



**Bureau of Experts at the Council of Ministers
Official Translation Department**

Rules for Defining Urban Boundaries until the Year 1450H

Council of Ministers Resolution No. 157
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Translation of Saudi Laws

NOTES:

1. This translation is provided for guidance. The governing text is the Arabic text.
2. The translation of Saudi laws takes the following into consideration:
 - Words used in the singular form include the plural and vice versa.
 - Words used in the masculine form include the feminine.
 - Words used in the present tense include the present as well as the future.
 - The word “person” or “persons” and their related pronouns (he, his, him, they, their, them, and who) refer to a natural and legal person.

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Rules for Defining Urban Boundaries until the Year 1450H

1. Terms:

1.1 Urban Boundary:

A policy to guide and regulate urban development by setting appropriate boundaries for urbanization and potential urban growth during a specified period of time and providing public services and utilities, in order to maximize the economic efficiency of available resources and reach the optimal size for cities and villages in accordance with the National Urban Strategy.

1.2 Urban Boundary Documents:

A set of technical reports, maps, and controls that determine the various stages of urban development as well as the development protection zones for the cities and villages of the Kingdom until the year 1450H.

1.3 Urban Growth Boundaries:

Lines displayed on the maps of urban boundary documents which indicate the different stages of urban development and the development protection boundary, and which represent the appropriate boundaries for urbanization and potential urban growth of cities and villages within a specified period of time.

1.4 Urban Development Stage until the Year 1435H:

The area available for urban development until the year 1435H in accordance with the boundaries and controls specified in urban boundary documents.

1.5 Urban Development Stage between the Years 1435H and 1450H:

The area available for urban development between the years 1435H and 1450H in accordance with the boundaries and controls specified in urban boundary documents.

1.6 Development Protection Zone until the Year 1450H:

The area supporting development which is located between the boundary of the urban development stages until the year 1450H and the development protection boundary in accordance with the boundaries and controls specified in urban boundary documents.

1.7 Development Protection Boundary:

The lines displayed on the maps of urban boundary documents which specify the development protection zone until the year 1450H.

1.8 National and Regional Services:

Services the scope of which exceeds the level of the city or village and which are often at the level of the county or the province or at the national level, as specified in the Implementing Regulations.

1.9 Public Utilities:

Road, water, electricity, telephone, sewerage, and stormwater drainage networks.

1.10 Public Services:

Religious, educational, health, security, and similar services that are not included in the statutory percentage for planning.



1.11 Temporary Use:

Use of a location for a specific period of time depending on the nature of the activity or according to the program of the beneficiary agency, as specified in the Implementing Regulations; future urban development requirements may necessitate changing the locations of such uses to alternative locations.

1.12 Activities of a Specific Nature:

Activities the nature or services of which require that they be located in specific remote areas away from urban centers, as specified in the Implementing Regulations.

1.13 Developed Plans:

Land zoning plans for which it is necessary, in addition to the construction of all public utility networks, to construct the minimum number of the plan's buildings in accordance with the controls of the relevant urban development stage.

2. Controls of Urban Development Stages:

The controls of urban development shall be divided according to the classification of the Kingdom's cities and villages in the National Urban Strategy approved by Council of Ministers Resolution No. 127, dated 28/5/1421H, as follows:

- a) National Development Centers.
- b) Regional Development Centers.
- c) Local Development Centers.

2.1 Urban Development Stage until the Year 1435H:

Lands located in this stage may be planned in accordance with the following controls:

a) National Development Centers:

- Street asphaltting, paving, and lighting.
- Constructing electricity, water, telephone, and sewerage networks. The cities of AlMajmaah, Hotat Bani Tamim, Wadi Al-Dawasir, and Dawadmi shall be excluded from this provision with regards to sewerage networks.
- Stormwater drainage.

b) Regional Development Centers:

- Street asphaltting, paving, and lighting.
- Constructing electricity networks.
- Constructing water networks if network lines or water sources are available.
- Constructing sewerage networks in the cities of Yanbu and AlKharj.

c) Local Development Centers:

- Street asphaltting.
- Constructing electricity networks.

d) Other cities and villages:

- Street asphaltting.

2.2 Urban Development Stage between the Years 1435H and 1450H:

Lands located in this stage may not be planned prior to the time designated therefor, except in accordance with the following controls:

a) National Development Centers:



- Developed plans may be approved if the construction rate in such plans is not less than 75 percent for each plan in the cities of Riyadh, Makkah, Madinah, and Jeddah as well as the Dammam Metropolitan Area, and not less than 50 percent for each plan in other centers.

b) Regional Development Centers:

- Developed plans may be approved if the construction rate in such plans is not less than 25 percent for each plan.

c) Local Development Centers:

- Street asphaltting, paving, and lighting.
- Constructing electricity networks.
- Constructing water networks if network lines or water sources are available.

d) Other cities and villages:

- Street asphaltting.
- Constructing electricity networks.
- Constructing water networks if network lines or water sources are available.

3. General Controls:

3.1 The routes of the main road network and railway lines located in white lands inside or outside the urban boundary shall be determined according to the approved plan of the city or village; in such case, a request for planning such lands from the owners thereof shall not be required. Such routes shall be included in the statutory percentage for planning subject to the Law of Eminent Domain, and shall be adhered to when constructing public utility networks.

3.2 Agencies concerned with public utilities and services shall not construct any utilities or provide any services outside the boundaries of any urban development stage before constructing such utilities or providing such services inside the boundary of the stage. This shall not apply to the main routes of road networks and public utility networks.

3.3 Agencies concerned with public utilities and services shall coordinate with the Ministry of Municipal and Rural Affairs to set the executive programs necessary for development within the framework of the urban development stages, and shall implement such programs in accordance with the approved urban development priorities.

3.4 The division, planning, or development of lands and their various uses inside or outside the urban development stages and the development protection zones may not be carried out by any agency without the prior approval of the plans by the Ministry of Municipal and Rural Affairs.

3.5 Government agencies must coordinate with the Ministry of Municipal and Rural Affairs to complete the following:

- a) Identify the lands at the disposal of any agency pursuant to high orders or applicable laws in order to issue allocation decisions for the beneficiary agency.
- b) Identify the lands on which government facilities exist in order to issue allocation decisions for such lands and transfer the ownership thereof to the State for the benefit of the beneficiary agency in accordance with applicable laws.
- c) Identify the lands with concession rights for government institutions or agencies in order to issue allocation decisions therefor.
- d) Determine the routes of road networks, railway lines, water pipelines, oil pipelines, high-voltage power lines, and the like for approval thereof.



- 3.6 National and regional service projects, temporary uses, and activities of a specific nature may be carried out inside the urban development stages or the development protection zone without being restricted by the timelines.
- 3.7 If no suitable lands are available inside the urban development stages or the development protection zone, national and regional service projects, temporary uses, and activities of a specific nature may be carried out outside the development protection zone pursuant to a decision by the Minister of Municipal and Rural Affairs in accordance with the controls and procedures specified in the Implementing Regulations.
- 3.8 Large areas of land located inside the development protection zone may be divided into smaller parcels of not less than one million square meters (1,000,000 m²), except for lands allocated in accordance with paragraph (3.6) of these Rules; such lands may be divided into smaller parcels, as needed, pursuant to a decision by the Minister of Municipal and Rural Affairs in accordance with the controls and procedures specified in the Implementing Regulations.
- 3.9 If the need arises to modify the urban growth boundaries of any city or village before the year 1450H, the Ministry of Municipal and Rural Affairs shall prepare a comprehensive study in this regard; such study shall be approved by the Minister of Municipal and Rural Affairs.
- 3.10 The Ministry of Municipal and Rural Affairs shall, before the year 1435H, review and assess the controls of the urban development stages, divide the urban development stage between the years 1435H and 1450H into three stages, and set the appropriate controls for each stage. The Minister of Municipal and Rural Affairs shall be authorized to approve the same.
- 3.11 The Ministry of Municipal and Rural Affairs shall set the boundaries and controls for the development of urban communities that do not have a defined urban boundary, and such boundaries and controls shall be approved pursuant to a decision by the Minister of Municipal and Rural Affairs.
- 3.12 No land located outside the development protection zone may be developed or planned except as provided for in these Rules or pursuant to an exemption granted by the Council of Ministers.
- 3.13 The Ministry of Municipal and Rural Affairs shall prepare detailed maps indicating the coordinates of the urban boundaries of cities, transportation networks, approved plans, and government lands designated for national and regional service projects; such maps shall be approved by the Minister of Municipal and Rural Affairs and issued with the Implementing Regulations.
- 3.14 The Minister of Municipal and Rural Affairs shall be authorized to prepare the Implementing Regulations for these Rules within a period not exceeding six months following the date of their issuance.
- 3.15 These Rules and the documents related thereto shall supersede the Urban Boundary Rules and the documents related thereto issued by Council of Ministers Resolution No. 175, dated 18/9/1409H.