



AlUla Central & South Commercial Typology Guidelines

February 2025

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Commercial Typology Guidelines

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1. Introduction

Master Plan Vision

‘Achieving sustainable urban transformation – future resilience and knowledge for the benefit of the local and global community.’

Master Plan 2: AlUla Central and South

The AlUla Master Plan 2 districts house the maximum population within the County and are strong anchors for urban growth. The key districts within Master Plan 2 are AlUla Central, AlUla South, Mughayra, Abu Zuraib and Outer Core Areas.

The intent of the Master Plan Area 2 is to provide support to the other 3 Master Plan Areas, as MP2 earmarks the arrival to AlUla. The MP2 area houses the primary urban and service areas for the wider county.

The Detailed Plan development for AlUla Central and South (2023) is a comprehensive Master Plan for those districts.

Villa Hegra

RCU
Headquarters

AlUla
Central Core

Support
Services Zone

Agricultural Farms

Business Park

Support
Services Zone

Urban SEED
- sadr

University

AlUla Governate

ERBA

AlUla FC Sports
Complex

Old House
Boutique Hotel

Eastern Canyon
Urban Centre

HOP Housing

AlUla Central
Tram Station

Urban SEED

Tram Depot

Stadium

Hijaz Tram Station

Hijaz Train Station

Urban SEED

Sayya Park

Urban SEED

Urban SEED

AlUla Sports
& Outdoor
Play Centre

Urban SEED

Figure 1: AlUla Central and South Illustrative Master Plan (2023)

2. Purpose of this Document

The land uses across AlUla Central and South districts are grouped by type (landuse level 1) and broken down into individual land uses (landuse level 2). Each of the land uses has a corresponding land use code.

Figure 2 illustrates the land uses that have been distributed across the districts. This booklet will provide the Land use typology guidelines for Commercial plots to be developed within these districts, as outlined in the below table.

Table 1: Commercial Land Use Typologies Guidelines List (Base Districts)

Landuse Code	Landuse Code Level 2	Land Use Level 1	Land Use Level 2
HO (Hospitality)	H1	Commercial Hospitality	Hotel (Low Density)
	H2	Commercial Hospitality	Hotel (Medium Density)
	H3	Commercial Hospitality	Hotel (High Density)
	H4	Commercial Hospitality	Resort
OF (Offices)	MU0	Commercial Services - Office	Mixed Use Office
	O	Commercial Services - Office	Office
	BP	Commercial Services - Office	Business Park
RT (Retail)	RT1	Commercial Services - Retail	District Centre Retail & F&B
	RT2	Commercial Services - Retail	Neighborhood/Local Retail and F&B
	RT3	Commercial Services - Retail	Warehouse Retail





LEGEND

- R1-Residential High Density
- R2-Residential Medium Density 2
- R3-Residential Medium Density 1
- R4-Residential Low Density
- R4a-Residential Low Density - Luxury
- R5-Residential Special
- R6-Residential Agriculture
- MU-Planned Unit Development
- MUR1-Residential Mixed Use High density
- MUR2-Residential Mix Use Low to Medium density
- H1-Hotel (Low Density)
- H2-Hotel (Medium Density)
- H3-Hotel (High Density)
- H4-Resort
- MUO-Mixed Use Office
- O-Office
- BP-Business Park
- RT1-District Centre Retail & F&B
- RT2-Neighbourhood/Local Retail and F&B
- RT3-Warehouse Retail
- CS-Cultural Services
- HI-Heritage Assets
- ED1-Kindergarten
- ED2-School
- ED3-University
- ED4-Special Institute
- GS1-Government Offices
- HF1-Hospital
- HF2-Health Centre/Clinic
- RF1-Juma Mosque
- RF2-Local Mosque
- RF3-Other Facilities
- REC1-Stadium
- REC2-Sports Centre
- REC3-Recreational Club

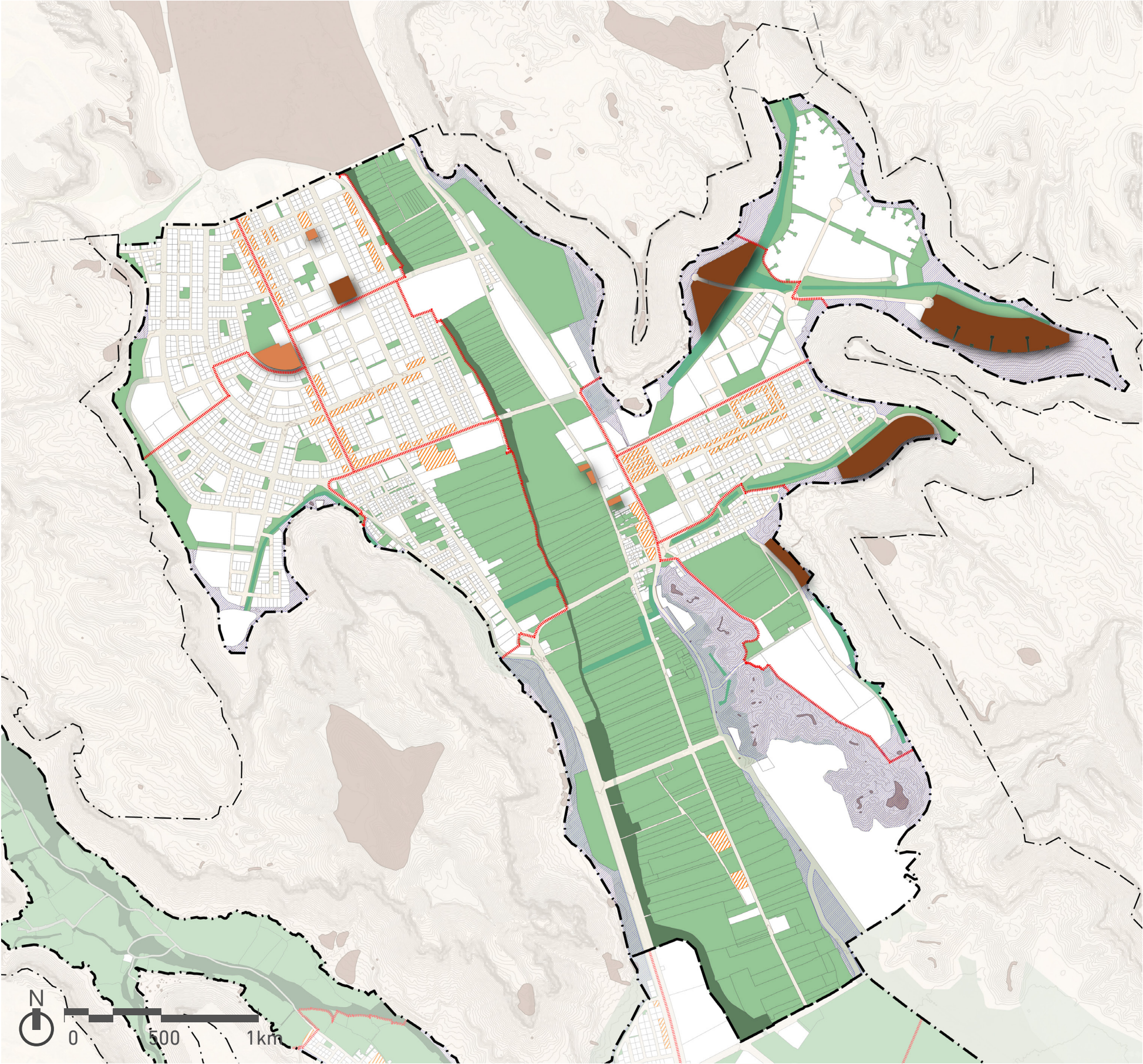
- OS1-Local Park
- OS2-Neighbourhood Park
- OS3-District Park
- OS4-Settlement Park
- OS5-Wadi Edge Park
- OS6-Plaza
- OS7-Sikkas
- WA-Wadi
- AG-Farms
- CE-Cemetery
- SS1-Support Services (Industrial)
- SS2-City Support Services
- PU1-Public Utility
- PU2-Transport Utility
- SP-Special Projects
- EN1-No build Zones
- EN2-Irrigation Channels



Figure 2: Alula Central and South Land Use Level 2 Plan (2024)

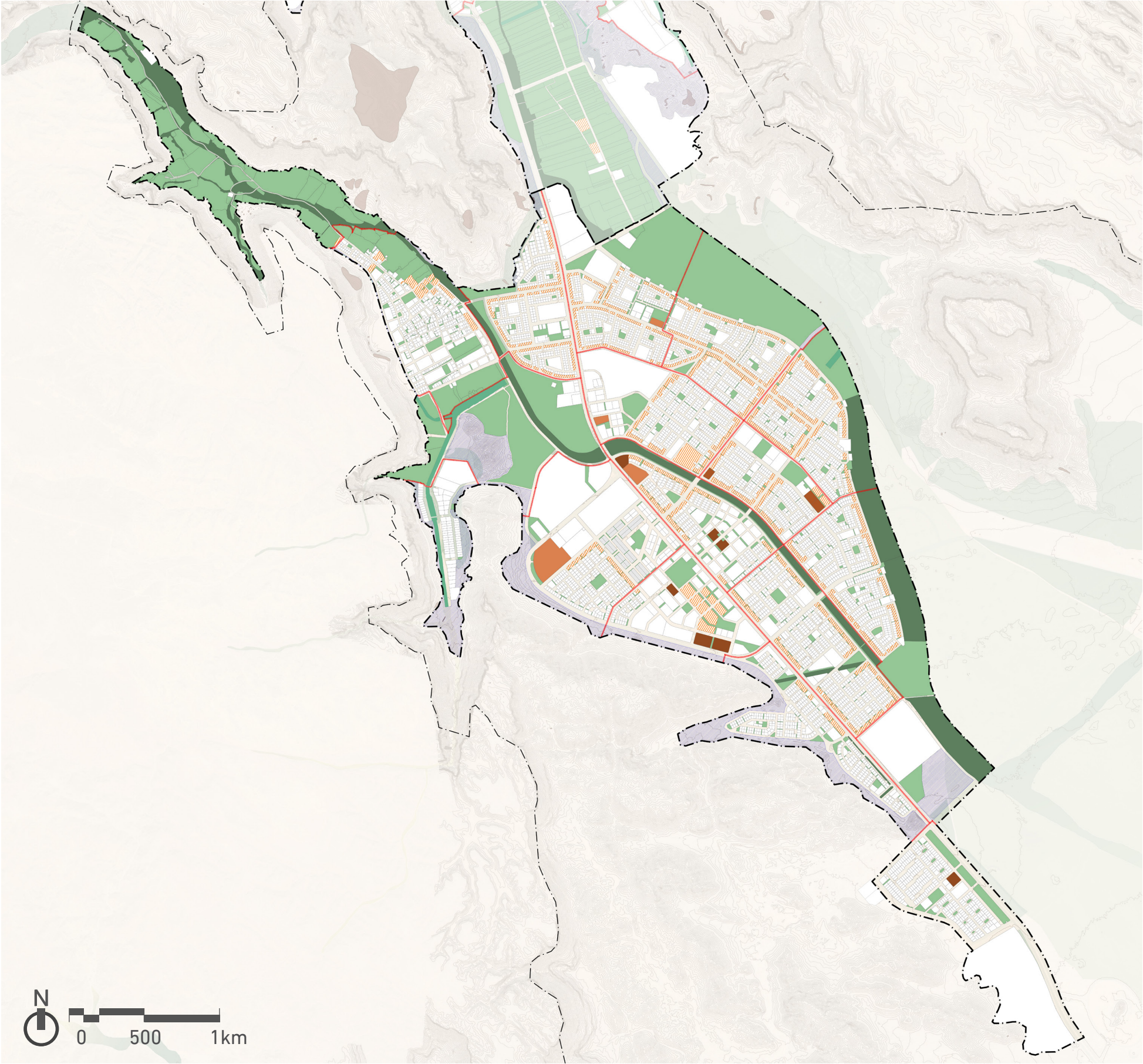
3. Commercial Hospitality Plots Guidelines

AlUla Central Commercial Hospitality Land Use Distribution Plan



- LEGEND**
- Permitted Residential Hospitality
 - H1-Hotel (Low Density)
 - H2-Hotel (Medium Density)
 - H3-Hotel (High Density)
 - H4-Resort
 - WA-Wadi
 - Farms and open spaces
 - EN1-No build Zones

AlUla South Commercial Hospitality Land Use Distribution Plan



- LEGEND**
- Permitted Residential Hospitality
 - H1-Hotel (Low Density)
 - H2-Hotel (Medium Density)
 - H3-Hotel (High Density)
 - H4-Resort
 - WA-Wadi
 - Farms and open spaces
 - EN1-No build Zones

Commercial Hospitality Plots Guidelines

Category H1: HOTEL LOW DENSITY

General Description: The Hotel Low Density (H1) is a land use established for low density hotels uses within the AlUla Central and South districts to provide the critical hospitality for AlUla. The regulations provided in Tthe below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Hospitality Land Use.

Development Regulations

USES

Land use Level 1	Commercial Hospitality
Land use Level 2	Hotel (Low Density)
Permitted Uses	• Hospitality Uses • F&B
Prohibited Uses	• Industrial uses • Major infrastructure • General commercial use
Conditional Uses	• Standalone food outlet with less than 50 seats • Serviced Residential • Public facilities
Ancillary Uses	• Car parking garage • Guard house • Staff quarters • Store rooms
Average Plot Size	15,000 sqm

COVERAGE

Maximum Plot Coverage	70%
Minimum Landscape Coverage	15%
Maximum FAR	0.8

BUILDING

Maximum Height (Roof Line)	15.2m (metres) (including maximum 1.2m parapet); 3 storeys
Basement Floors	2
Maximum Height for Accessory Buildings	4m
Floor to Floor Height	4.5m

BUILDING SETBACK (MINIMUM)

Main Building	Front - 6 m; Side - 3/6m and Rear - 3/6m
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SERVICE AREAS AND EQUIPMENT

Loading Docks	• Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
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Development Regulations

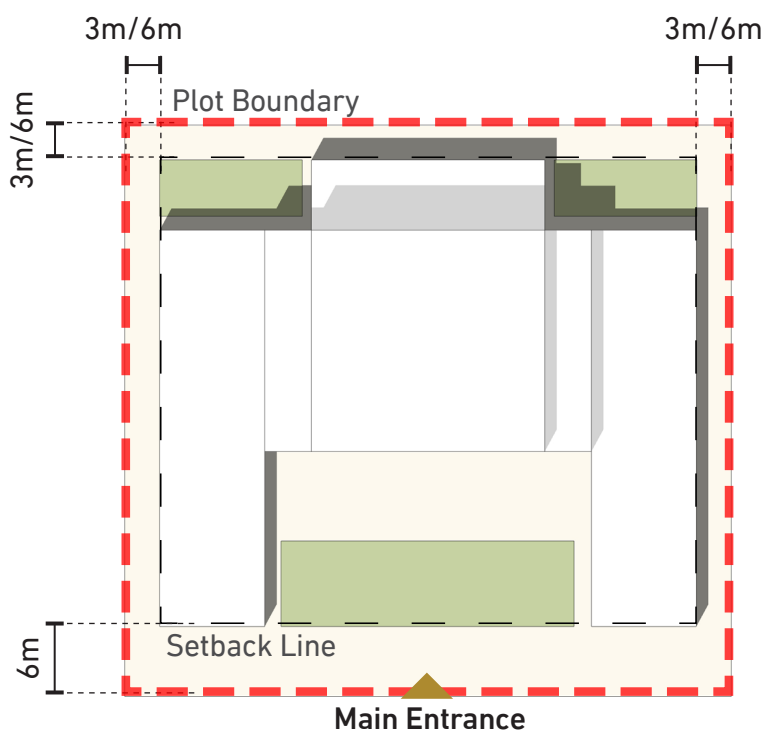
Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

PARKING

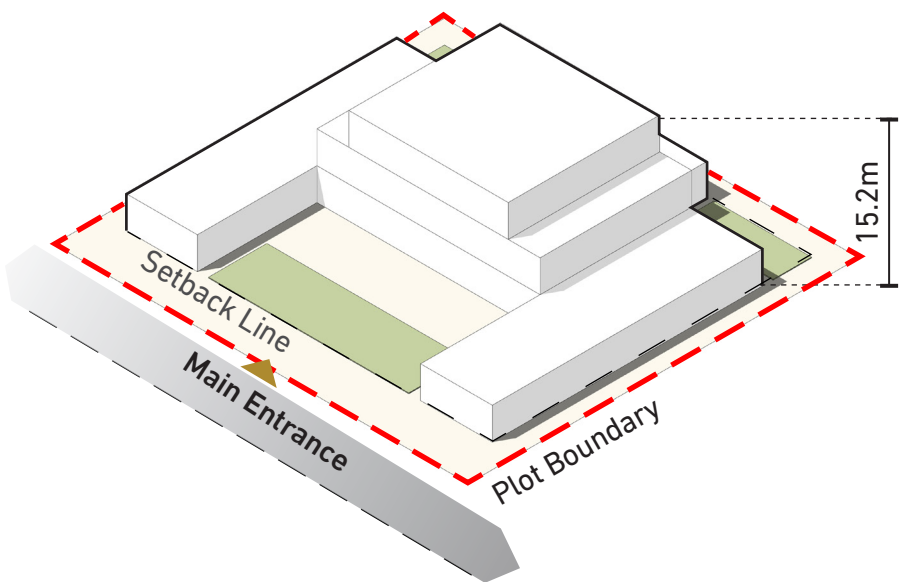
Parking Rate	0.6 parking space per key (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	Not permitted
Height of Boundary wall	N/A



PLAN



3D VIEW

Figure 3: AlUla Hotel (Low Density) Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

Commercial Hospitality Plots Guidelines

Category H2: HOTEL MEDIUM DENSITY

General Description: The Hotel Medium Density (H2) is a land use established for medium density hotels uses within the AlUla Central and South districts to provide the critical hospitality for AlUla. The regulations provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Hospitality Land Use.

Development Regulations	
USES	
Land use Level 1	Commercial Hospitality
Land use Level 2	Hotel (Medium Density)
Permitted Uses	- All Hospitality Uses - F&B
Prohibited Uses	- Industrial uses - Major infrastructure - General commercial use
Conditional Uses	- Standalone food outlet with less than 50 seats - Serviced Residential - Public facilities
Ancillary Uses	- Car parking garage - Guard house - Staff quarters - Store rooms
Average Plot Size	6,000 sqm
COVERAGE	
Maximum Plot Coverage	70%
Minimum Landscape Coverage	15%
Maximum FAR	1.2
BUILDING	
Maximum Height (Roof Line)	19.2m (metres) (including maximum 1.2m parapet); 4 storeys
Basement Floors	2
Maximum Height for Accessory Buildings	4m
Floor to Floor Height	4.5m
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 6 m; Side - 6m and Rear - 6m

Development Regulations

SERVICE AREAS AND EQUIPMENT

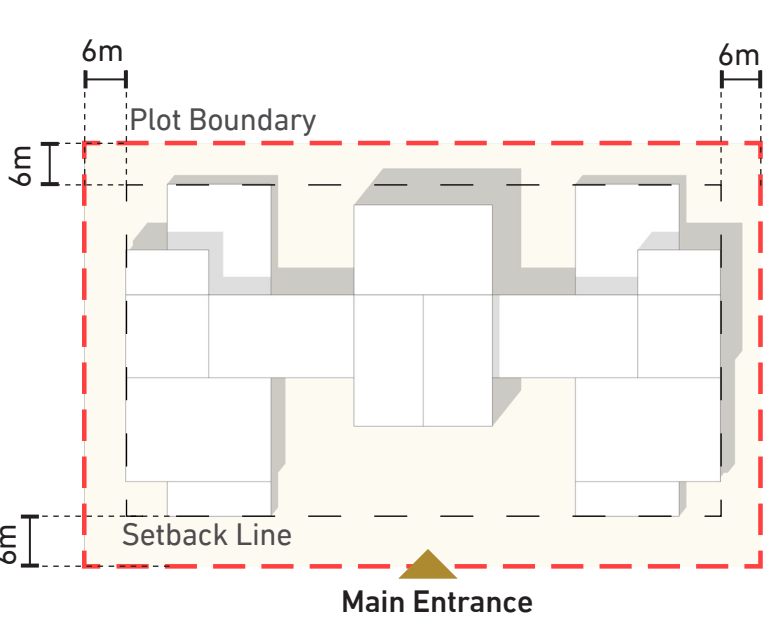
Loading Docks	- Loading docks, if any, shall be located to the rear of the building. - Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

PARKING

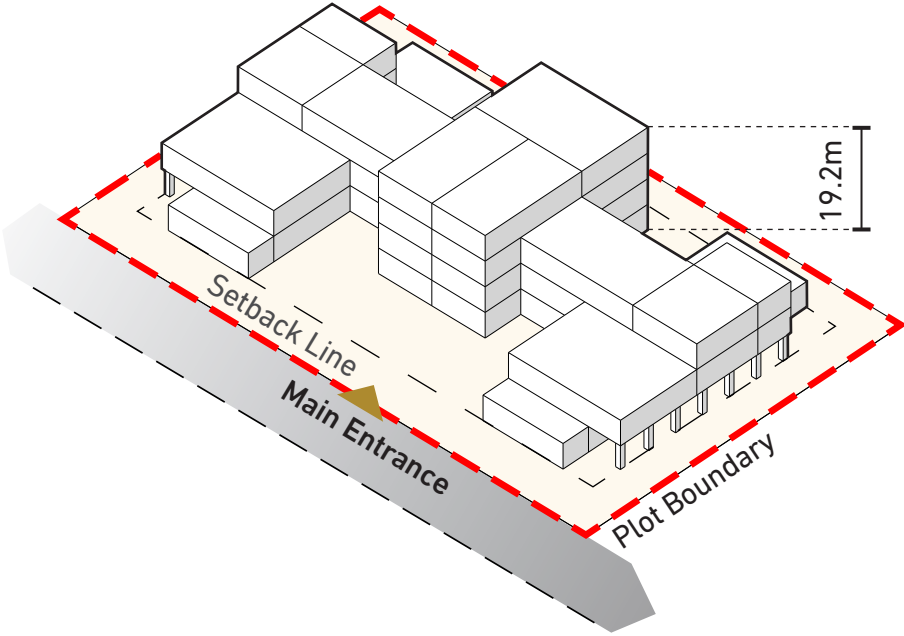
Parking Rate	0.6 parking space per key (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	Not permitted
Height of Boundary wall	N/A



PLAN



3D VIEW

Figure 4: AlUla Hotel (Medium Density) Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

Commercial Hospitality Plots Guidelines

Category H3: HOTEL HIGH DENSITY

General Description: The Hotel Medium Density (H3) is a land use established for high density hotels plots planned in proximity to City Centres within the AlUla Central and South districts to provide the critical hospitality for AlUla.

The regulations provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Hospitality Land Use.

Development Regulations	
USES	
Land use Level 1	Commercial Hospitality
Land use Level 2	Hotel (High Density)
Permitted Uses	- All Hospitality Uses - F&B
Prohibited Uses	- Industrial uses - Major infrastructure - General commercial use
Conditional Uses	- Standalone food outlet with less than 50 seats - Serviced Residential - Public facilities
Ancillary Uses	- Car parking garage - Guard house - Staff quarters - Store rooms
Average Plot Size	9,000 sqm
COVERAGE	
Maximum Plot Coverage	70%
Minimum Landscape Coverage	15%
Maximum FAR	2.0
BUILDING	
Maximum Height (Roof Line)	19.2m (metres) (including maximum 1.2m parapet); 4 storeys
Basement Floors	2
Maximum Height for Accessory Buildings	4m
Floor to Floor Height	4.5m
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 6 m; Side - 6m and Rear - 6m

Development Regulations

SERVICE AREAS AND EQUIPMENT

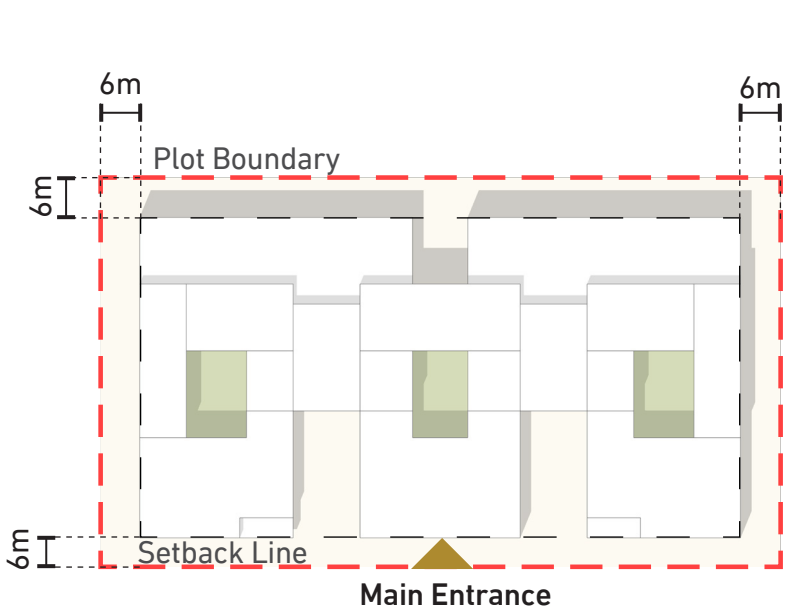
Loading Docks	- Loading docks, if any, shall be located to the rear of the building. - Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

PARKING

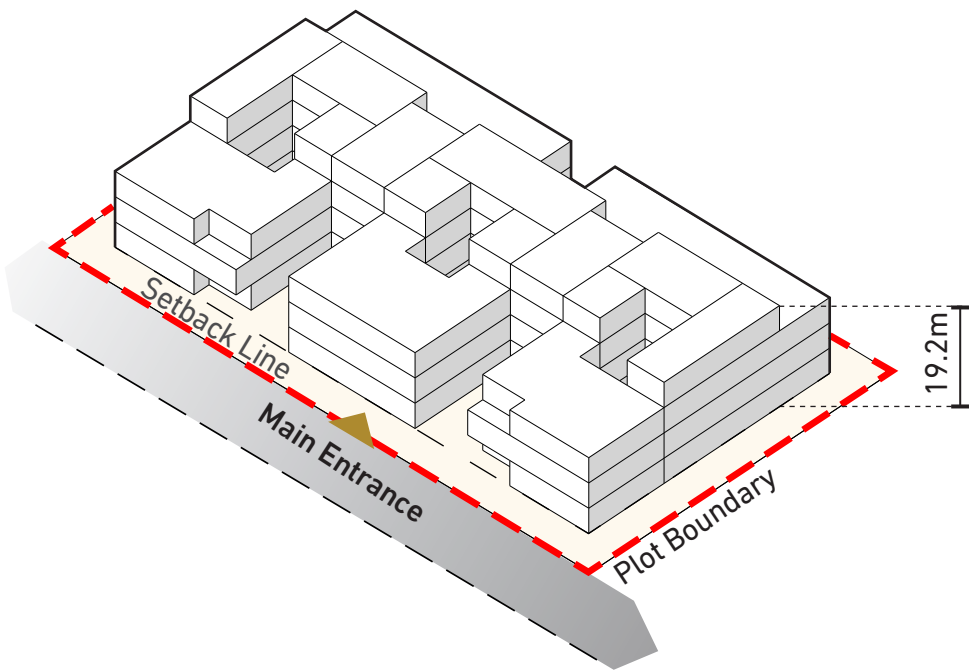
Parking Rate	0.6 parking space per key (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	Not permitted
Height of Boundary wall	N/A



PLAN



3D VIEW

Figure 5: AlUla Hotel (High Density) Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

Commercial Hospitality Plots Guidelines

Category H4: RESORT

General Description: The Resort (H4) is a land use established for high density hotels plots planned in proximity to City Centres within the AlUla Central and South districts to provide the critical hospitality for AlUla.

The regulations provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Hospitality Land Use.

Development Regulations

USES

Land use Level 1	Commercial Hospitality
Land use Level 2	Resort
Permitted Uses	- All Hospitality Uses - F&B
Prohibited Uses	- Industrial uses - Major infrastructure - General commercial use
Conditional Uses	- Standalone food outlet with less than 50 seats - Serviced Residential - Public facilities
Ancillary Uses	- Car parking garage - Guard house - Staff quarters - Store rooms
Average Plot Size	50,000 sqm

COVERAGE

Maximum Plot Coverage	40%
Minimum Landscape Coverage	30%
Maximum FAR	0.6

BUILDING

Maximum Height (Roof Line)	11.2 metres (including maximum 1.2m parapet); 2 storeys
Basement Floors	N/A
Maximum Height for Accessory Buildings	4m
Floor to Floor Height	4.5m

BUILDING SETBACK (MINIMUM)

Main Building	Front - 6 m; Side - 6m and Rear - 6m
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SERVICE AREAS AND EQUIPMENT

Loading Docks	- Loading docks, if any, shall be located to the rear of the building. - Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
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Development Regulations

Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

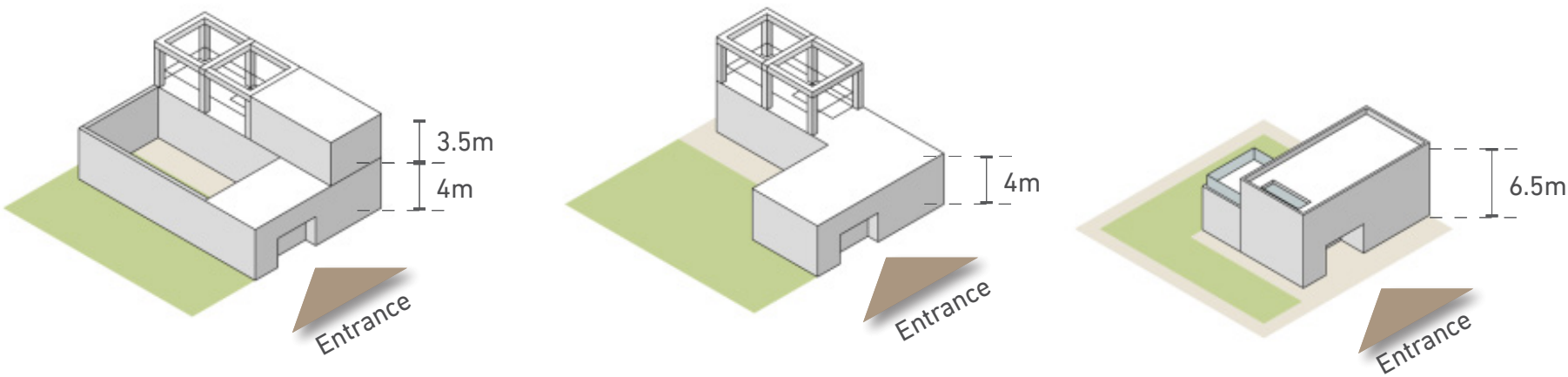
PARKING

Parking Rate	0.6 parking space per key (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

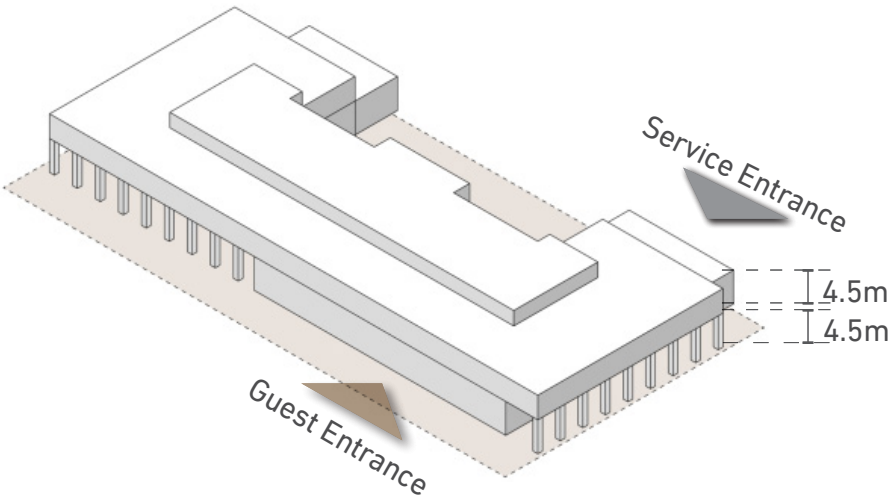
Location	All around
Height of Boundary wall	2m (Front max.), 2.5m (Side and Rear max.)

RESORT VILLA TYPOLOGIES



3D VIEWS

Figure 6: Resort Reception Typology



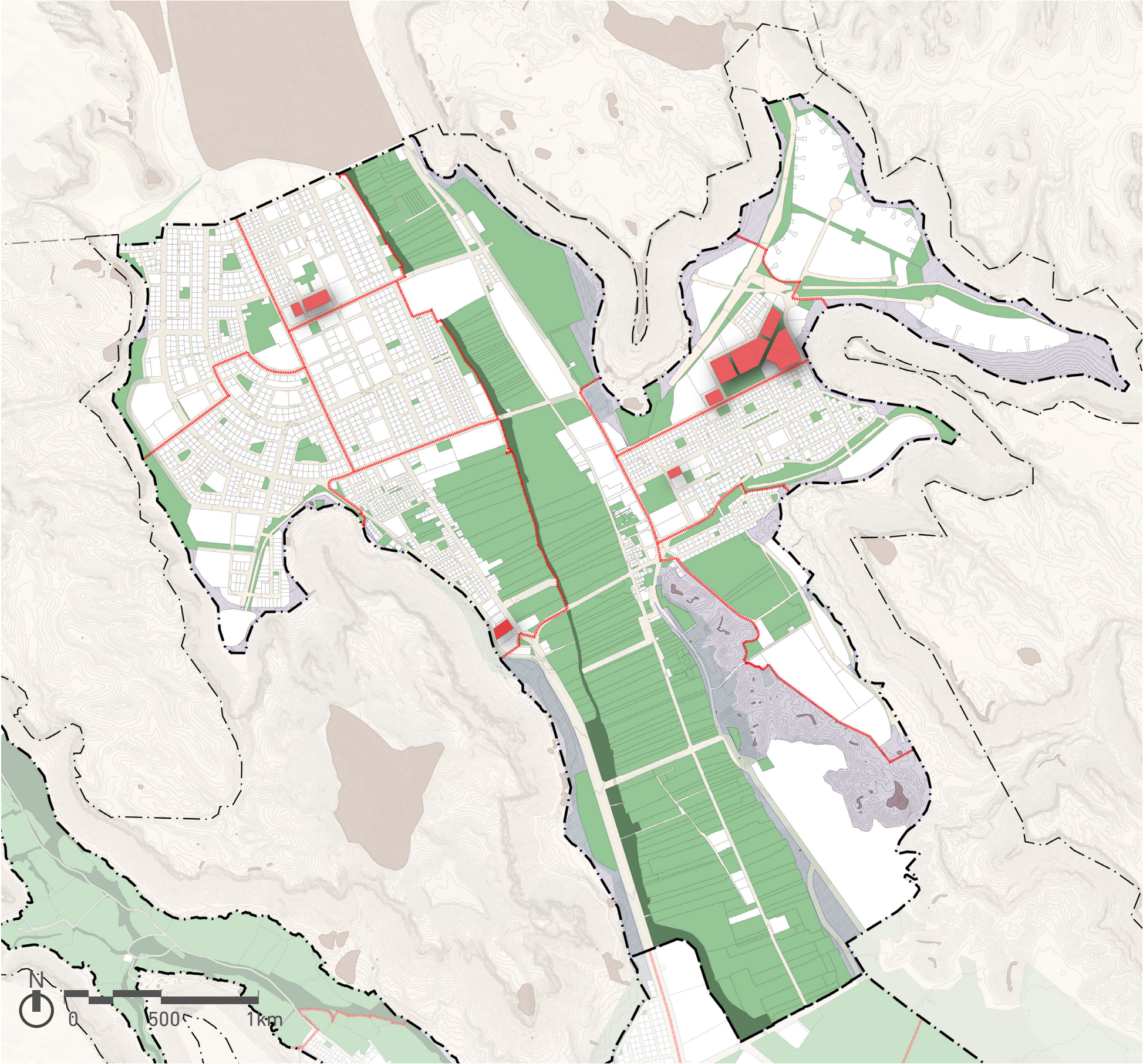
3D VIEW

Figure 7: AlUla Resort View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

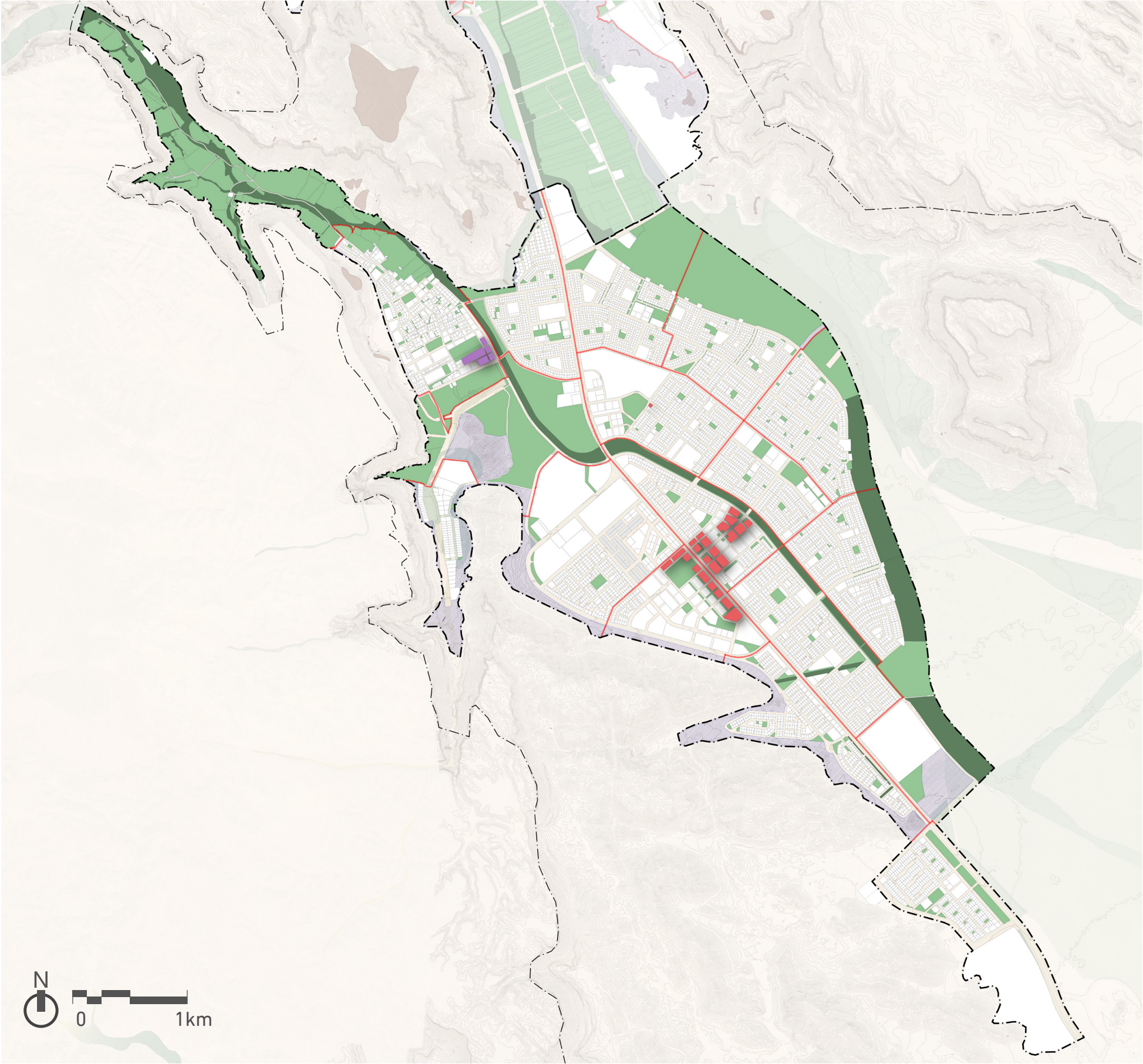
4. Commercial Offices Plots Guidelines

AlUla Central Commercial Services Offices Distribution Land Use Plan



- LEGEND**
- MUO-Mixed Use Office
 - O-Office
 - BP-Business Park
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

AlUla South Commercial Services Offices Distribution Land Use Plan



- LEGEND**
- MUO-Mixed Use Office
 - O-Office
 - BP-Business Park
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

Commercial Offices Plots Guidelines

Category MUO: MIXED USE OFFICES

Description: The Mixed Use Office Land use (MUO) is planned in city centres to provide the critical office stock within the city and provide activity uses at ground level to ensure 24x7 vibrancy.

The regulations provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Office Land Use.

Development Regulations	
USES	
Land use Level 1	Commercial Services - Office
Land use Level 2	Mixed Use Office
Permitted Uses	- Commercial Offices - Retail and F&B - Front Offices
Prohibited Uses	- Industrial uses - Major infrastructure
Conditional Uses	- Standalone food outlet with less than 50 seats - Public facilities
Ancillary Uses	- Car parking garage - Guard house - Store rooms
Average Plot Size	3,000 sqm and above
COVERAGE	
Maximum Plot Coverage	80%
Minimum Landscape Coverage	10%
Maximum FAR	1.8
GFA	
Split	75% Office, 25% Retail
BUILDING	
Maximum Height (Roof Line)	27.2m (metres) (including maximum 1.2m parapet), 6 Storeys
Basement Floors	2
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	6m (Ground Floor), 4m (All Other Floors)
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 0/6 m; Side - 3/6m and Rear - 3/6m
SERVICE AREAS AND EQUIPMENT	
Loading Docks	- Loading docks, if any, shall be located to the rear of the building. - Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses

Development Regulations

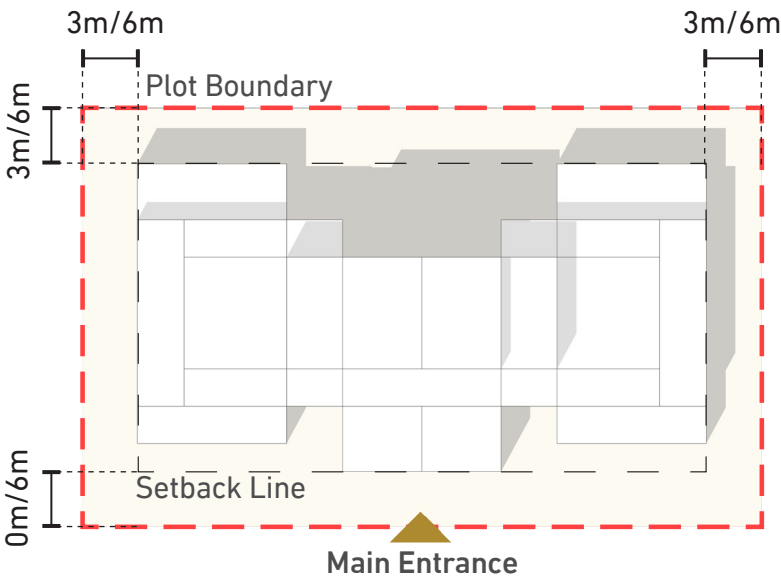
Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

PARKING

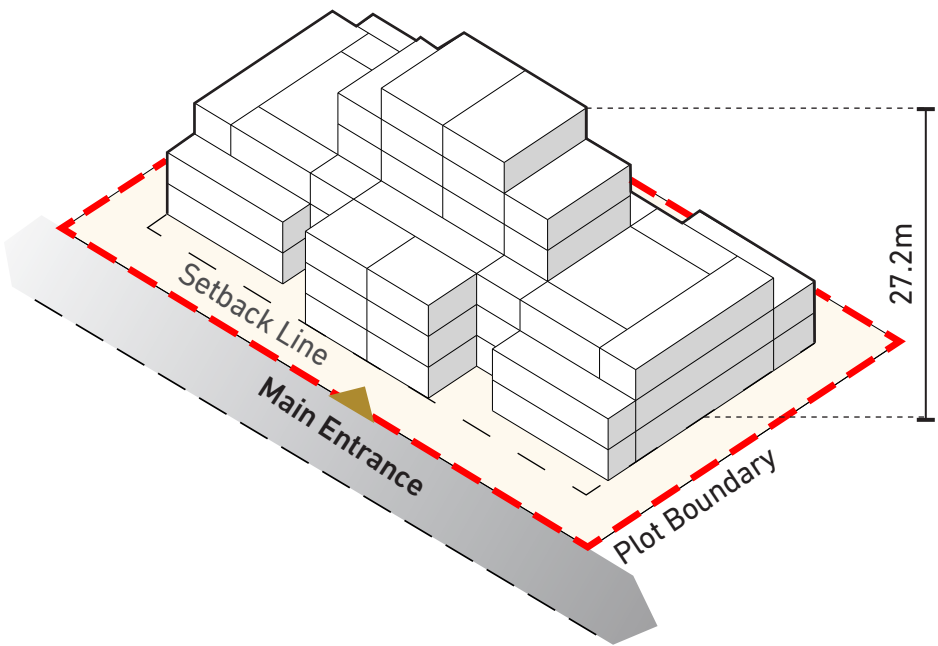
Parking Rate	1 parking space per 60sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU.
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	Not permitted
Height of Boundary wall	N/A



PLAN



3D VIEW

Figure 8: AlUla Mixed Use Office Plan and View

- Notes:** 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.
2. Form explorations of the Mixed Use Office, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.
3. All plots upto 3000 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

Commercial Offices Plots Guidelines

Category 0: OFFICES

Description: The Office Land use (O) is planned in city centres and Urban SEEDs to provide the critical office stock within the city.

The regulations provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Office Land Use.

Development Regulations	
USES	
Land use Level 1	Commercial Services - Office
Land use Level 2	Office
Permitted Uses	- Commercial Offices - Front Offices
Prohibited Uses	- Industrial uses - Major infrastructure
Conditional Uses	- Standalone food outlet with less than 50 seats - Public facilities
Ancillary Uses	- Car parking garage - Guard house - Store rooms
Average Plot Size	4,000 sqm
COVERAGE	
Maximum Plot Coverage	80%
Minimum Landscape Coverage	10%
Maximum FAR	1.8
BUILDING	
Maximum Height (Roof Line)	19.2m (metres) (including maximum 1.2m parapet), 4 Storeys
Basement Floors	2
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	6m (Ground Floor), 4m (All Other Floors)
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 6 m; Side - 6m and Rear - 6m
SERVICE AREAS AND EQUIPMENT	
Loading Docks	- Loading docks, if any, shall be located to the rear of the building. - Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.

Development Regulations

Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities
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PARKING

Parking Rate	1 parking space per 60sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU.
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	Not permitted
Height of Boundary wall	N/A

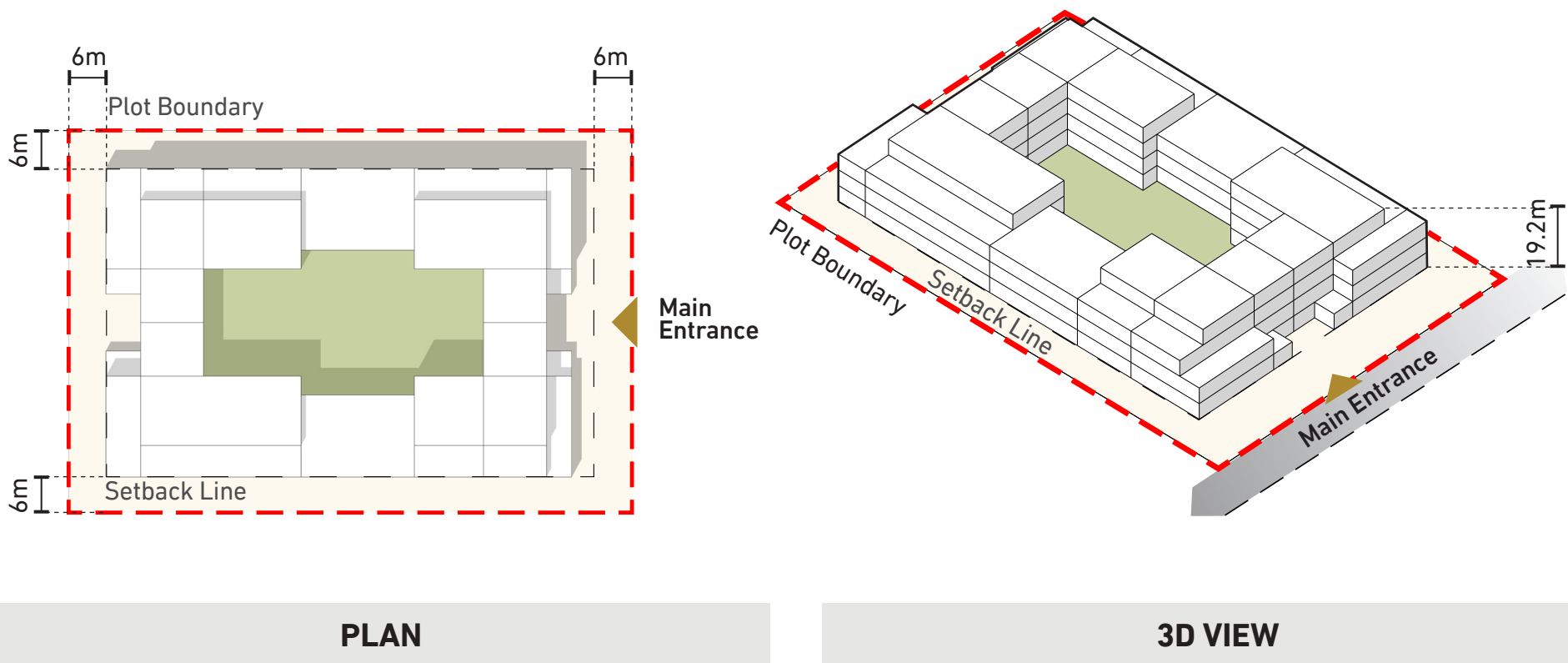


Figure 9: Office Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the Mixed Use Office, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

Commercial Services Plots Guidelines

Category BP: BUSINESS PARK

Description: The Business Land use (BP) is planned in strategic locations in proximity to the University. This land use has been planned to host start-ups and incubators business along with commercial office in a more campus like setting.

The regulations provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Business Park Land Use.

Development Regulations	
USES	
Land use Level 1	Commercial Services - Office
Land use Level 2	Mixed Use Office
Permitted Uses	- Commercial Offices - Front Offices - Shared Office spaces
Prohibited Uses	- Industrial uses - Major infrastructure
Conditional Uses	- Standalone food outlet with less than 50 seats - Public facilities
Ancillary Uses	- Car parking garage - Guard house - Store rooms
Average Plot Size	4,000 sqm
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	10%
Maximum FAR	1.0
BUILDING SETBACK	
Maximum Height (Roof Line)	15.2m (metres) (including maximum 1.2m parapet), 3 Storeys
Basement Floors	2
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	6m (Ground Floor), 4m (All Other Floors)
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 6 m; Side - 6m and Rear - 6m
SERVICE AREAS AND EQUIPMENT	
Loading Docks	- Loading docks, if any, shall be located to the rear of the building. - Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
Outdoor Storage Area	No outdoor storage shall be allowed

Development Regulations

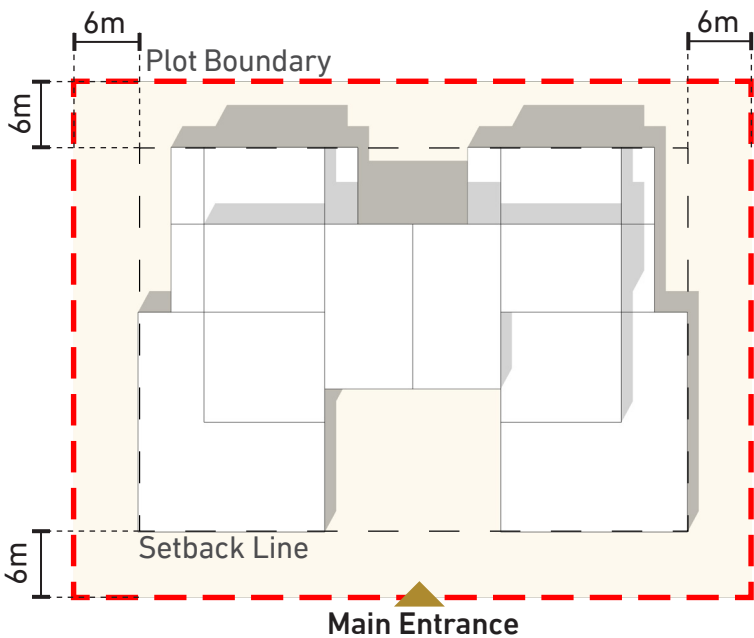
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

PARKING

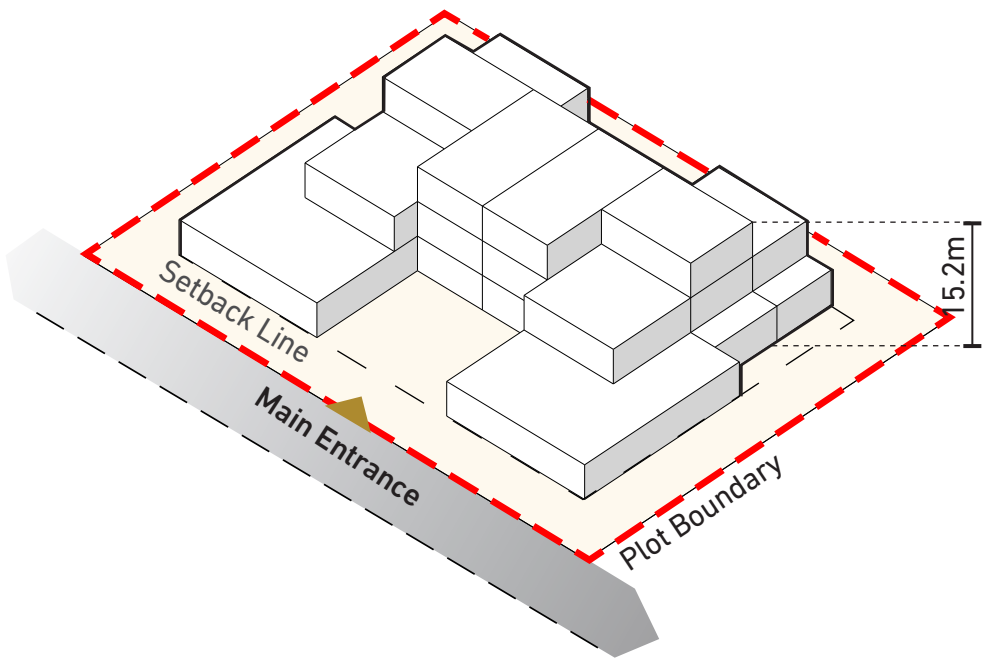
Parking Rate	1 parking space per 60sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU.
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	Not permitted
Height of Boundary wall	N/A



PLAN



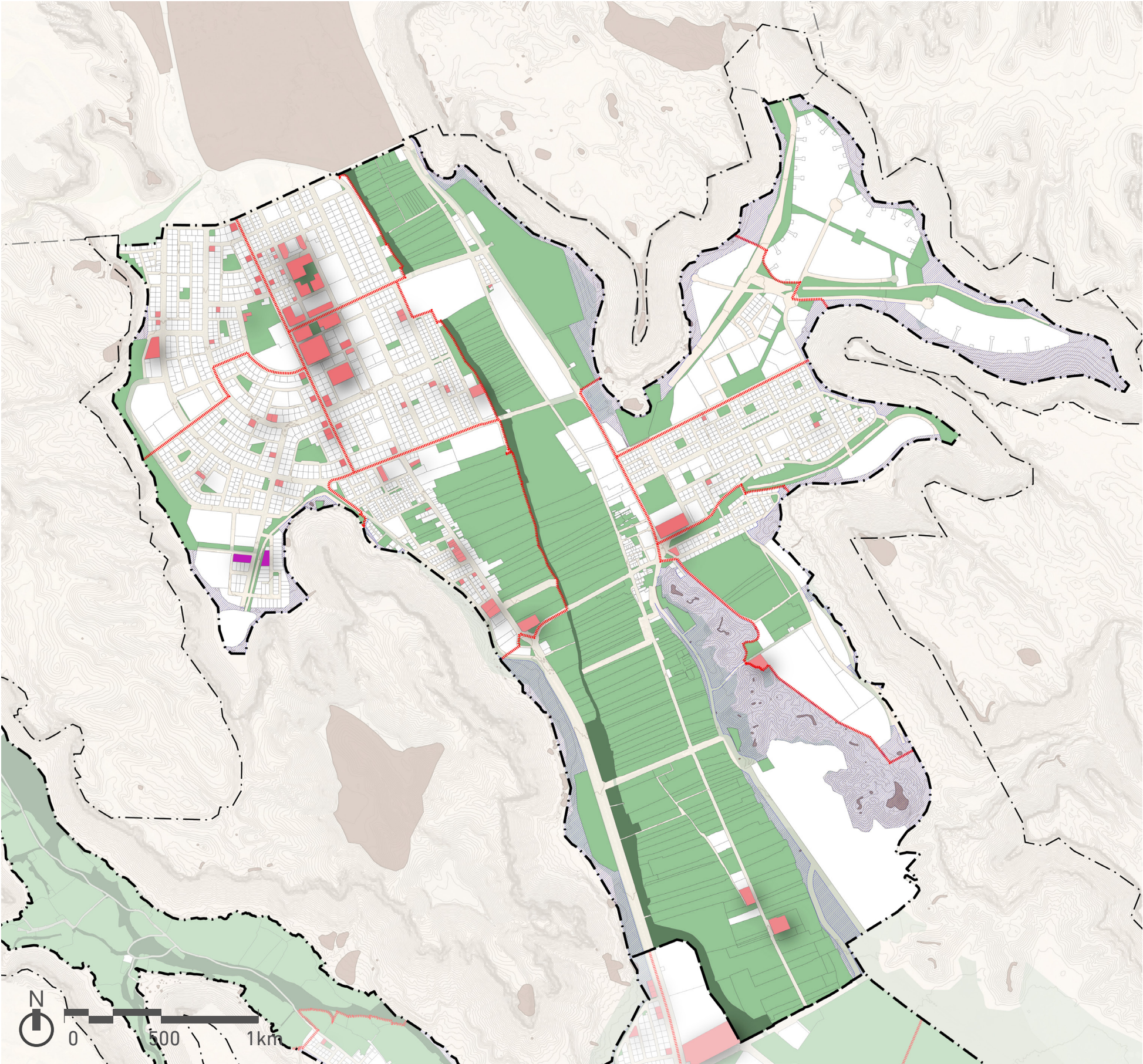
3D VIEW

Figure 10: Business Park Plan and View

- Notes:** 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.
2. Form explorations of the Business Park, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

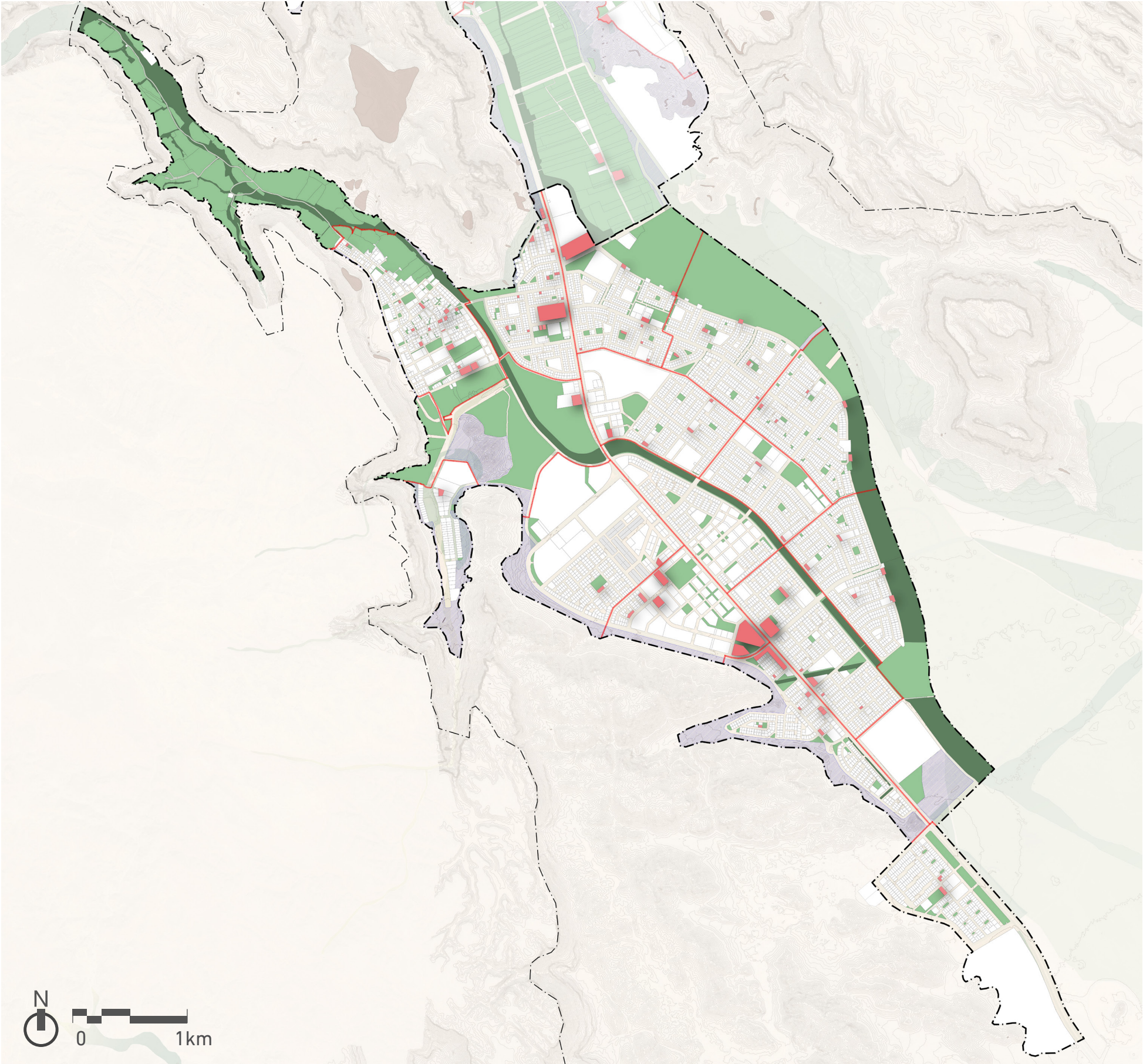
5. Commercial Retail Plots Guidelines

AlUla Central Commercial Services Retail Land Use Plan



- LEGEND**
- RT1-District Centre Retail & F&B
 - RT2-Neighborhood/Local Retail and F&B
 - RT3-Warehouse Retail
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

AlUla South Commercial Services Retail Land Use Plan



- LEGEND**
- RT1-District Centre Retail & F&B
 - RT2-Neighborhood/Local Retail and F&B
 - RT3-Warehouse Retail
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

Commercial Retail Plots Guidelines

Category RT1: DISTRICT CENTRE RETAIL & F&B

Description: The District Centre Retail and F&B Land use (RT1) is planned in strategic locations within the City Centres. This typology refers to large format retail planned within AIULa Central Core ERBA and the Eastern Canyon Urban Centre.

The regulations provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the District Centre Land Use.

Development Regulations	
USES	
Land use Level 1	Commercial Services - Retail
Land use Level 2	District Centre Retail & F&B
Permitted Uses	- Retail - Front Offices - Food & Beverage - Wellness (Spa) - Private Outpatient Clinics
Prohibited Uses	- Industrial uses - Major infrastructure
Conditional Uses	- Offices - Serviced Residential - Public facilities
Ancillary Uses	- Car parking garage - Guard house - Store rooms
Average Plot Size	2,000 sqm and above
COVERAGE	
Maximum Plot Coverage	80%
Minimum Landscape Coverage	10%
Maximum FAR	1.0
BUILDING	
Maximum Height (Roof Line)	28.2m (metres) (including maximum 1.2m parapet), 6 Storeys
Basement Floors	2
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	4.5m
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 0/6 m; Sides - 3/6m and Rear - 3/6m

Development Regulations

SERVICE AREAS AND EQUIPMENT

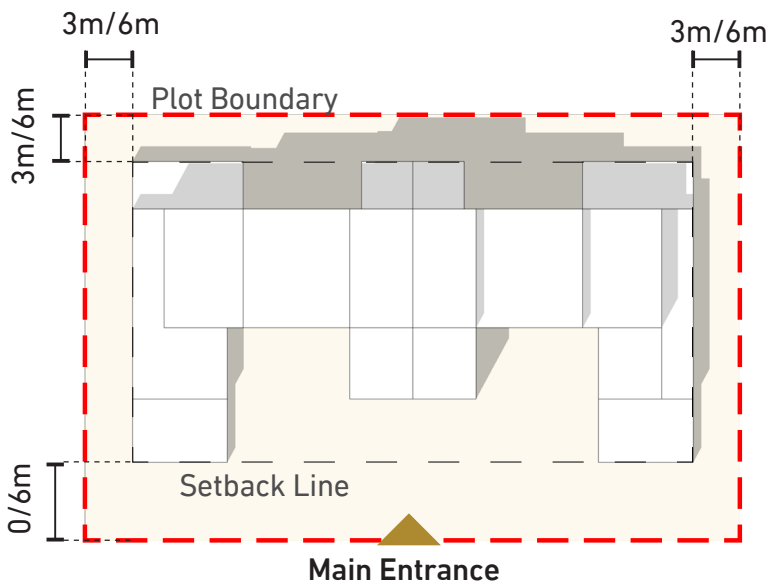
Loading Docks	• Loading docks, if any, shall be located to the rear of the building. • Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
Outdoor Storage Area	• No outdoor storage shall be allowed
Refuse Storage Areas	• Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	• At grade water tank and mechanical equipment: Shall be located to the side or rear of the building • At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

PARKING

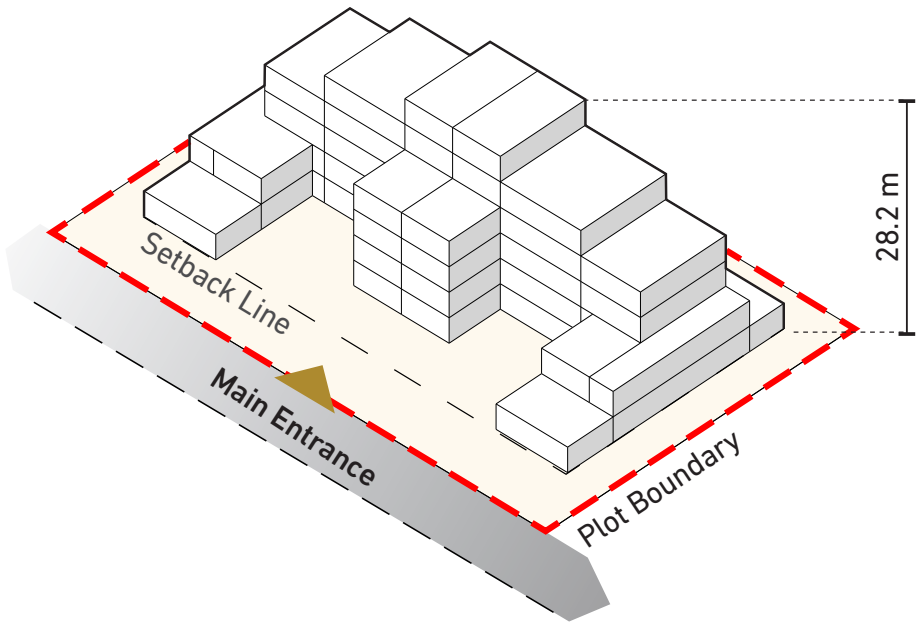
Parking Rate	1 parking space per 50sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Additional visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU.
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	Not permitted
Height of Boundary wall	N/A



PLAN



3D VIEW

Figure 11: District Centre Retail Plan and View

- Notes:** 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.
2. Form explorations of the District Retail Centre and F&B, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.
3. All plots upto 2000 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

Commercial Retail Plots Guidelines

Category RT2: NEIGHBORHOOD/LOCAL RETAIL AND F&B

Description: The Neighborhood Centre Retail and F&B Land use (RT2) is planned in strategic locations within the Urban SEEDs. This typology refers to convenience retail, including supermarkets and daily needs shops. The retail clusters are largely planned in Neighborhood Centres and residential communities at ground level. The architecture of these centres shall follow the architectural style of the surrounding community.

The regulations provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Neighborhood Centre Land Use.

Development Regulations	
USES	
Land use Level 1	Commercial Services - Retail
Land use Level 2	Neighborhood Centre Retail & F&B
Permitted Uses	• Retail • Front Offices • Food & Beverage • Wellness (Spa) • Private Outpatient Clinics
Prohibited Uses	• Industrial uses • Major infrastructure
Conditional Uses	• Offices • Serviced Residential • Public facilities
Ancillary Uses	• Car parking garage • Guard house • Store rooms
Average Plot Size	Townhouse: 500 - 650sqm Semi-Detached: 650 - 1,200 sqm Detached: 1,200 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	10%
Maximum FAR	1.0
BUILDING	
Maximum Height (Roof Line)	15m (metres) (including maximum 1.2m parapet), 3 Storeys
Basement Floors	2
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	4.5m
BUILDING SETBACK (MINIMUM)	
Main Building (Townhouse)	Front - 0/6 m; Sides - 0m and Rear - 3m
Main Building (Semi-Detached)	Front - 0/6 m; Sides - 0/3m and Rear - 3m
Main Building (Detached)	Front - 0/6 m; Side - 3/6m and Rear - 3/6m



Development Regulations

SERVICE AREAS AND EQUIPMENT

Loading Docks	- Loading docks, if any, shall be located to the rear of the building. - Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located to the side or rear of the building - At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

PARKING

Parking Rate	1 parking space per 50sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Additional visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU.
Parking Location	Required parking stalls shall be provided within the lot boundary

FENCING AND WALLS

Location	Not permitted
Height of Boundary wall	N/A

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the Neighborhood/ Local Retail Centre, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

3. All plots upto 500 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

TOWNHOUSE: 500 - 650 SQM

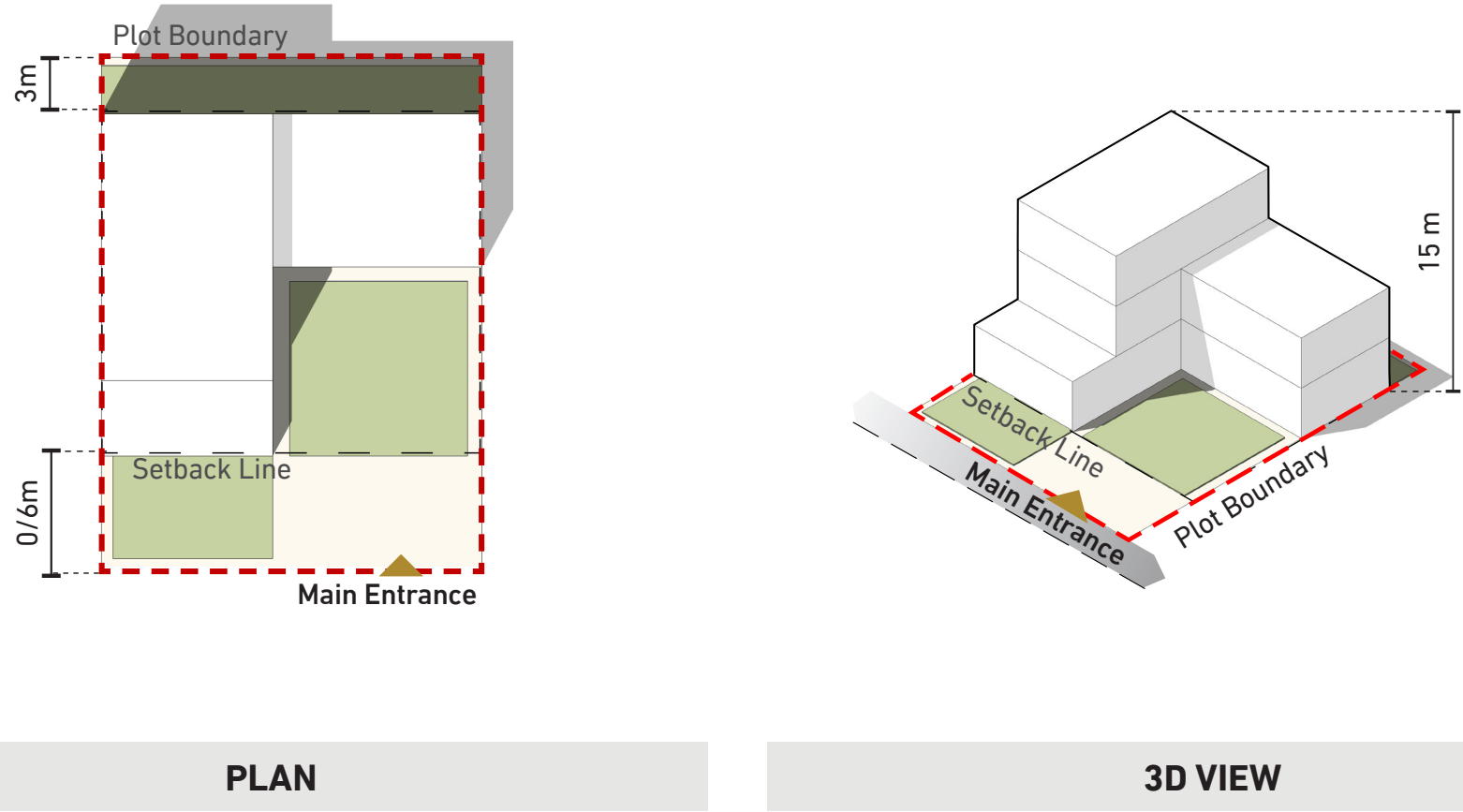


Figure 12: AlUla Neighborhood/ Local Retail and F&B Plan and View for Townhouse 1 Typology

SEMI-DETACHED: 650 - 1200 SQM

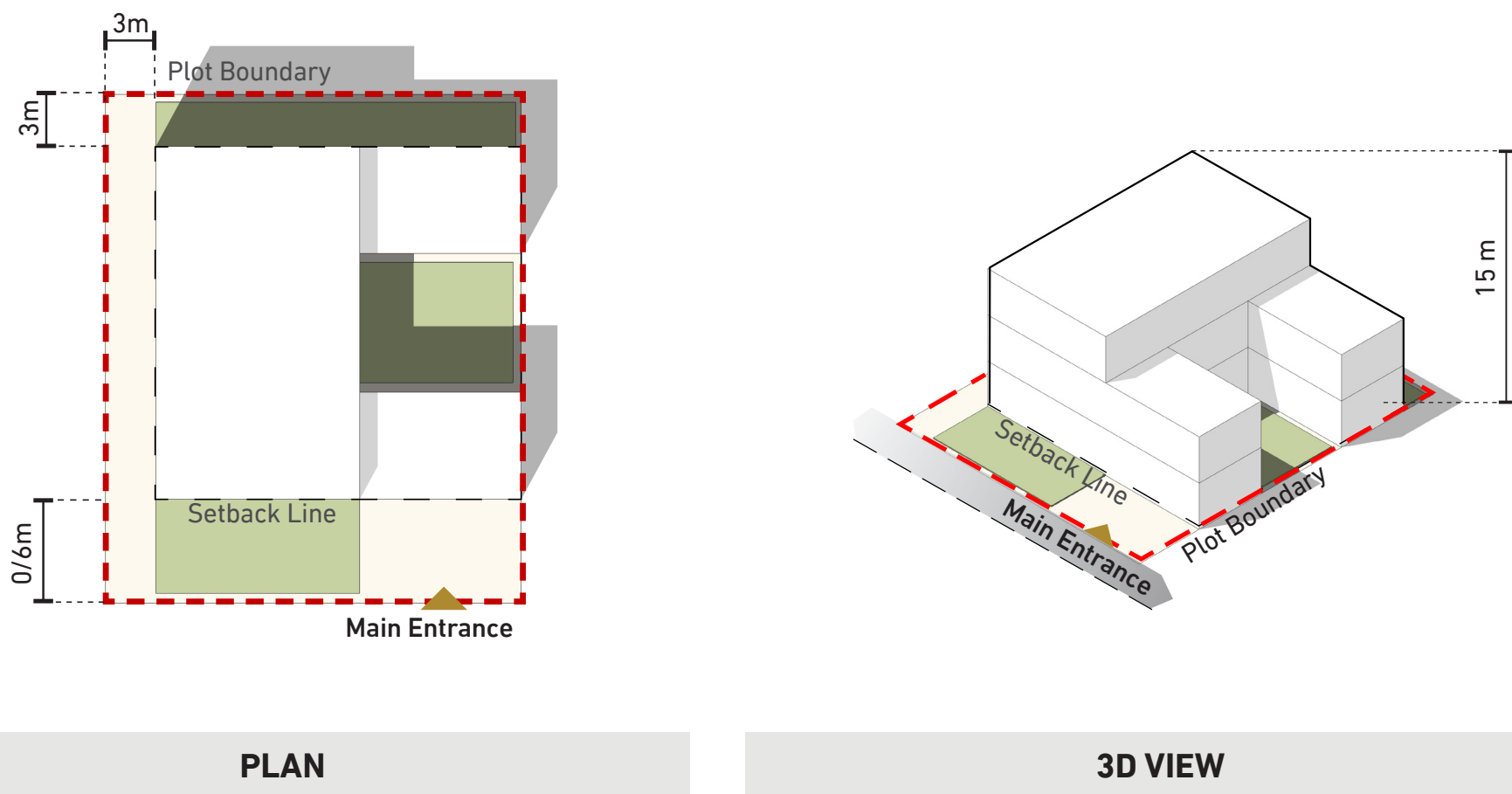


Figure 13: AlUla Neighborhood/ Local Retail and F&B Plan and View for Townhouse 2 Typology

DETACHED: 1200 SQM AND ABOVE

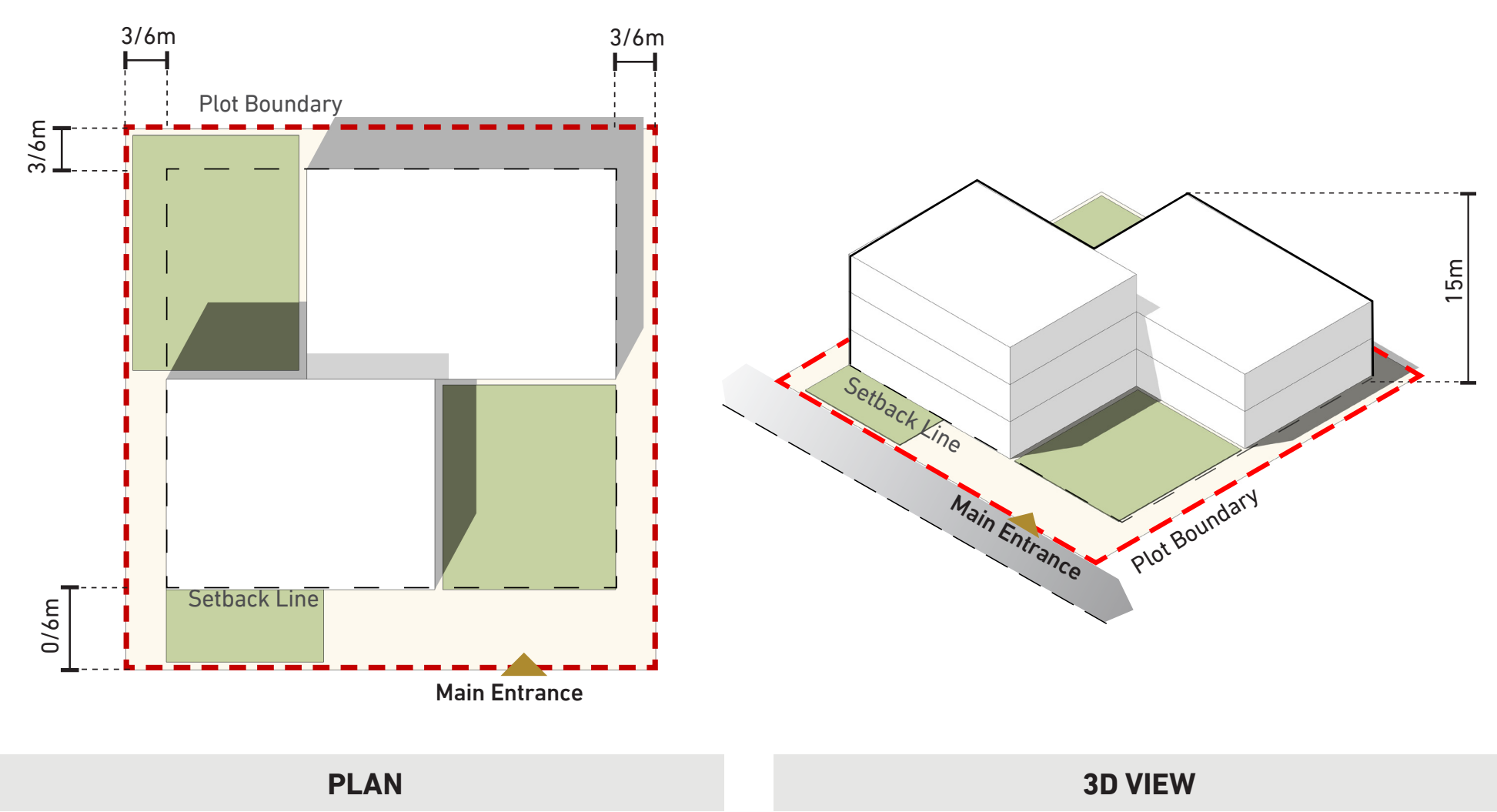


Figure 14: AlUla Neighborhood/ Local Retail and F&B Plan and View for Semi-Detached Typology

Commercial Retail Plots Guidelines

Category RT2: NEIGHBORHOOD/LOCAL RETAIL AND F&B (Warehouse Retail)

Description: The Warehouse Retail Zone (RT3) is established to accommodate businesses that encompass elements of retail, warehouse and industrial functions together. The permissible commercial activities typically are “stand alone” or “big box” developments that require larger lots. As big box retail, warehouse and light industrial functions are complementary, developments within this zone shall operate as a single entity, and subletting retail or warehousing activities are not supported.

The regulations provided in the below table shall apply to all new and redeveloped plots and plots that have been rezoned to the Warehouse Centre Land Use.

Development Regulations	
USES	
Land use Level 1	Commercial Services - Retail
Land use Level 2	Warehouse Retail
Permitted Uses	- Single-user Big box retail and warehousing - All types of light industrial use - Product showroom
Prohibited Uses	- Major Infrastructure Installations - General industrial, special industrial - Worker's dormitory, Religious use, Vehicle park (car/lorry) - All other type of commercial use
Conditional Uses	Complementary uses not exceeding 35% of the GFA dependent on RCU approval
Ancillary Uses	- Electrical substation (ESS) - Refuse area - Management Office, meeting room - Display area(own products)
Average Plot Size	3,000 sqm
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	10%
Maximum FAR	1.0
BUILDING	
Maximum Height (Roof Line)	19.2m (metres) (including maximum 1.2m parapet), 3 Storeys
Basement Floors	2
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	6m
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 6 m; Side 6m and Rear - 6m
Basement Setback	- Common lot boundaries: 0 m - All lot boundaries fronting roads: 3 m (min) (to allow for any below grade services that may be required and ensure the viable growth of trees)

Development Regulations

SERVICE AREAS AND EQUIPMENT

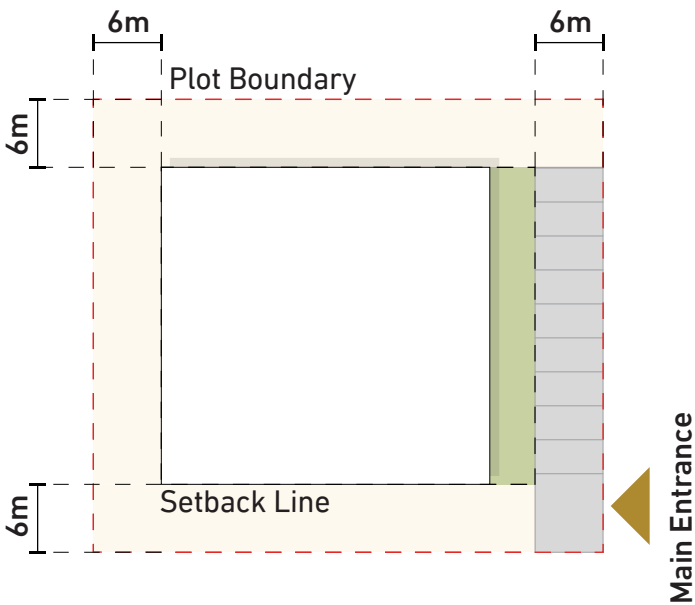
Loading Docks	- Loading docks, if any, shall be located to the rear of the building. - Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
Outdoor Storage Area	- Common lot boundaries: 0 m - All lot boundaries fronting roads: 3 m (min) (to allow for any below grade services that may be required and ensure the viable growth of trees)
Refuse Storage Areas	N/A
Mechanical Equipment	N/A

PARKING

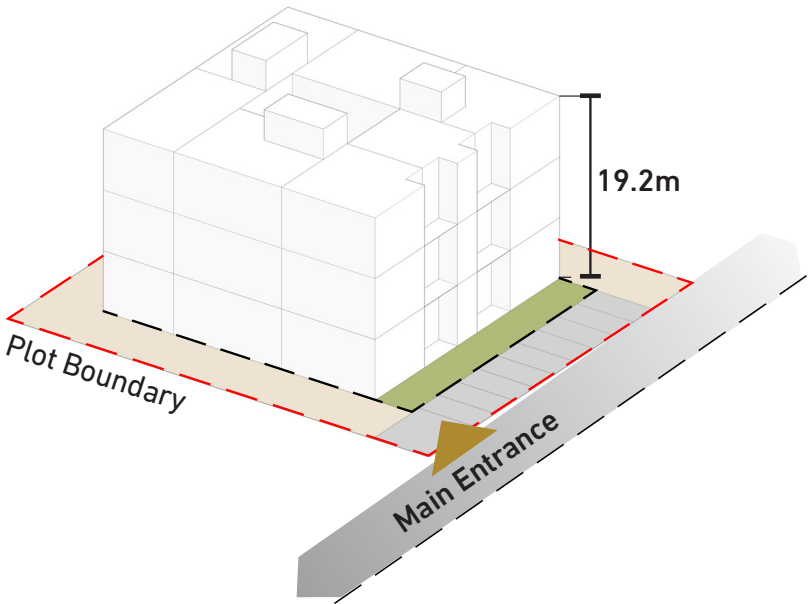
Parking Rate	1 Car park per 40sqm GFA (Further parking requirements for cycles, lorries and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	All Around
Height of Boundary wall	2m



PLAN



3D VIEW

Figure 15: AlUla Warehouse Retail Plan and View

Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the Mixed Use Office, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.

