from public view
- Loading areas shall be offset from vehicle driveways into the plot
- Loading areas are to be designed to accommodate the maximum sized vehicle that will utilize the facility
- Loading areas shall provide sufficient internal turning space to enable vehicles to exit the plot in forward gear
- Vehicles shall enter and exit the plot in forward gear
- Maximum height to raised loading bay is 1.2m



Rigid vehicles only



Rigids and articulated vehicles



BOUNDARY WALLS



Boundary fences serve several purposes within industrial areas; they act as screening to the loading/unloading areas, vehicles and utility functions on the plot while also acting as a security element where needed.

- Boundary walls shall surround all plots within the Medium Industrial Zone
- The boundary wall structure and foundation shall be within the respective plot boundary.
- It may be wire fencing on the sides, rear and front of the plots with the option of a 3m wrought iron simple linear elements in black matte finish. 1m solid base along front boundary could be incorporated for added security, but is not mandatory.
- The minimum height of a perimeter wall/fence is 3m
- The maximum height of a perimeter wall/fence is 4.5m
- The use of barbed wire fencing is prohibited
- Boundary walls shall be constructed out of durable materials that complement the architectural character of the area and blend with the surrounding walls, buildings and structures
- In case of expanses of boundary walls longer than 30m, some articulation and architectural elements shall be applied in order to prevent monotony
- Access control to plots within the Medium Industrial Zone is recommended as well as incorporating security elements within the boundary walls

Exemptions or slight deviations will only be allowed on a case by case basis depending on specific operational requirements and certain special requirements due to new business and technology. Cases as such have to be approved and permitted by the assessing authorities.

A landowner can only build boundary walls on their own property, unless an agreement is reached with an adjoining landowner. Landowners are encouraged to prevent two walls being built adjoining each other and thus are recommended to agree to a cost sharing agreement with neighbors and build half on each other's land. If an adjoining landowner is not available then the first owner is required to build a boundary wall on their own land.

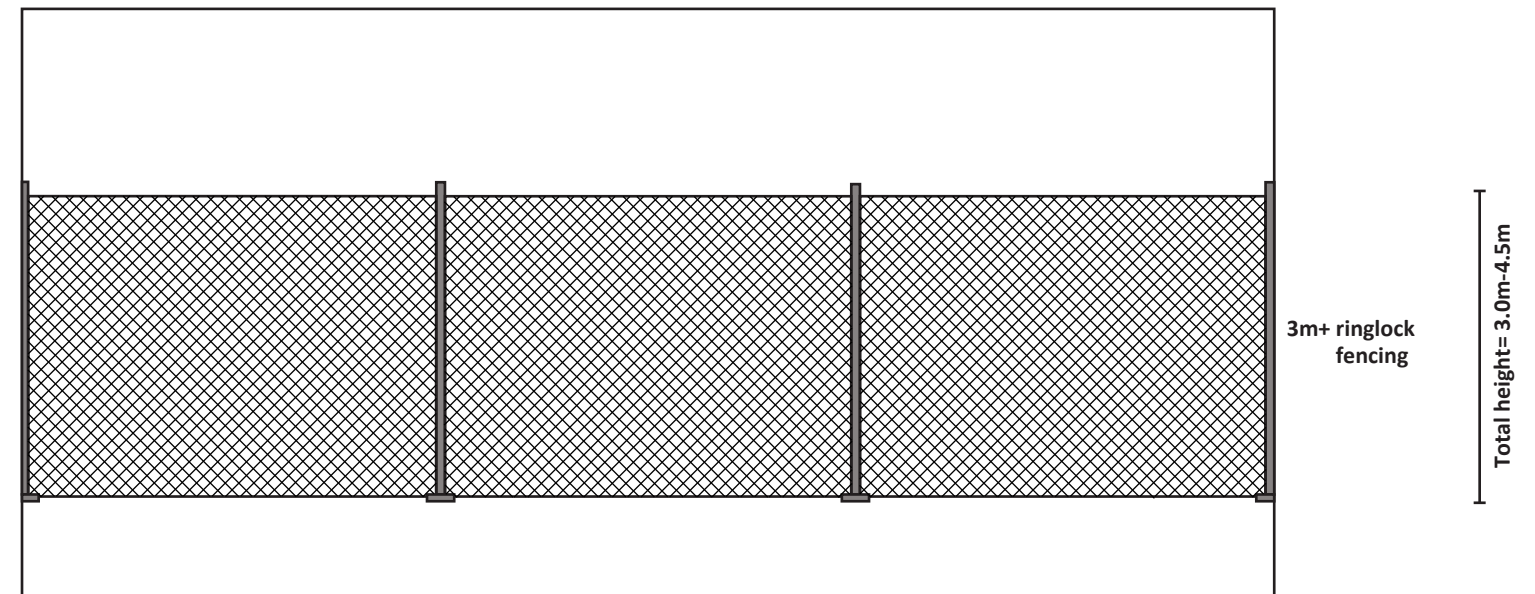


Figure 40 Frontage boundary wall facade



LANDSCAPE



Minimum of **10%** of plot area to be landscaped

A specific percentage of each plot within the Industrial Area is to be allocated for landscaping for the purpose of providing a visual amenity that will contribute to the environmental quality and lend a unified and embracing character to the area. In order to achieve this, the following shall be undertaken:

- A minimum of 10% of the plot area is reserved for landscaping
- Planting materials shall consist of native or 'adapted to the local climate' species
- Turf areas shall be limited to 10% of the total on plot landscaped area
- Sustainable irrigation methods and technologies such as drip irrigation, moisture sensors and centralized programming and monitoring shall be considered for all planting areas
- A minimum of 25% of the total setback area facing the 30m ROW is to be soft landscape plantings (trees, shrubs, and groundcovers)
- A minimum of 25% of the total setback area facing the 50m ROW is to be soft landscape plantings (trees, shrubs, and groundcovers)
- A minimum of 30% of the total setback area facing the 80m ROW is to be soft landscape plantings (trees, shrubs, and groundcovers)
- Should retention ponds be required, a design that complements the landscaping theme shall be adopted
- The design of the landscape shall take into consideration the type of areas to be landscaped by providing visual appeal to key areas (e.g. entrances, walkways) while aiming to use cost effective design solutions to secondary areas (e.g. loading area)
- Shade trees shall be incorporated within vehicle parking areas to provide shade and visual appeal at a rate of one tree for every six bays minimum
- Shade trees shall be incorporated into buffer areas, close to the street in order to contribute to creating a harmonious and appealing streetscape while also providing shade to pedestrians

STORMWATER MANAGEMENT AND DRAINAGE

Plot owners are responsible for storm water management. An on site strategy shall be adopted for retaining and managing stormwater for reuse in buildings or for landscaping purposes.

Exemptions or slight deviations will only be allowed on a case by case basis depending on specific operational requirements and certain special requirements due to new business and technology. Cases as such have to be approved and permitted by the assessing authorities.

