SUBIC BAY FREEPORT ZONE
COMPREHENSIVE MASTER PLANNING PROJECT

SUBIC BAY, PHILIPPINES

DISTRICT MASTER PLAN
ILANIN FOREST WEST DISTRICT

FINAL REPORT

MARCH 2010

SUBIC BAY

Design Science, Inc.

concep

Planning Architectural Inc.

ENVIRONMENTAL PLANNING INC.

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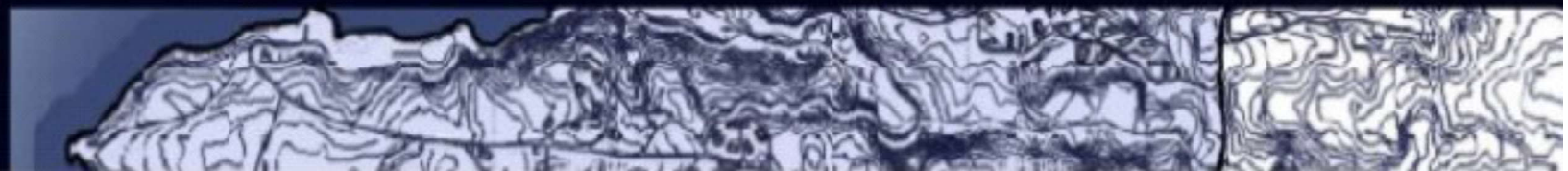
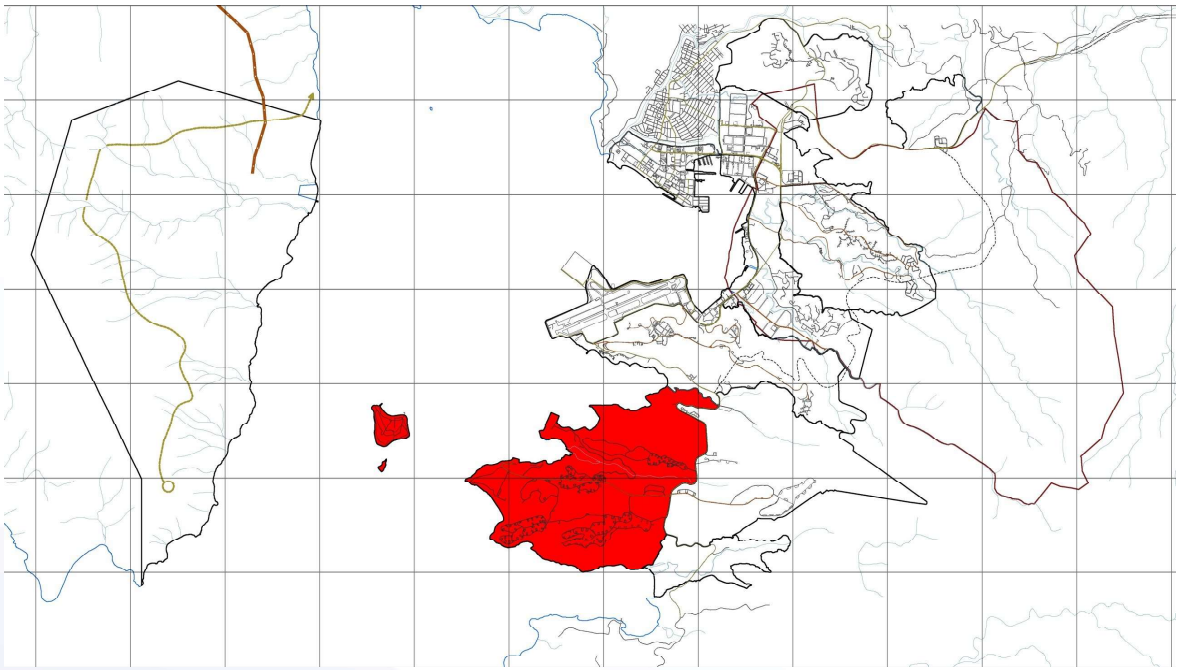


Ilanin Forest West
SBFZ Districts Zoning Guidelines



Key Map

Nabasan Wharf

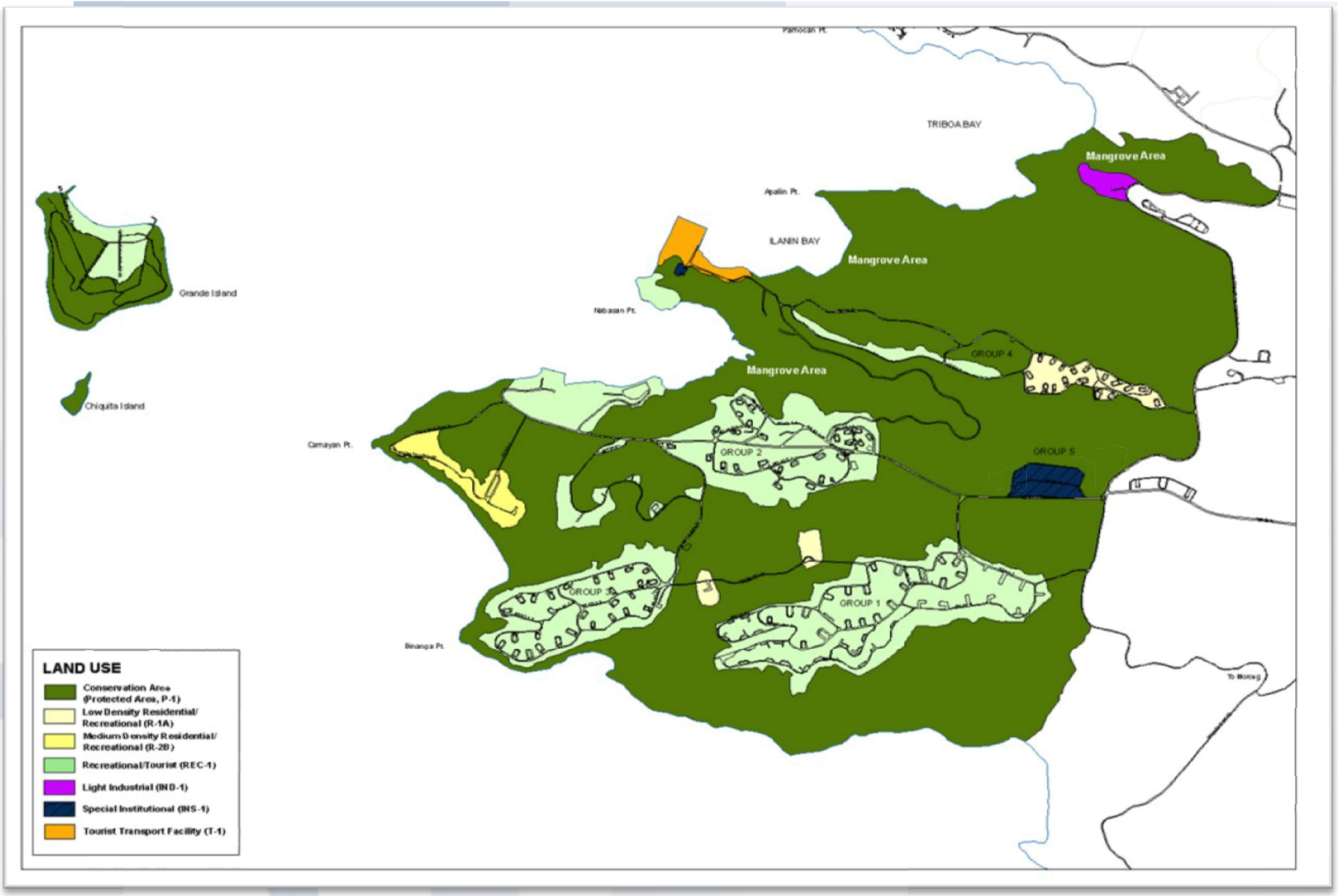
Private Beach

Bunkers

Kamayan Wharf
(Ocean Adventure)

District	Dominant Use	Code	Zones
Ilanin Forest West	Conservation Zone (Recreational)	P-1	Conservation (Protected Area)
		REC-1	Recreational – Tourist
		R-1A	Low-Density Residential/ Recreational
		R-2B	Medium-Density Residential/ Recreational
		T-1	Tourist Transport Facility
		INS-1	Special Institutional
		IND-1	Light Industrial

SBFZ DISTRICTS ZONING GUIDELINES: ILANIN FOREST WEST



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.

Recreational – Tourist Zone (REC-1)

1. Recreation and sports venues of varying size and sophistication (within already developed sites where no additional land clearing is required and deemed suitable)
2. "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, and established site guidelines
3. Approved structures associated with authorized ecotourism (trails, pedestrian bridges, overhead canopy walkways, areal tramways)
4. Passive recreation, picnicking, photography and other appreciate pursuits
5. Active recreation: ridge climbing, tree climbing/ absailing, mountain biking, forest, trekking, botanical tours, nature photography, equestrian activities (trail riding, cross country, etc.)
6. Nature based sporting events: orienteering, marathon, triathlons
7. Other activities: jungle survival training, military jungle training (on foot only) subject to EIA and specific controls
8. Science research and monitoring
9. Proactive wildlife management
10. Land management
11. Fauna observation and wildlife interpretation
12. Agreed and authorized traditional indigenous people's activities

Accessory Uses:

1. Books and stationery stores.
2. Business and professional offices
3. Camera and photographic supply stores.
4. Candy and ice cream stores.
5. Convenience stores, including the selling of food, softdrinks, toiletries, tobacco, and newspaper, not exceeding 200 sq.m. of Gross Floor Area.
6. Gift shops, toy shops, and soft goods stores.
7. Parking garages for use of the Principal Use and all Accessory Uses.
8. Restaurants, excluding "drive-in" and drive through facilities.
9. Travel agencies, travel bureaus

General Conditions:

For Recreational Use:

1. Maximum Building Height: 3 stories or 10 meters whichever is less
2. There shall be:
    a. minimum impact on adjacent forest environment and habitat
    b. controlled access to forest areas
    c. controlled vehicle access according to strategic access and parking plan
    d. no unauthorized commercial activities
    e. no unauthorized development expansion of existing facilities (i.e. not in compliance with approvals given)
    f. scientific collection permits (live specimens) to SBME for "short term" education/interpretation and science/ monitoring purposes

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/ 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.

Tourist Transport Facility (T-1)

Principal Use:

1. Dock for tourist cruises.

Accessory Uses:

1. Offices and administrative facilities supportive of the Principal Use
2. Commercial establishments supportive of the Principal Use.
3. Off-street parking facilities
4. Guard house.

General Requirements:

1. Minimum Lot Area: 800
2. Minimum Building Size (sq.m.): 1000 of Gross Floor Area (Industrial)
3. Minimum Setbacks (m.)

Front	Side	Rear
5.0	3.0	3.0

Maximum Building Height: Four (4) stories or 20 meters, whichever is less.
Floor Area Ratio (FAR): 1.5

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, sanitaria, 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

Light Industrial (IND-1)

Principal Uses:

1. Manufacture of made-up textile goods (dyeing, bleaching and/or other finishing operations are not allowed);
2. Knitting mills (dyeing, leaching and/or other finishing operations are not allowed);
3. Manufacture of carpets and rugs;
4. Manufacture of jewelry and related articles (very small scale jewelry electroplating operations can be allowed in buildings that are used for light industries);
5. Manufacture of electrical apparatus and supplies, not elsewhere classified;
6. Manufacture of musical instrument;
7. Manufacture of sporting and athletic goods (not involving woodworking or electroplating operations);
8. Manufacture of food products. (Those food processing industries such as food catering, confectioneries, which generate waste water containing high concentration of oil and grease shall be sited in units which are served by a separate sanitary plumbing system connected to a grease trap. Only electric or gas fired ovens, cookers or any other type of fuel-burning equipment maybe installed);
9. Manufacture of wood and cork products, not elsewhere classified;
10. Manufacture of furniture and fixtures, except those made primarily of metals activities must not included the manufacture of rubber or polyurethane foam;
11. Cordage, rope and twine industries;
12. Manufacture of textiles, not elsewhere classified;
13. Manufacture of wooden and cane containers and small cane wares; bleaching of cane should not be carried out;
14. Manufacture of cutlery, hand tools and general hardware;
15. Vehicle repair and servicing;
16. Manufacture of wearing apparel;
17. Manufacture of products of leather and leather substitutes;
18. Manufacture of footwear (except for those made of plastic or vulcanized or molded rubber);
19. Printing, publishing and allied industries;
20. Manufacture of plastic products, not elsewhere classified;
21. Manufacture of containers and boxes of paperboard;
22. Manufacture of paper products (Printing activities involving pulping works or bleaching operations are not allowed);
23. Software development;
24. Assembly and repair of hardware (involving only minor soldering);
25. Manufacture of polyethylene products (not involving printing operation);
26. Assembly of radio, television, communication and other electronic equipment, apparatus and parts (not involving electroplating or galvanizing operations. Only minor soldering will be allowed);
27. Assembly of office, computing and accounting machinery (not involving electroplating or galvanizing operations);
28. Assembly of electrical appliance and housewares (not involving electroplating or galvanizing operations. Only minor soldering will be allowed);
29. Assembly of photographic and optical goods (not involving electroplating or galvanizing operations);
30. Manufacture of watches and clocks (not involving electroplating or galvanizing operations);

31. Storage of finished products and warehousing activities;
32. Manufacture of professional, scientific, measuring and controlling equipment (not involving the use of chemicals, inclusive of gaseous chemicals);
33. Data entry and data processing;
34. Manufacture of bicycles;
35. Cosmetic manufacturing;
36. Glass manufacturing only with electric-, natural gas-, LPG- or propane-fired oven/ kilns;
37. Ceramics only with electric-, natural gas-, LPG or propane-fired ovens/kilns;
38. Pharmaceuticals;
39. Toy manufacturing;
40. Handicrafts; and
41. Other manufacturing, compounding, processing, packaging, treatment and assembly of products and materials so long as the owner or lessee of the subject property obtains prior written approval from the SBMA stating that such activities are reasonably capable of being conducted both without violation of the SBMA Environmental Regulations and without overloading existing and planned utility service to the subject property. All of the foregoing activities shall be conducted completely within a building.
42. Scientific research, investigation, testing, and experimentation.
43. Business that provide a service to individuals, businesses, or manufacturers on the individuals', businesses', or manufacturers' property and not on the lot occupied by the principal use, including but not limited to building contractors, plumbing contractors, electrical contractors, and industrial service companies.

Accessory Uses:

1. Warehousing of products manufactured by the principal uses.
2. Offices and administrative facilities.
3. Shipping and receiving space and mailing rooms.
4. Cafeterias, educational facilities, vending services, and recreational establishments for persons employed by the business comprising the Principal Use.
5. Retail sales of goods manufactured by the Principal Use.
6. Off-street parking facilities
7. 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