

AlUla Central & South

Support Services Typology Design Guidelines

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Support Services Typology Design 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.

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



Villa Hegra

Old House
Boutique Hotel

HOP Housing

AlUla Central
Tram Station

Eastern Canyon
Urban Centre

Urban SEED

Tram Depot

Stadium

Hijaz Tram
Station

Hijaz Train
Station

Sayya Park

Urban SEED

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

This guideline aims to regulate support services typology in AlUla Governorate and setting the mandatory design requirements as described in the guideline.

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 guideline provides the Land use typology mandatory guidelines for support services to be developed within these districts, as outlined in the below table.

Table 3: Support Services Land Use Typologies Guidelines List (Base Districts)

Landuse Code Level 1	Landuse Code Level 2	Land Use Level 1	Land Use Level 2
SS	SS1	Support Services	Support Services
	SS2	Support Services	City Support Services





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
- R7-Residential Affordable
- 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

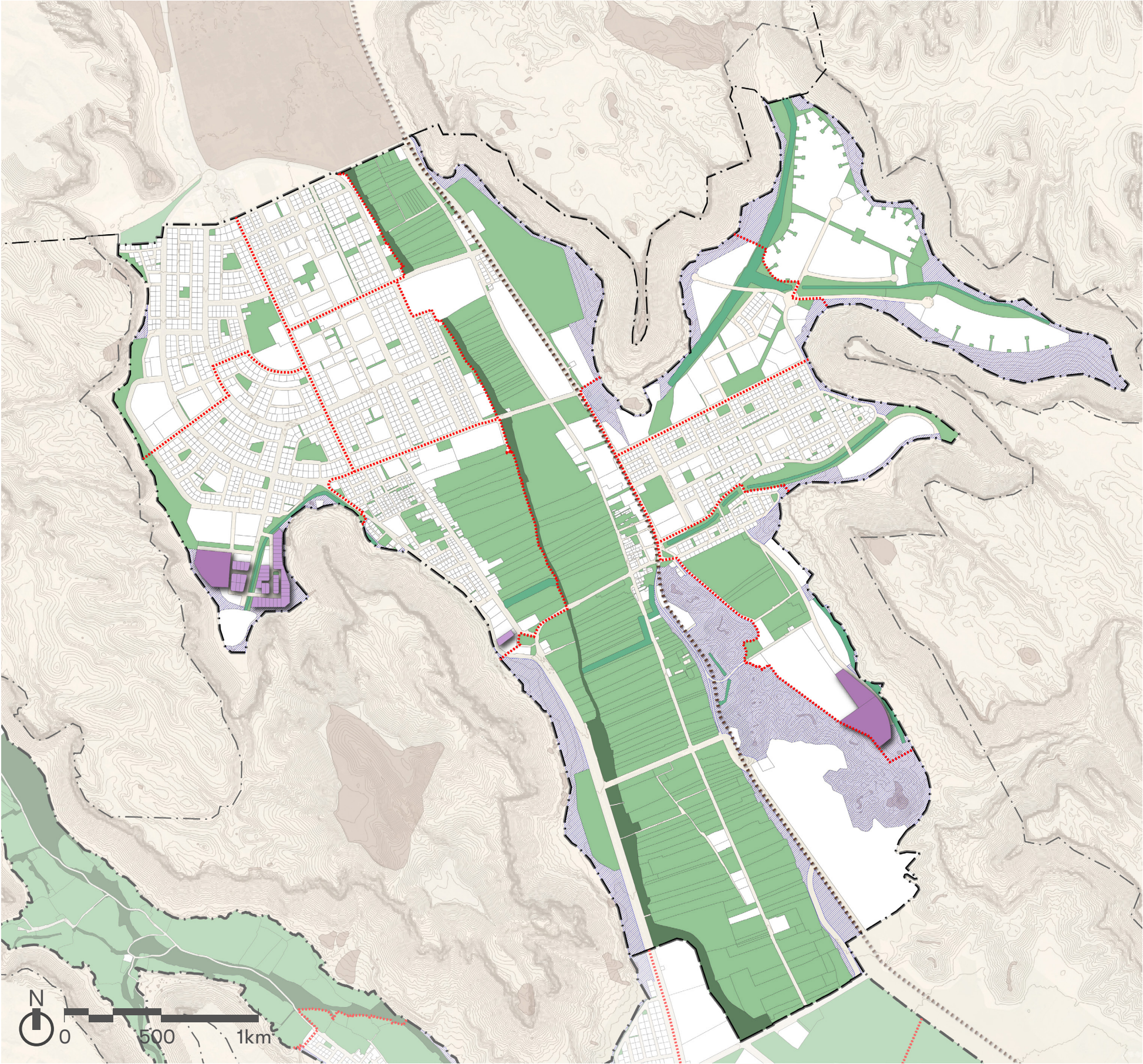
- OS1-Local Park
- OS2-Neighbourhood Park
- OS3-District Park
- OS4-Settlement Park
- OS5-Wadi Edge Park
- OS6-Plaza
- OS7-Sikkas
- WA-Wadi
- AG-Farms
- CE-Cemetery
- SS1-Support Services (Industrial)
- SS2-City Support Services
- PU1-Public Utility
- PU2-Transport Utility
- SP-Special Projects
- EN1-No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



Figure 2: AlUla Central and South Land Use Level 2 Plan (2023)

3.Support Services Design Requirements

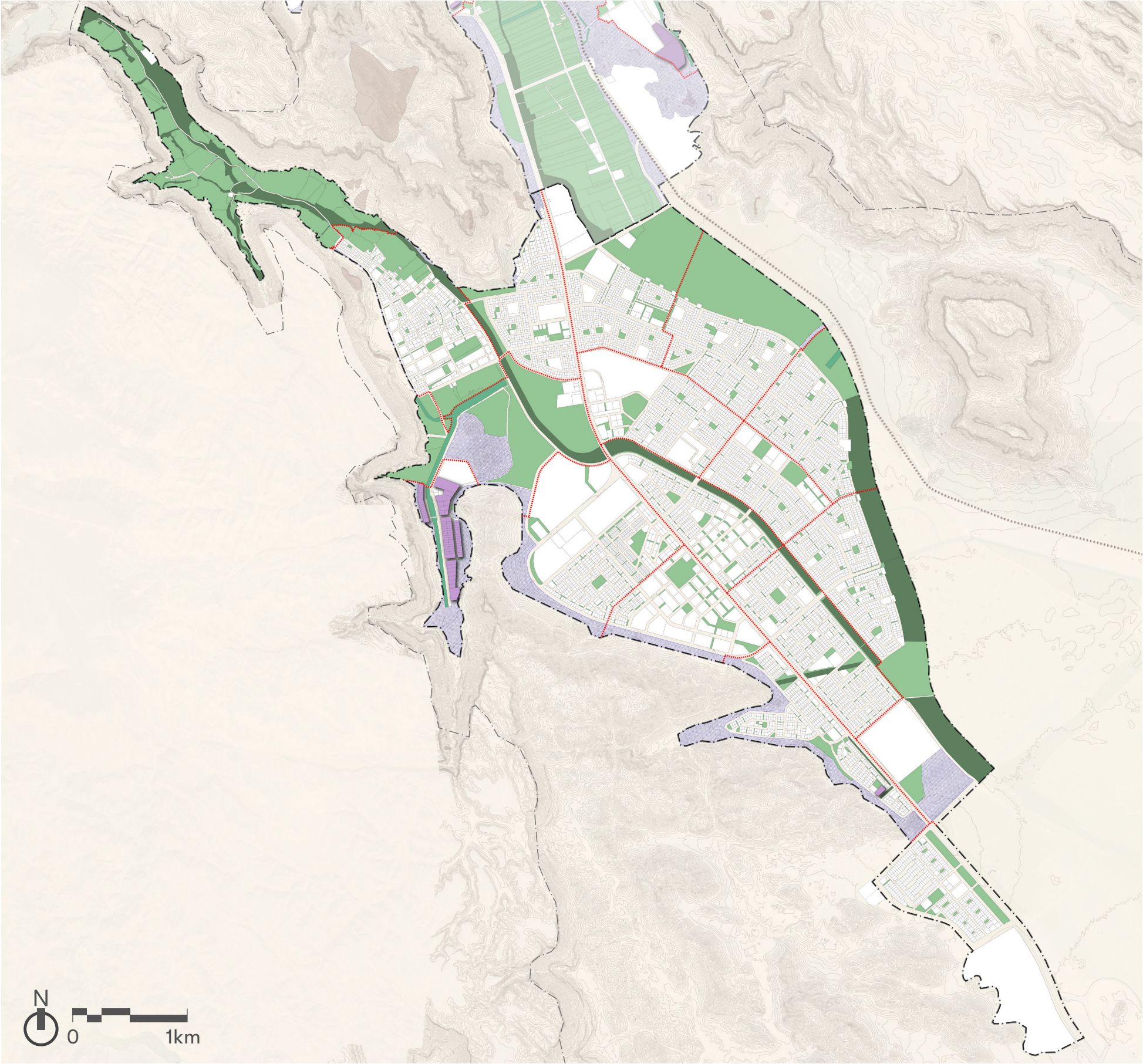
AIUla Central Support Services Land Use Plan



- LEGEND
- SS1-Support Services
 - SS2-City Support Services
 - Open Space and Farms
 - WA-Wadi
 - EN1-No build Zones
 - Plots



AlUla South Support Services Land Use Plan



- LEGEND
- SS1-Support Services
 - SS2-City Support Services
 - Open Space and Farms
 - WA-Wadi
 - EN1-No build Zones
 - Plots

Support Services Design Requirements

Category SS: SUPPORT SERVICES

Description - The Support Services Zone (SS) is specialised land areas carefully located in segregated areas that are in proximity to the urban centres and have easy vehicular access to offer residents proximity to a range of non-polluting industrial services. It is also established to create a clean and light logistics, warehousing and industrial environment that could blend with the surrounding residential area.

Development Requirements

Uses

Land use Level 1	Support Services (SS)
Land use Level 2	Support Services and City Support Services
Permitted Uses	<ul style="list-style-type: none">• Car wash and maintenance• Minor automotive repair shops• All type of approved clean and light industrial• Automotive• Warehouse (not integrated with commercial), Logistics• Telecommunication, Data Centres• Test laboratory, Cloud Kitchens, Fab Labs• Industrial Laundry• Product design/development• Small scale Food processing and packaging
Prohibited Uses	<ul style="list-style-type: none">• All type of Residential or Hospitality Uses• Major Infrastructure Installations• General industrial, special industrial (any polluting uses)
Conditional Uses	<ul style="list-style-type: none">• Complementary uses not exceeding 35% of the GFA dependent on RCU approval
Ancillary Uses	<ul style="list-style-type: none">• Electrical substation (ESS)• Refuse area• Management Office, meeting room• Display area(own products)
Average Plot Size	900 - 1,200 sqm (Semi Detached) and 1,200 - 3,000 sqm Detached

Coverage

Maximum Plot Coverage	50%
Minimum Landscape Coverage	10%
Maximum FAR	0.5

Building

Maximum Height (Roof Line)	13.2 metres (including maximum 1.2m parapet) / 1 Storeys
Maximum Height for Accessory Buildings	6 m; 1 Floor / Storeys
Floor to Floor Height	N/A
Building Form	Semi-Detached, Detached

Building Setback (Minimum)

Main Building	For Semi-Detached: Front - 6 m; Side 0 to 6m and Rear - 6m For Detached: Front - 6 m; Side 3m to 6m and Rear - 6m
Basement Setback	<ul style="list-style-type: none">• N/A
Ancillary Building	<ul style="list-style-type: none">• N/A
Building to Building Setback Between Multiple Buildings on same lot	<ul style="list-style-type: none">• N/A

Development Requirements

Service Areas and Equipment

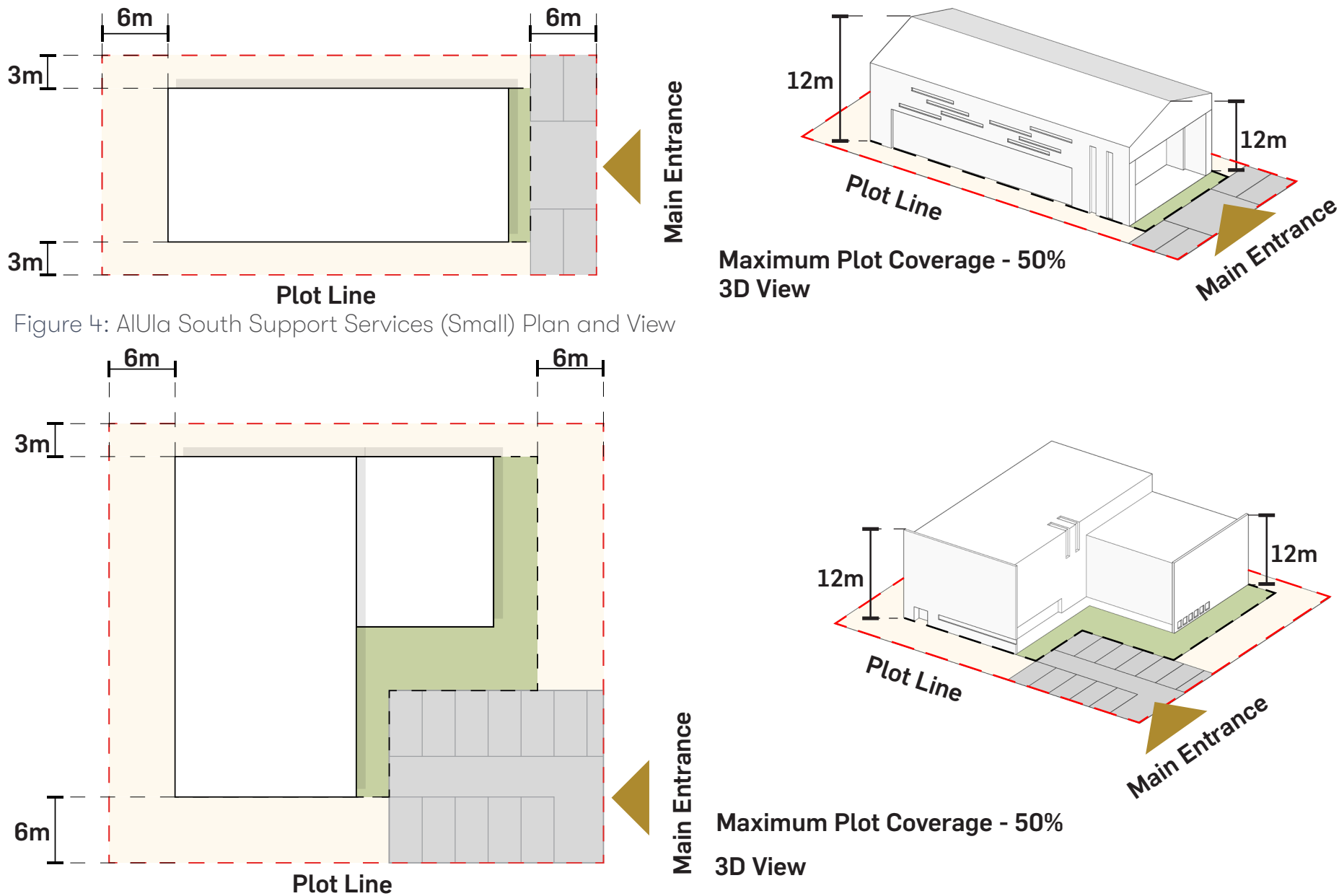
Loading Docks	<ul style="list-style-type: none">• Loading docks, if any, shall be located to the rear of the building.• Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
Outdoor Storage Area	<ul style="list-style-type: none">• No outdoor storage shall be allowed
Refuse Storage Areas	<ul style="list-style-type: none">• Proper location of the outdoor refuse areas shall be decided by RCU upon review of the development application.
Mechanical Equipment	<ul style="list-style-type: none">• 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 Car park per 30sqm 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 designated and agreed public parking areas.
Parking Location	Required parking stalls shall be provided within the lot 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.

4. List of Abbreviations

Abbreviation	Full name
RCU	ROYAL COMMISSION FOR ALULA
RCU CZP	RZU COUNTY ZONING AND PLANNING
MP2	MASTER PLAN AREA 2
MP1	MASTER PLAN AREA 1
FAR	FLOOR TO AREA RATIO
GFA	GROSS FLOOR AREA
N/A	NOT APPLICABLE



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