



AlUla Central & South Support Services Typology Guidelines

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Support Services 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 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 these districts. This booklet will provide the Land use typology guidelines for support services to be developed within these districts, as outlined in the below table.

Table 1: 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
- 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

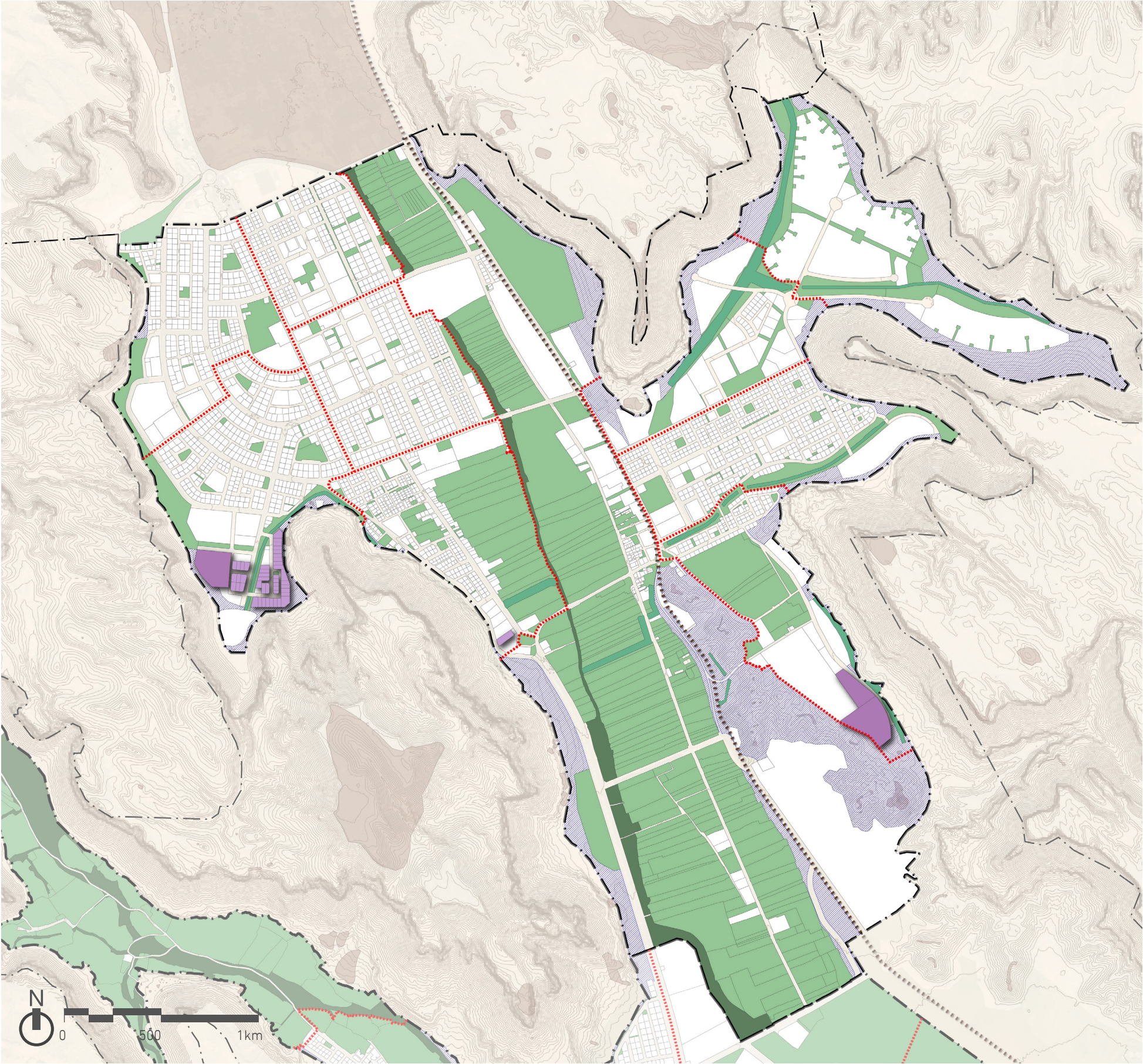
- OS1-Local Park
- OS2-Neighbourhood Park
- OS3-District Park
- OS4-Settlement Park
- OS5-Wadi Edge Park
- OS6-Plaza
- OS7-Sikkas
- WA-Wadi
- AG-Farms
- CE-Cemetery
- SS1-Support Services (Industrial)
- SS2-City Support Services
- PU1-Public Utility
- PU2-Transport Utility
- SP-Special Projects
- EN1-No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



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

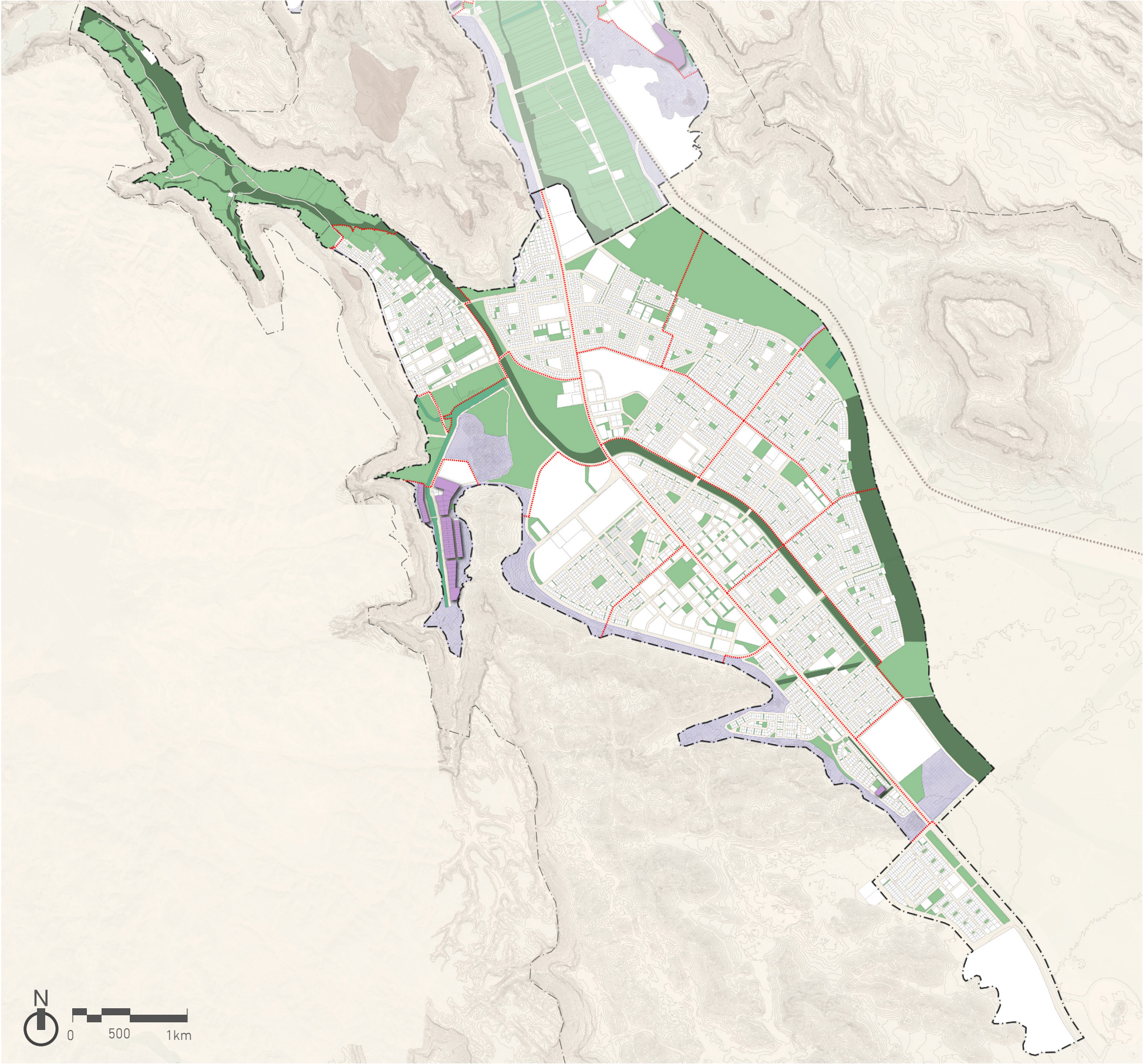
3. Support Services

AlUla 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

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 REGULATIONS	
USES	
Land use Level 1	Support Services (SS)
Land use Level 2	Support Services and City Support Services
Permitted Uses	• 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	• All type of Residential or Hospitality Uses • Major Infrastructure Installations • General industrial, special industrial (any polluting uses)
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	900 sqm and above
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) / 2 Storeys
Maximum Height for Accessory Buildings	6 m; 1 Floor / Storeys
Floor to Floor Height	N/A
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 6 m; Sides - 3/6m 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

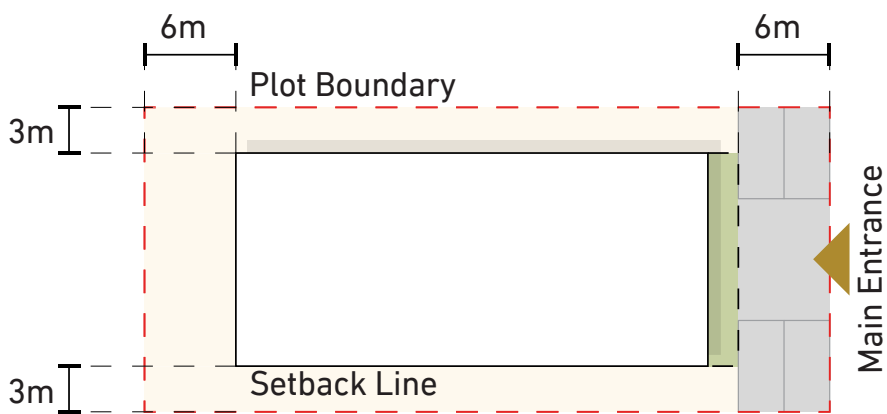
DEVELOPMENT REGULATIONS

PARKING

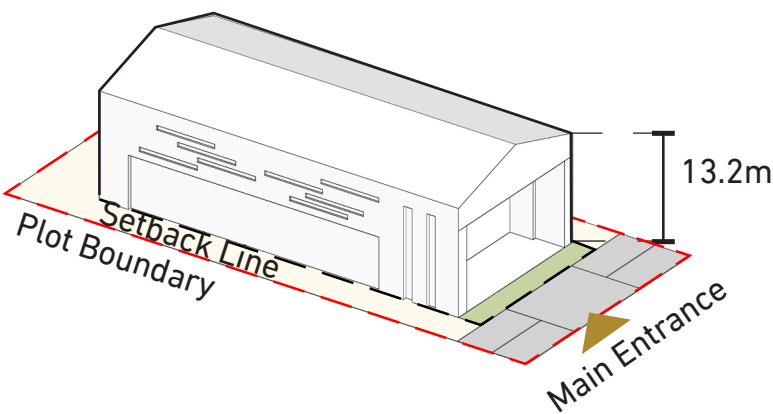
Parking Rate	1 Car park per 30sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan) Visitor parking can be accommodated in designated and agreed public parking areas.
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS)

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

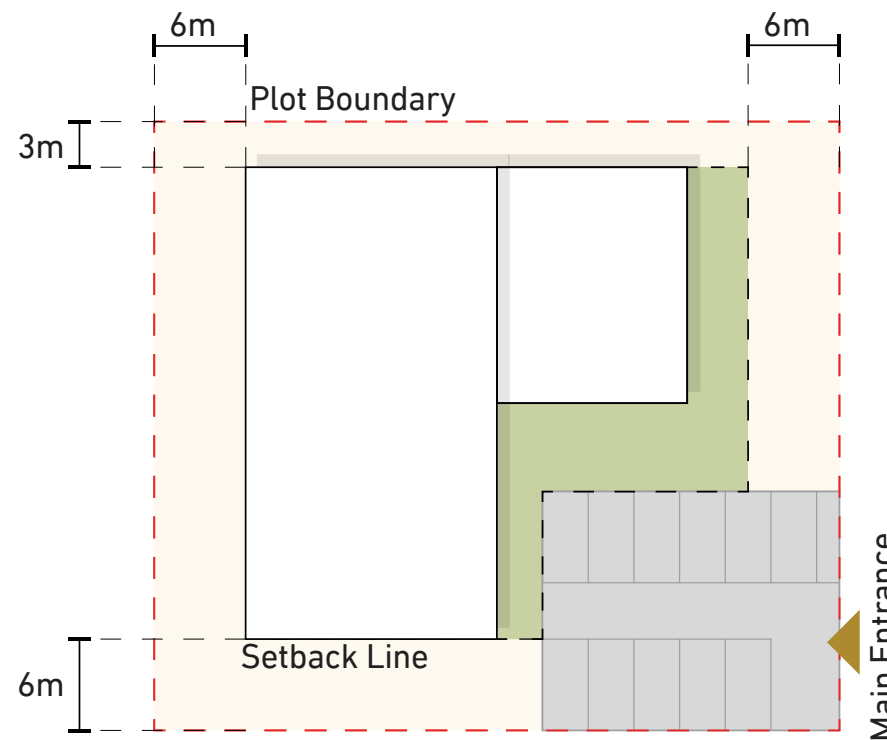


PLAN

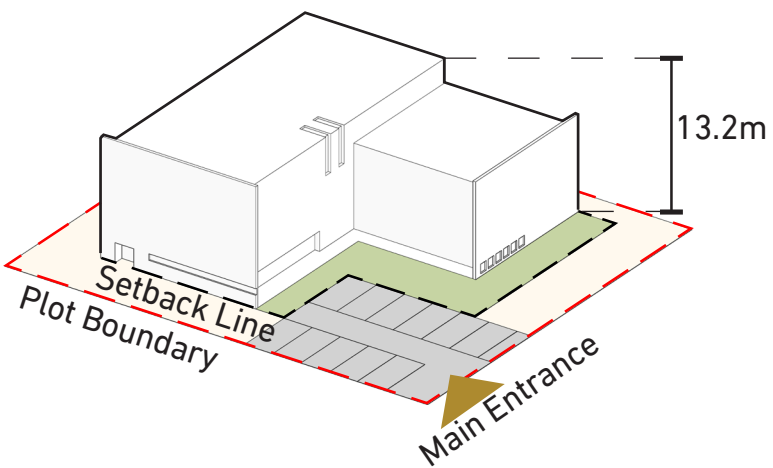


3D View

Figure 3: AlUla South Support Services (Small) Plan and View



PLAN



3D View

Figure 4: AlUla South Support Services (Medium) 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.

