



SUBIC BAY FREEPORT ZONE COMPREHENSIVE MASTER PLANNING PROJECT

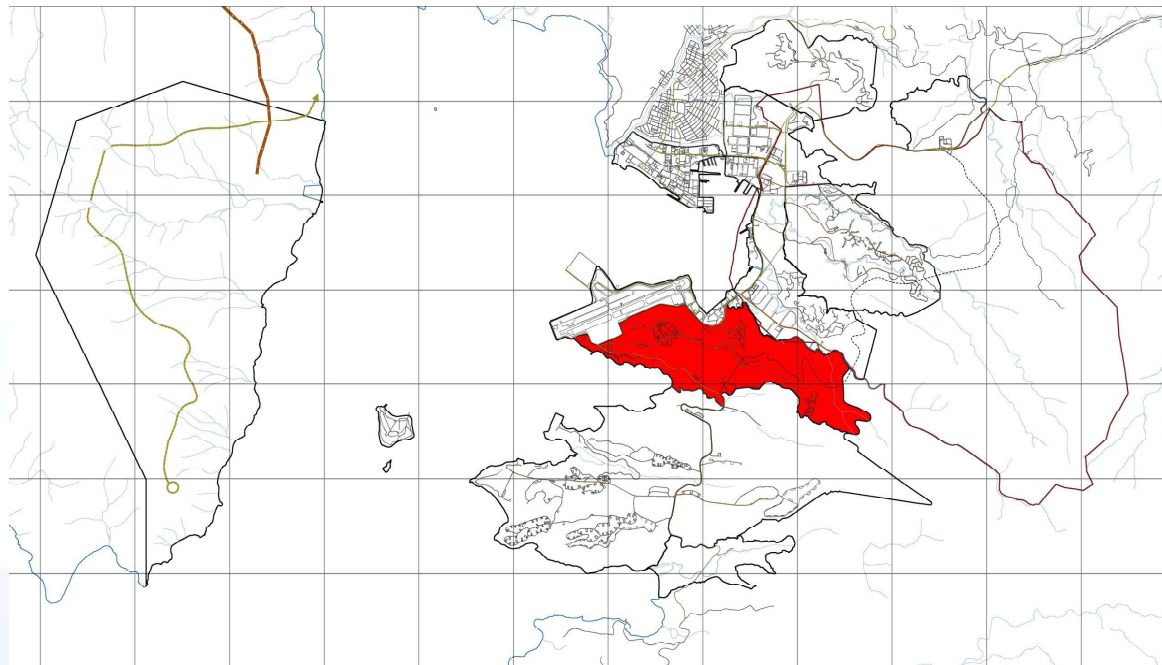
SUBIC BAY, PHILIPPINES

DISTRICT MASTER PLAN CUBI TRIBOA DISTRICT

FINAL REPORT
MARCH 2010



CUBI-Triboa District Zoning Guidelines



Key Map

District	Dominant Use	Code	Zones
Cubi Triboa	Mixed Use	P-1	Conservation (Protected Area)
		R-1	Low Density Residential
		R-1A	Low Density Residential/Recreational
		R-2A	Medium Density Residential/Commercial
		R-2B	Medium Density Residential/Recreational
		R-3	High-Density Residential
		C-1	Neighborhood Commercial
		C-2	Medium-Density Commercial
		INS-1	Special Institutional
		U-1	Utilities



APEC Villas



Bunkers



Cubi Heights Mixed use Development
(Crown Peak, Holiday Inn, Legenda Suites)



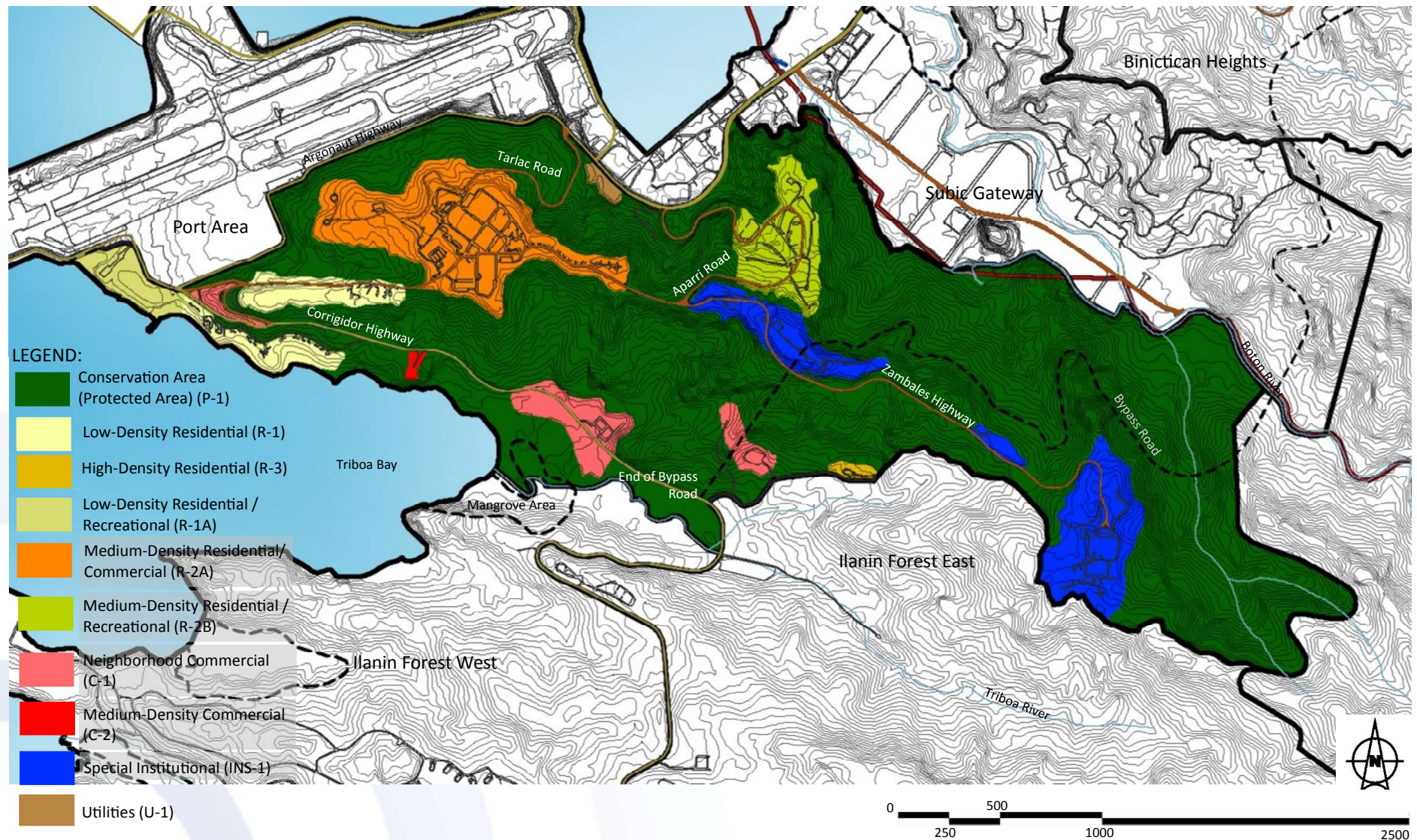
Tree Top Adventure (Jest Camp)



Hanjin Apartments



George Dewey Wellness Clinic



Cubi Triboa
District Land Use Map

Conservation (Protected Area) Zone (P-1)

Allowable Uses:

1. Monitoring
2. Proactive wildlife management
3. Land management
4. Scientific research
5. Fauna observation (controlled) and wildlife interpretation

Prohibited Uses:

1. Passive recreation
2. Active recreation
3. Sports activities
4. Landscape/ land form modification
5. Any development (fixtures or structures) not directly associated with habitat management or wildlife observation
6. Destruction or removal of natural vegetation

General Conditions:

1. The easement for waterways such as mangrove strips, streams and rivers in forest areas shall be 40.0m on both sides of the waterway.
2. River channels and adjacent river banks or ravines should be maintained as unmodified environments, where habitat values are protected, and natural drainage regimes maintained. Specific river/stream sites (water pools, waterfalls, etc.) may be developed as visitor attractions, provided easements are respected and fixtures or structures (associated with habitat management or wildlife observation) built on suitable and approved locations.

Low-Density Residential Zone (R-1)

Principal Uses:

1. Single-detached dwelling unit
2. Duplex dwelling unit (buildings containing not more than two dwelling units)
3. Club houses and recreational facilities owned by a village association and used primarily by lessees and occupants of properties subject to the village association.
4. Parks, playgrounds, swimming pools, and athletic facilities which are owned by a village association.

Conditional Uses:

1. Places of religious worship, including churches, and chapels.
2. Elementary and high schools having a regular course of study.
3. Preschools, nurseries, and day care centers
4. Publicly owned and operated civic and cultural institutions including, but not limited to, administrative offices, libraries, police and fire stations, and meeting halls.
5. Parking facilities and other uses which are accessory to conditional uses.
6. Parks, playgrounds, and athletic facilities owned publicly.

Accessory Uses:

1. Accessory garages.
2. Decks, patios, and gazebos
3. Tools houses and sheds for the storage of domestic supplies.
4. Private swimming pools, tennis courts and other recreational facilities for use only by residents of the principal use and their guests.
5. Improvements customarily incidental to single dwelling unit buildings including, but not limited to driveways, sidewalks, flagpoles and clotheslines.

General Requirements:

1. Minimum Lot Area (sq.m.): 300
2. Minimum Lot Frontage (m): 14.0
3. Minimum Floor Area per dwelling unit (sq.m.): 36.0
4. Minimum Lot Area for schools and religious institutions (sq.m.): 500.0
5. Building Coverage shall not be more than 60% for all buildings and structures.
6. Minimum Setbacks (m.)

	Front	Side	Rear
Dwelling Unit	4.50	2.0	2.0
Other Uses	4.50	2.0	2.0

7. Maximum Building Height: 3 stories or 10 meters whichever is less.
8. Maximum Floor Area (FAR): 1.5
9. One Dwelling Unit Per Lot. No more than one dwelling unit shall be erected, placed or used on any Lot unless the Lot is subdivided into two or more Lots pursuant to approval of the Planning Commission.

Low Density Residential/ Recreational (R-1A)

Principal Uses:

1. Single-detached dwelling unit
2. Duplex dwelling unit (buildings containing not more than two dwelling units)
3. Club houses and recreational facilities owned by a village association and used primarily by lessees and occupants of properties subject to the village association.
4. Parks, playgrounds, swimming pools, and athletic facilities which are owned by a village association.
5. Recreation and sports venues of varying size and sophistication (within already developed sites where no additional land clearing is required and deemed suitable)
6. "Design/site sensitive" tourism nodes (activity, accommodation) based on natural resource interest (.e.g. bat viewing, marine exploratorium, jungle setting nature-based tourism (with and without accommodation, etc) subject to EIA and specific performance criteria, established site guidelines
7. Approved structures associated with authorized ecotourism (trails, pedestrian bridges, overhead canopy walkways, areal tramways)
8. Commercial tourism facilities designed to benefit from the Protected Area setting and do not detract from landscape/ scenic, and natural protected area environmental values
9. Passive recreation, picnicking, photography and other appreciate pursuits
10. Active recreation: ridge climbing, tree climbing/ absailing, mountain biking, forest, trekking, botanical tours, nature photography, equestrian activities (trail riding, cross country, etc.)
11. Nature based sporting events: orienteering, marathon, triathlons
12. Indigenous people's traditional activities: hunting, gathering forest materials, ritual/ceremony
13. Other activities: jungle survival training, military jungle training (on foot only) subject to EIA and specific controls

Conditional Uses:

1. Places of religious worship, including churches, and chapels.
2. Elementary and high schools having a regular course of study.
3. Preschools, nurseries, and day care centers
4. Publicly owned and operated civic and cultural institutions including, but not limited to, administrative offices, libraries, police and fire stations, and meeting halls.
5. Parking facilities and other uses which are accessory to conditional uses.
6. Parks, playgrounds, and athletic facilities owned publicly.

Accessory Uses:

1. Accessory garages.
2. Decks, patios, and gazebos
3. Tools houses and sheds for the storage of domestic supplies.
4. Private swimming pools, tennis courts and other recreational facilities for use only by residents of the principal use and their guests.
5. Improvements customarily incidental to single dwelling unit buildings including, but not limited to driveways, sidewalks, flagpoles and clotheslines.
6. Antique shops, art galleries, art studios and photography store.
7. Automatic teller machines
8. Auto-related shop (parts, service, repair)
9. Bakeries or bake shops with rooms for preparation and baking.
10. Barber and beauty shops.
11. Bicycle stores including sales, repair and rental.
12. Books and stationery stores.
13. Business and professional offices
14. Camera and photographic supply stores.
15. Candy and ice cream stores.
16. Club, multi-purpose hall, room
17. Computer/ information-technology related activity
18. Construction materials store (except lumber yard and gravel/ sand dealer)
19. Convenience/ retail store (neighborhood service only)
20. Dance, voice, music, specialty studio
21. Day care centers.
22. Drug stores.
23. Dry cleaning and laundry pick-up.
24. Financial institutions, excluding drive-through facilities and pawn shops.
25. Florist shops.
26. General service/ repair
27. Grocery, meat, fish, and delicatessen stores.
28. Gift shops, toy shops, and soft goods stores.
29. Health center/ clinic/club, gym
30. Home office, provided that:
 - a. The amount of traffic generated by the office will not inconvenience or disrupt access to adjacent properties and its vicinity, and National Building Code parking requirements are followed;
 - b. No equipment or process shall be used in such office which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses, visual or audible interference in any radio, television or other electronic home device or appliance, or causes fluctuation in line voltage of the premises

31. Locksmith shops.
32. Machine, metal, welding, junk, furniture shop
33. Medical and dental offices
34. Music and video sales and rental stores.
35. Office support service
36. Optical and eyeglasses stores.
37. Parking garages for use of the Principal Use and all Accessory Uses.
38. Personal service/ repair
39. Post offices
40. Rental agencies for automobiles.
41. Restaurant, canteen, other food-serving establishment
42. Shoe sales and repair shops.
43. Showroom/ display
44. Small scale home industry
45. Specialty school/ training facility
46. Sports/ recreational facility
47. Travel agencies travel bureaus

General Requirements:

1. Minimum Lot Area (sq.m.): 300
2. Minimum Lot Frontage (m): 14.0
3. Minimum Floor Area per dwelling unit (sq.m.): 36.0
4. Minimum Lot Area for schools and religious institutions (sq.m.): 500.0
5. Building Coverage shall not be more than 60% for all buildings and structures.
6. Minimum Setbacks (m.)

	Front	Side	Rear
Dwelling Unit	4.50	2.0	2.0
Other Uses	4.50	2.0	2.0

7. Maximum Building Height: 3 stories or 10 meters whichever is less.
8. Maximum Floor Area (FAR): 1.5
9. One Dwelling Unit Per Lot. No more than one dwelling unit shall be erected, placed or used on any Lot unless the Lot is subdivided into two or more Lots pursuant to approval of the Planning Commission.

Medium Density Residential/ Commercial Zone (R-2A)

Principal Uses

1. Multi-family dwelling
2. Boarding and lodging houses
3. Dormitories

4. Residential inn/apartment/condotel/condominium
5. Hotels, motels, inns, pension houses and apartels
6. Club houses and recreational facilities owned by a village association and used primarily by lessees and occupants of properties subject to the village association.
7. Parks, playgrounds, swimming pools, and athletic facilities owned by village associations.
8. Antique shops, art galleries, art studios and photography store.
9. Automatic teller machines
10. Auto-related shop (parts, service, repair)
11. Bakeries or bake shops with rooms for preparation and baking.
12. Barber and beauty shops.
13. Banks and other financial institutions
14. Bicycle stores including sales, repair and rental.
15. Books and stationery stores.
16. Business and professional offices
17. Camera and photographic supply stores.
18. Candy and ice cream stores.
19. Club, multi-purpose hall, room
20. Computer/ information-technology related activity
21. Construction materials store (except lumber yard and gravel/ sand dealer)
22. Convenience/ retail store (neighborhood service only)
23. Dance, voice, music, specialty studio
24. Day care centers.
25. Drug stores.
26. Dry cleaning and laundry pick-up.
27. Entertainment/amusement center
28. Financial institutions, excluding drive-through facilities and pawn shops.
29. Florist shops.
30. General service/ repair
31. Grocery, meat, fish, and delicatessen stores.
32. Gift shops, toy shops, and soft goods stores.
33. Health center/ clinic/club,gym
34. Locksmith shops.
35. Machine, metal, welding, junk, furniture shop
36. Massage/sauna/spa
37. Medical and dental offices
38. Music and video sales and rental stores.
39. Night club, disco, dance hall, videoke/karaoke
40. Office buildings
41. Office support service

42. Optical and eyeglasses stores.
43. Personal service/ repair
44. Post offices
45. Rental agencies for automobiles.
46. Restaurants, drinking and dining establishments
47. Shoe sales and repair shops.
48. Shopping centers and supermarkets
49. Showroom/ display
50. Small scale home industry
51. Specialty school/ training facility
52. Sports/ recreational facility
53. Telecommunications, media and public information complexes including radio and TC broadcasting studios
54. Wholesale and retail stores
55. Parking structure

General Requirements:

1. Minimum Lot Area : 80 sqm.
2. Minimum Lot Frontage (m): 8 m.
3. Minimum Floor Area per Dwelling Unit (sq.m.): 22 m.
4. Minimum Lot Area for schools and religious institutions (sq.m.): 500.0 sqm.
5. Building Coverage shall not be more than 60% for all buildings and structures.
6. Minimum Setbacks (m.)

	Front	Side	Rear
Dwelling Unit	3.0	2.0	2.0
Other Uses	5.0	3.0	3.0

7. Maximum Building Height: 5 stories or 15 meters, whichever is less.
8. Maximum Floor Area (FAR): 3

Medium Density Residential/ Recreational Zone (R-2B)

Principal Uses:

1. Multi-family dwelling
2. Boarding and lodging houses
3. Dormitories
4. Residential inn/apartment/condotel/condominium
5. Hotels, motels, inns, pension houses and apartels
6. Club houses and recreational facilities owned by a village association and used primarily by lessees and occupants of properties subject to the village association.

7. Parks, playgrounds, swimming pools, and athletic facilities owned by village associations.
8. Recreation and sports venues of varying size and sophistication (within already developed sites where no additional land clearing is required and deemed suitable)
9. "Design/site sensitive" tourism nodes (activity, accommodation) based on natural resource interest (.e.g. bat viewing, marine exploratorium, jungle setting nature-based tourism (with and without accommodation, etc) subject to EIA and specific performance criteria, established site guidelines
10. Approved structures associated with authorized ecotourism (trails, pedestrian bridges, overhead canopy walkways, areal tramways)
11. Commercial tourism facilities designed to benefit from the Protected Area setting and do not detract from landscape/ scenic, and natural protected area environmental values
12. Passive recreation, picnicking, photography and other appreciate pursuits
13. Active recreation: ridge climbing, tree climbing/ absailing, mountain biking, forest, trekking, botanical tours, nature photography, equestrian activities (trail riding, cross country, etc.)
14. Nature based sporting events: orienteering, marathon, triathlons
15. Indigenous people's traditional activities: hunting, gathering forest materials, ritual/ceremony
16. Other activities: jungle survival training, military jungle training (on foot only) subject to EIA and specific controls

Accessory Uses:

1. Antique shops, art galleries, art studios and photography store.
2. Automatic teller machines
3. Auto-related shop (parts, service, repair)
4. Bakeries or bake shops with rooms for preparation and baking.
5. Barber and beauty shops.
6. Bicycle stores including sales, repair and rental.
7. Books and stationery stores.
8. Business and professional offices
9. Camera and photographic supply stores.
10. Candy and ice cream stores.
11. Club, multi-purpose hall, room
12. Computer/ information-technology related activity
13. Construction materials store (except lumber yard and gravel/ sand dealer)
14. Convenience/ retail store (neighborhood service only)
15. Dance, voice, music, specialty studio
16. Day care centers.

17. Drug stores.
18. Dry cleaning and laundry pick-up.
19. Financial institutions, excluding drive-through facilities and pawn shops.
20. Florist shops.
21. General service/ repair
22. Grocery, meat, fish, and delicatessen stores.
23. Gift shops, toy shops, and soft goods stores.
24. Health center/ clinic/club, gym
25. Home office, provided that:
 - a. The amount of traffic generated by the office will not inconvenience or disrupt access to adjacent properties and its vicinity, and National Building Code parking requirements are followed;
 - b. No equipment or process shall be used in such office which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses, visual or audible interference in any radio, television or other electronic home device or appliance, or causes fluctuation in line voltage of the premises
26. Locksmith shops.
27. Machine, metal, welding, junk, furniture shop
28. Medical and dental offices
29. Music and video sales and rental stores.
30. Office support service
31. Optical and eyeglasses stores.
32. Parking garages for use of the Principal Use and all Accessory Uses.
33. Personal service/ repair
34. Post offices
35. Rental agencies for automobiles.
36. Restaurant, canteen, other food-serving establishment
37. Shoe sales and repair shops.
38. Showroom/ display
39. Small scale home industry
40. Specialty school/ training facility
41. Sports/ recreational facility
42. Travel agencies travel bureaus

General Requirements:

For Residential Uses:

1. Minimum Lot Area : 80
2. Minimum Lot Frontage (m): 8
3. Minimum Floor Area per Dwelling Unit (sq.m.): 22

4. Minimum Lot Area for schools and religious institutions (sq.m.): 500.0
5. Building Coverage shall not be more than 60% for all buildings and structures.
6. Minimum Setbacks (m.)

	Front	Side	Rear
Dwelling Unit	3.0	2.0	2.0
Other Uses	5.0	3.0	3.0

7. Maximum Building Height: 5 stories or 15 meters, whichever is less.
8. Maximum Floor Area (FAR): 3

For Recreational Use:

1. Maximum Building Height: 3 stories or 10 meters whichever is less.

High-Density Residential Zone (R-3)

Principal Uses:

1. Multi-family dwelling
2. Boarding and lodging houses
3. Dormitories
4. Residential inn/apartment/condotel/condominium
5. Hotels, motels, inns, pension houses and apartels
6. Club houses and recreational facilities owned by a village association and used primarily by lessees and occupants of properties subject to the village association.
7. Parks, playgrounds, swimming pools, and athletic facilities owned by village associations.
8. Parks, playgrounds, and athletic facilities owned publicly.

Conditional Uses:

1. Publicly owned and operated civic and cultural institutions including, but not limited to, administrative offices, libraries, police and fire stations, and meeting halls.
2. Parking facilities and other uses which are accessory to conditional uses.

Accessory Uses:

1. Antique shops, art galleries, art studios and photography store.
2. Automatic teller machines
3. Bakeries or bake shops with rooms for preparation and baking.
4. Barber and beauty shops.
5. Bicycle stores including sales, repair and rental.

6. Books and stationery stores.
7. Business and professional offices
8. Camera and photographic supply stores.
9. Candy and ice cream stores.
10. Convenience stores, including the selling of food, softdrinks, toiletries, tobacco, and newspaper, not exceeding 200 sq.m. of Gross Floor Area.
11. Day care centers.
12. Drug stores.
13. Dry cleaning and laundry pick-up.
14. Financial institutions, excluding drive-through facilities and pawn shops.
15. Florist shops.
16. Grocery, meat, fish, and delicatessen stores.
17. Gift shops, toy shops, and soft goods stores.
18. Locksmith shops.
19. Medical and dental offices
20. Music and video sales and rental stores.
21. Optical and eyeglasses stores.
22. Parking garages for use of the Principal Use and all Accessory Uses.
23. Post offices
24. Rental agencies for automobiles.
25. Restaurants, excluding "drive-in" and drive through facilities.
26. Shoe sales and repair shops.
27. Travel agencies travel bureaus

Note: Accessory uses shall be primarily intended for the use and convenience of residents of the Principal Use and similar principal uses within 300 meters of the Principal Use, and shall not occupy more than 15% of the gross floor area of each Principal Use Building.

General Requirements:

1. Minimum Lot Area (sq.m.): 400
2. Minimum Lot Frontage (m.): 16
3. Minimum Floor Area per dwelling unit (sq.m.): 22
4. Minimum Lot Area for schools and religious (sq.m.): 500.0
5. Building Coverage shall not be more than 60% for all Buildings and structures.
6. Minimum Setbacks (m.)

	Front	Side	Rear
Dwelling Unit	4.50	2.0 (optional)	2.0
Other Uses	5.0	3.0	3.0
7. Maximum Building Height: 15 stories or 45 meters whichever is less.
8. Maximum Floor Area Ratio (FAR): 6

Note: Development in areas surrounded by Conservation (Protected) Zone should be limited only to areas previously cleared and used by the US military.

Neighborhood Commercial (C-1)

Principal uses:

1. Antique shops, art galleries, art studios and photography store.
2. Automatic teller machines
3. Auto-related shop (parts, service, repair)
4. Bakeries or bake shops with rooms for preparation and baking.
5. Barber and beauty shops.
6. Bicycle stores including sales, repair and rental.
7. Books and stationery stores.
8. Business and professional offices
9. Camera and photographic supply stores.
10. Candy and ice cream stores.
11. Club, multi-purpose hall, room
12. Computer/ information-technology related activity
13. Construction materials store (except lumber yard and gravel/ sand dealer)
14. Convenience/ retail store (neighborhood service only)
15. Dance, voice, music, specialty studio
16. Day care centers.
17. Drug stores.
18. Dry cleaning and laundry pick-up.
19. Financial institutions, excluding drive-through facilities and pawn shops.
20. Florist shops.
21. General service/ repair
22. Grocery, meat, fish, and delicatessen stores.
23. Gift shops, toy shops, and soft goods stores.
24. Health center/ clinic/club, gym
25. Locksmith shops.
26. Machine, metal, welding, junk, furniture shop
27. Medical and dental offices
28. Music and video sales and rental stores.
29. Office support service
30. Optical and eyeglasses stores.
31. Personal service/ repair
32. Post offices
33. Rental agencies for automobiles.
34. Restaurant, canteen, other food-serving establishment

35. Shoe sales and repair shops.
36. Showroom/ display
37. Small scale home industry
38. Specialty school/ training facility
39. Sports/ recreational facility

Accessory Uses:

1. Off-street parking facilities
2. Buildings for the storage of merchandise to be retailed by the principal use.

General Requirements:

1. Minimum Lot are (sq.m.): 16.0
2. Minimum Building Size (sq.m.): 72.0 Gross Floor Area.
3. Building Coverage shall not be more than 60% for all buildings and structures.
4. Minimum Setbacks (m.).

Front	Side	Rear
5.0	3.0	3.0
5. Maximum Building Height: 3 stories or 10 meters whichever is less.
6. Floor Area Ratio (FAR) = 1.5
7. Special Requirements. All materials, supplies, merchandise and other similar materials not on display for direct sale, rental, or lease to the ultimate consumer shall be stored within a completely enclosed building or within the confines of a completely opaque wall or fence capable of completely screening all materials from adjoining properties. The wall or fence under no circumstances shall be less than 1.50 meters in height.

Medium-Density Commercial (C-2)

Principal uses:

1. Antique shops, art galleries, art studios and photography store.
2. Automatic teller machines
3. Auto-related shop (parts, service, repair)
4. Bakeries or bake shops with rooms for preparation and baking.
5. Barber and beauty shops.
6. Bicycle stores including sales, repair and rental.
7. Books and stationery stores.
8. Business and professional offices
9. Camera and photographic supply stores.
10. Candy and ice cream stores.

11. Clothing stores
12. Club, multi-purpose hall, room
13. Computer/ information-technology related activity
14. Convenience/ retail store
15. Dance, voice, music, specialty studio
16. Day care centers
17. Drug stores.
18. Dry cleaning and laundry pick-up.
19. Financial institutions, excluding drive-through facilities and pawn shops.
20. Florist shops.
21. General service/ repair
22. Grocery, meat, fish, and delicatessen stores.
23. Gift shops, toy shops, and soft goods stores.
24. Health center/ clinic/club, gym
25. Locksmith shops.
26. Medical and dental offices
27. Music and video sales and rental stores.
28. Office support service
29. Optical and eyeglasses stores.
30. Personal service/ repair
31. Post offices
32. Rental agencies for automobiles.
33. Restaurant, canteen, other food-serving establishment
34. Shoe sales and repair shops.
35. Showroom/ display
36. Specialty school/ training facility
37. Sports/ recreational facility
38. Department and shopping centers.
39. Hotels, motels, inns, pension houses and apartels
40. Offices
41. Large scale recreational facility
42. Convention center

Conditional Uses:

1. Shrine and religious building
2. Educational facility
3. Medical and health facility
4. Gas stations

Accessory Uses:

1. Off-street parking facilities
2. Buildings for the storage of merchandise to be retailed by the principal use.

General Requirements:

1. Building Coverage shall not be more than 80% for all buildings and structures.
2. Recommended Minimum Lot Size: 2,000 sqm. (20m x 100m)
3. Minimum Setbacks (m.).

Front	Side	Rear
6.0	3.0	3.0
- 4) Maximum Building Height: 5 stories or 15 meters, whichever is less.
- 5) Maximum Floor Area (FAR): 3

Special Institutional (INS-1)

Principal Uses:

1. Cultural/educational center
2. Specialty school/training facility
3. Civic or government facility
4. Convention/seminar/workshop facility
5. Convent, seminary and related uses
6. Hospitals, sanatoria, and homes for the aged
7. Nurseries and day care centers
8. General/specialized hospital, medical center
9. Welfare/ charitable institutions
10. Rehabilitation and vocational training centers

Accessory Uses:

1. Dormitories/lodging/ housing
2. Community facilities and social centers
3. Park, playgrounds, sports field/court, promenades, and playlots
4. Police and fire stations, guard houses

General Conditions:

1. Minimum Lot Area: 500 sqm.
2. Building Coverage shall not be more than 60% for all buildings and structures

3. Minimum Setbacks (m)

Front	Side	Rear
6.0	3.0	3.0

4. Maximum Building Height: 3 stories or 10 meters whichever is less
5. Floor Area Ratio: 1.5

Utilities (U-1)

Principal Uses:

1. Electrical generating plants; including fuel storage tanks, pipelines, loading facilities, pumps, and other equipment supportive of such operations.
2. Pumping plants (water supply, storm drainage, sewerage, irrigation and waste treatment plants)
3. Warehouses, silos, and other storage facilities for dry goods

Accessory Uses:

1. Offices and administrative facilities.
2. Shipping and receiving space and mailing rooms.
3. Cafeterias, educational facilities, vending services, and recreational establishments for persons employed by the business comprising the Principal Use.
4. Off-street parking facilities
5. Guard house.

General Conditions:

1. Minimum Lot Area (sq.m.): 800.0
2. Minimum Gross Floor Area per Building (sq.m.): 1000.0
3. Minimum Setbacks (m.)

Front	Side	Rear
5.0	3.0	3.0
4. Maximum Building Height: Four (4) stories or 20 meters, whichever is less.
5. Floor Area Ratio (FAR) = 2.4