



AlUla Central & South Community Facilities Typology Guidelines

February 2025

REVISION UPDATE

1st Edition

2nd Revision

Document Name	Edition	Edition Date	Revision	Revision Date
AlUla Central and South: General Guidelines	01	10/11/2023	01	09/11/2023
AlUla Central and South: General Guidelines	01	10/11/2023	02	21/02/2025

Community Facilities Typology Guidelines

CONTENTS

1	Introduction	4
2	Purpose of this Document	6
3	Cultural Services Guidelines	8
4	Educational Services Guidelines	12
5	Government Services Guidelines	20
6	Healthcare Facilities Guidelines	24
7	Religious Facilities Guidelines	30
8	Recreational Facilities Guidelines	34

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 the districts. This booklet will provide the Land use typology guidelines for community facility plots to be developed within these districts, as outlined in the below table.

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

Landuse Code Level 1	Landuse Code Level 2	Land Use Level 1	Land Use Level 2
CS	CS	Cultural Services	Cultural Services
	HI	Cultural Services	Heritage Assets
GS	GS1	Government Facilities	Government Offices
ED	ED1	Education Facilities	Kindergarten
	ED2	Education Facilities	School
	ED3	Education Facilities	University
	ED4	Education Facilities	Special Institute
HF	HF1	Healthcare Facilities	Hospital
	HF2	Healthcare Facilities	Health Centre/Clinic
RF	RF1	Religious Facilities	Juma Mosque
	RF2	Religious Facilities	Local Mosque
	RF3	Religious Facilities	Other Facilities
RC	REC1	Recreational Facilities	Stadium
	REC2	Recreational Facilities	Sports Centre
	REC3	Recreational Facilities	Recreational Club





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

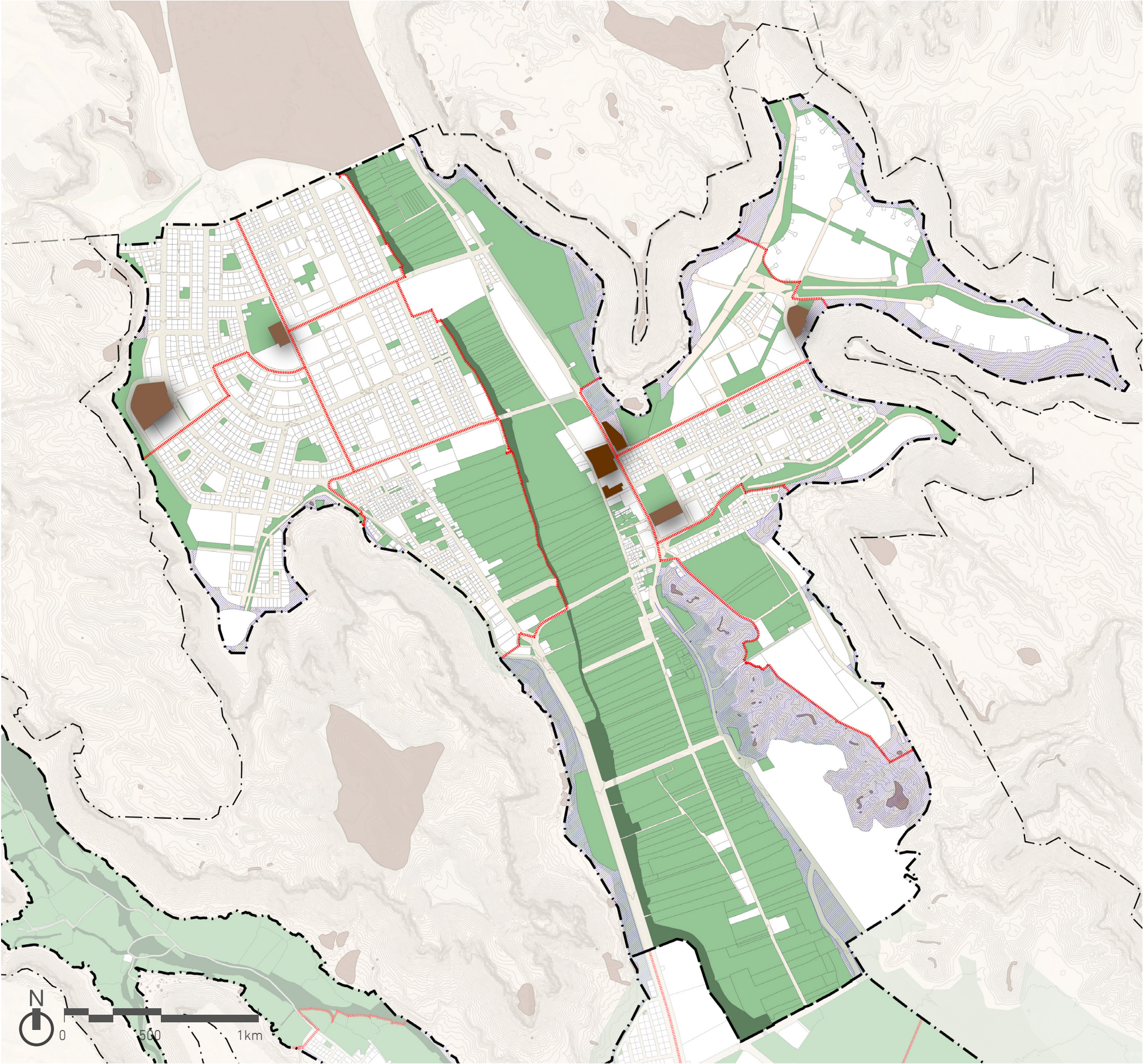
- OS1-Local Park
- OS2-Neighbourhood Park
- OS3-District Park
- OS4-Settlement Park
- OS5-Wadi Edge Park
- OS6-Plaza
- OS7-Sikkas
- WA-Wadi
- AG-Farms
- CE-Cemetery
- SS1-Support Services (Industrial)
- SS2-City Support Services
- PU1-Public Utility
- PU2-Transport Utility
- SP-Special Projects
- EN1-No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



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

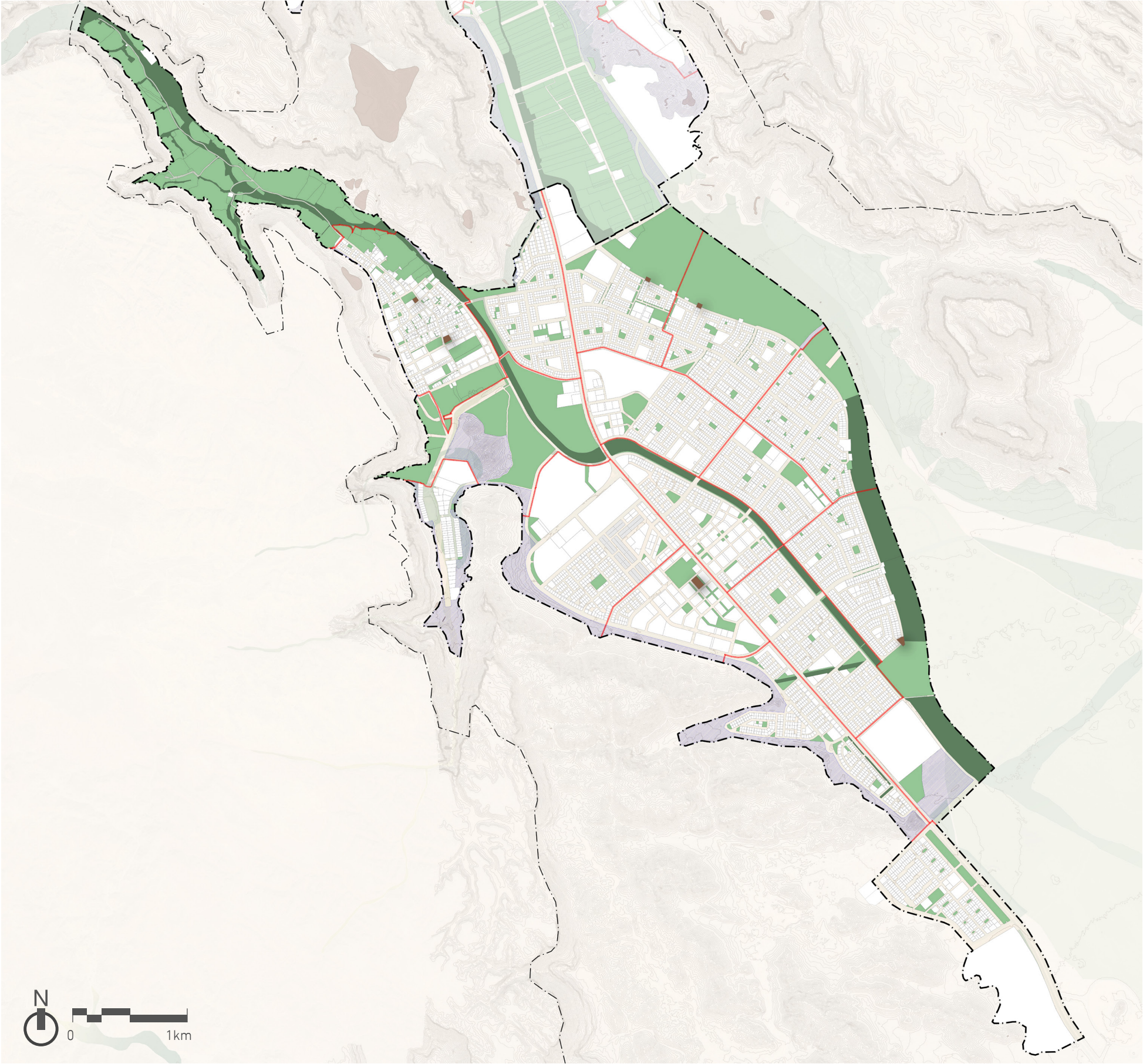
3. Cultural Services Guidelines

AlUla Central Cultural Services Land Use Plan



- LEGEND**
- CS-Cultural Services
 - HI-Heritage Assets
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

AlUla South Cultural Services Land Use Plan



- LEGEND**
- CS-Cultural Services
 - HI-Heritage Assets
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

Cultural Services Guidelines

Category ECS: CULTURAL SERVICES

Description: The Cultural Services (CS) is specialised city and community functions including museums, cultural centres, libraries, social clubs, etc.

Development Regulations

USES	
Land use Level 1	Cultural Services
Land use Level 2	Cultural Services
Permitted Uses	• Museums • Social Clubs • Libraries • Community Centres • Cultural Centre/City Hall
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
Average Plot Size	8,000 sqm
COVERAGE	
Maximum Plot Coverage	50%
Minimum Landscape Coverage	15%
Maximum FAR	0.4
BUILDING	
Maximum Height (Roof Line)	16.2 metres (including maximum 1.2m parapet), 3 Storeys
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	5m
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 6 m; Sides - 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

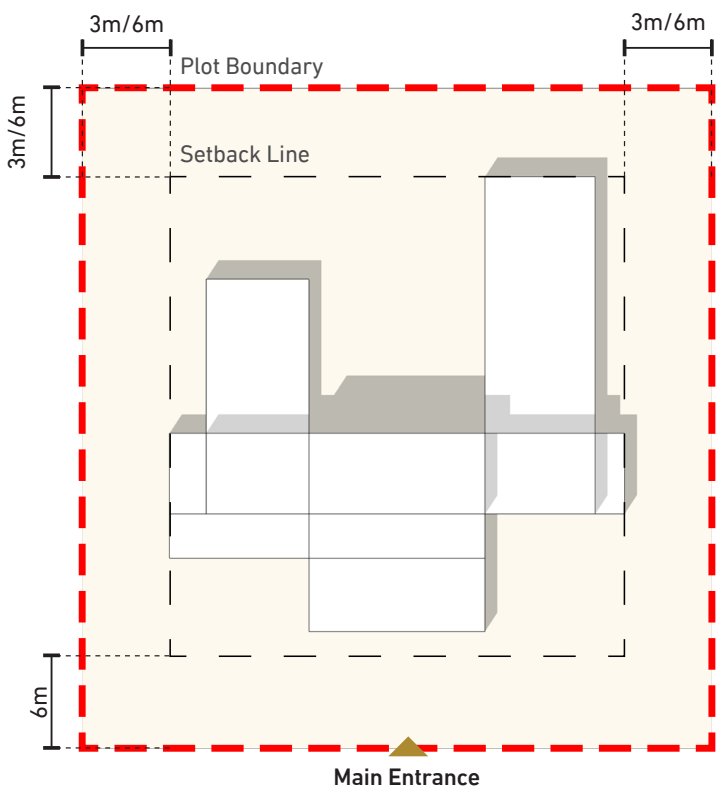
Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located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

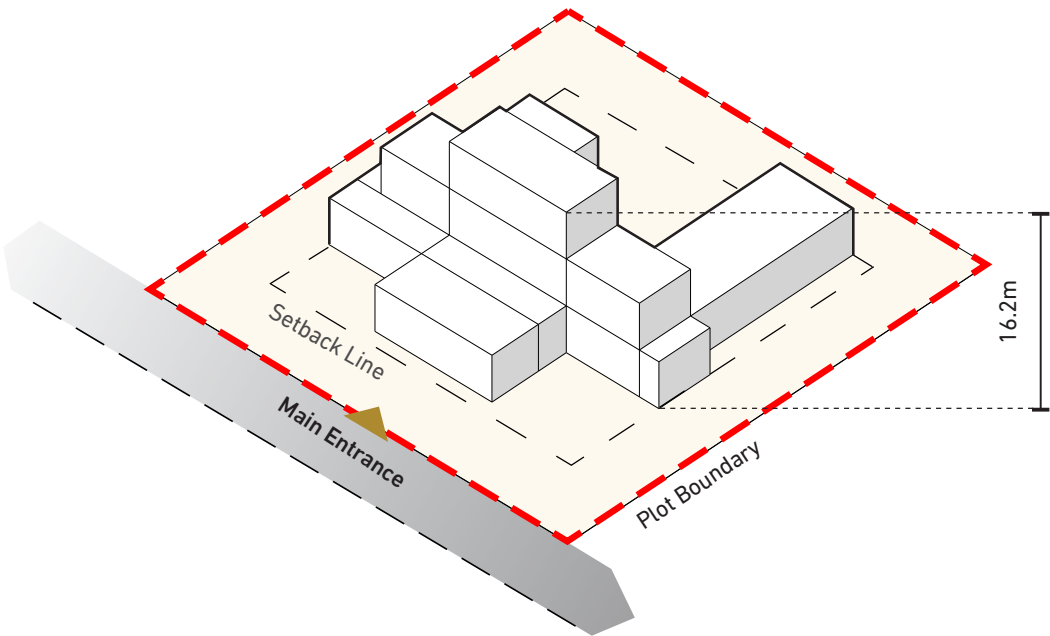
Parking Rate	1 parking space per 25sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

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



PLAN



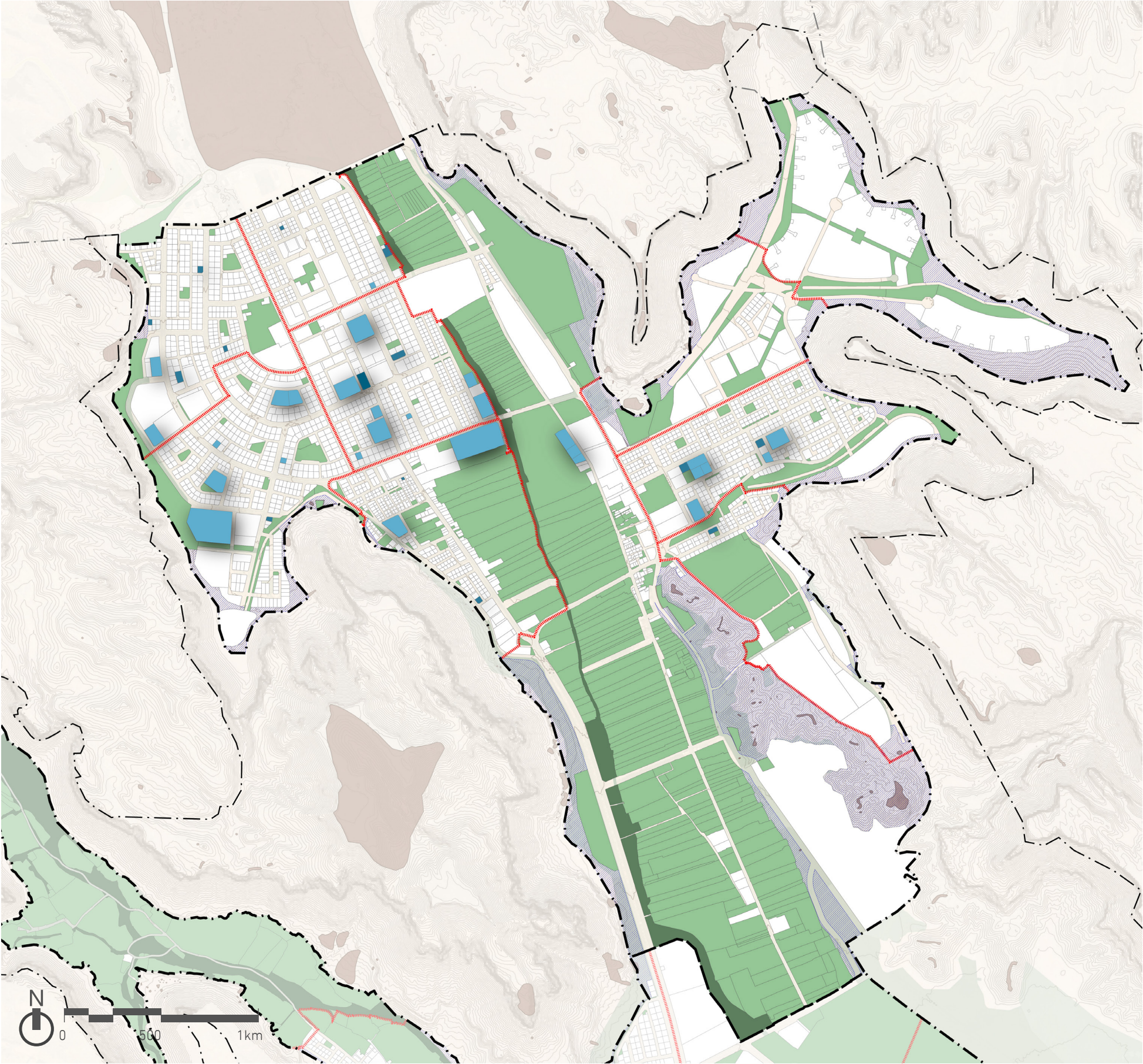
3D VIEW

Figure 3: AlUla South Cultural Services Plot 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 Retail typologies, 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.

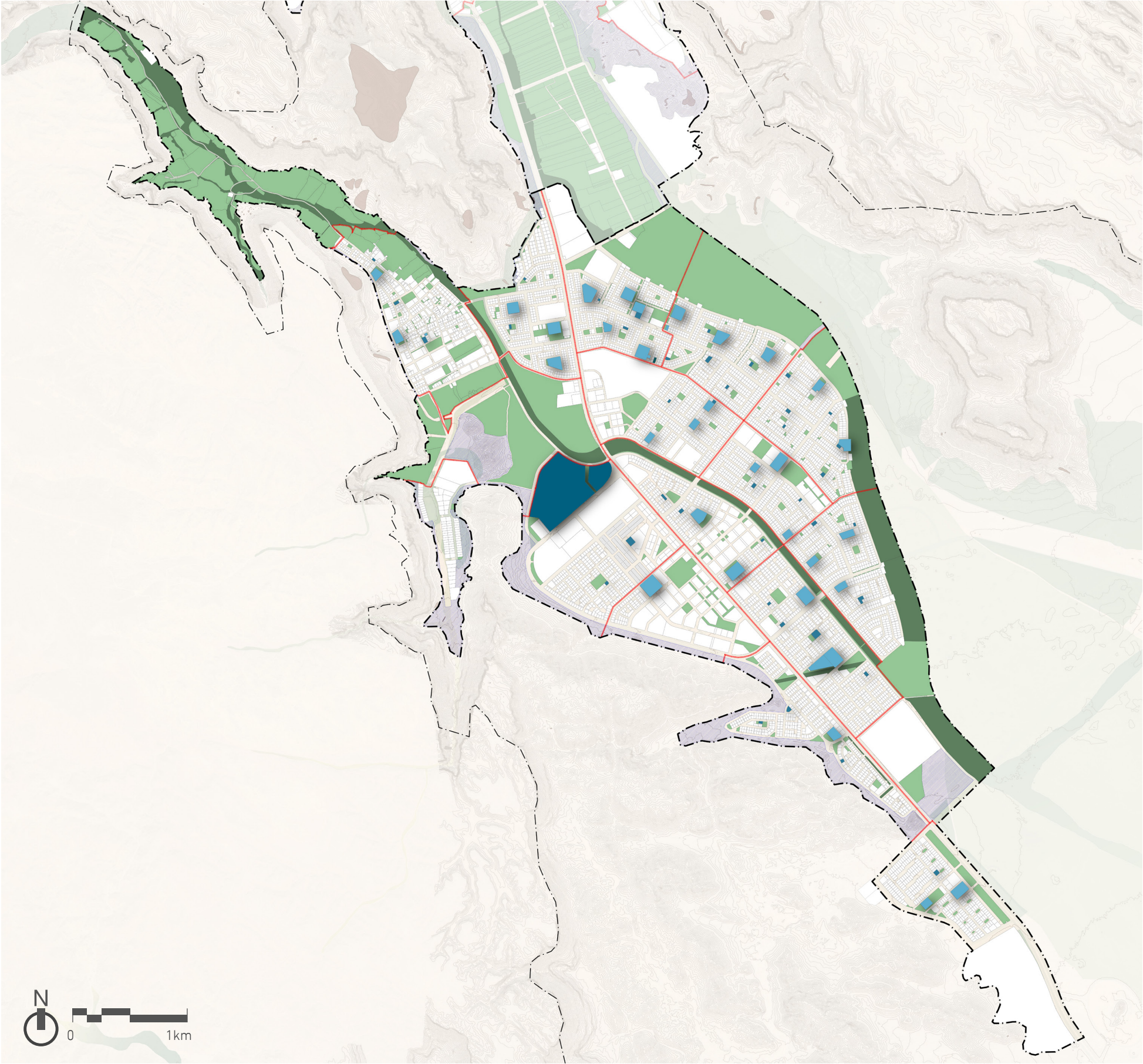
4. Educational Facilities Guidelines

AlUla Central Educational Services Land Use Plan



- LEGEND
- | | |
|-----------------------|----------------------|
| ED1-Kindergarten | Open Space and Farms |
| ED2-School | EN1-No build Zones |
| ED3-University | Plots |
| ED4-Special Institute | |
| WA-Wadi | |

AlUla South Educational Services Land Use Plan



- LEGEND
- ED1-Kindergarten

ED2-School

ED3-University

ED4-Special Institute

WA-Wadi

Open Space and Farms

EN1-No build Zones

Plots

Educational Facilities Guidelines

Category ED1: KINDERGARTEN

Description: The Kindergarten (ED1) landuse covers all nurseries and early learning centres planned in proximity to the Urban SEEDs.

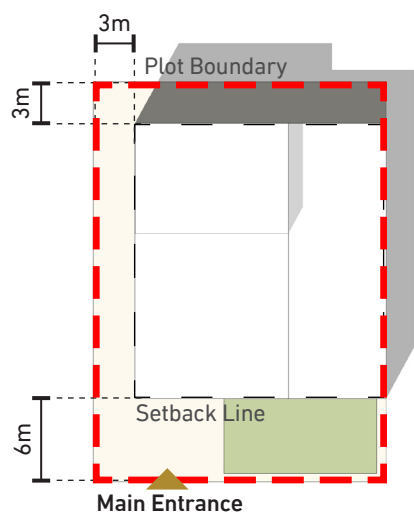
Development Regulations	
USES	
Land use Level 1	Education Facilities
Land use Level 2	Kindergartens
Permitted Uses	Educational Uses
Prohibited Uses	All commercial, residential and industrial uses
Conditional Uses	Private Cafeteria
Ancillary Uses	- Guard House - Administrative Buildings - Uniform/Book shop
Average Plot Size	Semi Detached: 600 - 1,000 sqm Detached: 1,000 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	20%
Maximum FAR	1.0
BUILDING	
Maximum Height (Roof Line)	15 metres (including maximum 1.2m parapet), 3 storeys
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	4.5m
BUILDING SETBACK (MINIMUM)	
Main Building (Semi Detached)	Front - 6 m; Sides - 0/3m and Rear - 3m
Main Building (Detached)	Front - 6 m; Sides - 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
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 30 pupil (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 the designated parking space within the public car parks

Development Regulations

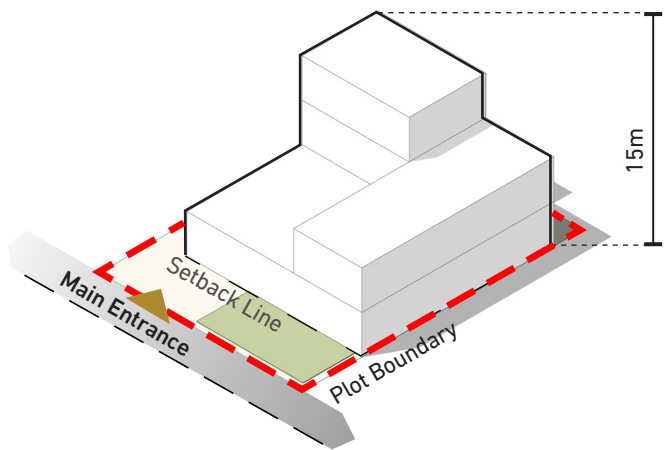
FENCING AND WALLS

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

SEMI-DETACHED: 600 - 1,000 sqm



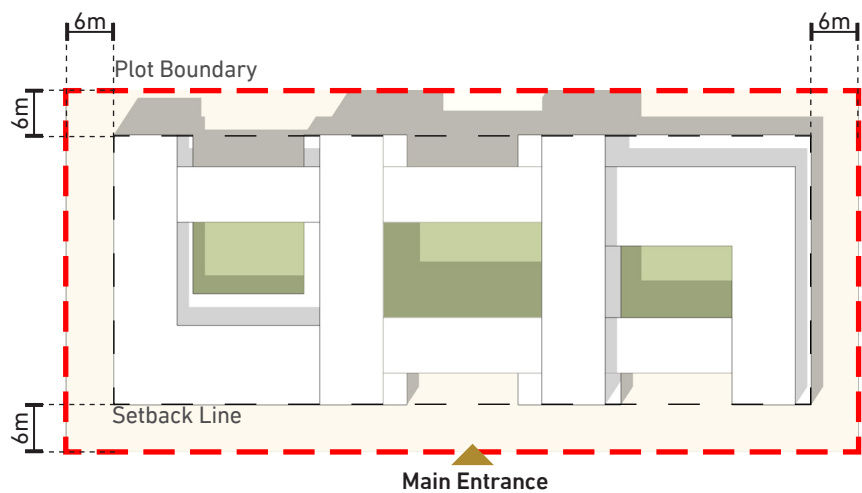
PLAN



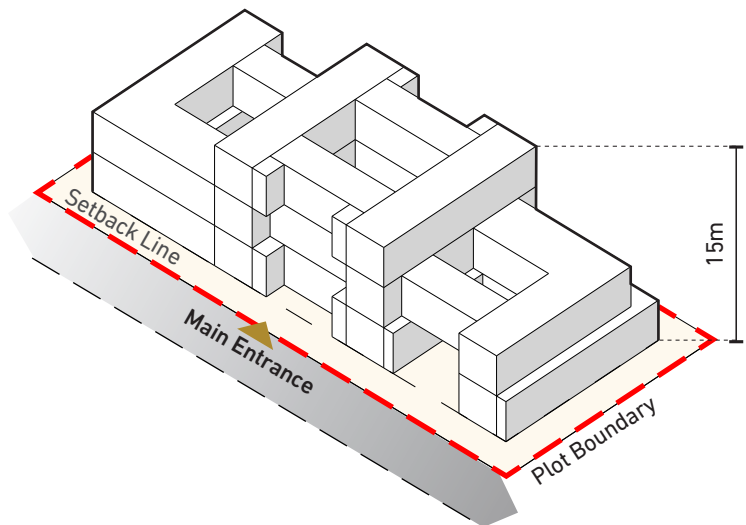
3D VIEW

Figure 4: Kindergarten Plan and View

DETACHED: 1,000 sqm and above



PLAN



3D VIEW

Figure 5: Kindergarten 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 Retail typologies, 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. Plots with a land area less than 600 sqm should be assessed on a case-by-case basis for plot overage and building setbacks

Educational Facilities Guidelines

Category ED2: SCHOOL

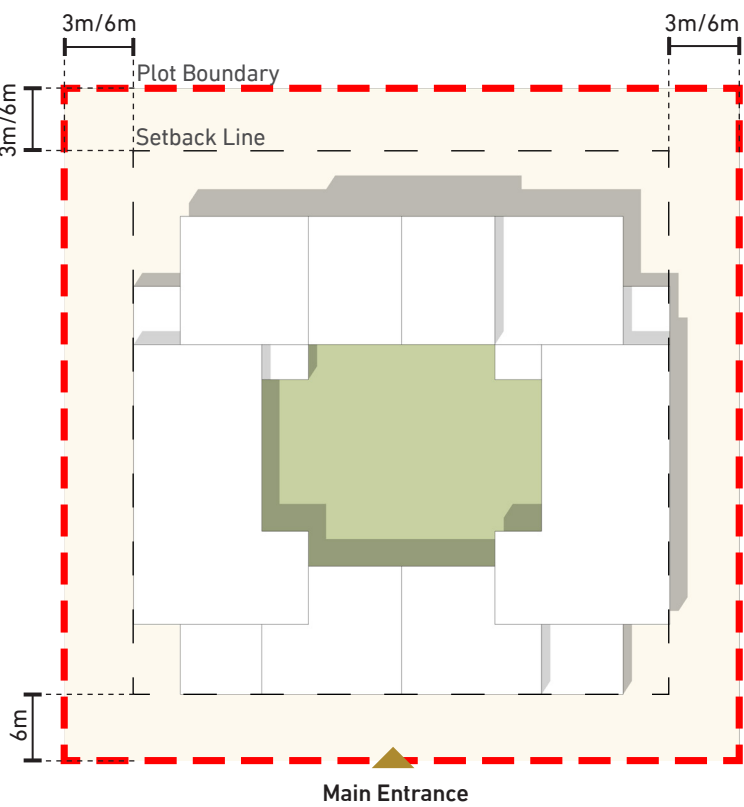
Description: The School (ED2) landuse covers all school typologies and provides general guidance on their design. In terms of architectural features, guidance from chapter 7 shall be adopted.

Development Regulations	
USES	
Land use Level 1	Education Facilities
Land use Level 2	School
Permitted Uses	Educational Uses
Prohibited Uses	All commercial, residential and industrial uses
Conditional Uses	Private Cafeteria
Ancillary Uses	- Guard House - Administrative Buildings - Uniform/Book shop
Average Plot Size	850 sqm and above
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	20%
Maximum FAR	0.8
BUILDING	
Maximum Height (Roof Line)	15metres (including maximum 1.2m parapet), 3 storeys
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	4.5m
BUILDING SETBACK (MINIMUM)	
Main Building	Front - 6 m; Sides 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
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 6 pupil (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AIUla Central and South Infrastructure Master Plan)
Parking Location	Required parking stalls shall be provided within the lot boundary or the designated parking space within the public car-parks

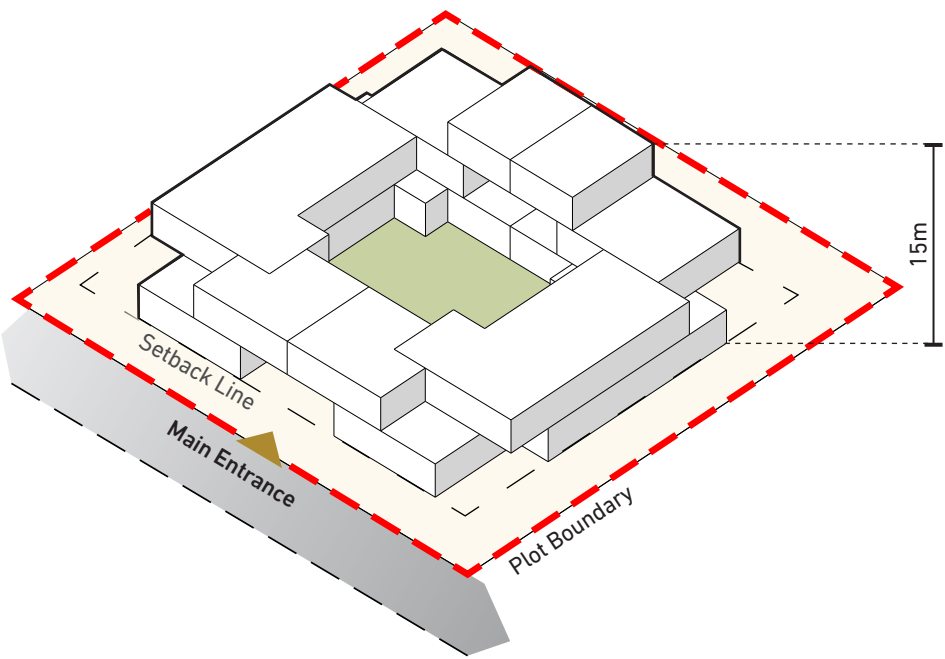
Development Regulations

FENCING AND WALLS

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



PLAN



3D VIEW

Figure 6: AlUla Example School Plan and View

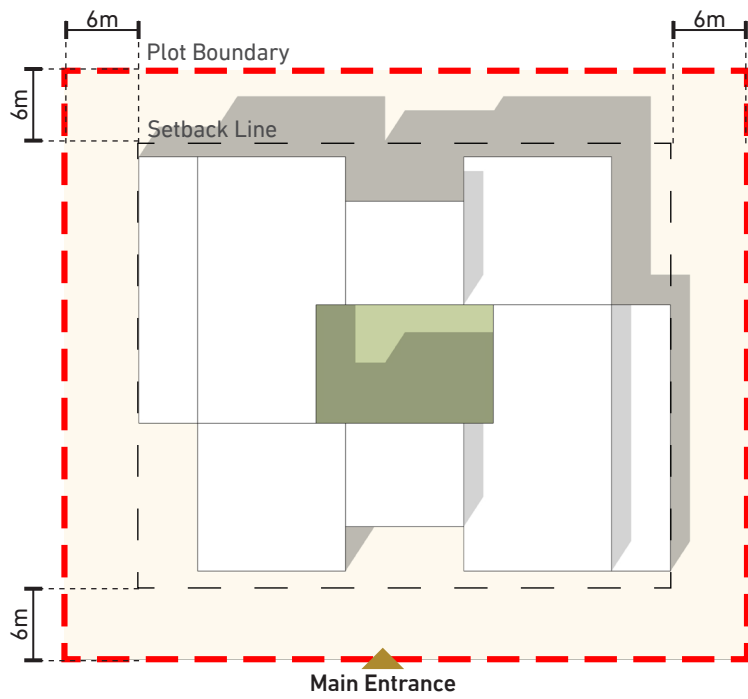
- Notes:** 1. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels.
2. Form explorations of the Retail typologies, other variations of the same may be used as long as they adhere to standards outlined for the landuse typology or agreed typologies with RCU.
3. Plots with a land area less than 850 sqm should be assessed on a case-by-case basis for plot overage and building setbacks

Educational Facilities Guidelines

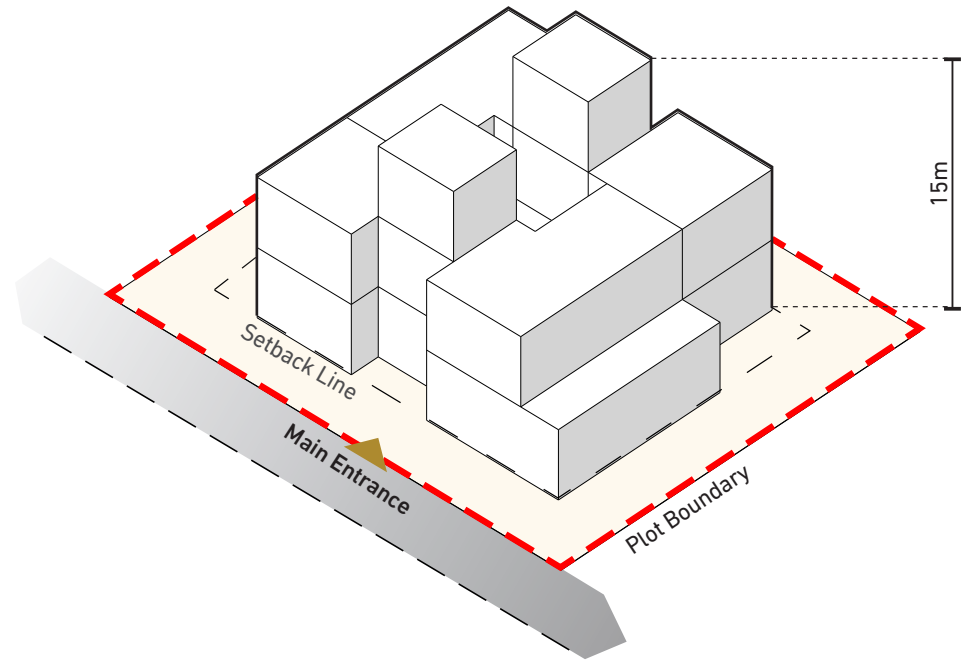
Category ED3 & ED4: UNIVERSITY & SPECIAL INSTITUTE

Description: The University and Special Institute (ED3 & ED4) landuse is planned in AlUla South district in proximity to the ERBA. The architecture for this important city project should undergo a Design Panel review process and shall adhere to the architectural guidelines presented in Chapter 7.

Development Regulations	
USES	
Land use Level 1	Education Facilities
Land use Level 2	University
Permitted Uses	Educational Uses
Prohibited Uses	All commercial, residential and industrial uses
Conditional Uses	Private Cafeteria, staff accommodation, student accommodation
Ancillary Uses	- Guard House - Administrative Buildings - Uniform/Book shop
Average Plot Size	3,000 sqm
COVERAGE	
Maximum Plot Coverage	60%
Minimum Landscape Coverage	20%
Maximum FAR	0.8
BUILDING	
Maximum Height (Roof Line)	15metres (including maximum 1.2m parapet), 3 storeys
Maximum Height for Accessory Buildings	N/A
Floor to Floor Height	4.5m
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.
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	1 parking space per 6 pupil (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 the designated parking space within the public car parks
FENCING AND WALLS	
Location	All around
Height of Boundary wall	2m (Front max.), 2.5m (Side and Rear max.)



PLAN



3D VIEW

Figure 7: Special Institute Plan and View



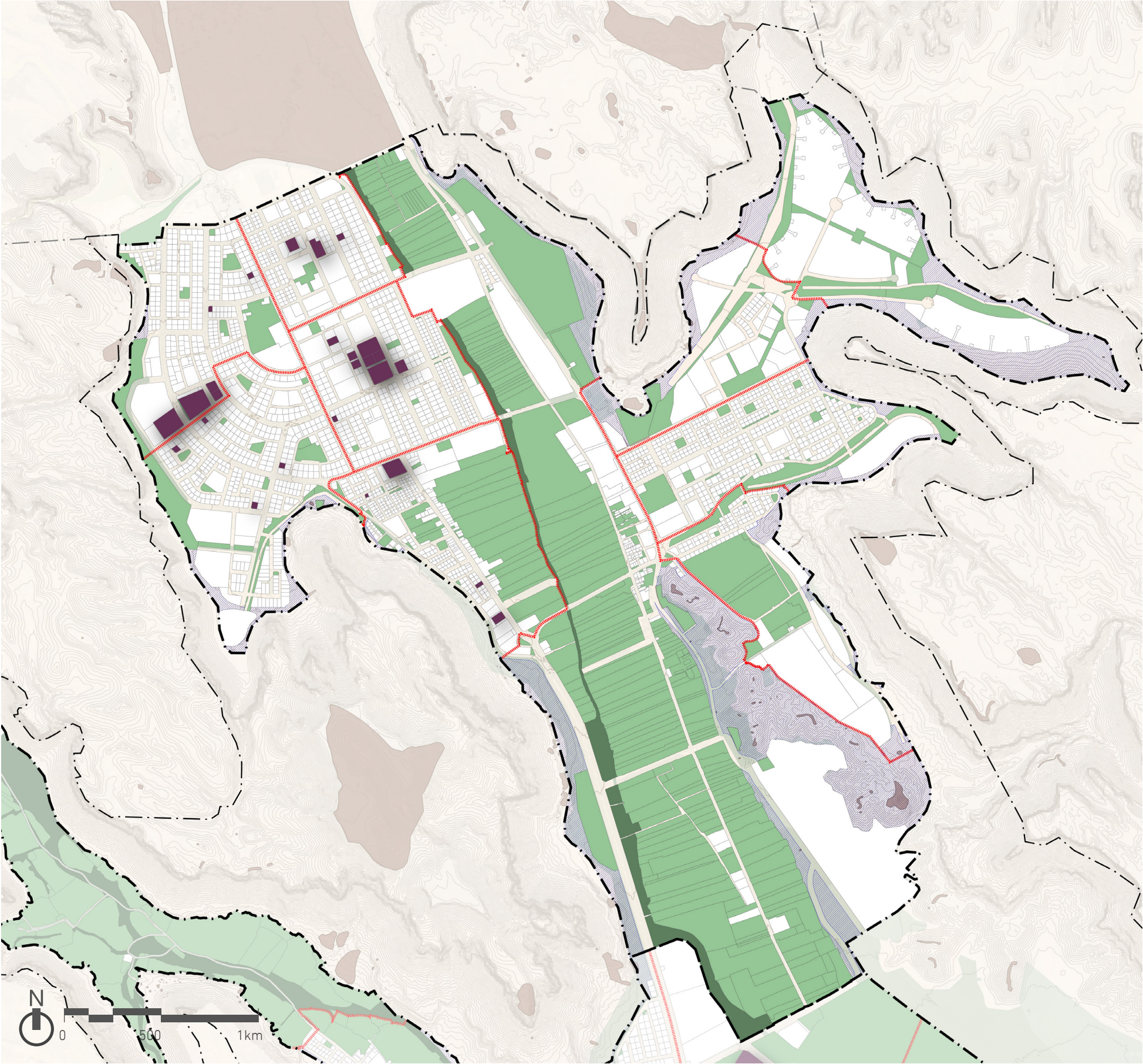
Figure 8: AlUla University View

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 Retail typologies, 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.

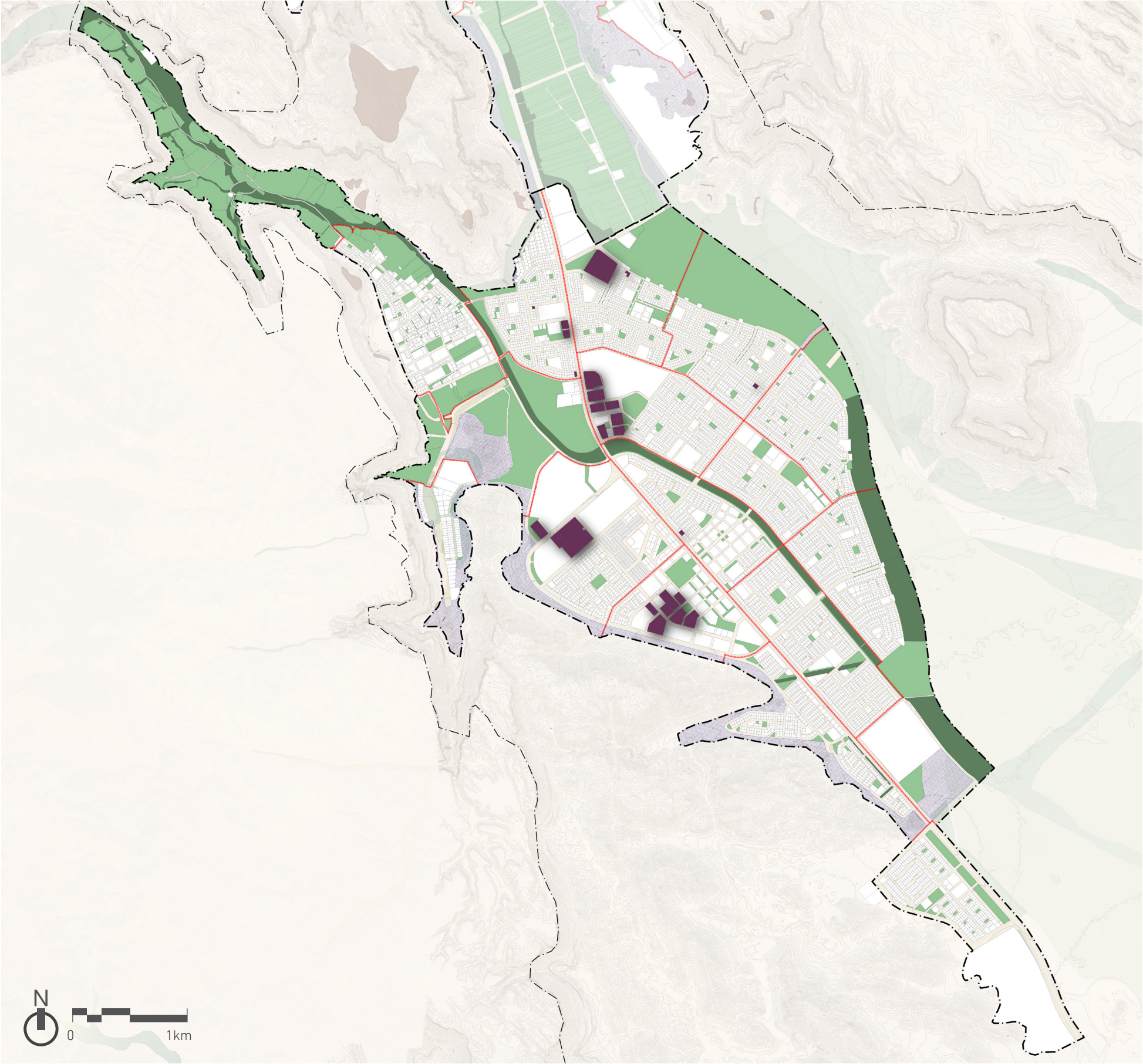
5. Government Facilities Guidelines

AlUla Central Government Facilities Land Use Plan



- LEGEND**
- GS1-Government Offices
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

AlUla South Government Facilities Land Use Plan



- LEGEND**
- GS1-Government Offices
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

Government Facilities Guidelines

Category GS: GOVERNMENT OFFICES

Description: The Government Services Land use (GS) refers to all government owned plots designation for government offices. Several government office plots were shared as part of the Design brief to be incorporated within the ERBA zone. In addition to these uses, the Government service land sue also includes city supporting uses such as Civil Defence, Police Station, Special Forces, Traffic Department Unit and Post office.

Individual authority design requirements shall superseded the guidelines provided in the below table and should be presented to RCU for approval.

Development Regulations	
USES	
Land use Level 1	Commercial Services - Office
Land use Level 2	Government Office
Permitted Uses	- Government Offices - Civic Services
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	20%
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	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

Development Regulations

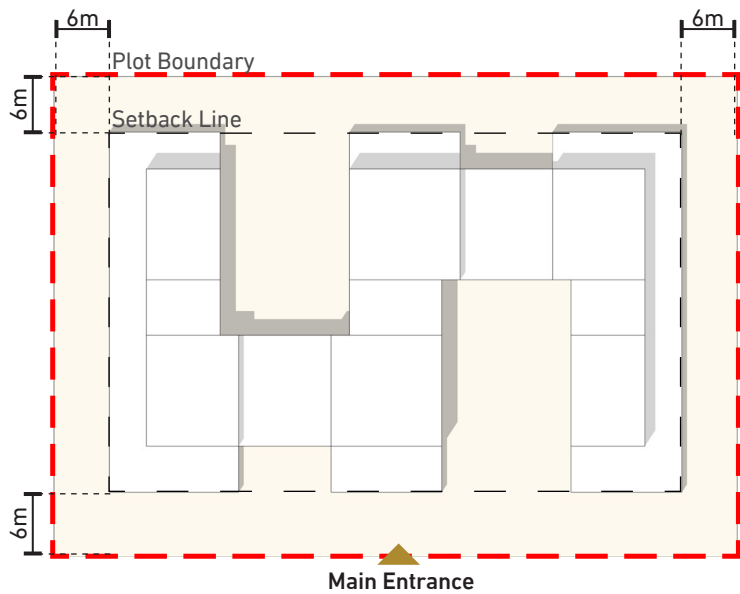
Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.
Mechanical Equipment	- At grade water tank and mechanical equipment: Shall be located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

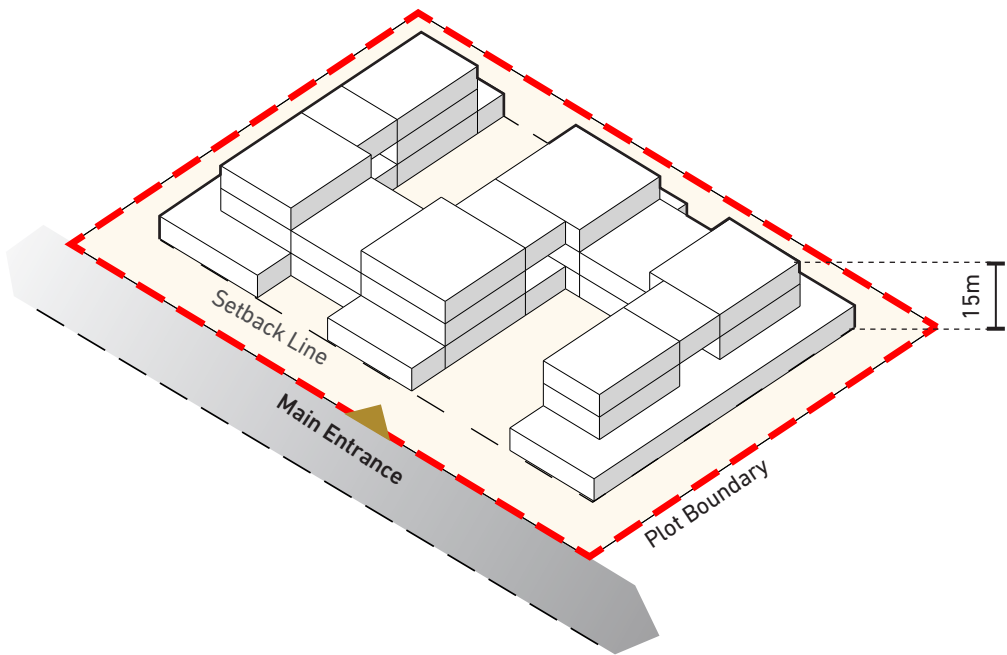
Parking Rate	1 parking space per 25sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan). Visitor parking can be accommodated in the designated common parking spaces upon agreement with RCU.
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	Discouraged (Only for certain offices as required by the relevant authority)
Height of Boundary wall	2m all around



PLAN



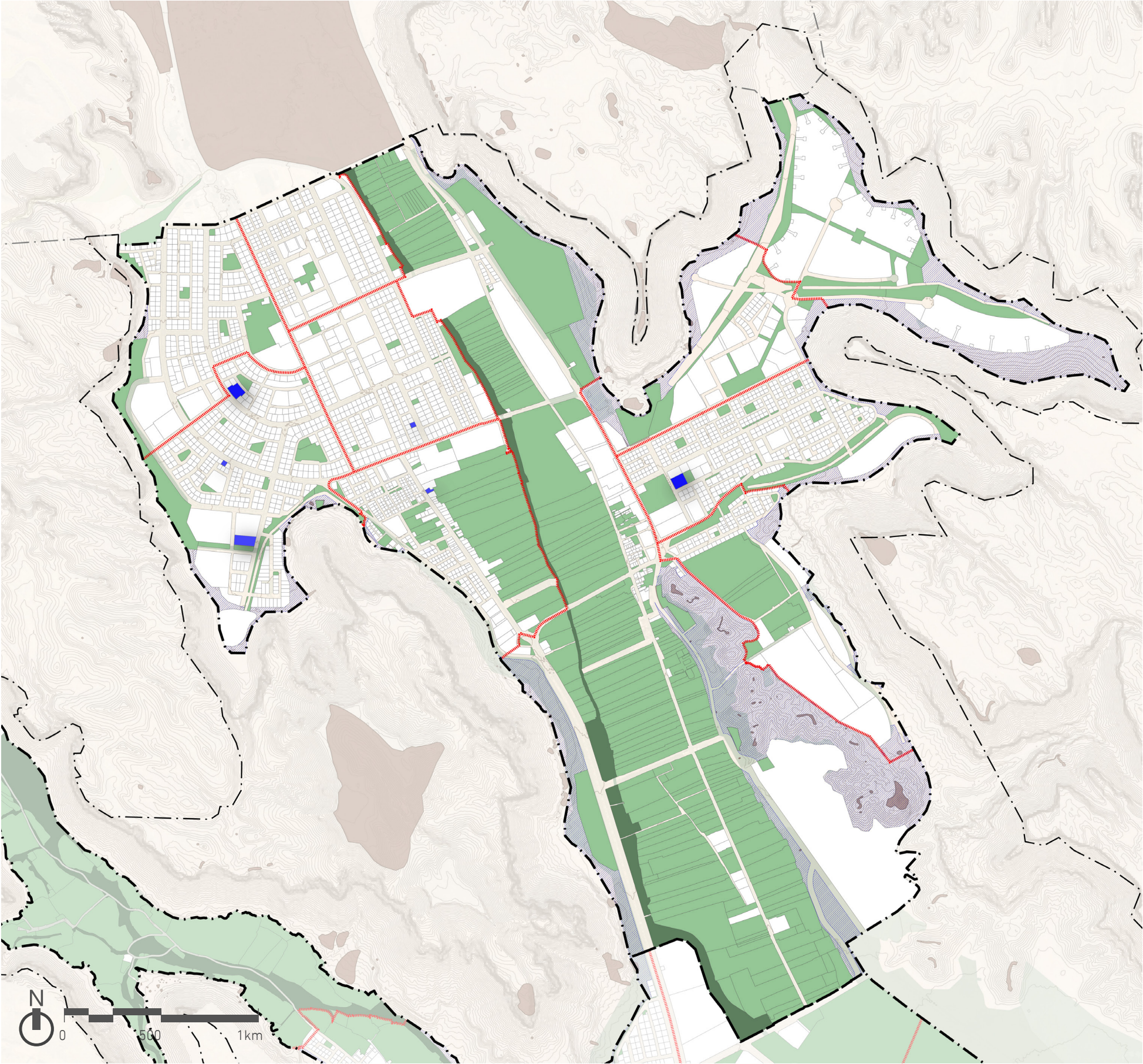
3D VIEW

Figure 9: AlUla South Support Services (Medium) Plan and View

- Notes:** 1. Please note these guidelines are an extract from the AlUla Central and South Detailed Master Plan Guidelines Document.
2. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels

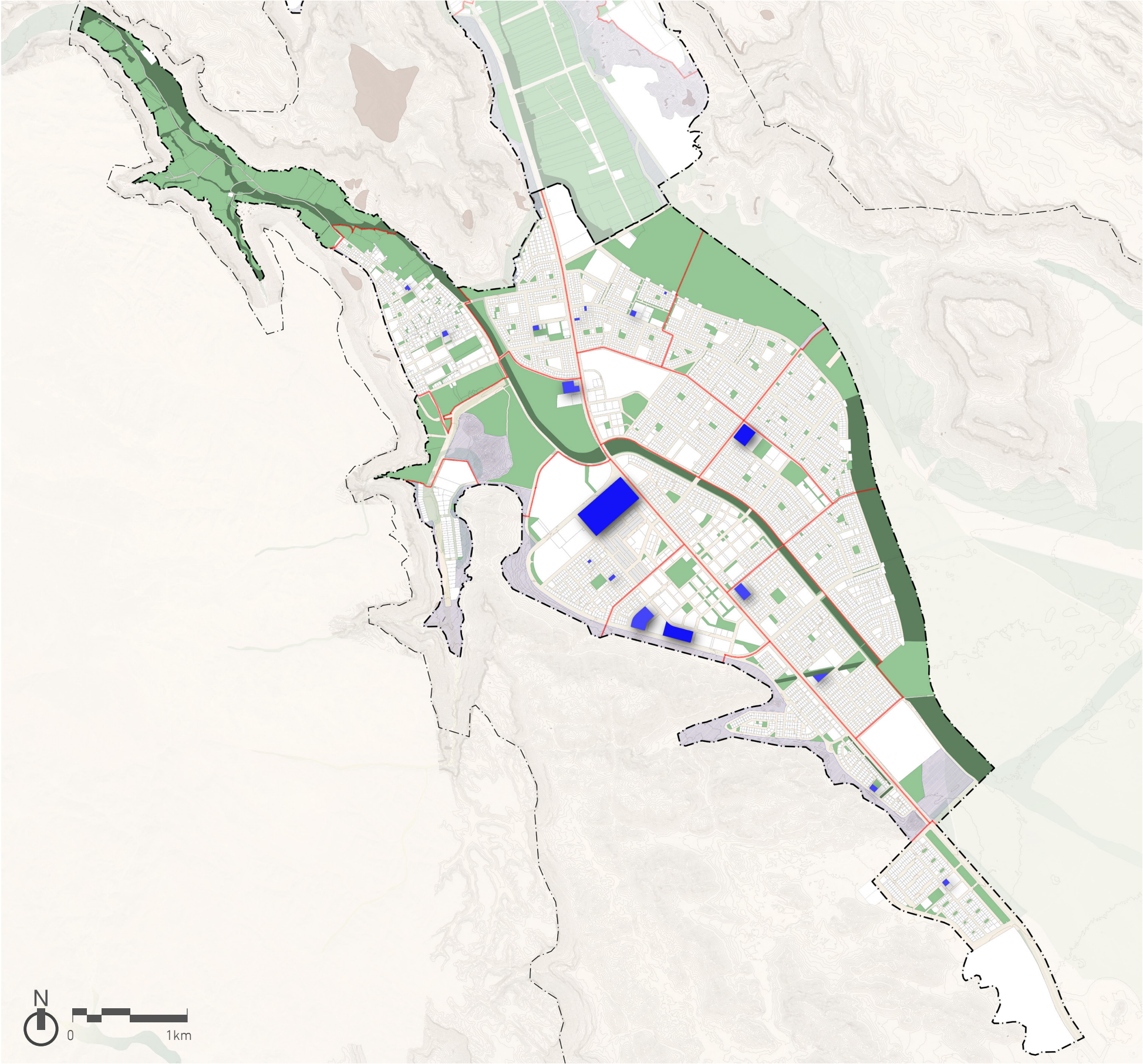
6. Healthcare Facilities Guidelines

AlUla Central Healthcare Facilities Land Use Plan



- LEGEND
- HF1-Hospital
 - HF2-Health Centre/Clinic
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

AlUla South Healthcare Facilities Land Use Plan



- LEGEND
- HF1-Hospital
 - HF2-Health Centre/Clinic
 - WA-Wadi
 - Open Space and Farms
 - EN1-No build Zones
 - Plots

Healthcare Facilities Guidelines

Category HF1: HOSPITAL

Description: The Hospitals (HF1) are civic land uses dedicated to health services. As these are important city assets, their building design should undergo a panel review. The below table only provides general guidance of such development.

Development Regulations	
USES	
Land use Level 1	Healthcare Facilities
Land use Level 2	Hospital
Permitted Uses	- Healthcare uses - Staff accommodation
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	N/A
COVERAGE	
Maximum Plot Coverage	70%
Minimum Landscape Coverage	10%
Maximum FAR	1.2
BUILDING	
Maximum Height (Roof Line)	19.2 meters (including maximum 1.2m parapet), 4 storeys
Basement	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
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

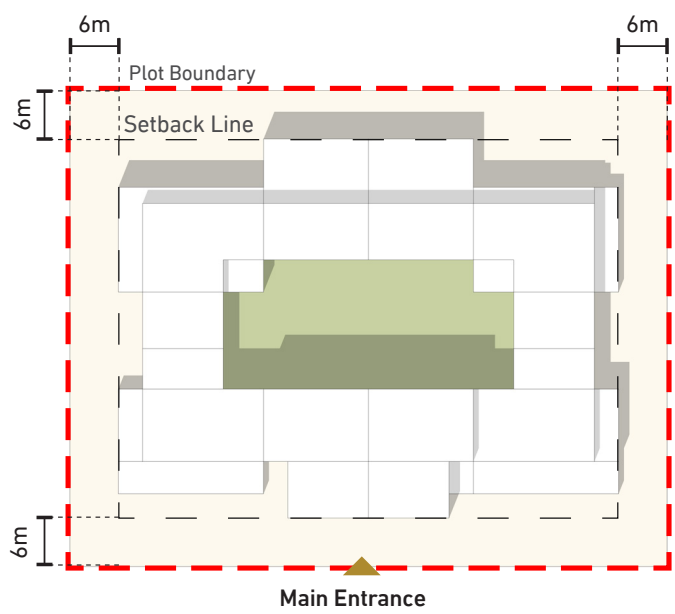
Development Regulations

PARKING

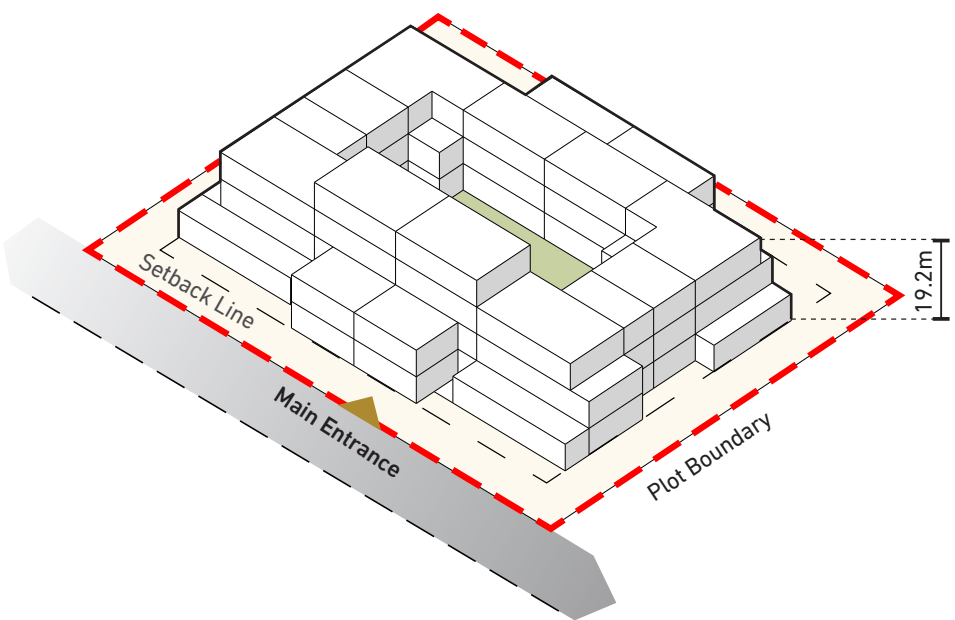
Parking Rate	1 parking space per 150sqm GFA (Further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan)
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

Location	Conditional for Hospitals and not permitted for Clinics
Height of Boundary wall	2m (Front max.), 2.5m (Side and Rear max.)



PLAN



3D VIEW

Figure 10: AlUla Healthcare Facilities Plan and View



Figure 11: AlUla South Hospital Aerial View

- Notes:** 1. Please note these guidelines are an extract from the AlUla Central and South Detailed Master Plan Guidelines Document.
2. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels

Healthcare Facilities Guidelines

Category HF2: HEALTHCARE CENTRES

Description: Healthcare Centres (HF2) are civic land uses dedicated to health services. As these are important city assets, their building design should undergo a panel review. The below table only provides general guidance of such development.

Development Regulations	
USES	
Land use Level 1	Healthcare Facilities
Land use Level 2	Healthcare Centres
Permitted Uses	- Healthcare uses - Staff accommodation
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	N/A
COVERAGE	
Maximum Plot Coverage	70%
Minimum Landscape Coverage	10%
Maximum FAR	1.2
BUILDING	
Maximum Height (Roof Line)	19.2 meters (including maximum 1.2m parapet), 4 storeys
Basement	2
Maximum Height for Accessory Buildings	4m
Floor to Floor Height	4.5m
Building Form	Detached
BUILDING SETBACK (MINIMUM)	
Main Building (Semi Detached)	Front - 6 m; Sides - 0/3m and Rear - 3m
Main Building (Detached)	Front - 6m; Sides - 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
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 AIUla Central and South Infrastructure Master Plan)

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

Location	Conditional for Hospitals and not permitted for Clinics
----------	---



DETACHED: 1,700 sqm and above

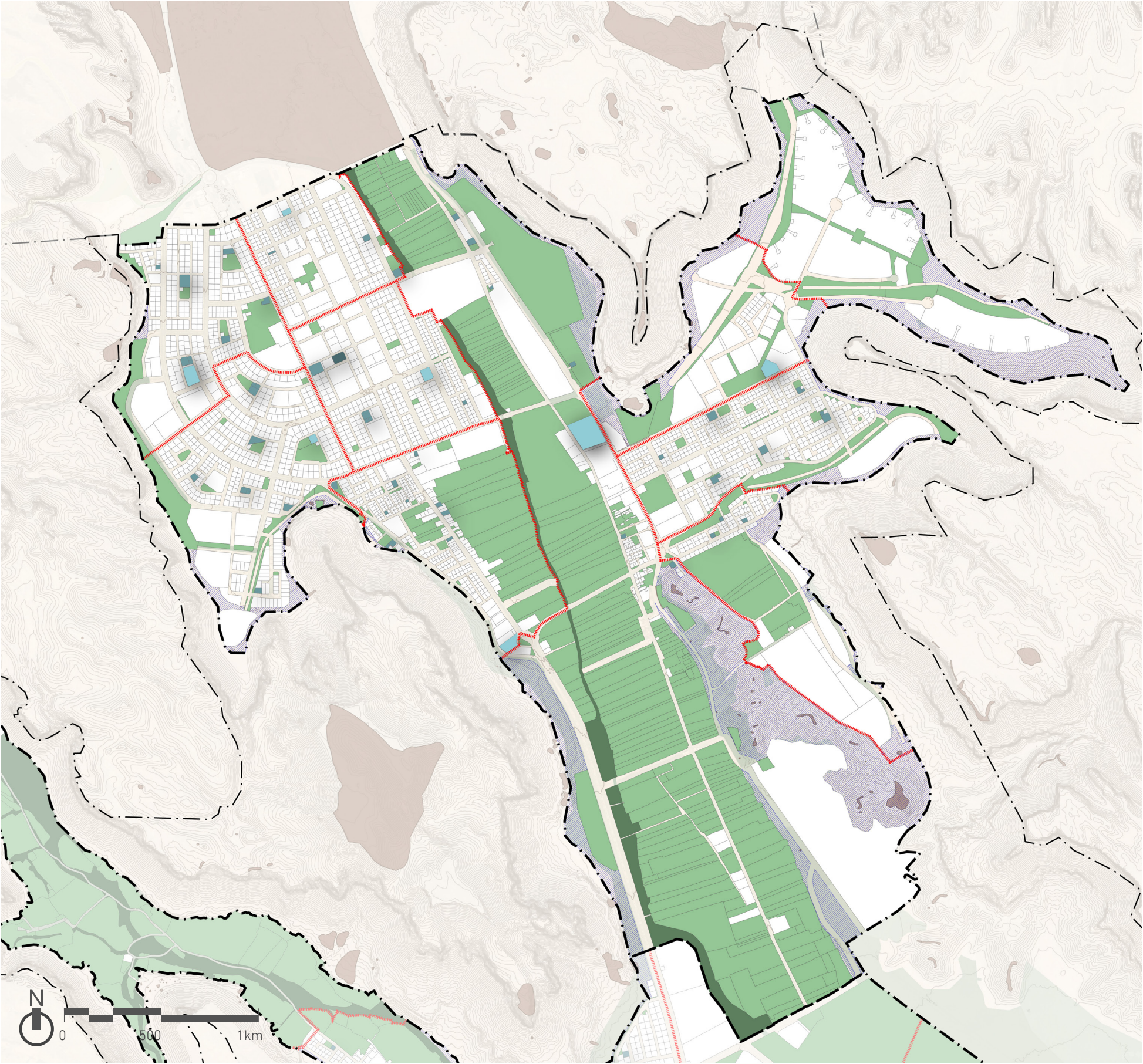


Notes: 1. Please note these guidelines are an extract from the AIUla Central and South Detailed Master Plan Guidelines Document.

- 29

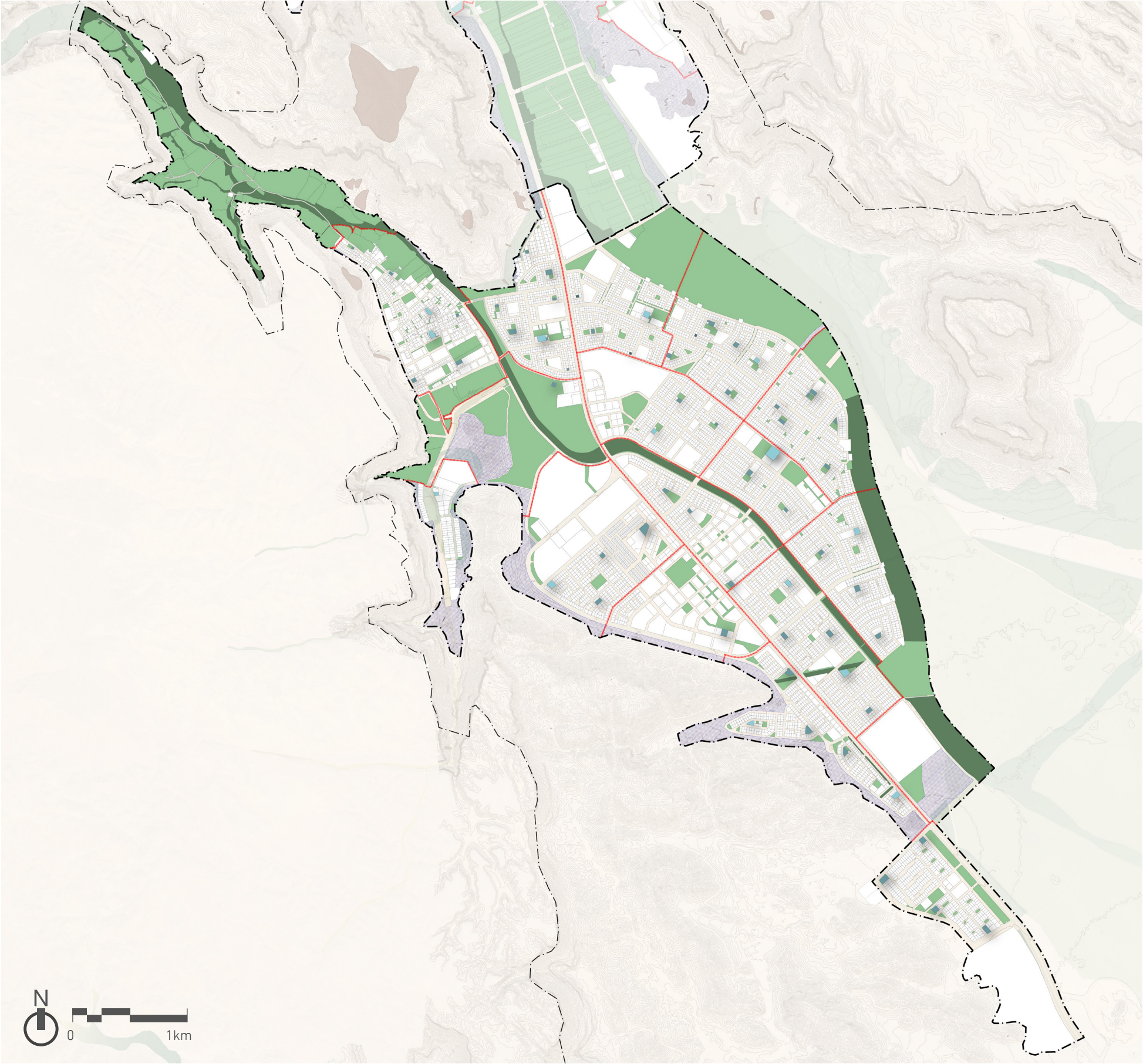
7. Religious Facilities Guidelines

AlUla Central Religious Facilities Land Use Plan



- LEGEND**
- | | |
|----------------------|----------------------|
| RF1-Juma Mosque | Open Space and Farms |
| RF2-Local Mosque | EN1-No build Zones |
| RF3-Other Facilities | Plots |
| WA-Wadi | |

AlUla South Religious Facilities Land Use Plan



LEGEND

- RF1-Juma Mosque

RF2-Local Mosque

RF3-Other Facilities

WA-Wadi
- Open Space and Farms

EN1-No build Zones

Plots

Religious Facilities Guidelines

Category RF1, RF2, & RF3: JUMA MOSQUE, LOCAL MOSQUES AND OTHER RELIGIOUS FACILITIES

Description: The Religious Facilities are the backbone of the Saudi culture. This section only provides general planning guidelines for these critical facilities. All buildings shall adhere to the respective authority standards and requirement for these land uses.

Development Regulations

USES

Land use Level 1	Religious Facilities
Land use Level 2	Juma Mosque, Local Mosque and Other Religious Facilities
Permitted Uses	Religious land uses as defined by the Ministry of Interior
Prohibited Uses	All other Land uses
Conditional Uses	N/A
Ancillary Uses	- Imam Residence - Eid Prayer Area
Average Plot Size	NA

COVERAGE

Maximum Plot Coverage	70%
Minimum Landscape Coverage	10%
Maximum FAR	0.8

BUILDING

Maximum Height (Roof Line)	N/A; 1 storey
Maximum Height for Accessory Buildings	4m
Floor to Floor Height	N/A

BUILDING SETBACK (MINIMUM)

Main Building	Front - 3/6 m; Sides - 3/6m and Rear - 3/6m
---------------	---

SERVICE AREAS AND EQUIPMENT

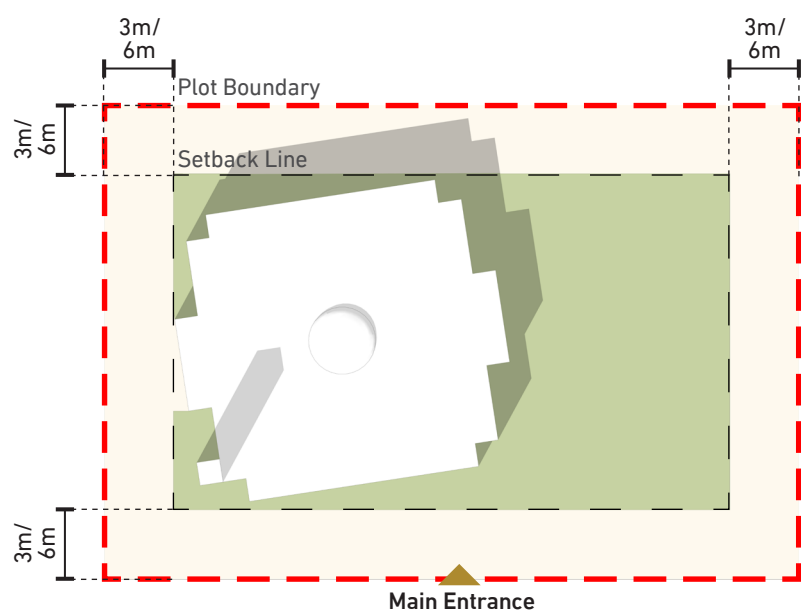
Loading Docks	- Loading docks, if any, shall be located to the rear of the building. - Where the rear of the building faces residential uses, the loading area shall be appropriately screened so as not to be visible from residential uses
Outdoor Storage Area	No outdoor storage shall be allowed
Refuse Storage Areas	Proper location of the outdoor refuse areas shall be decided by RCU or other relevant authorities upon review of the development application.

PARKING

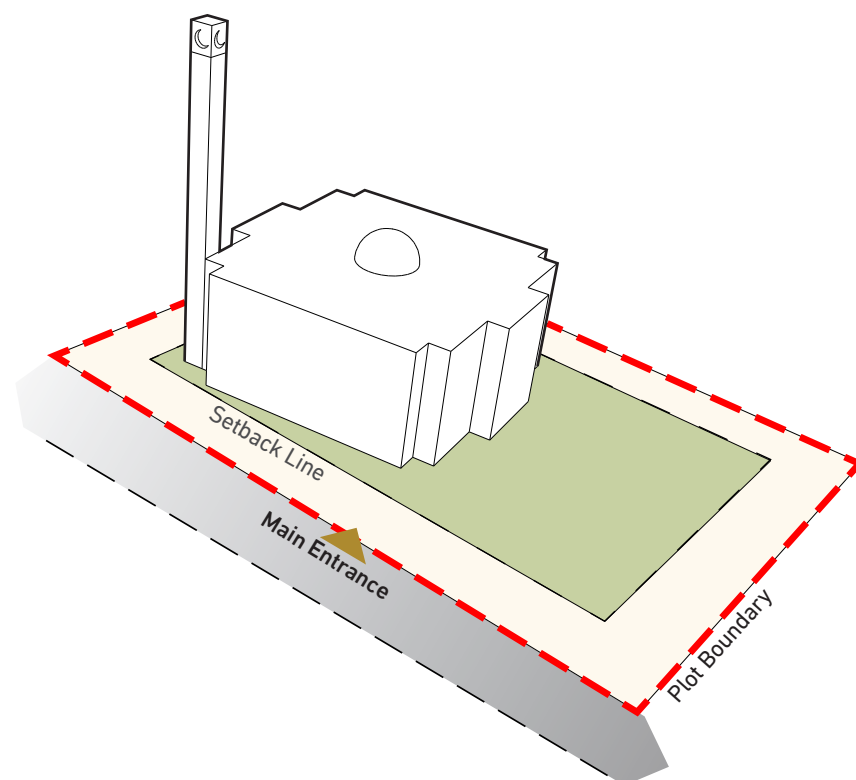
Parking Rate	1 parking space per 5 worshipper for mosques and 1 per 60sqm GFA for other religious land uses (further parking requirements for cycles, lorries, disabled, electric and service vehicles should be adopted from the AlUla Central and South Infrastructure Master Plan).
Parking Location	Required parking stalls shall be provided in the planned public parking plots.

FENCING AND WALLS

Location	Not permitted
Height of Boundary wall	N/A

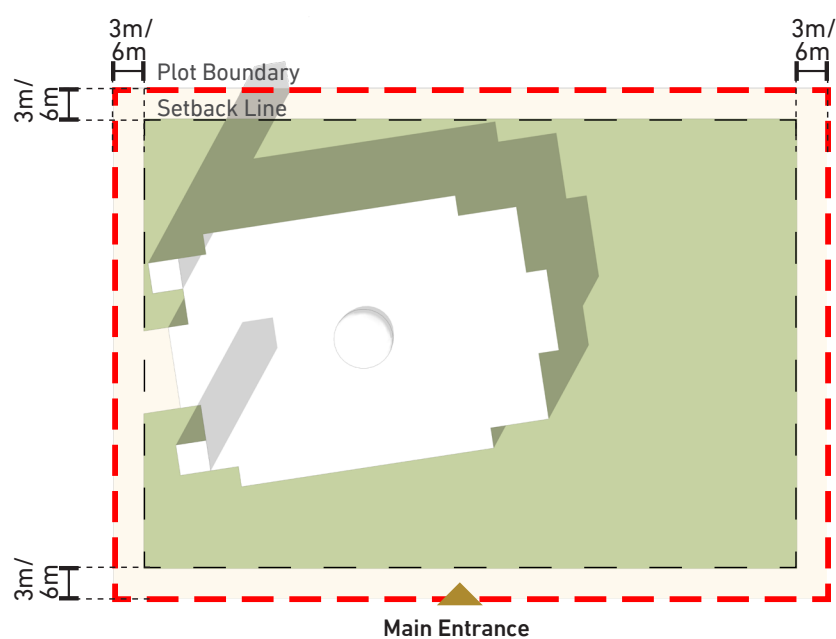


PLAN

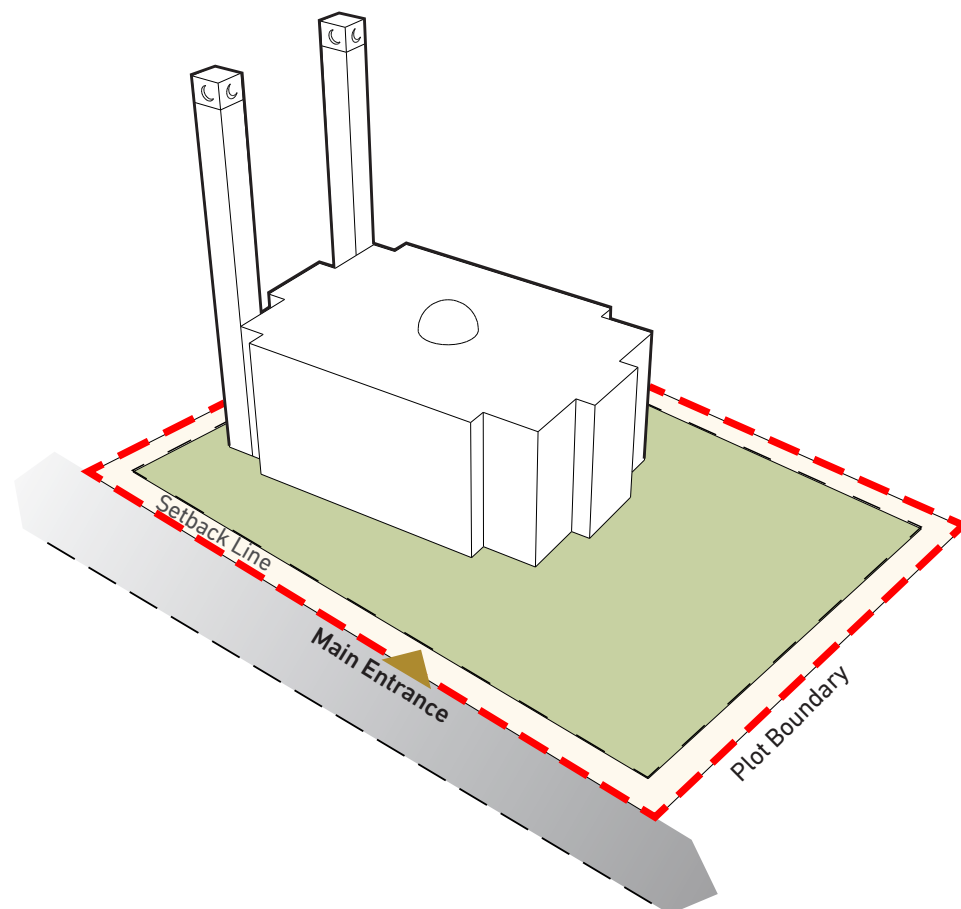


3D VIEW

Figure 14: Local Mosque Plan and View



PLAN



3D VIEW

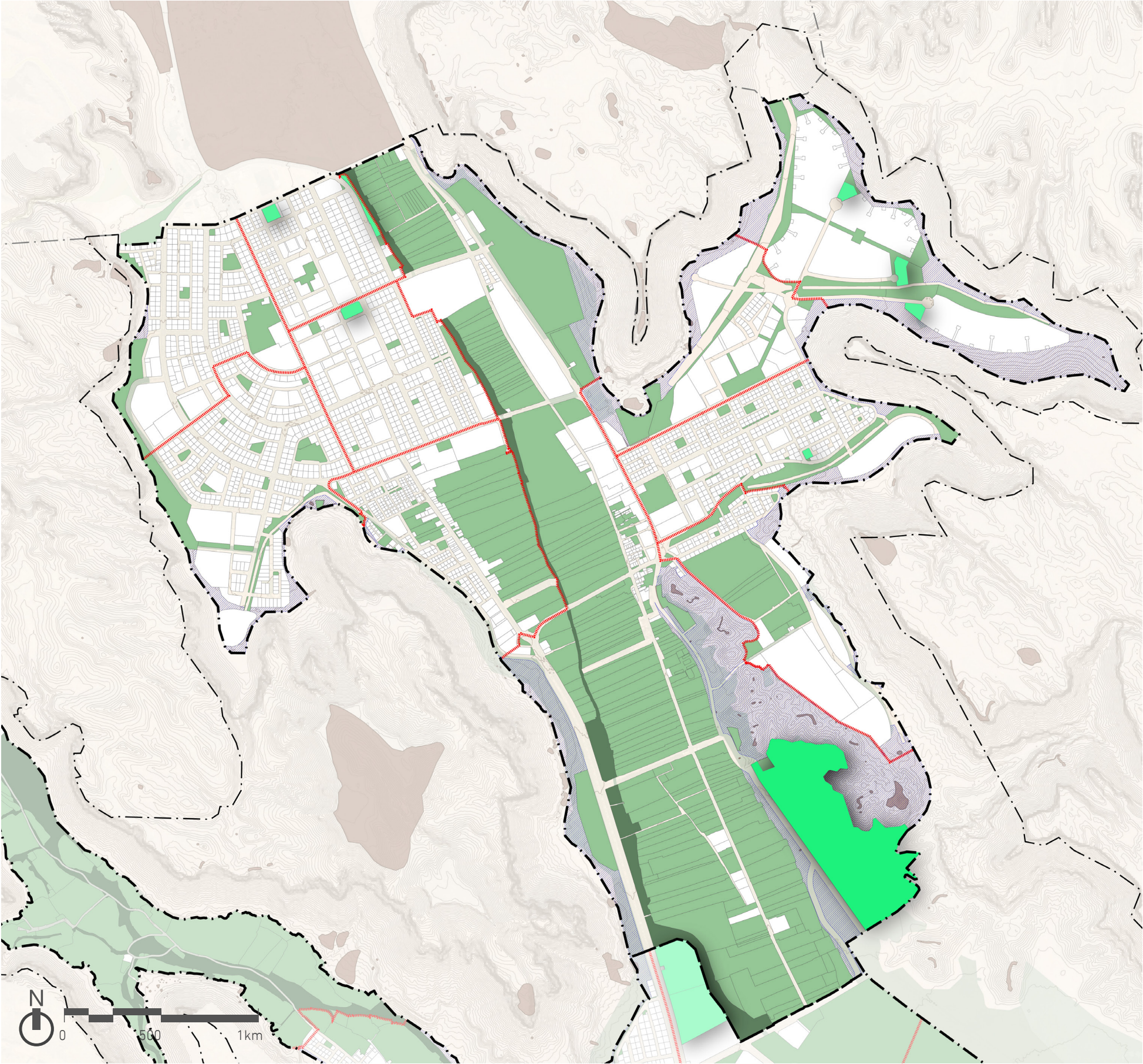
Figure 15: Juma Mosque Plan and View

Notes: 1. Please note these guidelines are an extract from the AlUla Central and South Detailed Master Plan Guidelines Document.

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

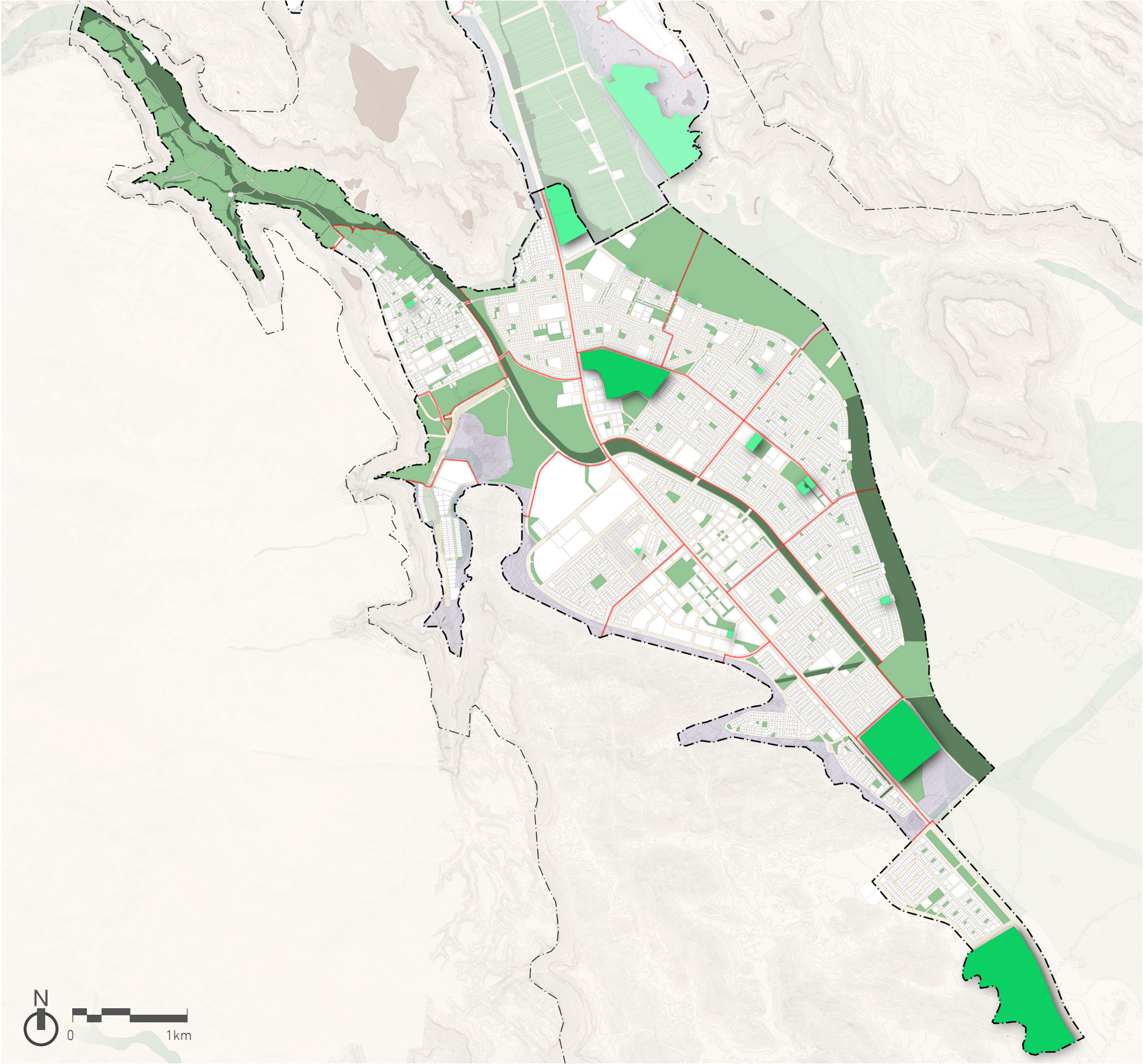
8. Recreational Facilities Guidelines

AlUla Central Recreational Facilities Land Use Plan



- LEGEND**
- | | |
|------------------------|----------------------|
| REC1-Stadium | Open Space and Farms |
| REC2-Sports Centre | EN1-No build Zones |
| REC3-Recreational Club | Plots |
| WA-Wadi | |

AlUla South Recreational Facilities Land Use Plan



- LEGEND
- REC1-Stadium

REC2-Sports Centre

REC3-Recreational Club

WA-Wadi

Open Space and Farms

EN1-No build Zones

Plots

Recreational Facilities Guidelines

Category REC1, REC2, & REC3: RECREATIONAL FACILITIES

Description: The Recreational Facilities including Stadium, Sports Centre and Recreational Centre are the active recreational uses planned within the AlUla Central and South districts. The design for these assets should be bespoke and seek RCU approval while adhering to the general guidance for development. The below table provides guidelines for all 3 recreational land uses.

Development Regulations	
USES	
Land use Level 1	Recreational Facilities
Land use Level 2	Stadium, Sports Centre and Recreational Centre
Permitted Uses	- Sports & Recreational uses - F&B - Administrative Offices
Prohibited Uses	All Commercial, residential and industrial uses
Conditional Uses	Retail
Ancillary Uses	- Public Facilities - Back of House
Average Plot Size	N/A
COVERAGE	
Maximum Plot Coverage	50%
Minimum Landscape Coverage	30%
Maximum FAR	0.5
BUILDING	
Maximum Height (Roof Line)	13.2 meters (including maximum 1.2m parapet), 2 storeys
Basement Floors	2 (In limited locations)
Maximum Height for Accessory Buildings	8m
Floor to Floor Height	6m
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.
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

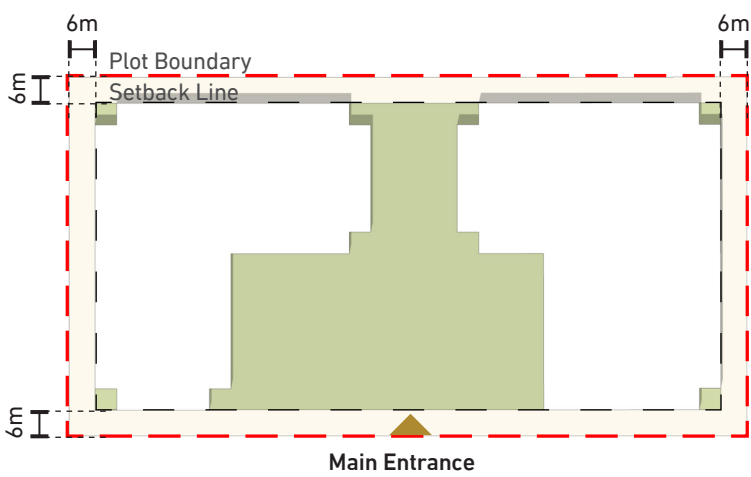
Development Regulations

PARKING

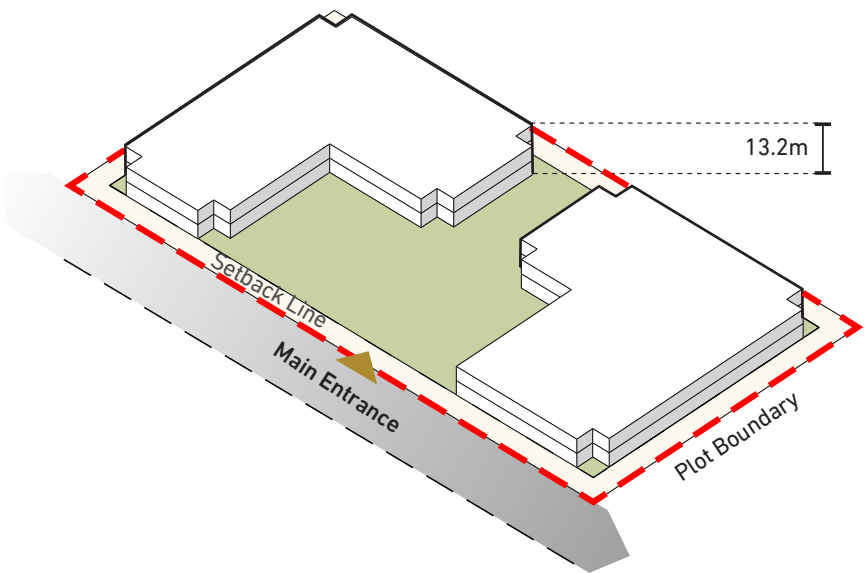
Parking Rate	1 parking space per 100sqm GFA
Parking Location	Required parking stalls shall be provided within the plot boundary

FENCING AND WALLS

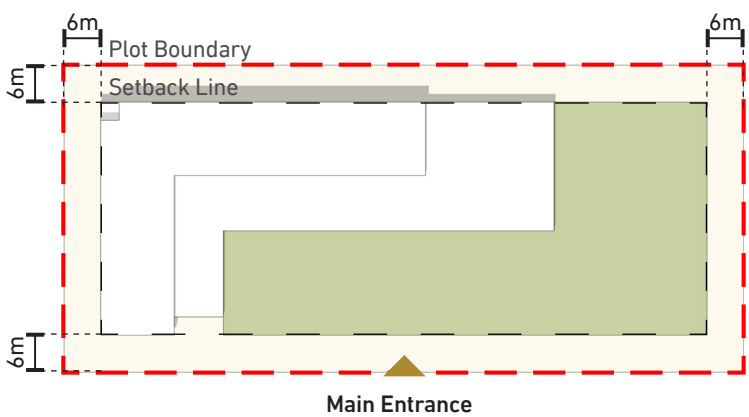
Location	Conditional
Height of Boundary wall	2m (Front max.), 2.5m (Side and Rear max.)



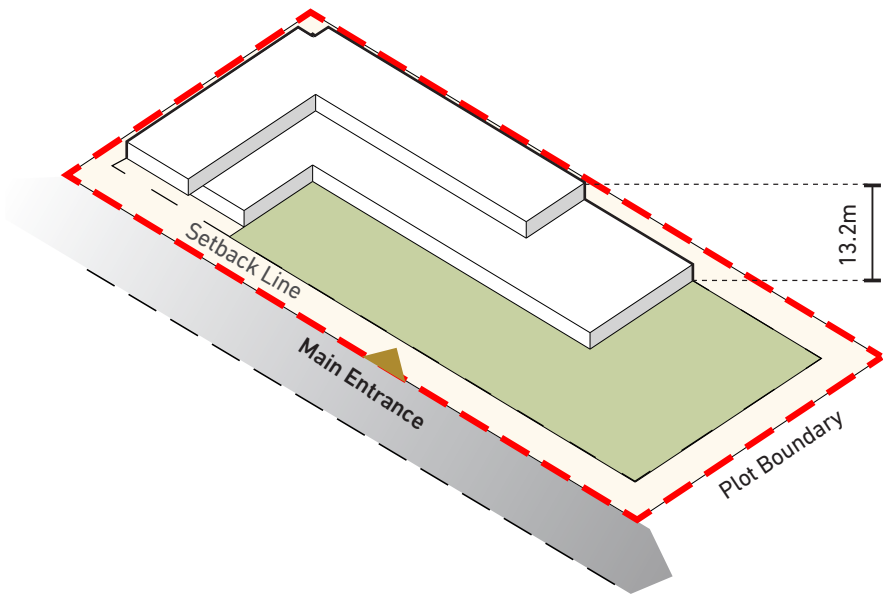
PLAN



3D VIEW



PLAN



3D VIEW

Figure 16: Recreational Centre Plans and Views

- Notes:** 1. The stadium design should adhere to the Stadium Guidelines issued as an independent project brief for design proposals.
2. All plots should be reviewed based on the adjoining public realm design and road design to determine the gate levels

