



AlUla Central & South

Residential & Mixed Use Typology Guidelines

February 2025

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Residential & Mixed Use 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 Zara’ib and Outer Core Areas.

The intent of the Master Plan 2 is to provide the support needed 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 these districts. This booklet will provide the Land use typology guidelines for residential and mixed use plots to be developed within these districts, as outlined in the below table.

Table 1: Residential and Mixed Use Land Use Typologies Guidelines List (Base Districts)

Land use Code	Land use Code Level 2	Land Use Level 1	Land Use Level 2
MU (Mixed Use)	MU	Mixed Use	Planned Unit Development
	MUR1	Mixed Use	Residential Mixed Use High Density
	MUR2	Mixed Use	Residential Mix Use Low to Medium Density
RE (Residential)	R1	Residential	Residential High Density
	R2	Residential	Residential Medium Density 2
	R3	Residential	Residential Medium Density 1
	R4	Residential	Residential Low Density
	R4a	Residential	Residential Low Density - Luxury
	R5	Residential	Residential Special
	R6	Residential	Residential Agriculture





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

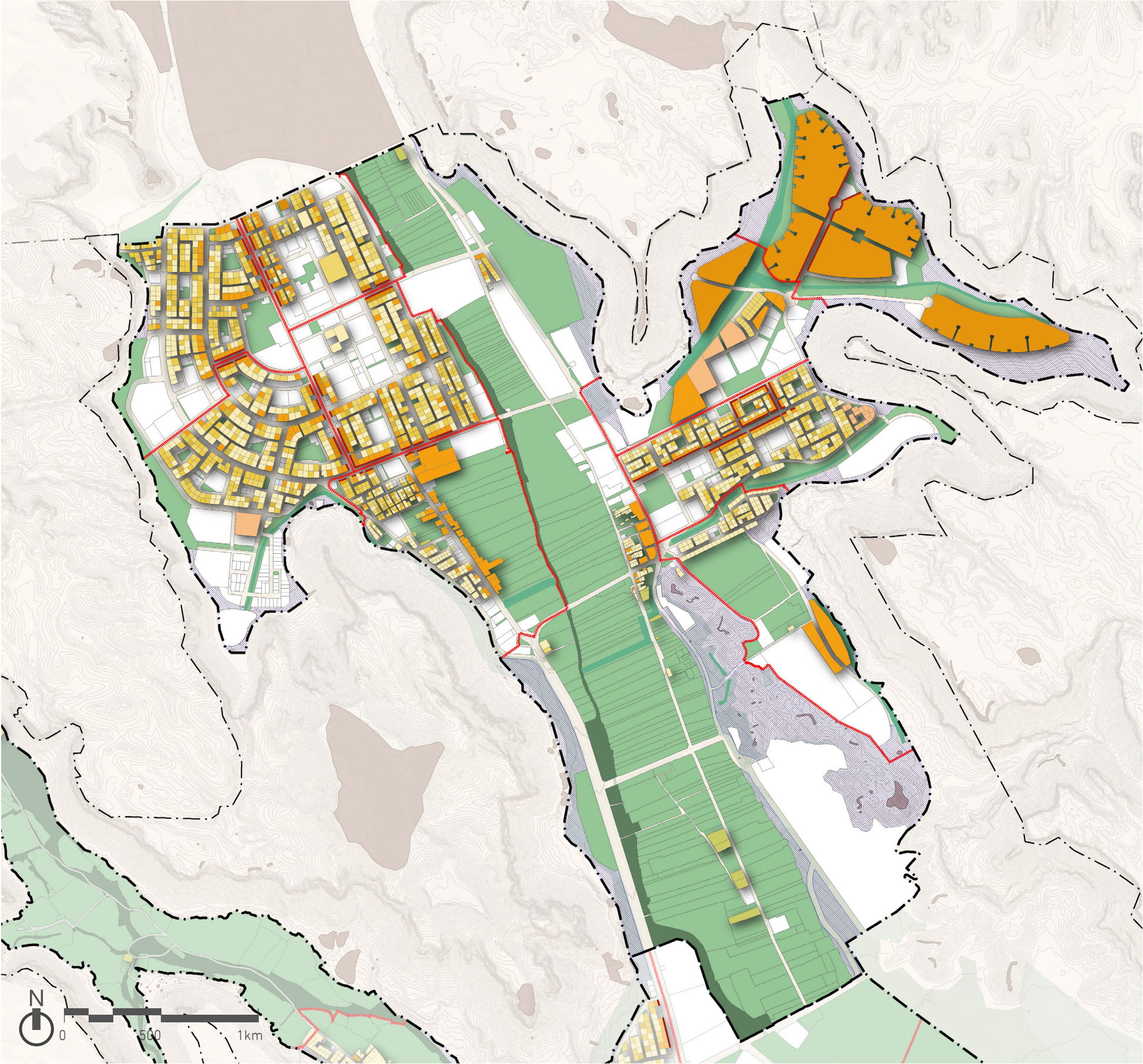
- OS1-Local Park
- OS2-Neighbourhood Park
- OS3-District Park
- OS4-Settlement Park
- OS5-Wadi Edge Park
- OS6-Plaza
- OS7-Sikkas
- WA-Wadi
- AG-Farms
- CE-Cemetery
- SS1-Support Services (Industrial)
- SS2-City Support Services
- PU1-Public Utility
- PU2-Transport Utility
- SP-Special Projects
- EN1-No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



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

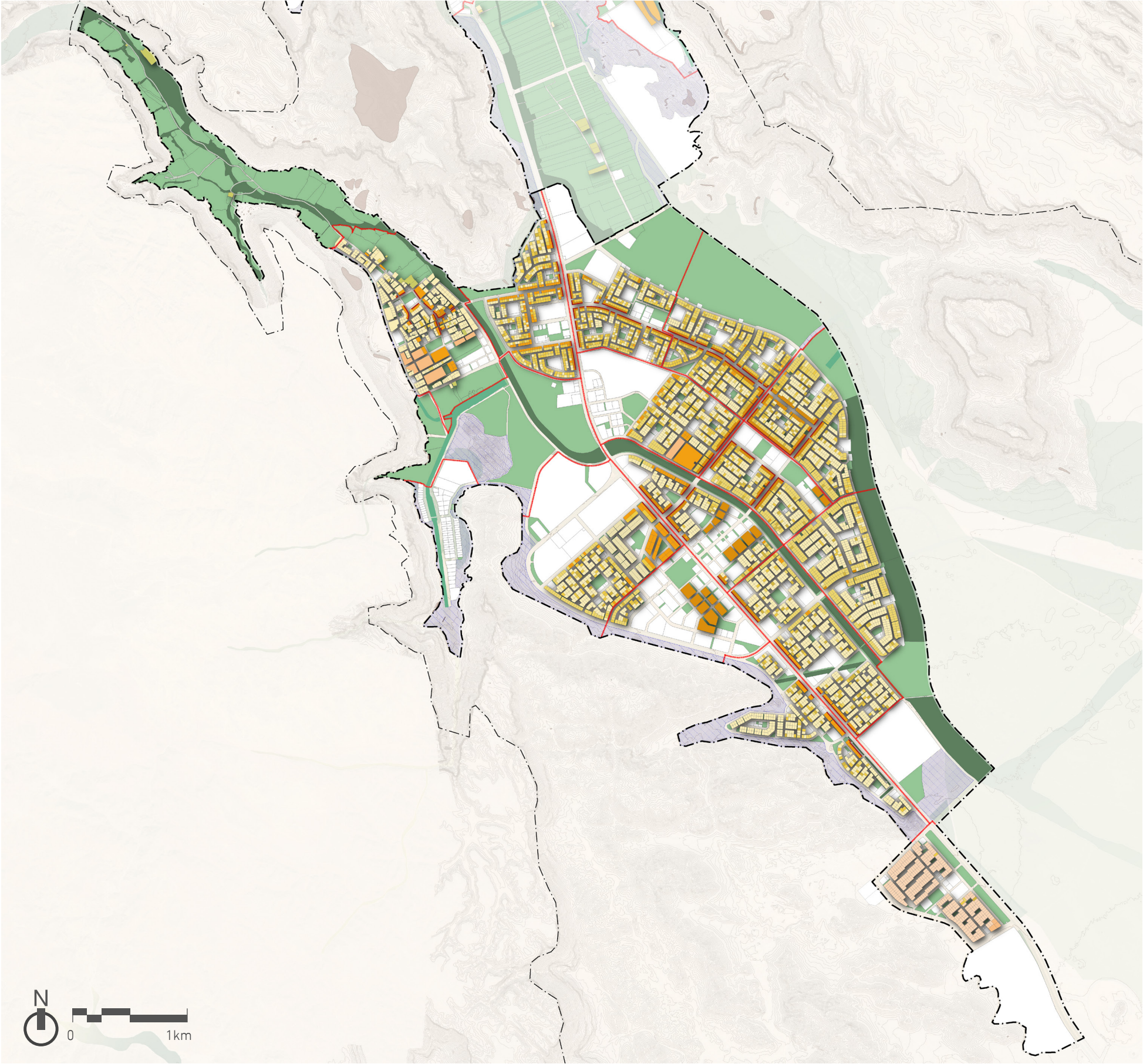
3. Residential and Mixed Use Plots Distribution

AlUla Central Residential and Mixed Use Land Use Plan



LEGEND	
R1-Residential High Density	MUR1-Residential Mixed Use High density
R2-Residential Medium Density 2	MUR2-Residential Mix Use Low to Medium density
R3-Residential Medium Density 1	WA-Wadi
R4-Residential Low Density	Farms and open spaces
R4a-Residential Low Density - Luxury	EN1-No build Zones
R5-Residential Special	Active Frontage
R6-Residential Agriculture	
MU-Planned Unit Development	

AlUla South Residential and Mixed Use Land Use Plan



LEGEND	
R1-Residential High Density	MUR1-Residential Mixed Use High density
R2-Residential Medium Density 2	MUR2-Residential Mix Use Low to Medium density
R3-Residential Medium Density 1	WA-Wadi
R4-Residential Low Density	Farms and open spaces
R4a-Residential Low Density - Luxury	EN1-No build Zones
R5-Residential Special	Active Frontage
R6-Residential Agriculture	
MU-Planned Unit Development	

4. Mixed Use Plots Guidelines

Category MU: PLANNED UNIT DEVELOPMENT

Description: The Planned Unit Development areas are large development parcels identified as land backs within the Eastern Canyon of AlUla Central district to plan residential and hospitality uses based market demands and local need. Only a gross FAR is estimated for these plots. A Design review panel should be established for reviewing the design proposal for these plots.

Development Regulations	
USES	
Land use Level 1	Mixed Use
Land use Level 2	Planned Unit Development
Permitted Uses	- Commercial/retail use, eating establishments and other activity-generating uses on the 1st floor - Residential/ home office use above the 1st floor - Multi-family residential apartments - Residential Hospitality Use
Prohibited Uses	- Large scale commercial complex, like malls and shopping complex - All type of industrial uses and petrol stations - Major Infrastructure Installations /A - Commercial uses that cause or are likely to cause dis-amenity to the residents are not allowed. For example, nightclubs and karaoke lounges may only be allowed on a case-by-case basis.
Conditional Uses	- Public Facilities - Service apartments - Hotel
Ancillary Uses	- Electrical substation (ESS) - Refuse area
Average Plot Size	N/A
COVERAGE	
Maximum Plot Coverage	50%
Minimum Landscape Coverage	35%
Maximum FAR	0.5-1
GFA	
GFA Distribution for Plots without Permitted Hospitality	75% - Residential; 25% - Retail
GFA Distribution for Plots with Permitted Hospitality	55% - Residential; 20% - Hospitality; 25% - Retail
BUILDING	
Maximum Height (Roof Line)	Apartment buildings - 19.2 m (metres) (including maximum 1.2m parapet); 4 Floors/Storeys Residential Villas – 13.2m (meters)(including maximum 1.2m parapet); 3 Floors/Storeys
Basement Floors	2
Floor to Floor Height	6m (Ground Floor) 4m (all Other Floors)
BUILDING SETBACK (MINIMUM)	
Main Building (Semi-Detached)	Front - 6m; Sides - 0/6m and Rear - 3/6m
Main Building (Detached)	Front - 6m; 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 or designated locations - 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 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 150sqm GFA (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.)



Figure 3: AlUla South Planned Unit Development View

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

2. The Planned Unit Developments should undergo a design review exercise so that the proposed sub parcellation, building use and architectural style can be reviewed by an RCU appointed panel in order to achieve the project vision.

Mixed Use Plots Guidelines

Category MUR1: RESIDENTIAL MIXED USE HIGH DENSITY

General Description: The Residential Mixed Use High Density (MUR1) is an area established to create housing with commercial development at the ground level. This is to ensure continuity in ground-level commercial activities. The district offers spaces for goods and services as well as living quarters to create a vibrant, mixed-use commercial district. Plots in this land use category are largely planned in City Centres and along public transport corridors.

The regulations provided in the below table shall apply to all new and redeveloped commercial - residential uses within the Mixed-Use High Density Land Use.

Development Regulations	
USES	
Land use Level 1	Mixed Use
Land use Level 2	Residential Mixed Use High Density
Permitted Uses	- Commercial/retail use, eating establishments and other activity-generating uses on the 1st floor - Residential/ home office use above the 1st floor - Multi-family residential apartments - Residential Hospitality Use
Prohibited Uses	- Large scale commercial complex, like malls and shopping complex - All type of industrial uses and petrol stations - Major Infrastructure Installations - Commercial uses that cause or are likely to cause dis-amenity to the residents are not allowed. For example, nightclubs and karaoke lounges may only be allowed on a case-by-case basis.
Conditional Uses	- Public Facilities - Service apartments - Hotel
Ancillary Uses	- Electrical substation (ESS) - Refuse area
Average Plot Size	Townhouse Type 1: 300 - 450 sqm Townhouse Type 2: 450 - 600 sqm Semi Detached: 600 - 1000 sqm Detached: 1000 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	20%
Maximum FAR	1.8
GFA	
GFA Distribution for Plots without Permitted Hospitality	75% - Residential; 25% - Retail
GFA Distribution for Plots with Permitted Hospitality	55% - Residential; 20% - Hospitality; 25% - Retail



Development Regulations

BUILDING

Maximum Height (Roof Line)	19.2 m (metres) (including maximum 1.2m parapet); 4 Floors/Storeys
Basement Floors	2
Floor to Floor Height	6m (Ground Floor) 4m (all Other Floors)

BUILDING SETBACK (MINIMUM)

Main Building (Townhouse Type 1)	Front - 3m, Sides - 0m and Rear - 3m
Main Building (Townhouse Type 2)	Front - 6m, Sides - 0m and Rear - 3m
Main Building (Semi Detached)	Front - 6m, Sides - 0/3m and Rear - 3m
Main Building (Detached)	Front - 6m, Sides - 3m and Rear - 3m

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 150sqm GFA and 1 per residential Unit (for avg. 200 sqm) (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)
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Parking Location	Required parking stalls shall be provided within the plot boundary or designated public car parking spaces
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FENCING AND WALLS

Location	Front - Not permitted; Rear and Sides - Not encouraged
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 MUR1 - Residential Mixed Use High density, other variations of the same may be used as long as they adhere to standards outlined for the land use typology.

3. All plots upto 300 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

4. For plots with active frontage, 0-3m front setback will be applicable on a case by case basis in order to maintain block and street consistency.

TOWNHOUSE TYPE 1: 300 - 450 SQM

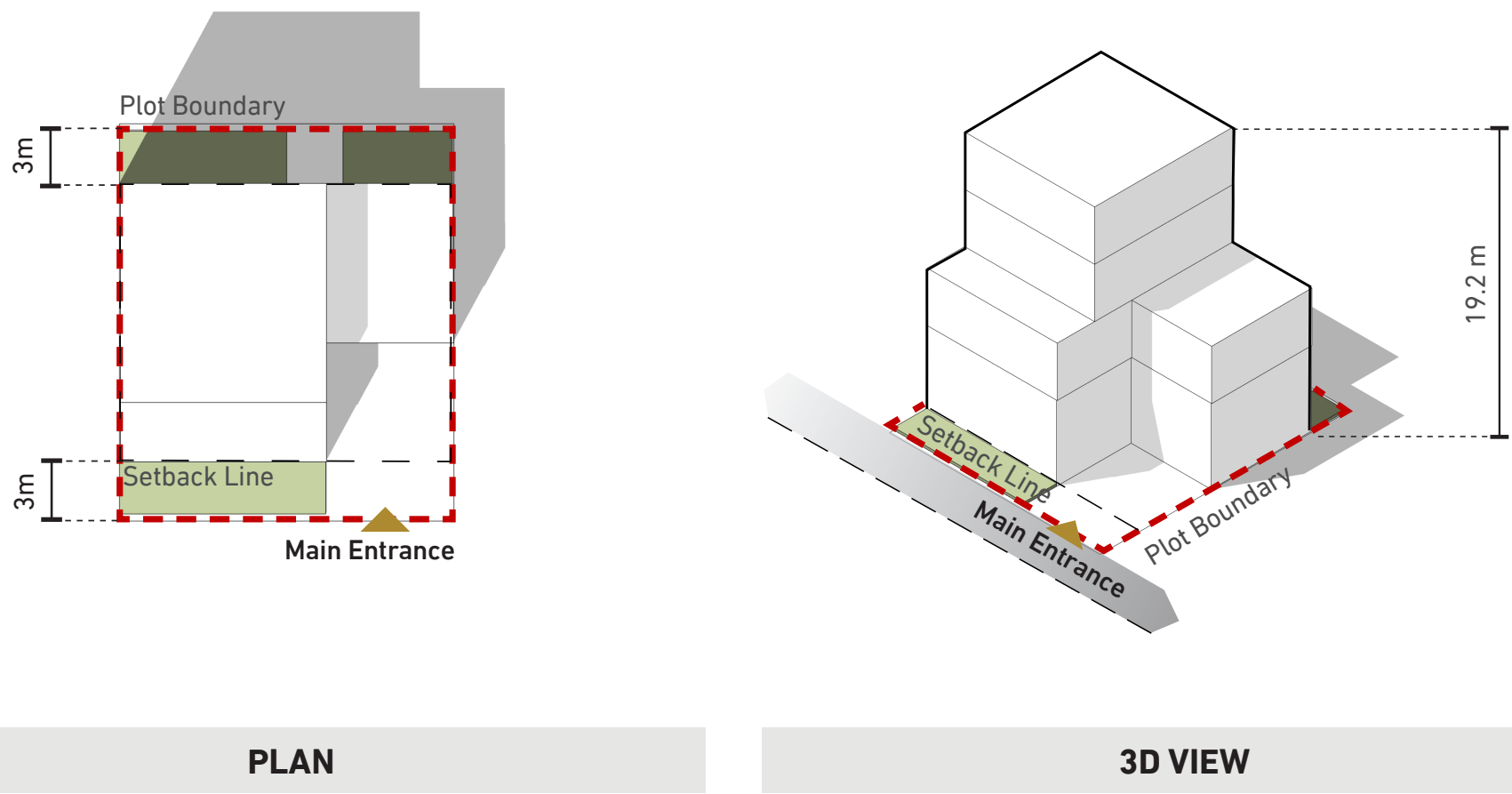


Figure 4: AlUla Residential Mixed Use High density Plan & View for Townhouse Type 1 Typology

TOWNHOUSE TYPE 2: 450 - 600 SQM

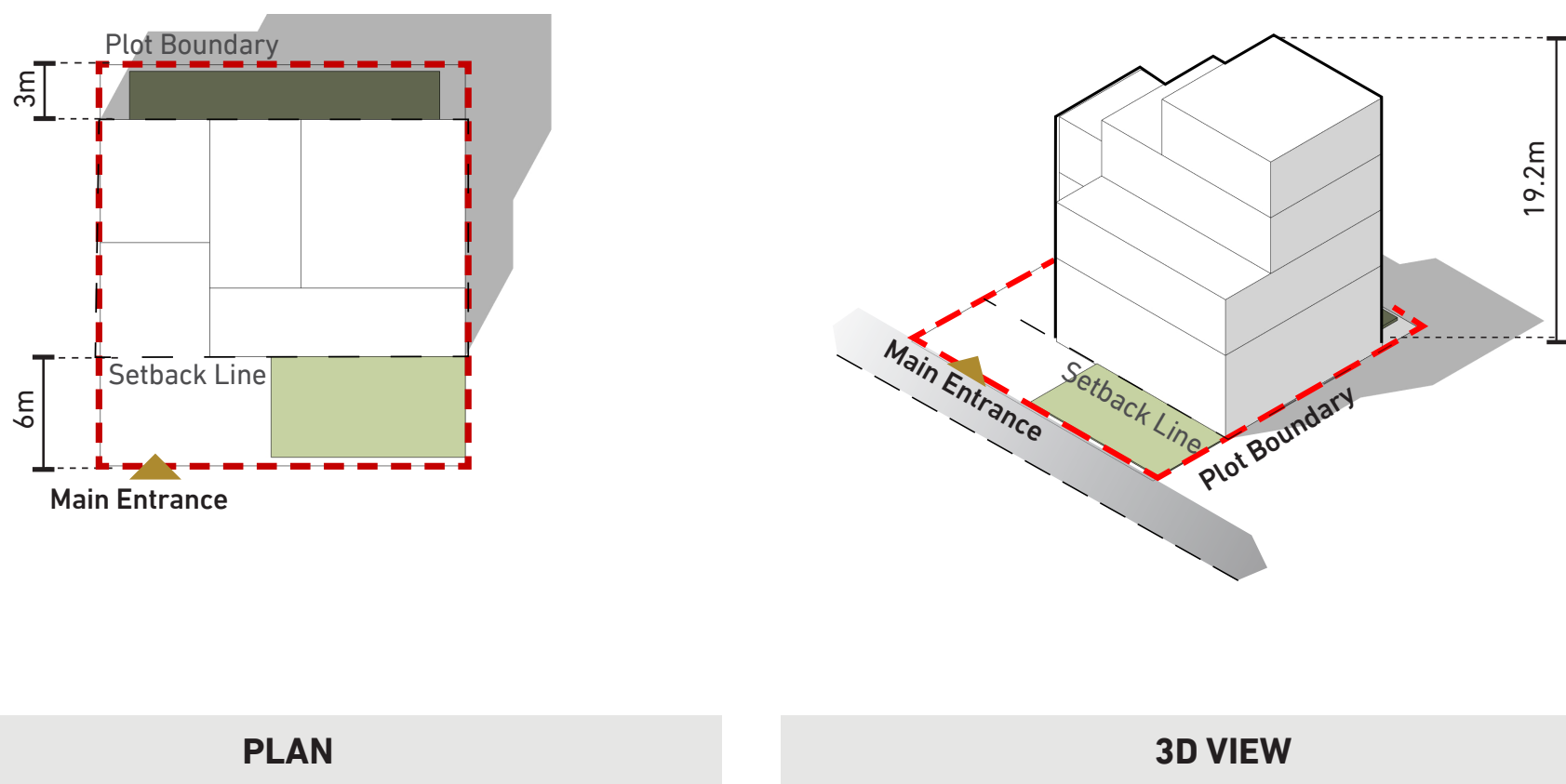
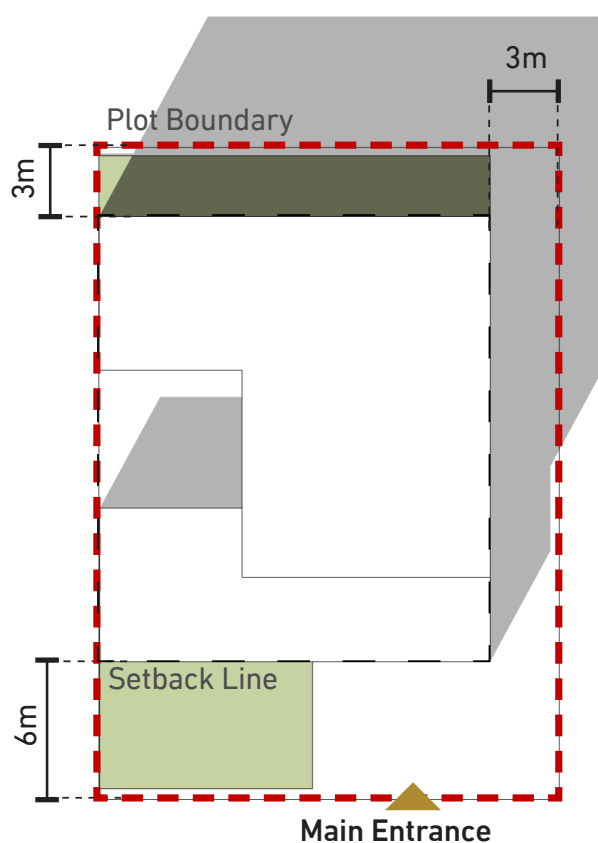
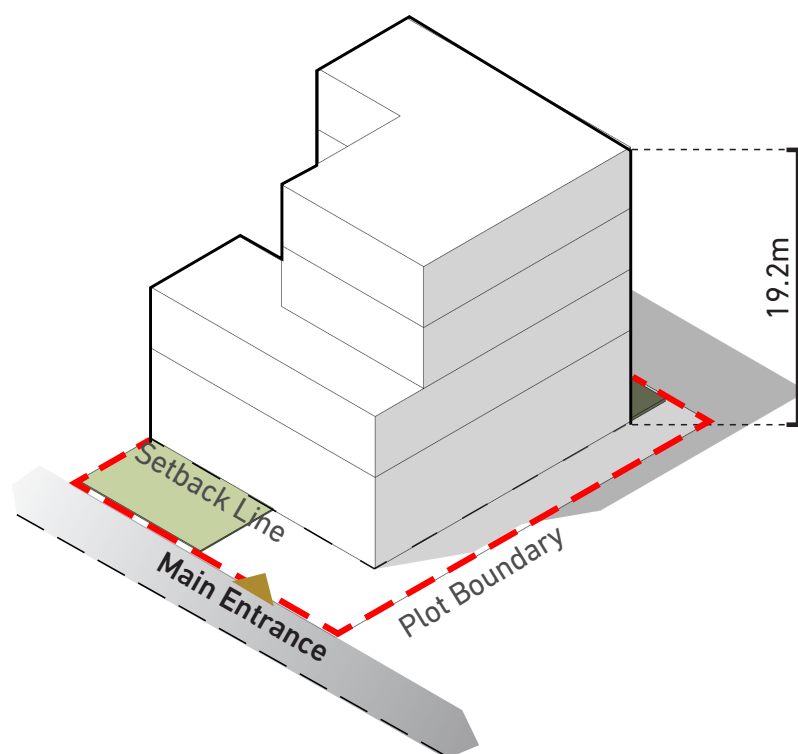


Figure 5: AlUla Residential Mixed Use High density Plan & View for Townhouse Type 2 Typology

SEMI-DETACHED: 600 - 1000 SQM



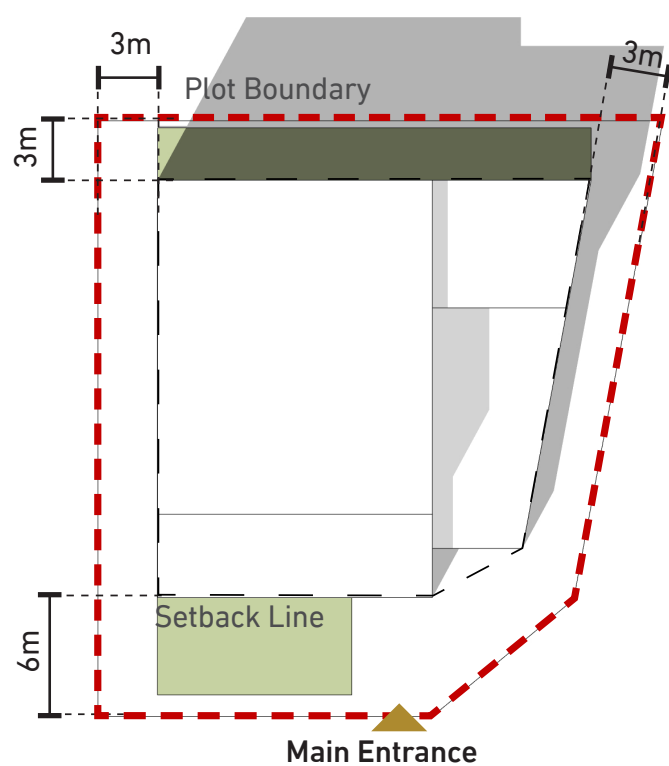
PLAN



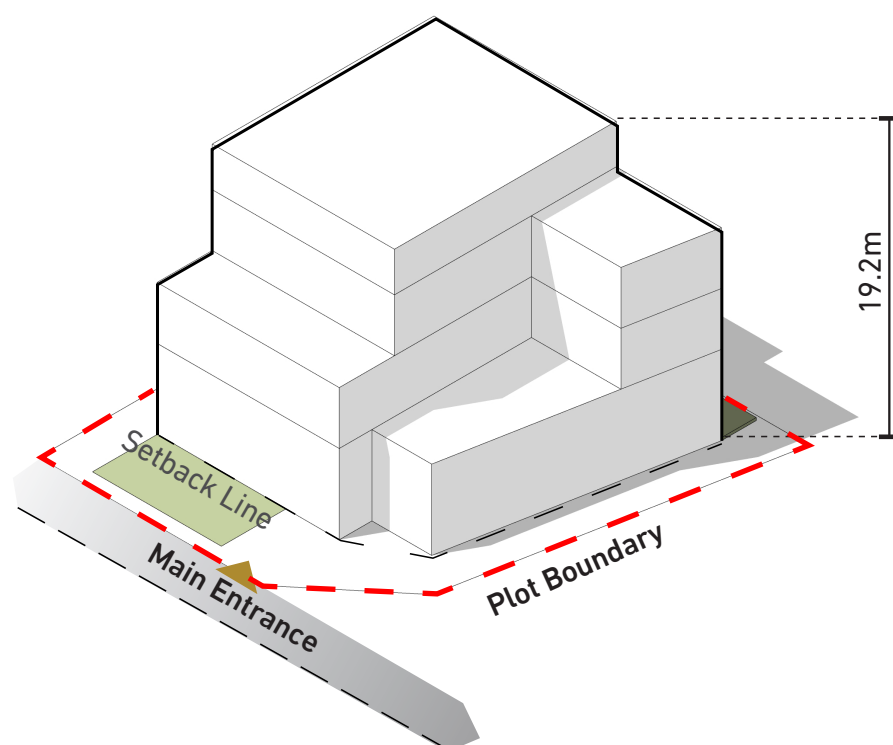
3D VIEW

Figure 6: AlUla Residential Mixed Use High density Plan & View for Semi Detached Typology

DETACHED: 1000 SQM AND ABOVE



PLAN



3D VIEW

Figure 7: AlUla Residential Mixed Use High density Plan & View for Detached Typology

Mixed Use Plots Guidelines

Category MUR2: RESIDENTIAL MIXED LOW TO MEDIUM DENSITY

General Description: The Residential Mixed Use Low to Medium Density (MUR2) is an area established to create housing with commercial development at the ground level, to ensure continuity in the ground level commercial activities. The district offers spaces for goods and services as well as living quarters to create a vibrant, mixed-use commercial district. Plots in this land use category are largely planned along public transport corridors and in proximity to Urban SEEDs

The regulations provided in the below table shall apply to all new and redeveloped commercial - residential uses within the Mixed Use Low to Medium Density Land Use.

Development Regulations	
USES	
Land use Level 1	Mixed Use
Land use Level 2	Residential Mixed Use Low to Medium density
Permitted Uses	- Commercial/retail use, eating establishments and other activity-generating uses on the 1st floor - Residential/ home office use above the 1st floor - Multi-family residential apartments - Residential Hospitality Use
Prohibited Uses	- Large scale commercial complex, like malls and shopping complex - All type of industrial uses and petrol stations - Major Infrastructure Installations - Commercial uses that cause or are likely to cause dis-amenity to the residents are not allowed. For example, nightclubs and karaoke lounges may only be allowed on a case-by-case basis.
Conditional Uses	- Public Facilities - Service apartments - Hotel
Ancillary Uses	- Electrical substation (ESS) - Refuse area
Average Plot Size	Townhouse Type 1: 200 - 550 sqm Townhouse Type 2: 550-650 Semi Detached: 650 - 1050 sqm Detached: 1050 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	20%
Maximum FAR	1.2
GFA	
GFA Distribution for Plots without Permitted Hospitality	75% - Residential; 25% - Retail
GFA Distribution for Plots with Permitted Hospitality	55% - Residential; 20% - Hospitality; 25% - Retail



Development Regulations

BUILDING

Maximum Height (Roof Line)	19.2 m (metres) (including maximum 1.2m parapet); 4 Floors/Storeys
Basement Floors	2
Floor to Floor Height	6m (Ground Floor) 4m (all Other Floors)

BUILDING SETBACK (MINIMUM)

Main Building (Townhouse Type 1)	Front - 3m, Sides - 0m and Rear - 3m
Main Building (Townhouse Type 2)	Front - 6m, Sides - 0m and Rear - 3m
Main Building (Semi- Detached)	Front - 6m, Sides - 0/3m and Rear - 3m
Main Building (Detached)	Front - 6m, Sides - 3m and Rear - 3m

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 150sqm GFA and 1 per residential Unit (for avg. 200 sqm) (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 or designated public car parking spaces

FENCING AND WALLS

Location	Front - Not permitted; Rear and Sides - Not encouraged
Height of Boundary wall	N/A

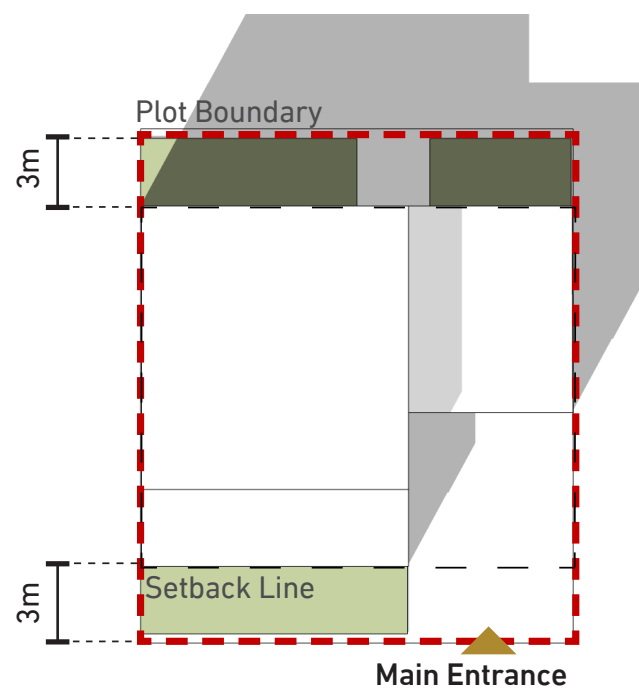
Notes: 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.

2. Form explorations of the MUR2 - Residential Mixed Use, other variations of the same may be used as long as they adhere to standards outlined for the land use typology.

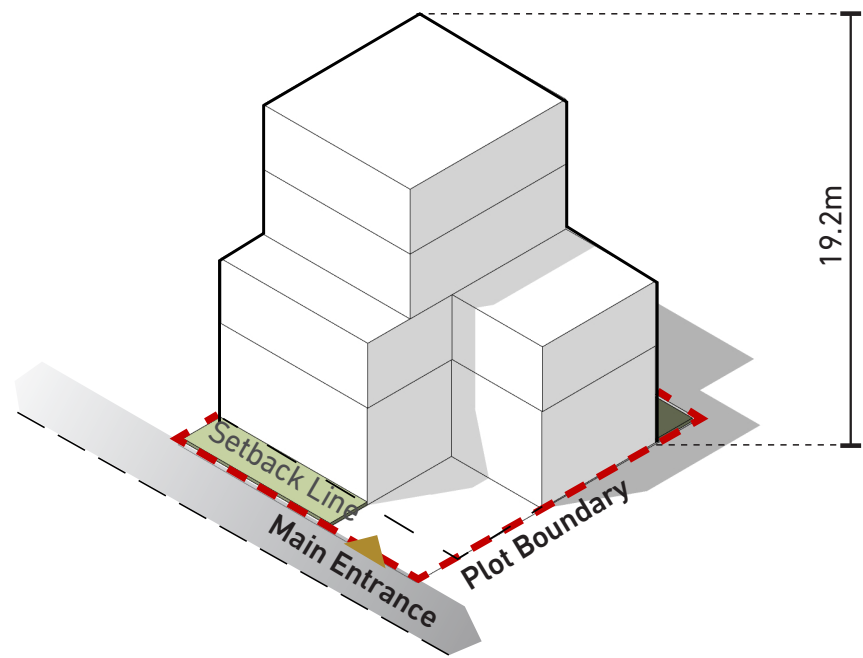
3. All plots upto 200 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

4. For plots with active frontage, zero front setback will be applicable on a case by case basis in order to maintain block and street consistency.

TOWNHOUSE TYPE 1: 200 - 550 SQM



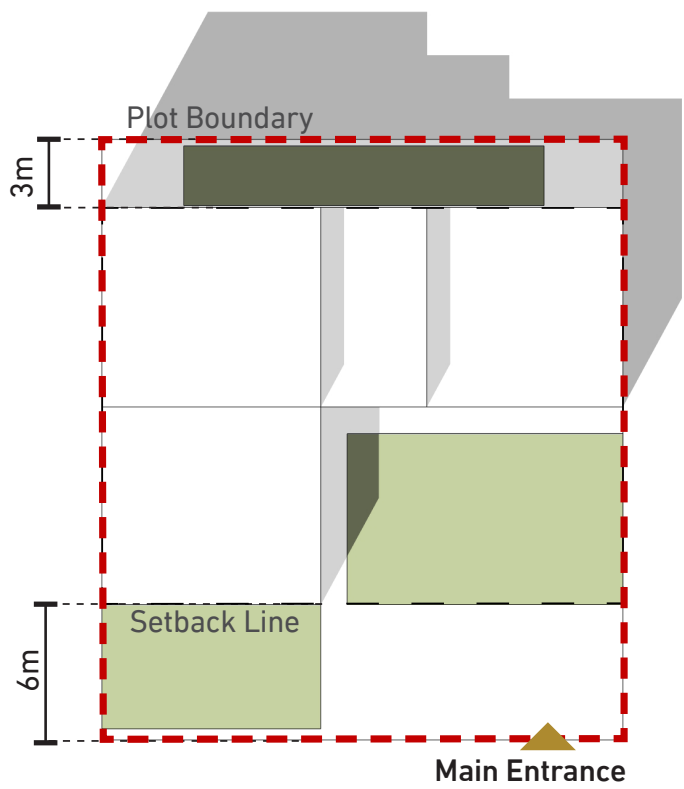
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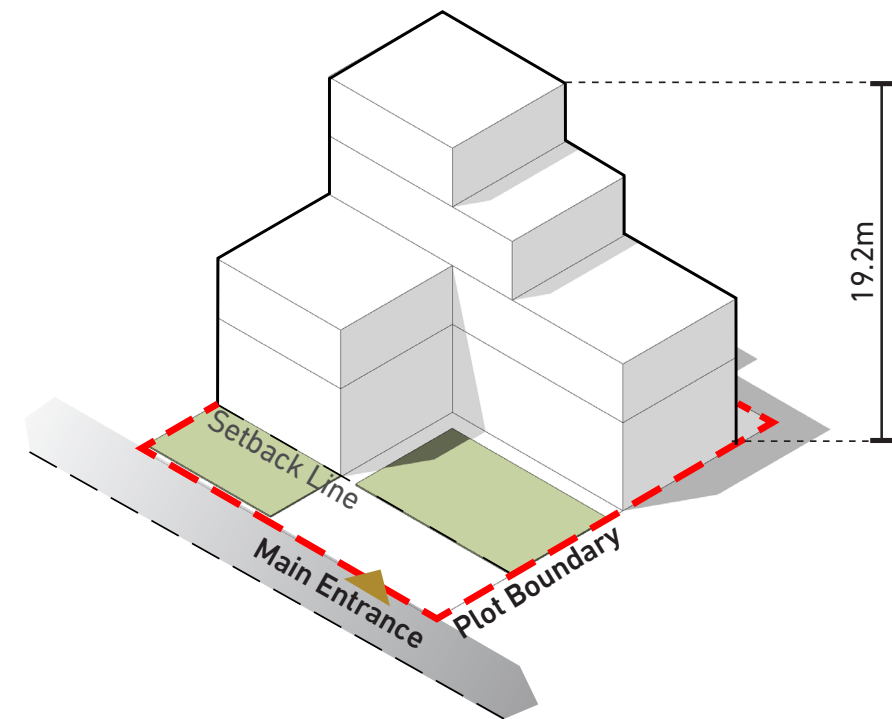
3D VIEW

Figure 8: AlUla Residential Mixed Use Low to Medium density Plan & View for Townhouse Type 1 Typology

TOWNHOUSE TYPE 2: 550 - 650 SQM



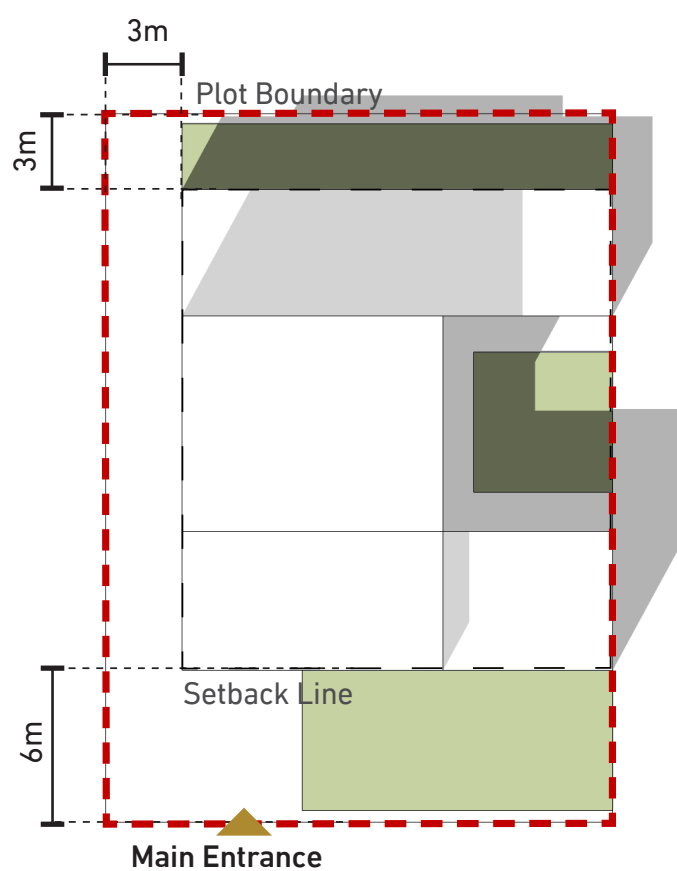
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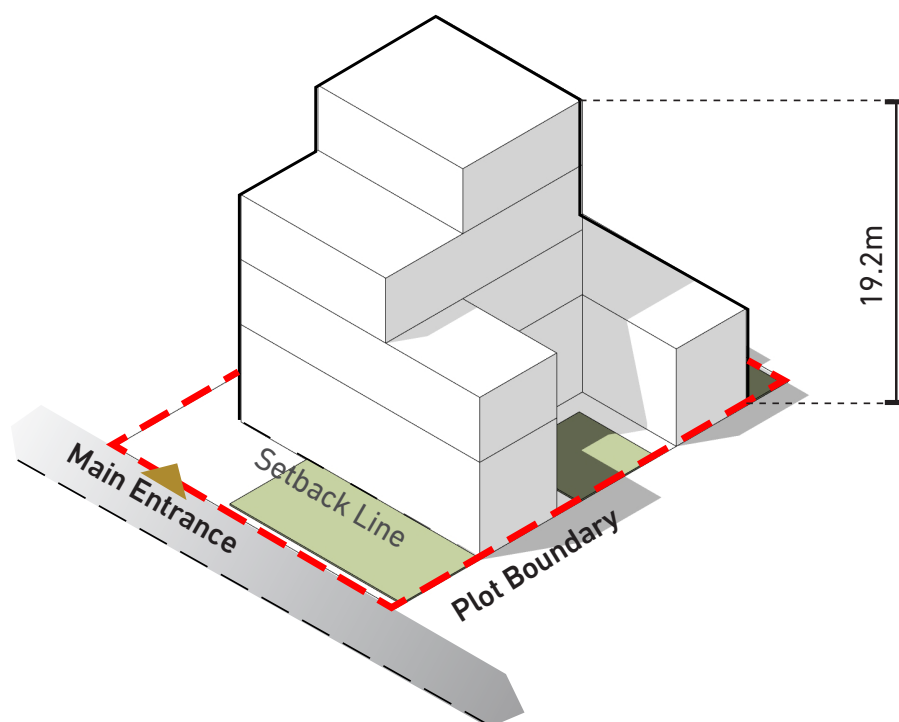
3D VIEW

Figure 9: AlUla Residential Mix Use Low to Medium density Plan & View for Townhouse Type 2 Typology

SEMI-DETACHED: 650 - 1050 SQM



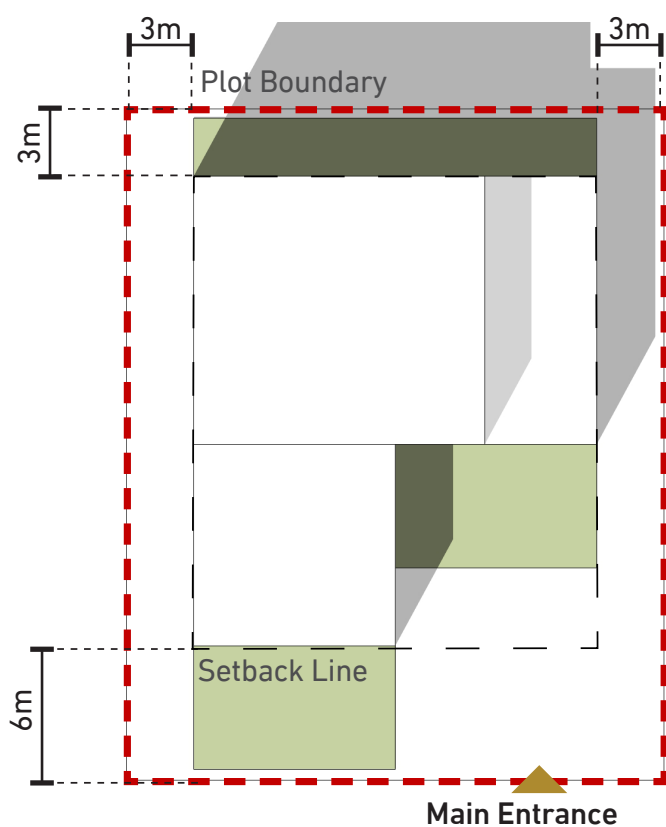
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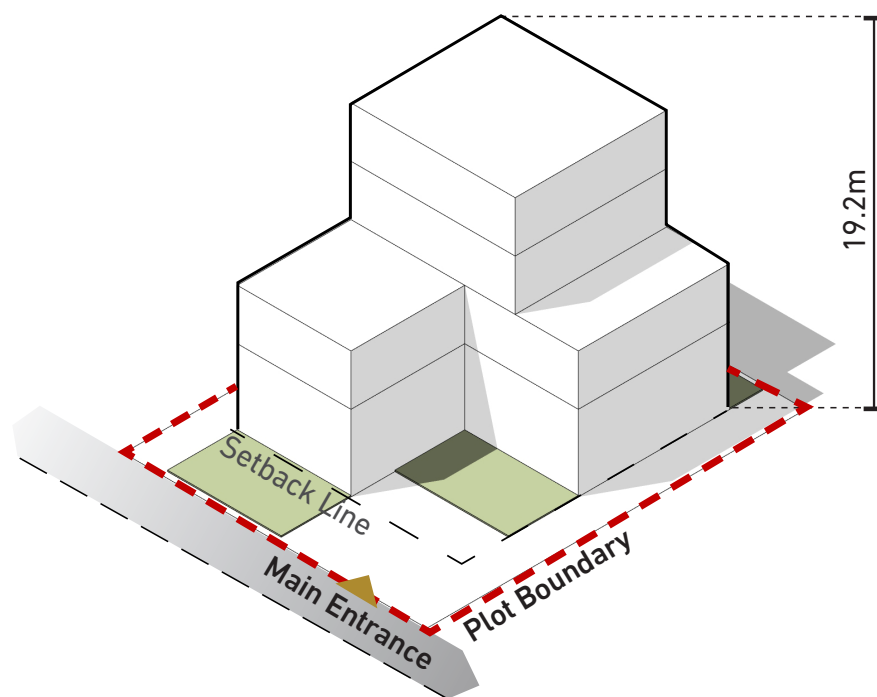
3D VIEW

Figure 10: AlUla Residential Mix Use Low to Medium density Plan & View for Semi-Detached Typology

DETACHED: 1050 SQM AND ABOVE



PLAN



3D VIEW

Figure 11: AlUla Residential Mix Use Low to Medium density Plan & View for Detached Typology

5. Residential Plots Guidelines

Category R1: RESIDENTIAL HIGH DENSITY

General Description: The Residential High Density (R1) is a land use established in the proximity to the centres and key public transport corridors of AlUla Central and South Districts. They shall provide high-quality, high density living for those who desire an urban lifestyle with easy access to regional goods and services. Communal facilities with generous open space are encouraged to enhance the quality of living in this high density environment.

The regulations provided in the below table shall apply to all new and redeveloped residential plots, and plots that have been re-zoned to the Residential High Density Land Use.

Development Regulations	
USES	
Land use Level 1	Residential
Land use Level 2	Residential High density
Permitted Uses	• Low and medium rise multifamily apartments • Shop within apartment complex not exceeding 60 m² of floor area or 5% of GFA • Clubhouse
Prohibited Uses	• General Commercial uses • Industrial uses • Major infrastructure • Single Family Residential developments
Conditional Uses	• Standalone food outlet with less than 50 seats • Hotels (incl. its ancillary uses) • Public facilities • Home Offices
Ancillary Uses	• Car parking garage • Guard house • Maids' quarters • Outdoor kitchen • Store rooms
Average Plot Size	Townhouse Type 1: 200 - 450 sqm Townhouse Type 2: 450 - 750 sqm Semi Detached/ Apartments: 750 - 1050 sqm Detached/ Apartments: 1050 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	20%
Maximum FAR	1.8
GFA	
GFA Distribution for Plots without Permitted Hospitality	100% - Residential
GFA Distribution for Plots with Permitted Hospitality	50% - Residential; 50% - Hospitality



Development Regulations

BUILDING

Maximum Height (Roof Line)	17.2m (Metres) (including maximum 1.2m parapet); 4 floors/Storeys
Basement Floors	2
Maximum Height for Accessory Buildings	4 m
Floor to Floor Height	4m (all Floors)

BUILDING SETBACK (MINIMUM)

Main Building (Townhouse Type 1)	Front - 3 m; Sides - 0m and Rear - 3m
Main Building (Townhouse Type 2)	Front - 6 m; Sides - 0m and Rear - 3m
Main Building (Semi Detached/ Apartments)	Front - 6 m; Sides - 0/3m and Rear - 3m
Main Building (Detached/ Apartments)	Front - 6 m; Sides - 3m and Rear - 3m

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 150sqm GFA (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 or designated communal parking lots. Visitor parking can be designated on street in consultation with RCU.

FENCING AND WALLS

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

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 R1 - High Density Residential, other variations of the same may be used as long as they adhere to standards outlined for the land use typology.

3. All plots upto 200 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

TOWNHOUSE TYPE 1: 200 - 450 SQM

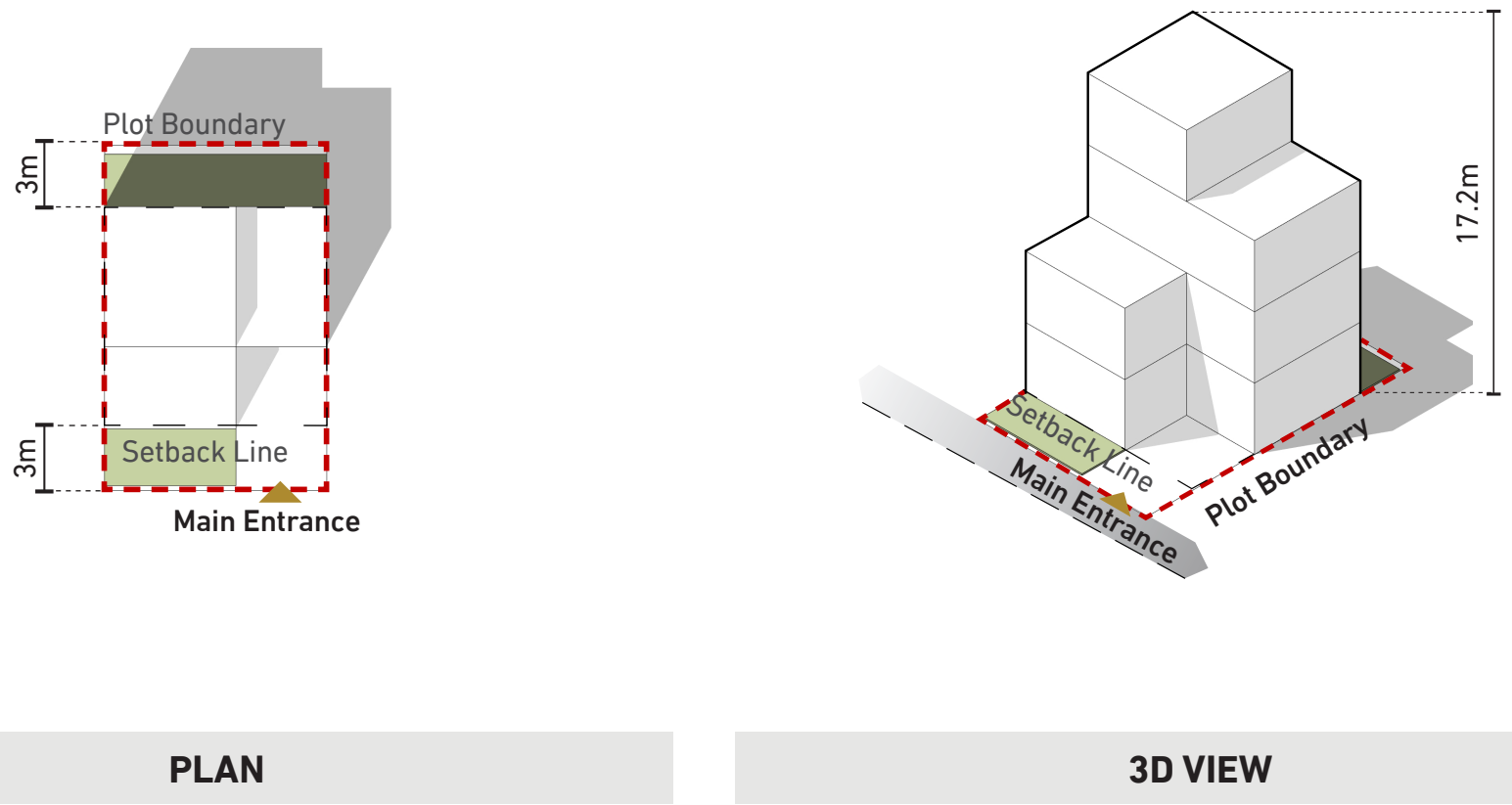


Figure 12: AlUla Residential High Density Plan and View for Townhouse Type 1 Typology

TOWNHOUSE TYPE 2: 450 - 750 SQM

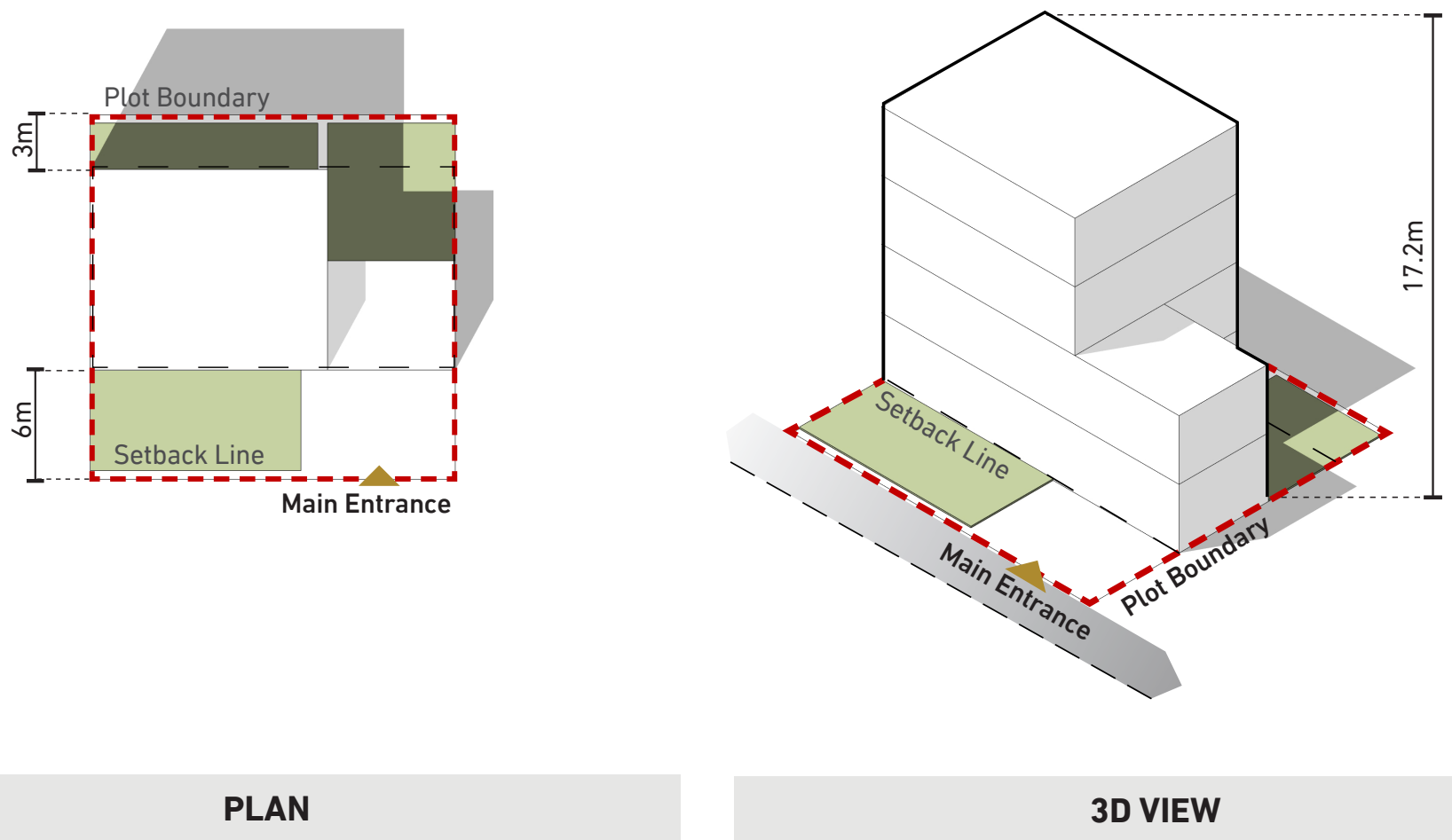
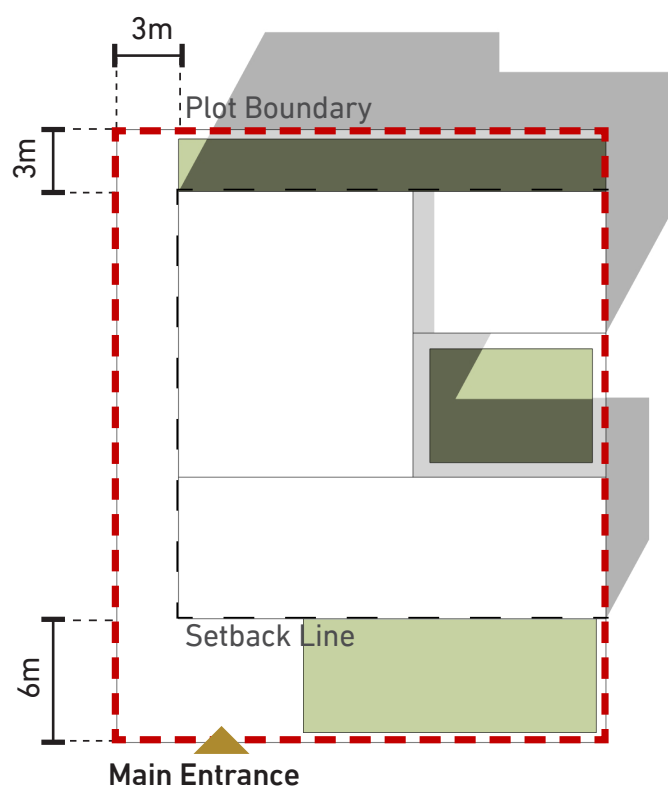
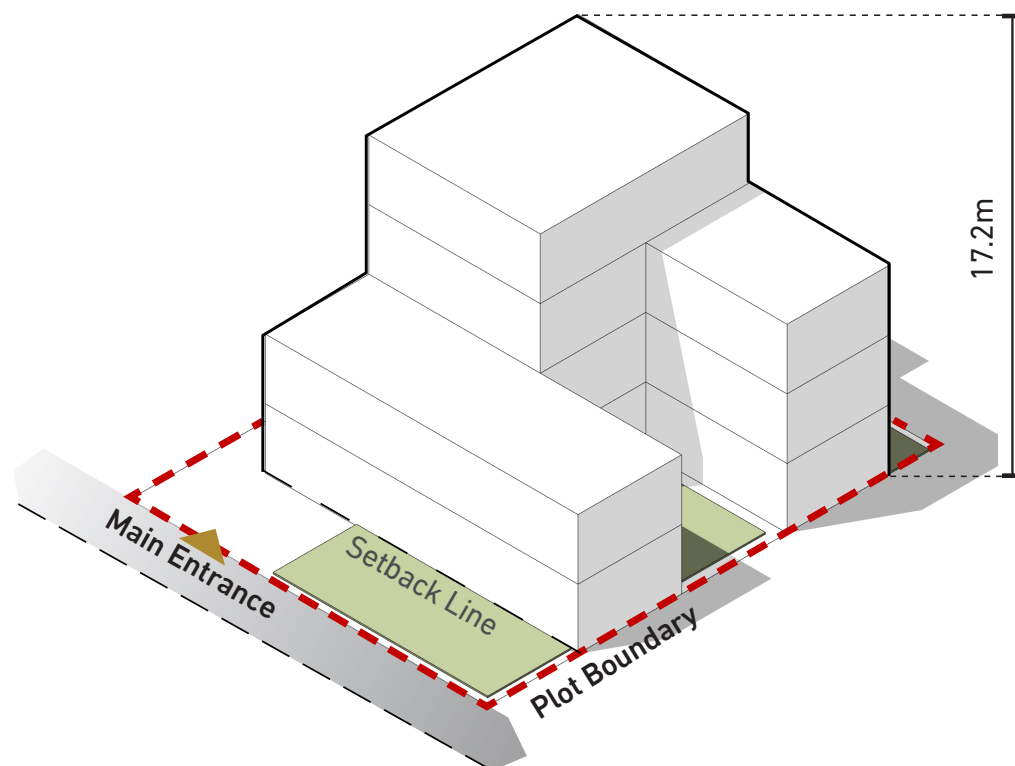


Figure 13: AlUla Residential High Density Plan and View for Townhouse Type 2 Typology

SEMI-DETACHED: 750 - 1050 SQM



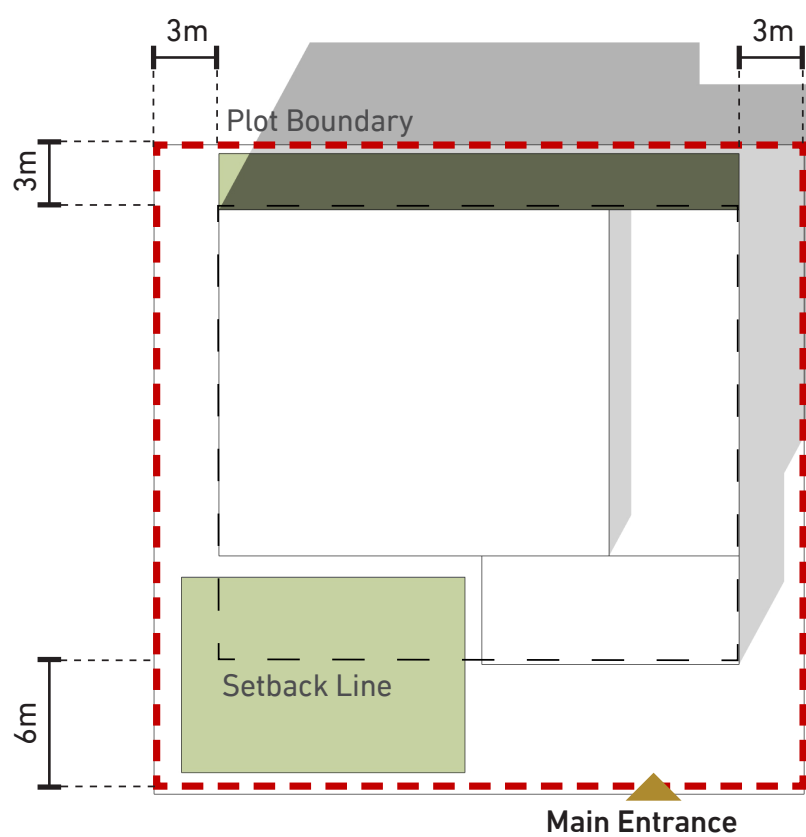
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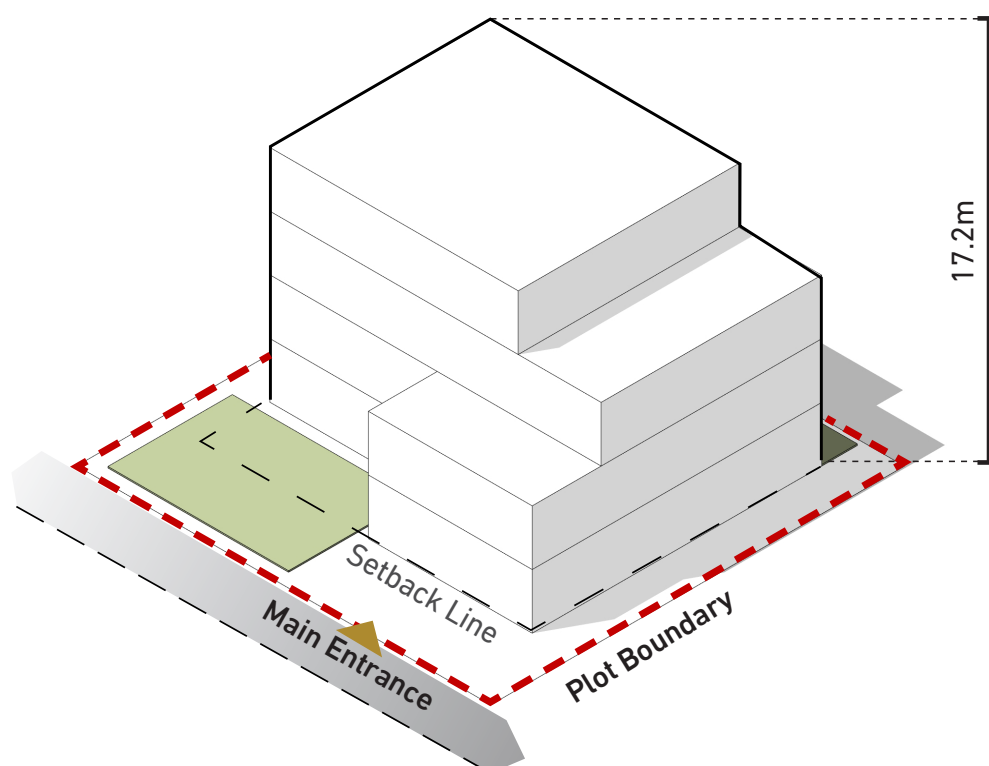
3D VIEW

Figure 14: AlUla Residential High Density Plan and View for Semi-Detached Typology

DETACHED: 1050 SQM AND ABOVE



PLAN



3D VIEW

Figure 15: AlUla Residential High Density Plan and View for Detached Typology

Residential Plots Guidelines

Category R2: RESIDENTIAL MEDIUM DENSITY 2

General Description: The Residential Medium Density 2 (R2) is a land use established in the proximity to the key public transport corridors and within Urban SEEDs of AlUla Central and South Districts, to provide high-quality, high density living for those who desire an urban lifestyle with easy access to regional goods and services. Communal facilities with generous open space are encouraged to enhance the quality of living in this high density environment.

The regulations provided in the below table shall apply to all new and redeveloped residential plots and plots that have been rezoned to the Residential Medium Density 2 Land Use.

Development Regulations

USES	
Land use Level 1	Residential
Land use Level 2	Residential Medium density 2
Permitted Uses	• Low and medium rise multifamily apartments and town houses • Shop within apartment complex not exceeding 60 m² of floor area or 5% of GFA • Clubhouse
Prohibited Uses	• General Commercial uses • Industrial uses • Major infrastructure • Single Family Residential developments
Conditional Uses	• Standalone food outlet with less than 50 seats • Hotels (incl. its ancillary uses) • Public facilities • Home Offices
Ancillary Uses	• Car parking garage • Guard house • Maids' quarters • Outdoor kitchen • Store rooms
Average Plot Size	Townhouse Type 1: 200 - 450 sqm Townhouse Type 2: 450 - 750 sqm Semi Detached: 750 - 1100 sqm Detached: 1100 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	20%
Maximum FAR	1.5
GFA	
GFA Distribution for Plots without Permitted Hospitality	100% - Residential
GFA Distribution for Plots with Permitted Hospitality	50% - Residential; 50% - Hospitality

Development Regulations

BUILDING

Maximum Height (Roof Line)	13.2m (Metres) (including maximum 1.2m parapet); 3 floors/Storeys
Basement Floors	1
Maximum Height for Ancillary Buildings	4 m
Floor to Floor Height	4m (all Floors)

BUILDING SETBACK (MINIMUM)

Main Building (Townhouse Type 1)	Front - 3 m; Sides - 0m and Rear - 3m
Main Building (Townhouse Type 2)	Front - 6 m; Sides - 0m and Rear - 3m
Main Building (Semi Detached)	Front - 6 m; Sides - 0/3m and Rear - 3m
Main Building (Detached)	Front - 6 m; Sides - 3m and Rear - 3m

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 150sqm GFA (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 or designated communal parking lots. Visitor parking can be designated on street in consultation with RCU.

FENCING AND WALLS

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

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 R2 - Medium Density 2 Density Residential, other variations of the same may be used as long as they adhere to standards outlined for the land use typology.

3. All plots up to 200 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

TOWNHOUSE TYPE 1: 200 - 450 SQM

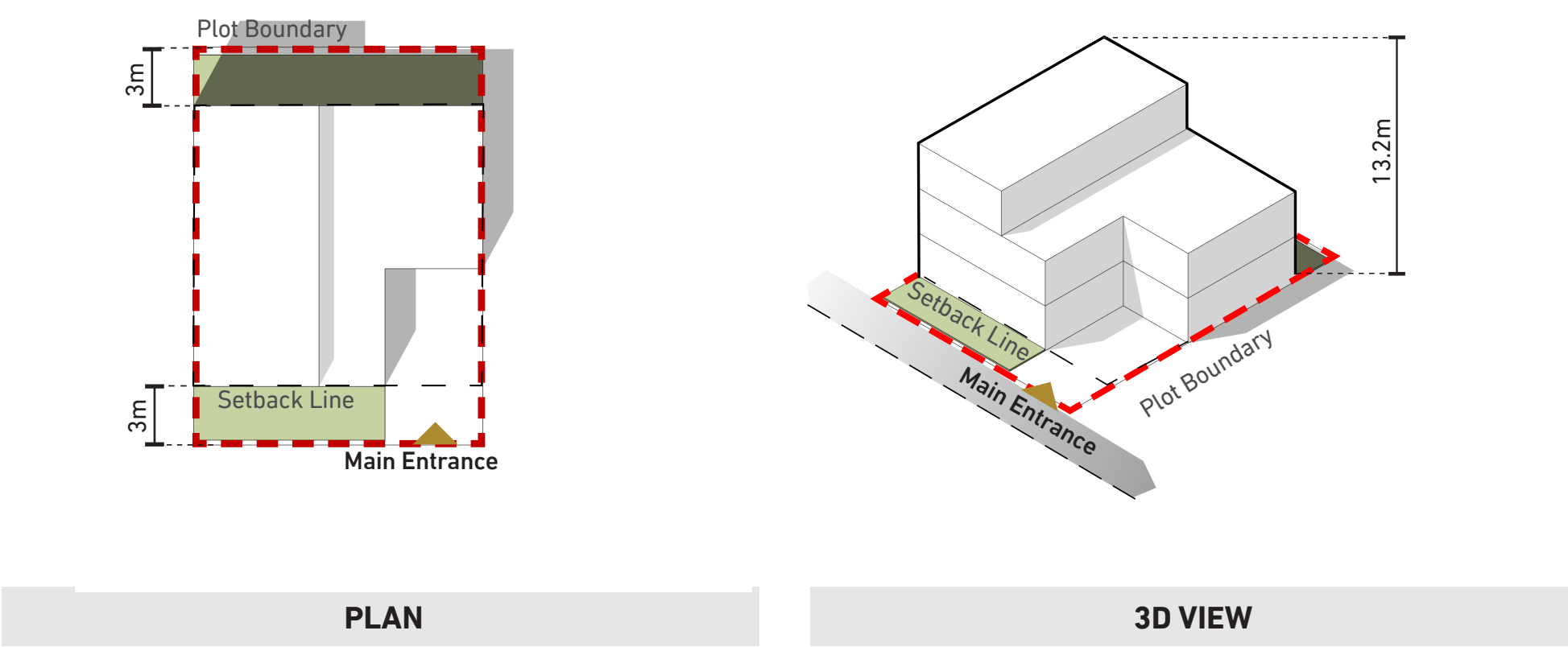


Figure 16: AlUla Residential Medium Density 2 Plan and View for Townhouse Type 1 Typology

TOWNHOUSE TYPE 2: 450 - 750 SQM

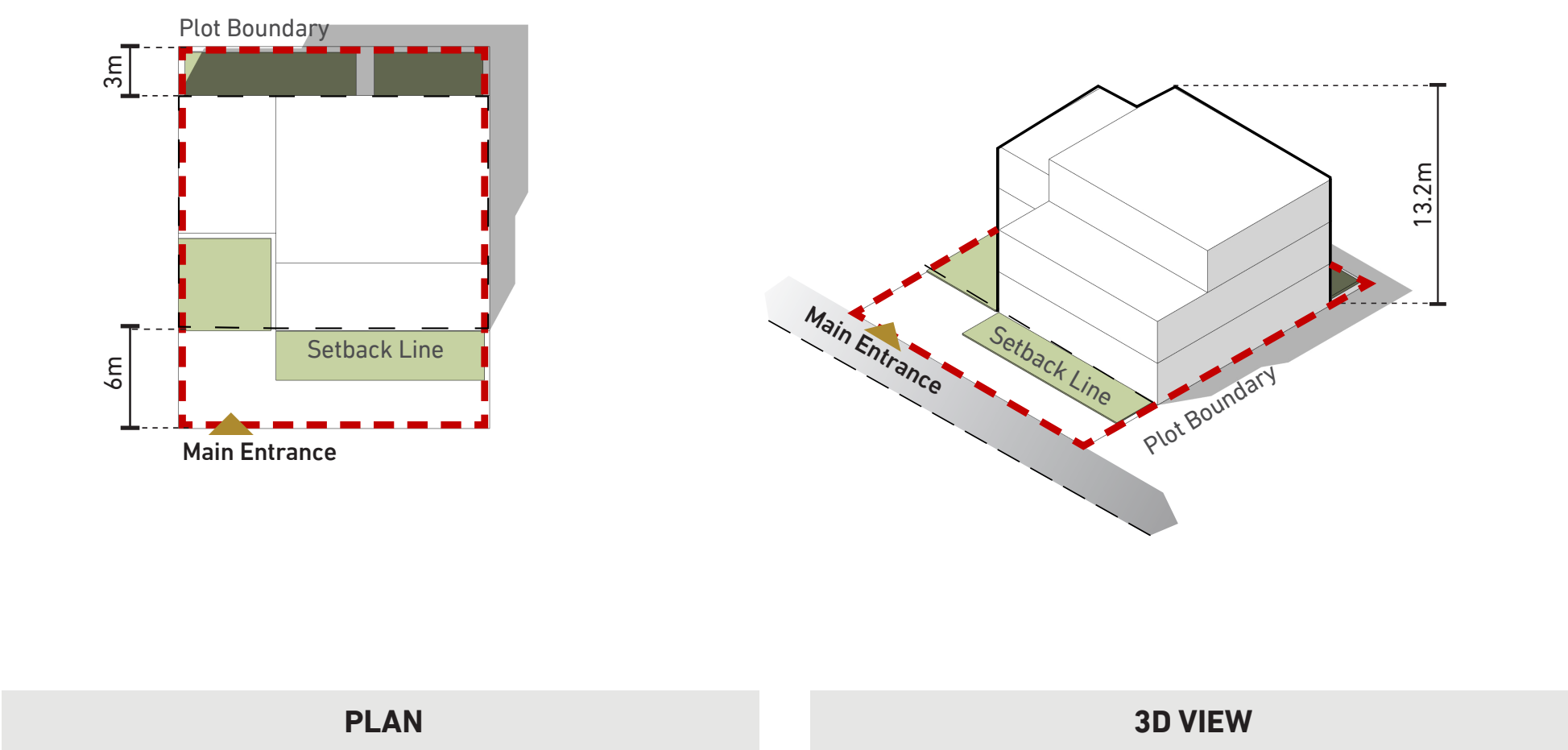
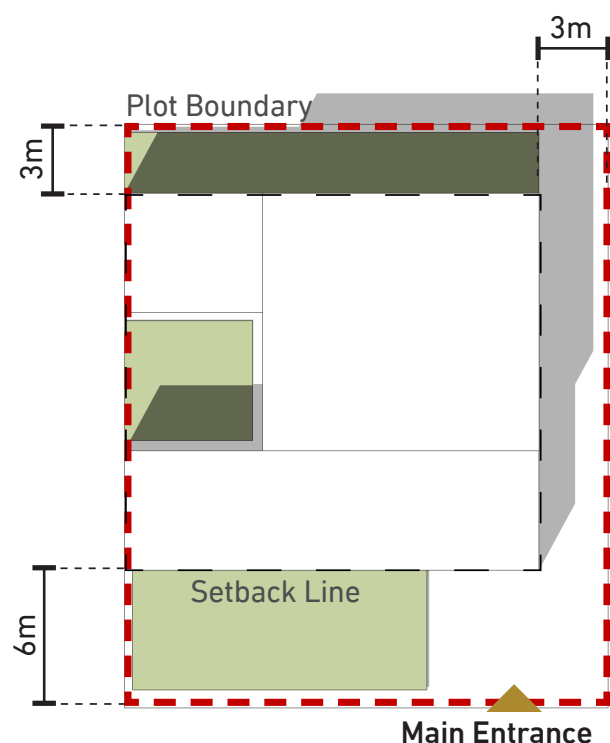
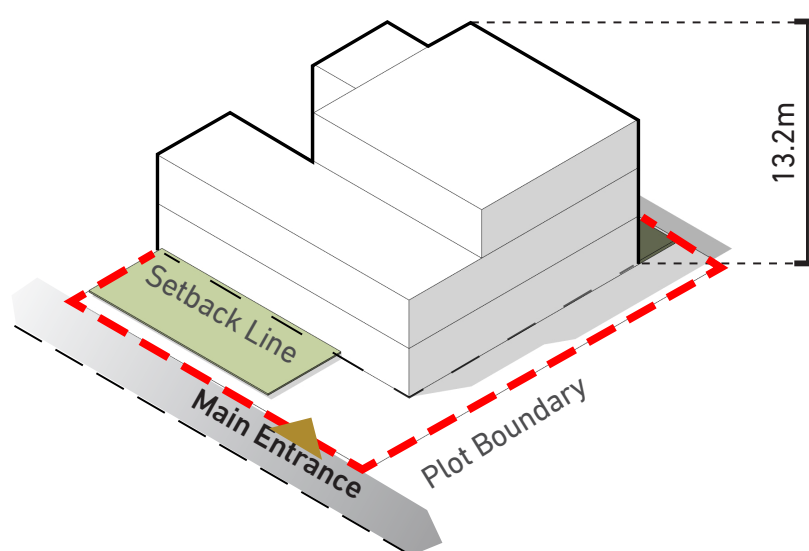


Figure 17: AlUla Residential Medium Density 2 Plan and View for Townhouse Type 2 Typology

SEMI-DETACHED: 750 - 1100 SQM



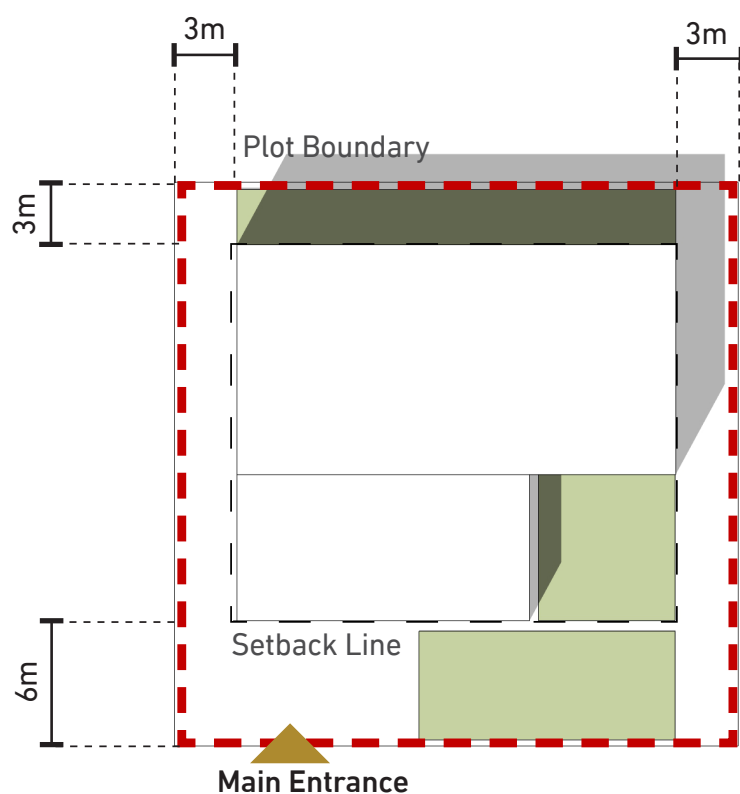
PLAN



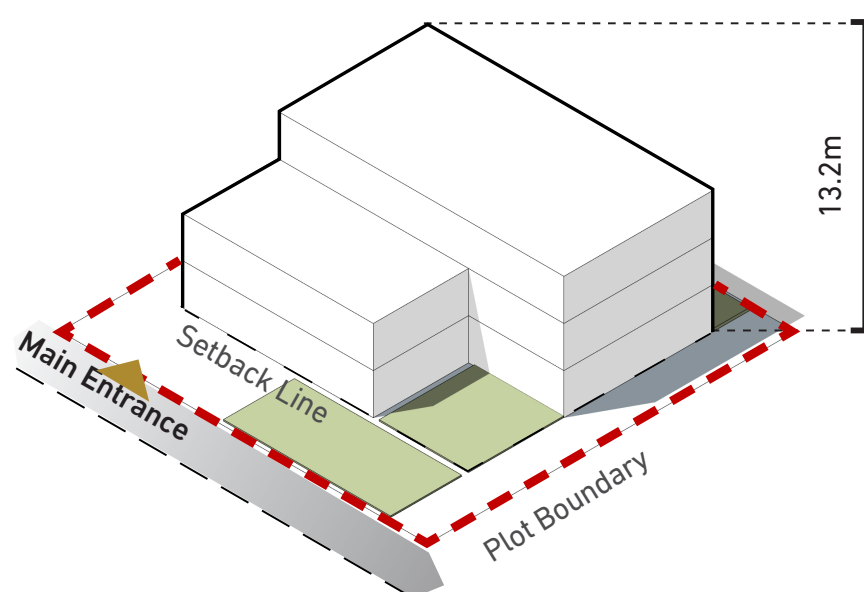
3D VIEW

Figure 18: AlUla Residential Medium Density 2 Plan and View for Semi-Detached Typology

DETACHED: 1100 SQM AND ABOVE



PLAN



3D VIEW

Figure 19: AlUla Residential Medium Density 2 Plan and View for Detached Typology

Residential Plots Guidelines

Category R3: RESIDENTIAL MEDIUM DENSITY 1

General Description: The Residential Medium Density 1 (R3) is a land use established in the proximity to the key public transport corridors and within Urban SEEDs of AlUla Central and South Districts, to provide high-quality, high density living for those who desire an urban lifestyle with easy access to regional goods and services. Communal facilities with generous open space are encouraged to enhance the quality of living in this high density environment.

The regulations provided in the below table shall apply to all new and redeveloped residential plots and plots that have been rezoned to the Residential Medium Density 1 Land Use.

Development Regulations	
USES	
Land use Level 1	Residential
Land use Level 2	Residential Medium density 1
Permitted Uses	• Low and medium rise multifamily apartments and town houses • Shop within apartment complex not exceeding 60 m² of floor area or 5% of GFA • Clubhouse
Prohibited Uses	• General Commercial uses • Industrial uses • Major infrastructure • Single Family Residential developments
Conditional Uses	• Standalone food outlet with less than 50 seats • Hotels (incl. its ancillary uses) • Public facilities • Home Offices
Ancillary Uses	• Car parking garage • Guard house • Maids' quarters • Outdoor kitchen • Store rooms
Average Plot Size	Townhouse Type 1: 200 - 450 sqm Townhouse Type 2: 450 - 700 sqm Semi Detached: 700 - 1100 sqm Detached: 1100 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	20%
Maximum FAR	1.2
GFA	
GFA Distribution for Plots without Permitted Hospitality	100% - Residential
GFA Distribution for Plots with Permitted Hospitality	50% - Residential; 50% - Hospitality



Development Regulations	
BUILDING	
Maximum Height (Roof Line)	13.2m (Metres) (including maximum 1.2m parapet); 3 floors/Storeys
Basement Floors	1
Maximum Height for Ancillary Buildings	4 m
Floor to Floor Height	4m (all Floors)
BUILDING SETBACK (MINIMUM)	
Main Building (Townhouse Type 1)	Front - 3 m; Sides - 0m and Rear - 3m
Main Building (Townhouse Type 2)	Front - 6 m; Sides - 0m and Rear - 3m
Main Building (Semi Detached)	Front - 6 m; Sides - 0/3m and Rear - 3m
Main Building (Detached)	Front - 6 m; Sides - 3m and Rear - 3m
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 150sqm GFA (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 or designated communal parking lots. Visitor parking can be designated on street in consultation with RCU.
FENCING AND WALLS	
Location	All around
Height of Boundary wall	2m (Front max.), 2.5m (Side and Rear max.)

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 R3 - Medium Density 1 Density Residential, other variations of the same may be used as long as they adhere to standards outlined for the land use typology.

3. All plots up to 200 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

TOWNHOUSE TYPE 1: 200 - 450 SQM

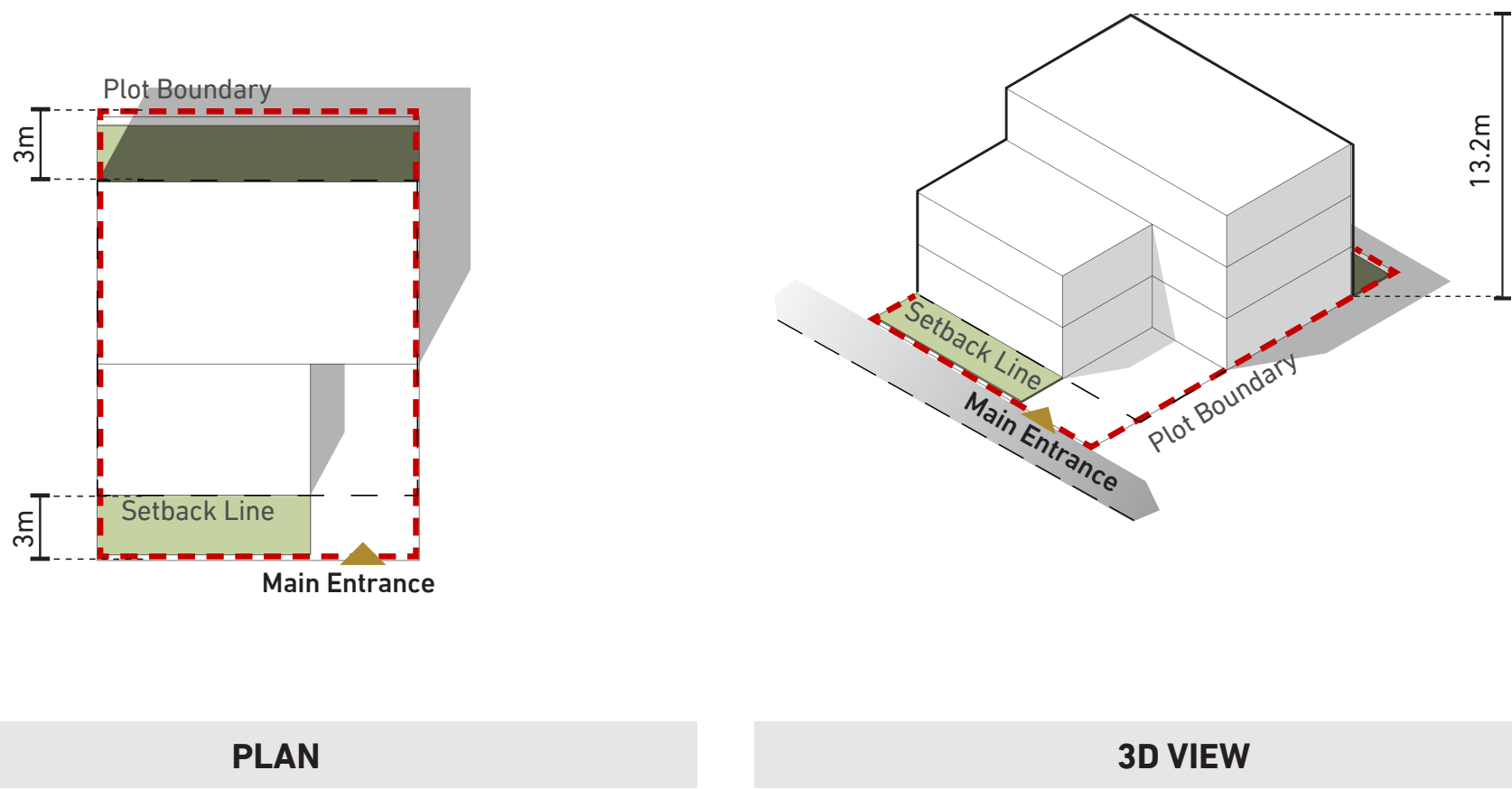


Figure 20: AlUla Residential Medium Density 1 Plan and View for Townhouse Type 1 Typology

TOWNHOUSE TYPE 2: 450 - 700 SQM

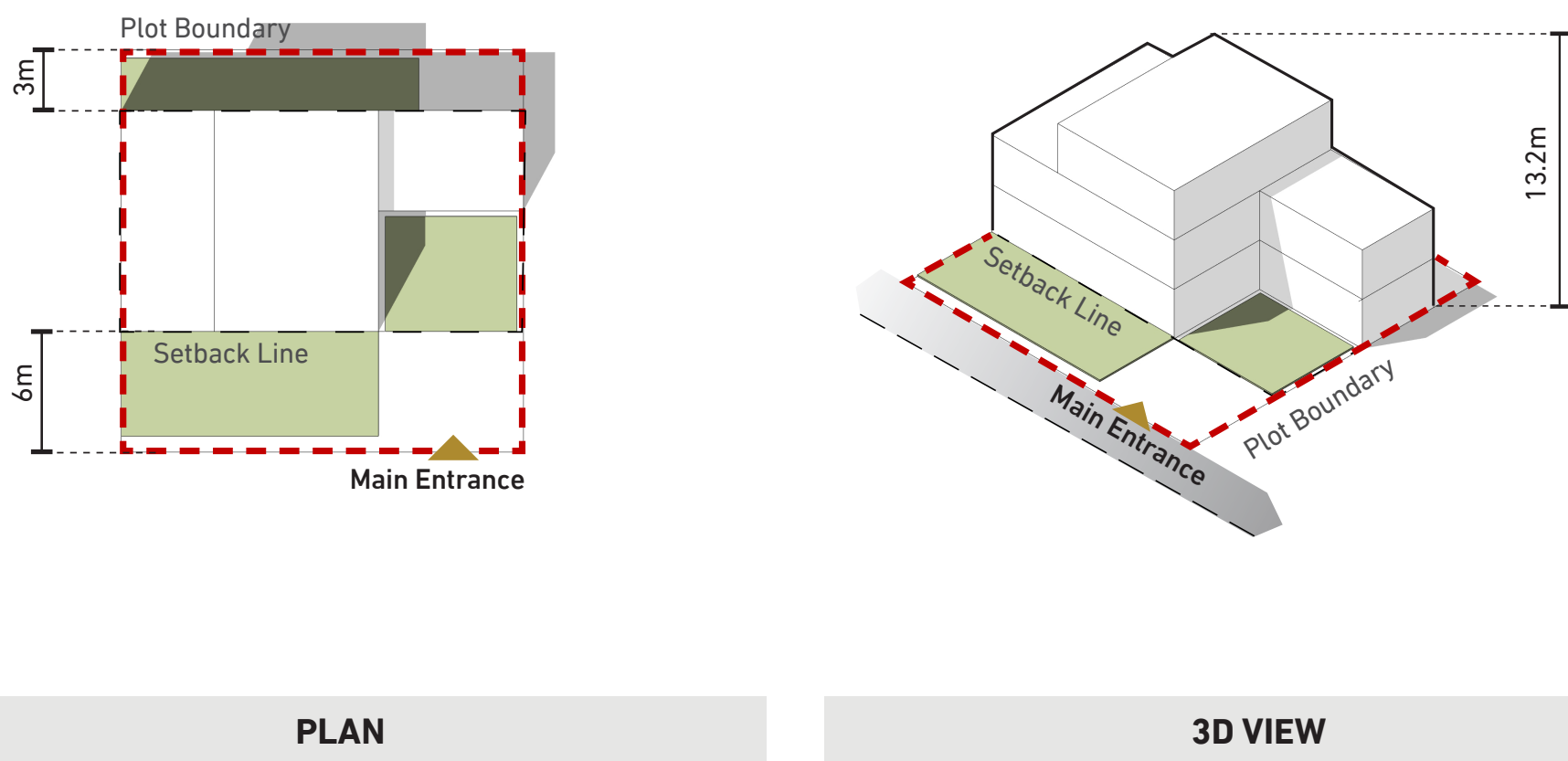
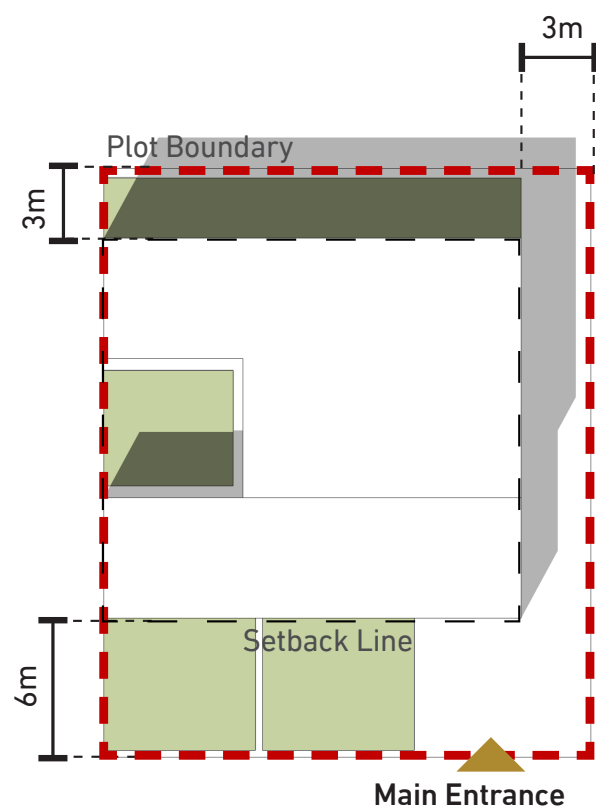
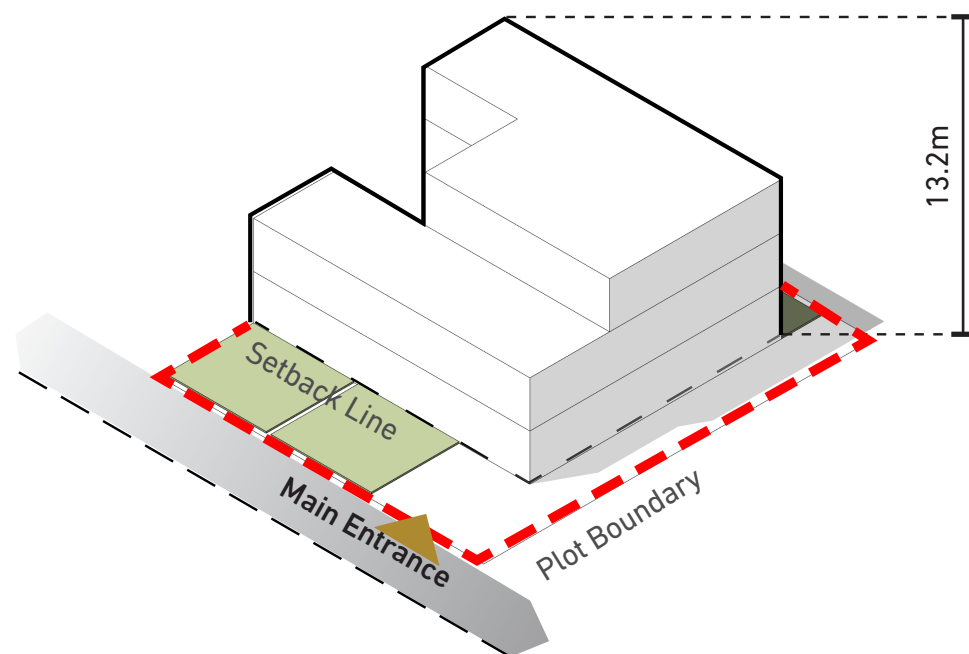


Figure 21: AlUla Residential Medium Density 1 Plan and View for Townhouse Type 2 Typology

SEMI-DETACHED: 700 - 1100 SQM



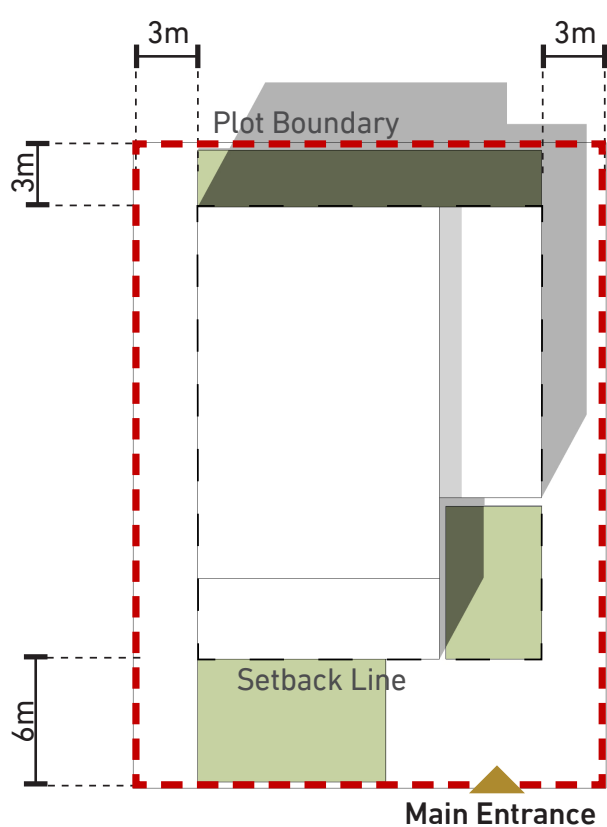
PLAN



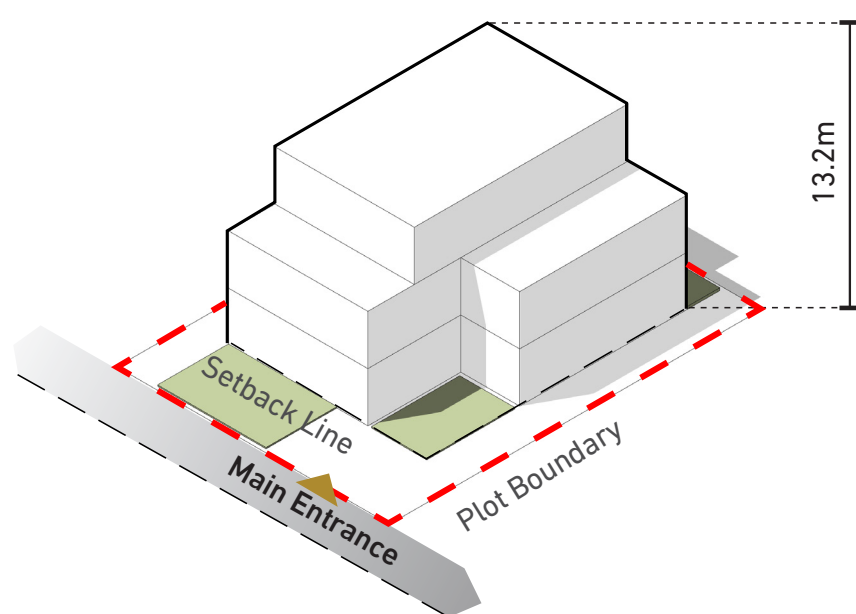
3D VIEW

Figure 22: AlUla Residential Medium Density 1 Plan and View for Semi Detached Typology

DETACHED: 1100 SQM AND ABOVE



PLAN



3D VIEW

Figure 23: AlUla Residential Medium Density 1 Plan and View for Detached Typology

Residential Plots Guidelines

Category R4: RESIDENTIAL LOW DENSITY

General Description: The Residential Low Density (R4) is a land use established within neighbourhoods to promote a sense of community living.

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

Development Regulations	
USES	
Land use Level 1	Residential
Land use Level 2	Residential Low Density
Permitted Uses	- Single family houses (all types) - Low rise apartments
Prohibited Uses	- Industrial uses - Major infrastructure - General commercial use
Conditional Uses	- Standalone food outlet with less than 50 seats - Hotels (incl. its ancillary uses) - Public facilities - Home Office
Ancillary Uses	- Car parking garage - Guard house - Maids' quarters - Outdoor kitchen - Store rooms
Average Plot Size	Townhouse Type 1: 200 - 350 sqm Townhouse Type 2: 350 - 450 sqm Semi Detached: 450 - 600 sqm Detached: 600 sqm and above
COVERAGE	
Maximum Plot Coverage	50%
Minimum Landscape Coverage	30%
Maximum FAR	1.0
GFA	
GFA Distribution for Plots without Permitted Hospitality	100% - Residential
GFA Distribution for Plots with Permitted Hospitality	50% - Residential; 50% - Hospitality



Development Regulations

BUILDING

Maximum Height (Roof Line)	13.2m (Metres) (including maximum 1.2m parapet); 3 floors/Storeys
Basement Floors	1
Maximum Height for Ancillary Buildings	4 m
Floor to Floor Height	4m (all Floors)

BUILDING SETBACK (MINIMUM)

Main Building (Townhouse Type 1)	Front - 3 m; Sides - 0m and Rear - 3m
Main Building (Townhouse Type 2)	Front - 6 m; Sides - 0m and Rear - 3m
Main Building (Semi Detached)	Front - 6 m; Sides - 0/3m and Rear - 3m
Main Building (Detached)	Front - 6 m; Sides - 3m and Rear - 3m

SERVICE AREAS AND EQUIPMENT

Outdoor Storage Area	Outdoor storage areas should be screened
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 building - At grade or rooftop water tank, mechanical and telecommunications equipment: Shall be screened subject to approval by RCU or other relevant authorities

PARKING

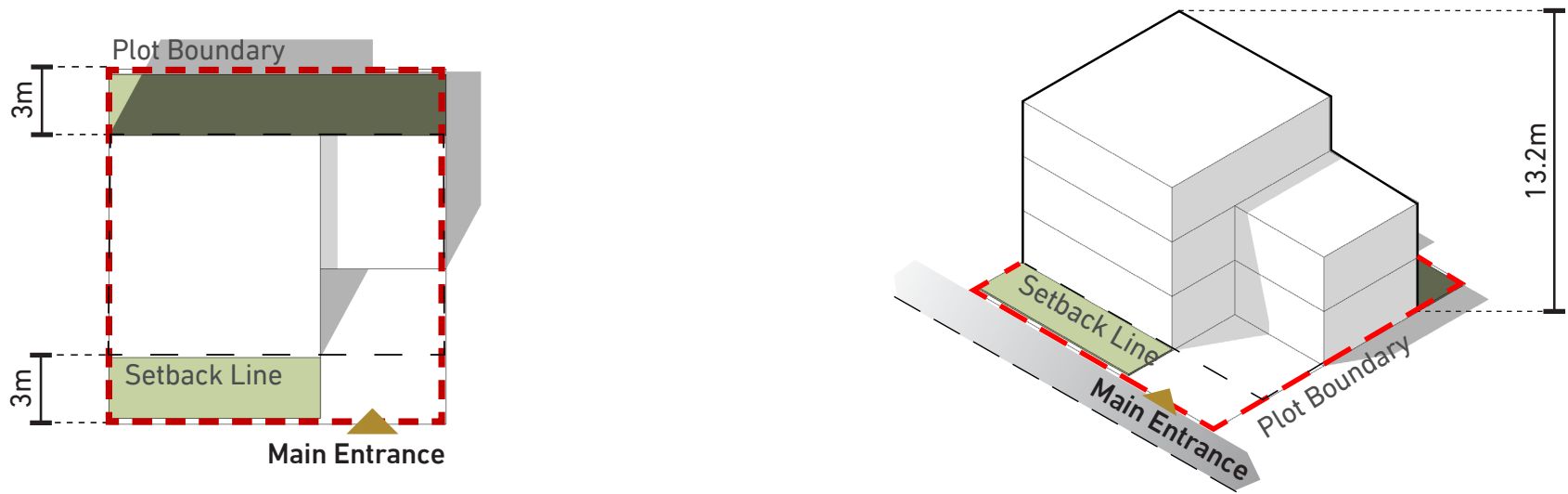
Parking Rate	2 parking spaces per unit (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

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

- Notes:** 1. All plots should be reviewed based on the adjoining public realm design and road design to determine gate levels.
2. Form explorations of the R4 - Low Density Residential, other variations of the same may be used as long as they adhere to standards outlined for the land use typology.
3. All plots up to 200 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

TOWNHOUSE TYPE 1: 200 - 350 SQM

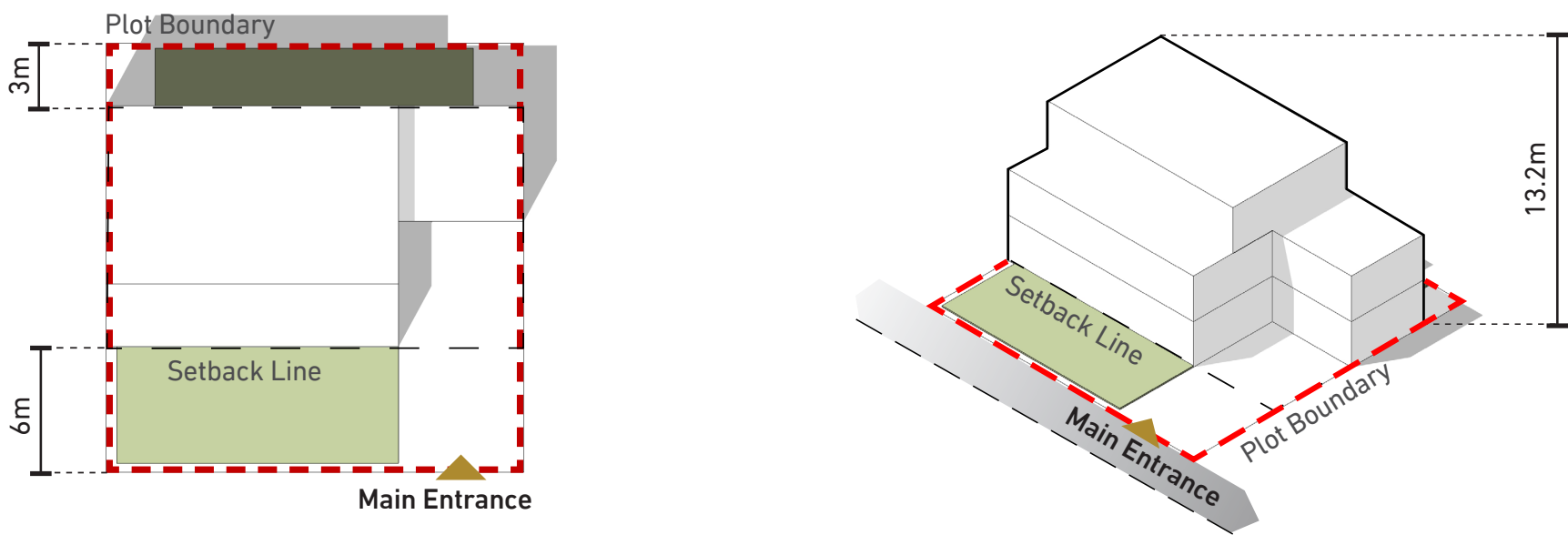


PLAN

3D VIEW

Figure 24: AlUla Residential Low Density Plan and View for Townhouse Type 1 Typology

TOWNHOUSE TYPE 2: 350 - 450 SQM

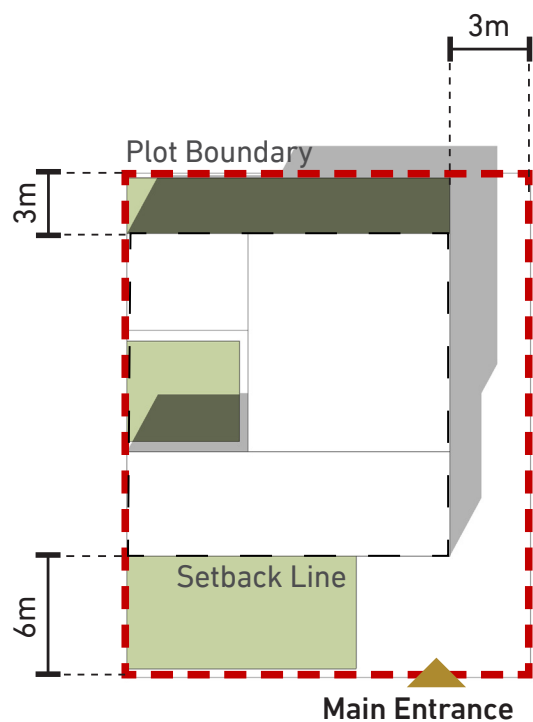


PLAN

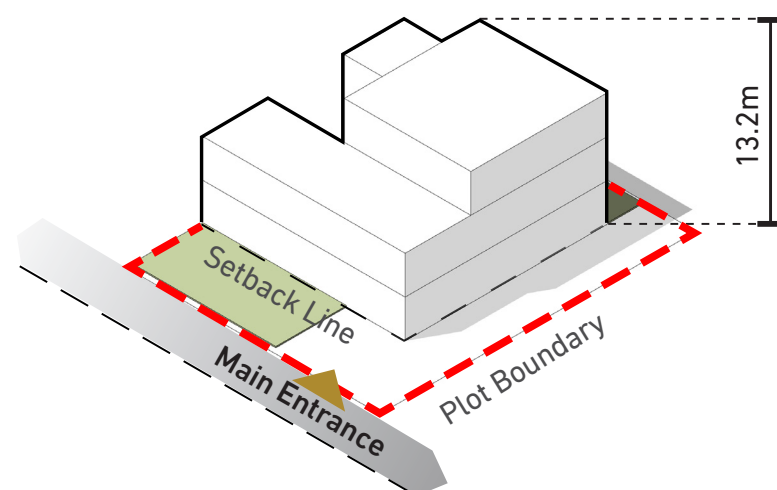
3D VIEW

Figure 25: AlUla Residential Low Density Plan and View for Townhouse Type 2 Typology

SEMI-DETACHED: 450 - 600 SQM



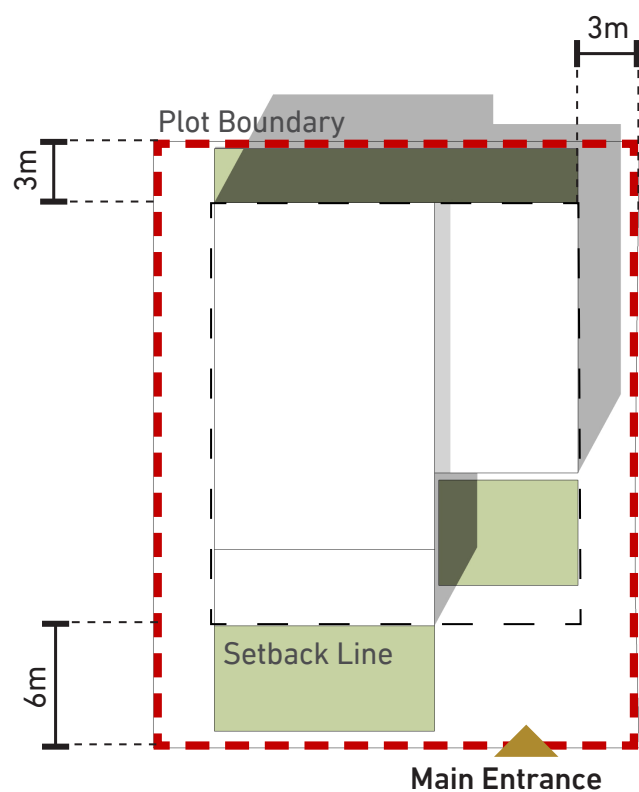
PLAN



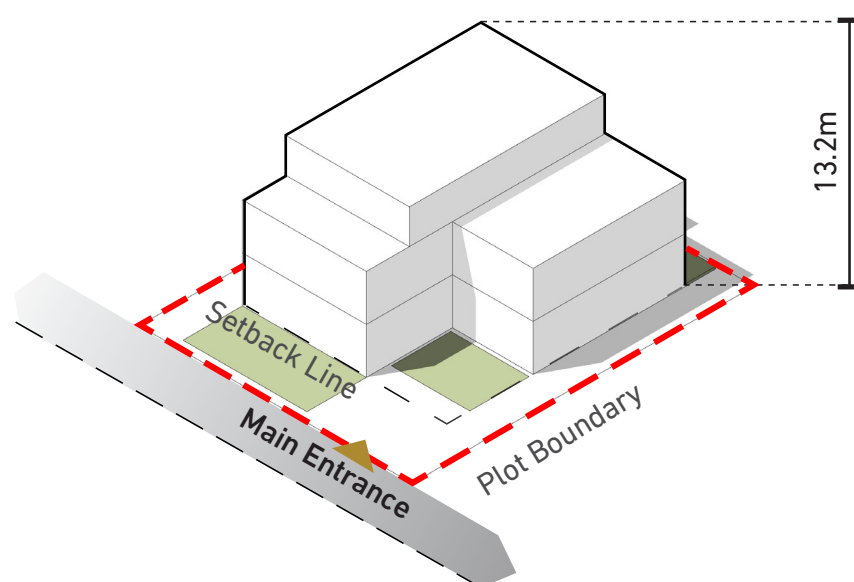
3D VIEW

Figure 26: AlUla Residential Low Density Plan and View for Semi-Detached Typology

DETACHED: 600 SQM AND ABOVE



PLAN



3D VIEW

Figure 27: AlUla Residential Low Density Plan and View for Detached Typology

Residential Plots Guidelines

Category R4a: RESIDENTIAL LOW DENSITY LUXURY

General Description: The Residential Low Density - Luxury (R4a) is a land use established within neighbourhoods to promote a sense of community living.

The regulations provided in the below table shall apply to all new and redeveloped residential plots and plots that have been rezoned to the Residential Low Density - Luxury Land Use.

Development Regulations	
USES	
Land use Level 1	Residential
Land use Level 2	Residential Low Density - Luxury
Permitted Uses	Detached Single family houses
Prohibited Uses	- Industrial uses - Major infrastructure - General commercial use
Conditional Uses	- Standalone food outlet with less than 50 seats - Hotels (incl. its ancillary uses) - Public facilities - Home Office
Ancillary Uses	- Car parking garage - Guard house - Maids' quarters - Outdoor kitchen - Store rooms
Average Plot Size	Detached 1: 700 - 750 sqm Detached 2: 750 sqm and above
COVERAGE	
Maximum Plot Coverage	50%
Minimum Landscape Coverage	30%
Maximum FAR	0.5
GFA	
GFA Distribution for Plots without Permitted Hospitality	100% - Residential
BUILDING	
Maximum Height (Roof Line)	13.2m (Metres) (including maximum 1.2m parapet); 3 floors/Storeys
Basement Floors	1
Maximum Height for Ancillary Buildings	4 m
Floor to Floor Height	4m (all Floors)



Development Regulations

BUILDING SETBACK (MINIMUM)

Main Building (Detached 1)	Front - 6 m; Sides - 3m and Rear - 3m
Main Building (Detached 2)	Front - 7.5 m; Sides - 3m and Rear - 4m

SERVICE AREAS AND EQUIPMENT

Outdoor Storage Area	Outdoor storage areas should be screened
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	2 parking spaces per unit (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.)

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 R4a - Low Density Residential, other variations of the same may be used as long as they adhere to standards outlined for the land use typology.

3. All plots up to 700 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

DETACHED 1: 700 - 750 SQM

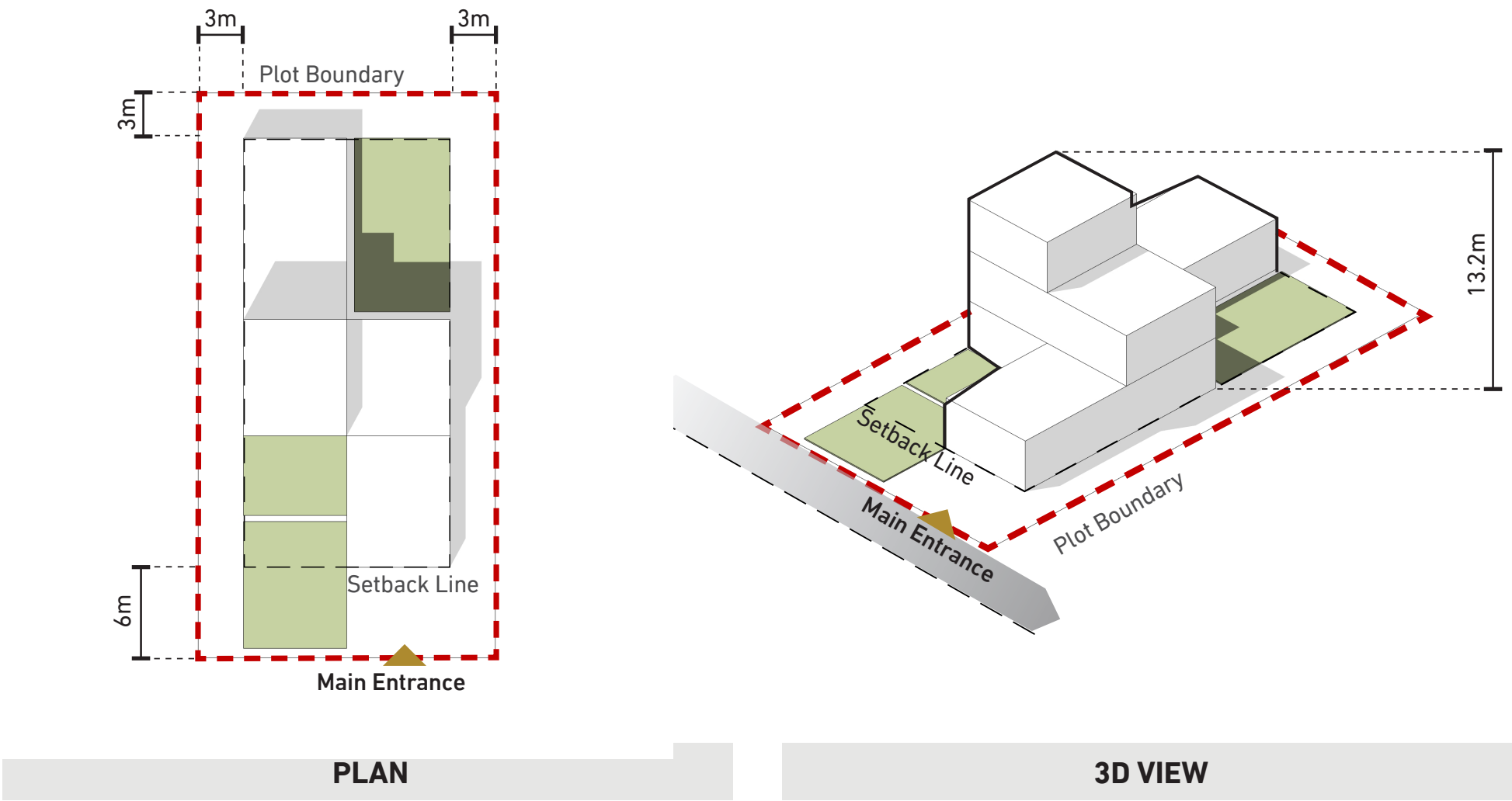


Figure 28: AlUla Residential Low Density - Luxury Plan and View for Detached 1 Typology

DETACHED 2: 750 SQM AND ABOVE

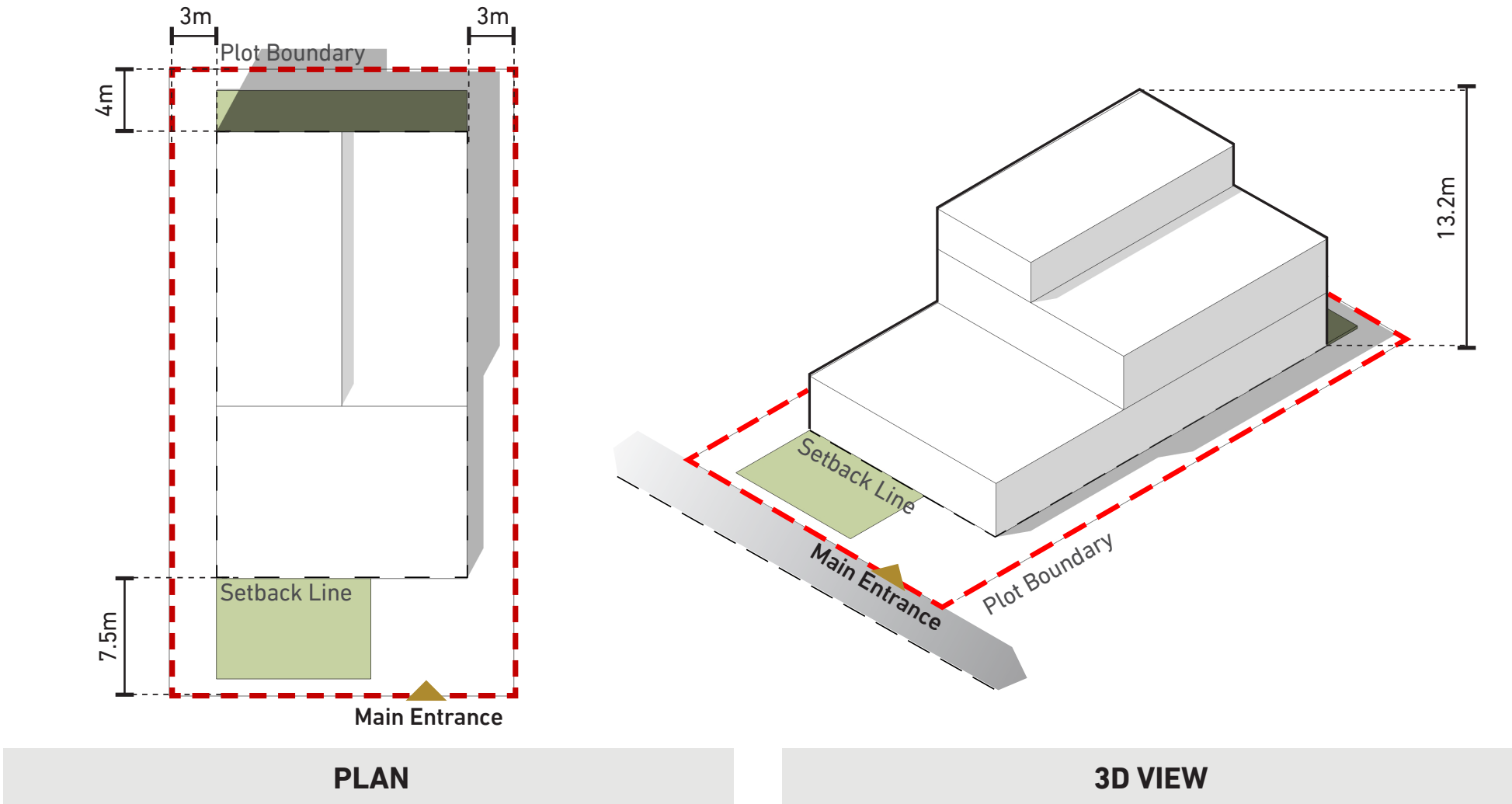


Figure 29: AlUla Residential Low Density - Luxury Plan and View for Detached 2 Typology

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Residential Plots Guidelines

Category R5: RESIDENTIAL SPECIAL

General Description: The Residential Low Density - Special (R5) is a land use established within neighbourhoods and in proximity to commercial nodes and support services to accommodate staff housing for the various hospitality and general commercial uses within the AlUla Central and South districts to provide the critical residential stock for staff accommodation in AlUla. The regulations provided in the below table shall apply to all new and redeveloped residential plots and plots that have been rezoned to the Residential Special Land Use.

Development Regulations	
USES	
Land use Level 1	Residential
Land use Level 2	Residential Special
Permitted Uses	• Low and medium rise multifamily apartments • Semi-detached town houses and Detached Villas • Shop within apartment complex not exceeding 60 m² of floor area or 5% of GFA • Clubhouse
Prohibited Uses	• General Commercial uses • Industrial uses • Major infrastructure
Conditional Uses	• Standalone food outlet with less than 50 seats • Hotels (incl. its ancillary uses) • Public facilities • Home Offices
Ancillary Uses	• Car parking garage • Guard house • Maids' quarters • Outdoor kitchen • Store rooms
Average Plot Size	Semi Detached: 450 - 800 sqm Detached: 800 - 3700 sqm Block Typology: 3700 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	20%
Maximum FAR	2.0
GFA	
Residential GFA no Hospitality	100%
Residential GFA with Hospitality	50%
Residential Hospitality	50%



Development Regulations

BUILDING

Maximum Height (Roof Line)	17.2m (Metres) (including maximum 1.2m parapet); 4 floors/Storeys
Basement Floors	2
Maximum Height for Accessory Buildings	4 m
Floor to Floor Height	4m (all Floors)

BUILDING SETBACK (MINIMUM)

Main Building (Semi Detached)	Front - 6 m; Sides - 0/3m and Rear - 3m
Main Building (Detached)	Front - 6 m; Sides - 3m and Rear - 3m
Main Building (Block Typology)	Front - 6 m; Sides - 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.
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	Dependent on the residential typology adopted (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

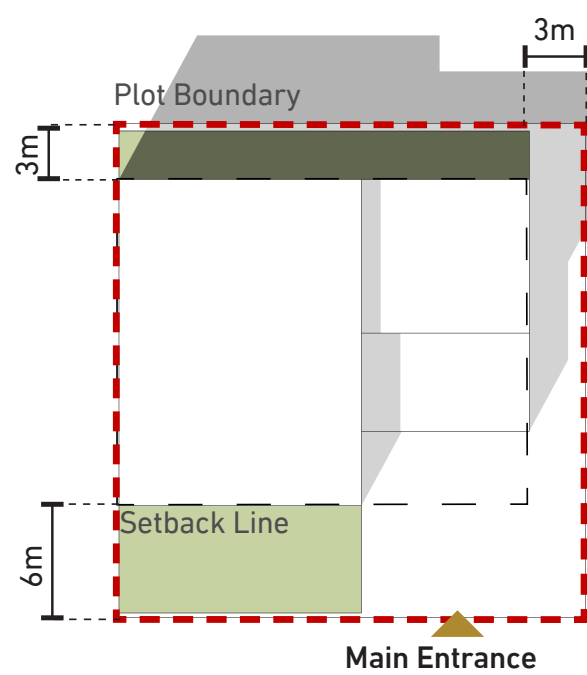
Location	All around
Height of Boundary wall	2m (Front max.), 2.5m (Side and Rear max.)

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

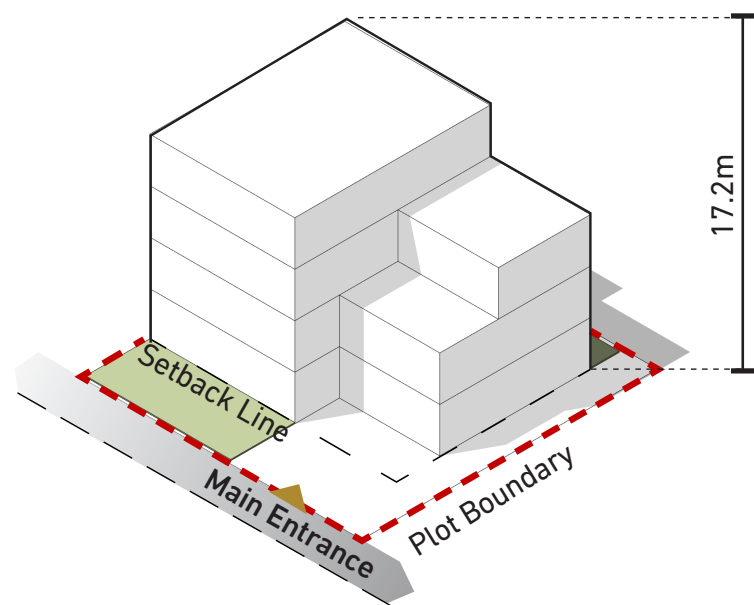
2. Form explorations of the R5 - Special Residential, other variations of the same may be used as long as they adhere to standards outlined for the land use typology or agreed typologies with RCU.

3. All plots up to 450 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

SEMI-DETACHED: 450 - 800 SQM



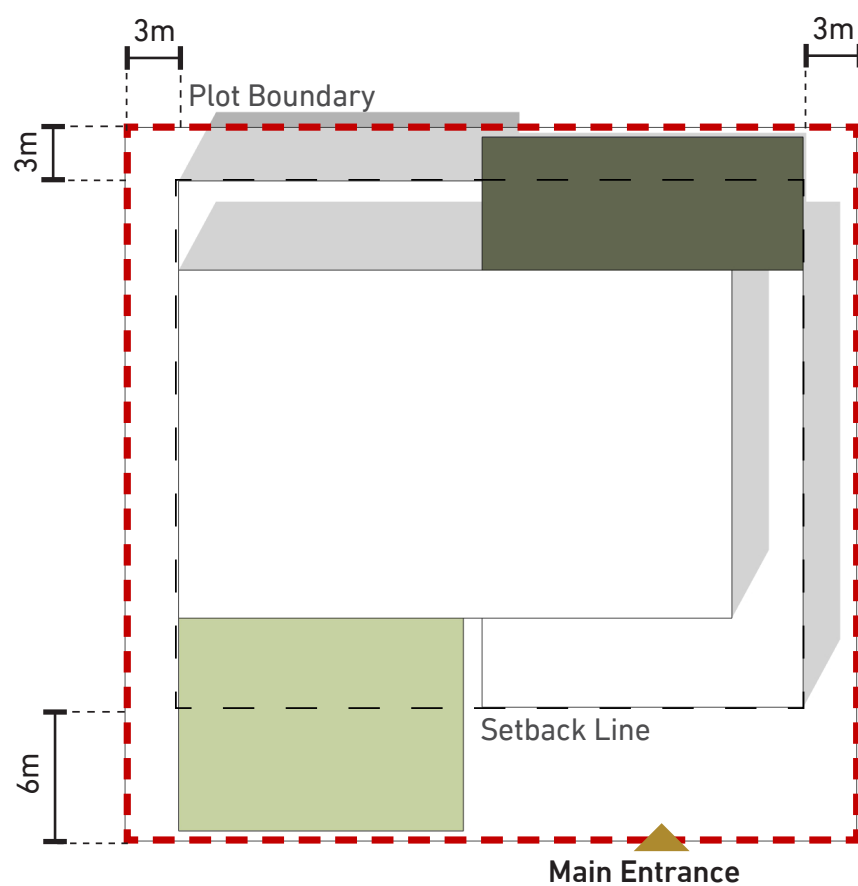
PLAN



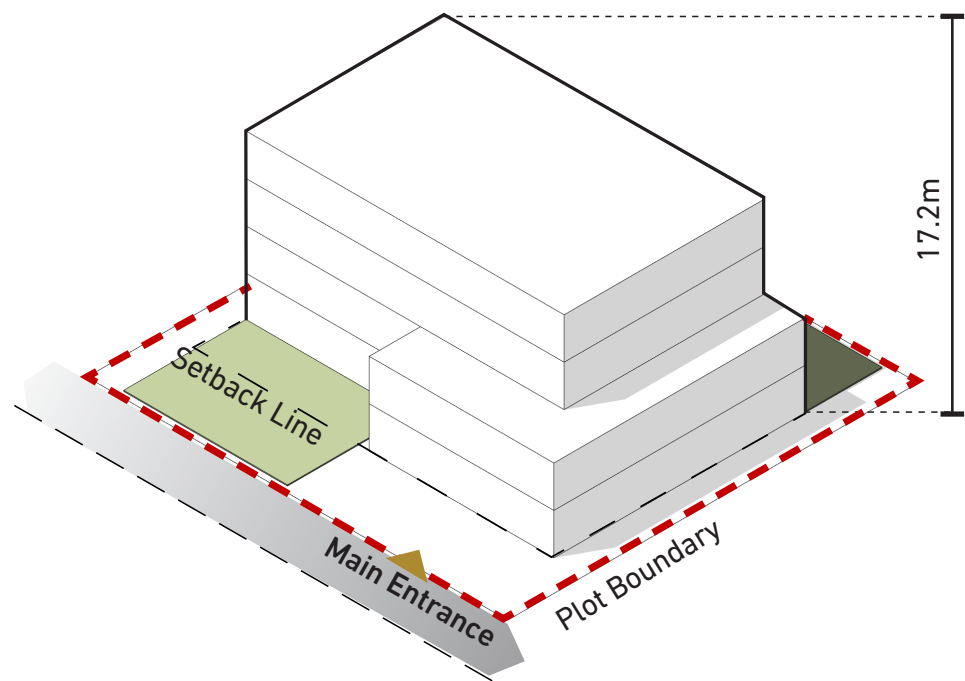
3D VIEW

Figure 30: AlUla Residential Special Plan and View for Semi-Detached Typology

DETACHED: 800 - 3700 SQM



PLAN



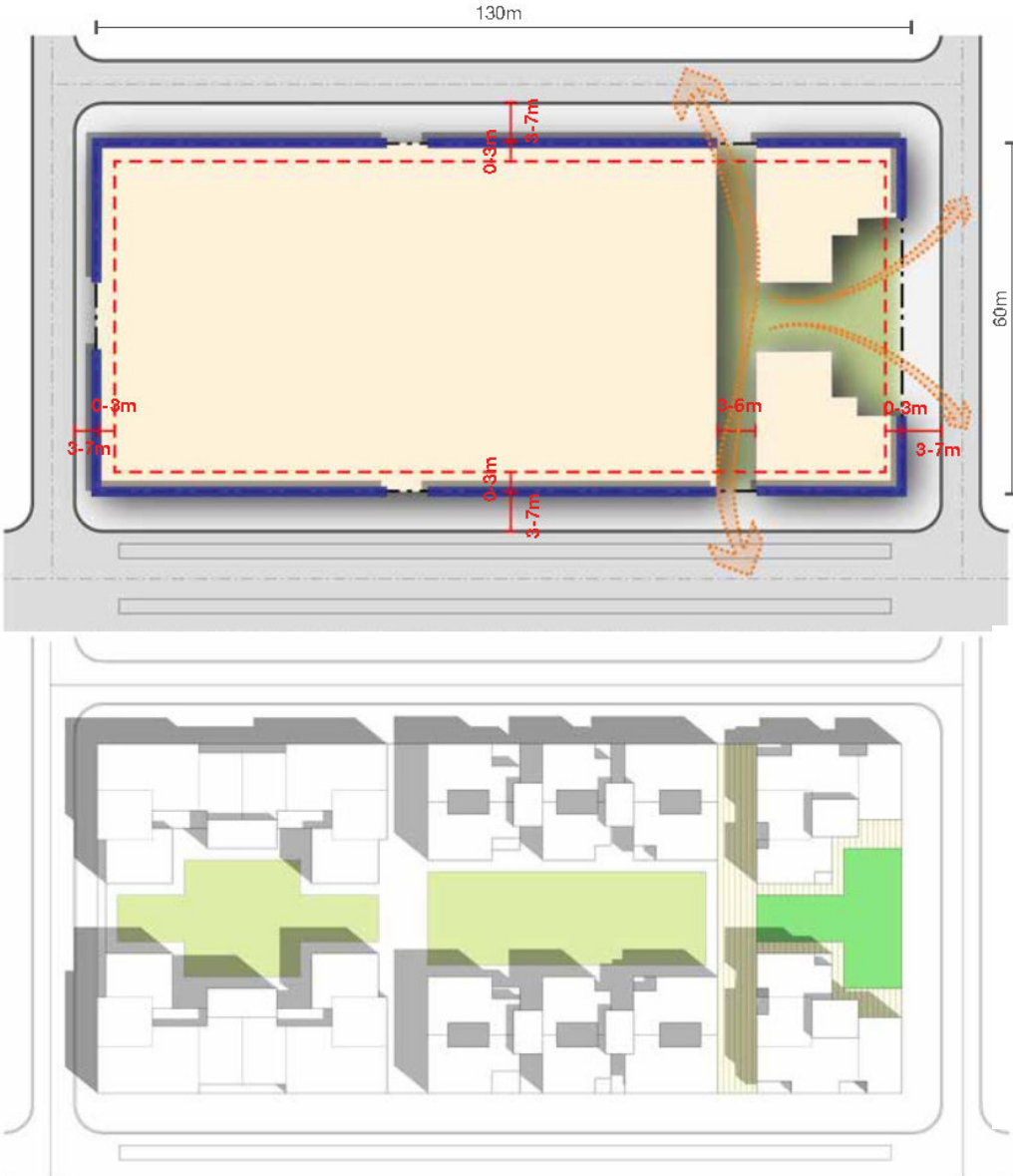
3D VIEW

Figure 31: AlUla Residential Special Plan and View for Detached Typology

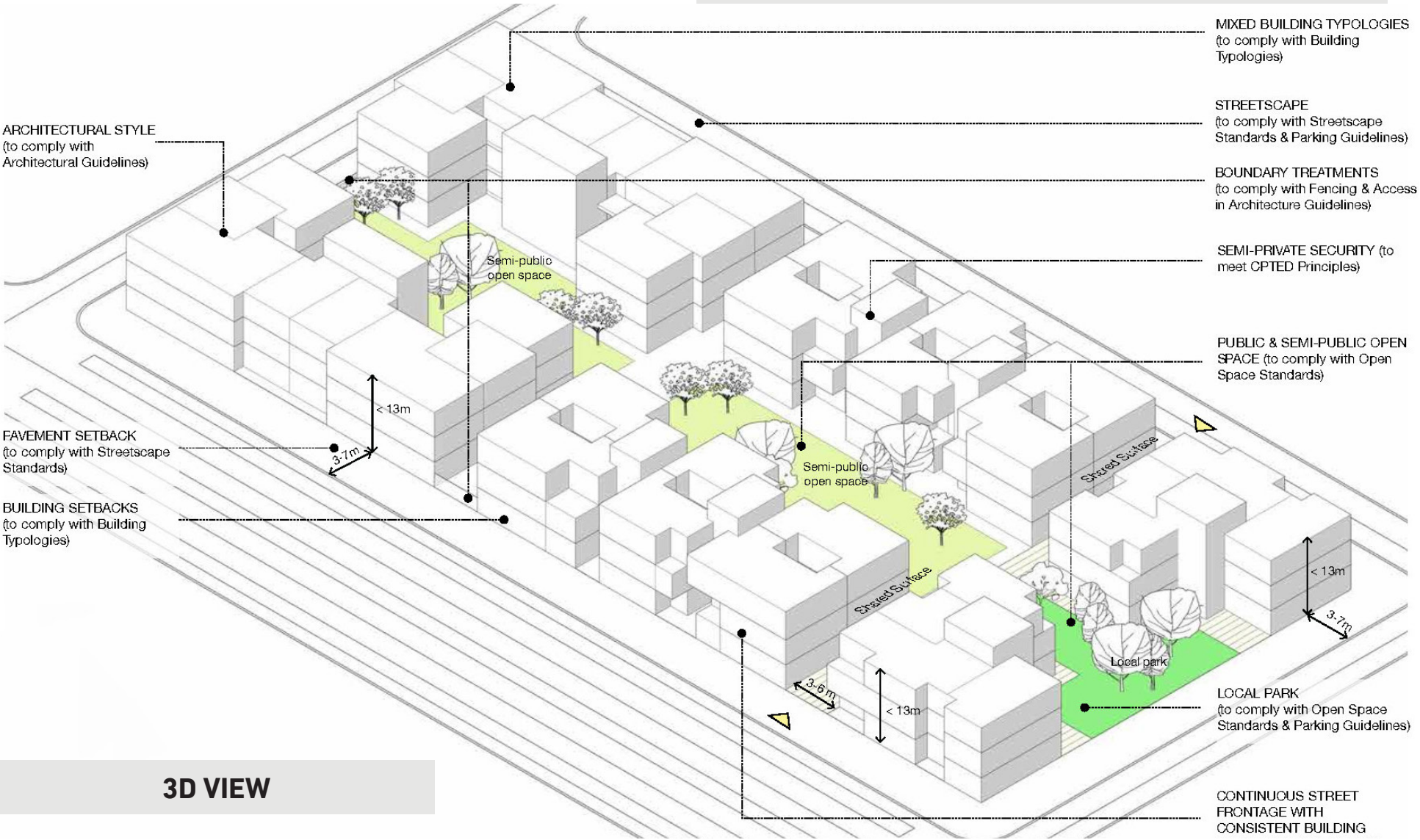
BLOCK TYPOLOGY: 3700 SQM AND ABOVE

Here is a typical example for illustrating a Residential Spi Community block where a mixture of building typologies are planned together to achieve the recommended gross FAR and population density.

- LEGEND
- PARCEL BOUNDARY
 - NEW RESIDENTIAL AREA
 - PUBLIC OPEN SPACE
 - SIDE WALK
 - ROAD
 - SETBACK
 - DIMENSION
 - KEY FRONTAGE
 - PEDESTRIAN LINKS



PLAN



3D VIEW

Figure 32: AlUla Residential Special Plan and View Block Typology

Residential Plots Guidelines

Category R6: RESIDENTIAL AGRICULTURE

General Description: The Residential Agriculture (R6) is a land use established within neighbourhoods and in proximity to commercial nodes and support services to accommodate staff housing for the various hospitality and general commercial uses within the AlUla Central and South districts. The regulations provided in the below table shall apply to all new and redeveloped residential plots and plots that have been rezoned to the Residential Special Land Use.

Development Regulations	
USES	
Land use Level 1	Residential
Land use Level 2	Residential Agriculture
Permitted Uses	Detached Single/Multi family houses
Prohibited Uses	- Industrial uses - Major infrastructure - General commercial use
Conditional Uses	- Standalone food outlet with less than 50 seats - Hotels (incl. its ancillary uses) - Public facilities - Home Office
Ancillary Uses	- Car parking garage - Guard house - Maids' quarters - Outdoor kitchen - Store rooms
Average Plot Size	Detached: 1200 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	30%
Maximum FAR	0.4
GFA	
GFA Distribution for Plots without Permitted Hospitality	100% - Residential
BUILDING	
Maximum Height (Roof Line)	9.2m (Metres) (including maximum 1.2m parapet); 2 floors/Storeys
Basement Floors	N/A
Maximum Height for Accessory Buildings	4 m
Floor to Floor Height	4m (all Floors)

Development Regulations

BUILDING SETBACK (MINIMUM)

Main Building (Detached) Front - 6 m; Sides - 3m; and Rear - 3m

SERVICE AREAS AND EQUIPMENT

Loading Docks	N/A
Outdoor Storage Area	Outdoor storage areas should be screened
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

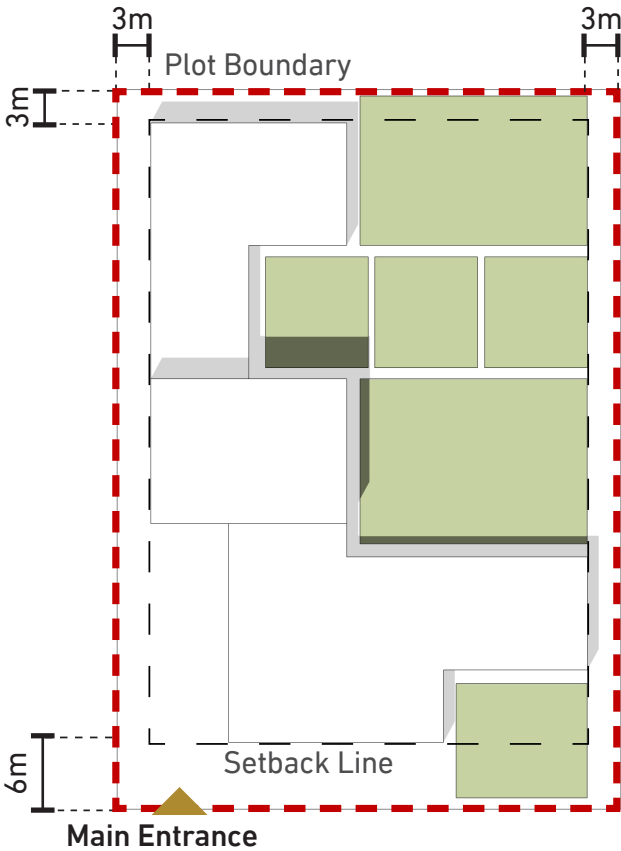
Parking Rate 2 parking spaces per unit (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)

Parking Location Required parking stalls shall be provided within the plot boundary

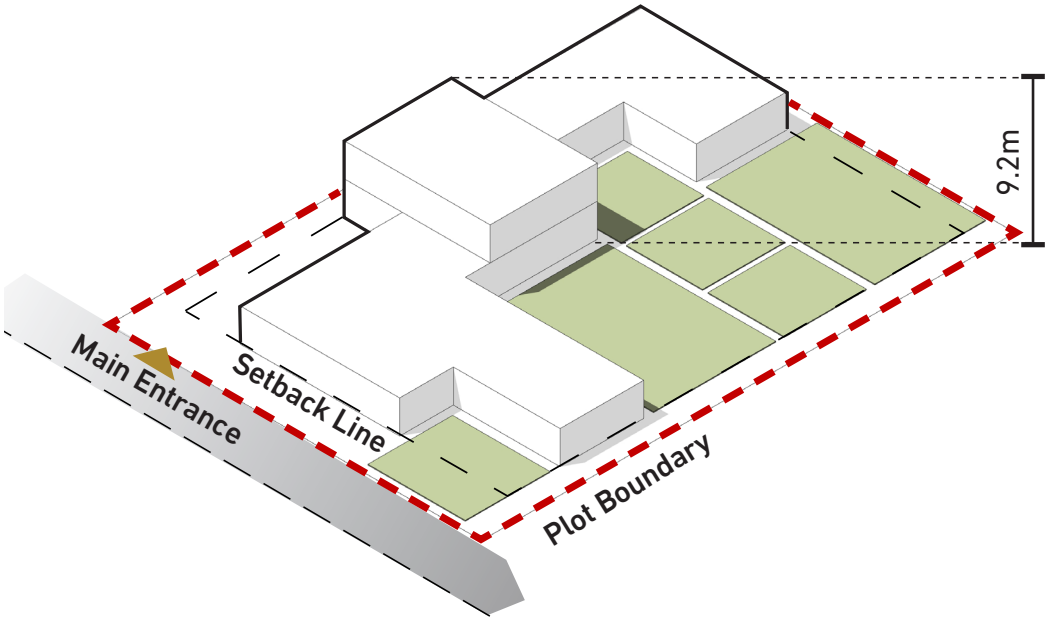
FENCING AND WALLS

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

DETACHED: 1200 SQM AND ABOVE



PLAN



3D VIEW

Figure 33: AlUla Residential Agriculture Plan and View for Detached Typology

- Notes:** 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.
2. All plots upto 1200 sqm to be assessed on a case by case basis for plot coverage and building setbacks.

