

# SUBIC BAY FREEPORT ZONE COMPREHENSIVE MASTER PLANNING PROJECT

SUBIC BAY, PHILIPPINES

## DISTRICT MASTER PLAN SUBIC GATEWAY DISTRICT

FINAL REPORT  
MARCH 2010

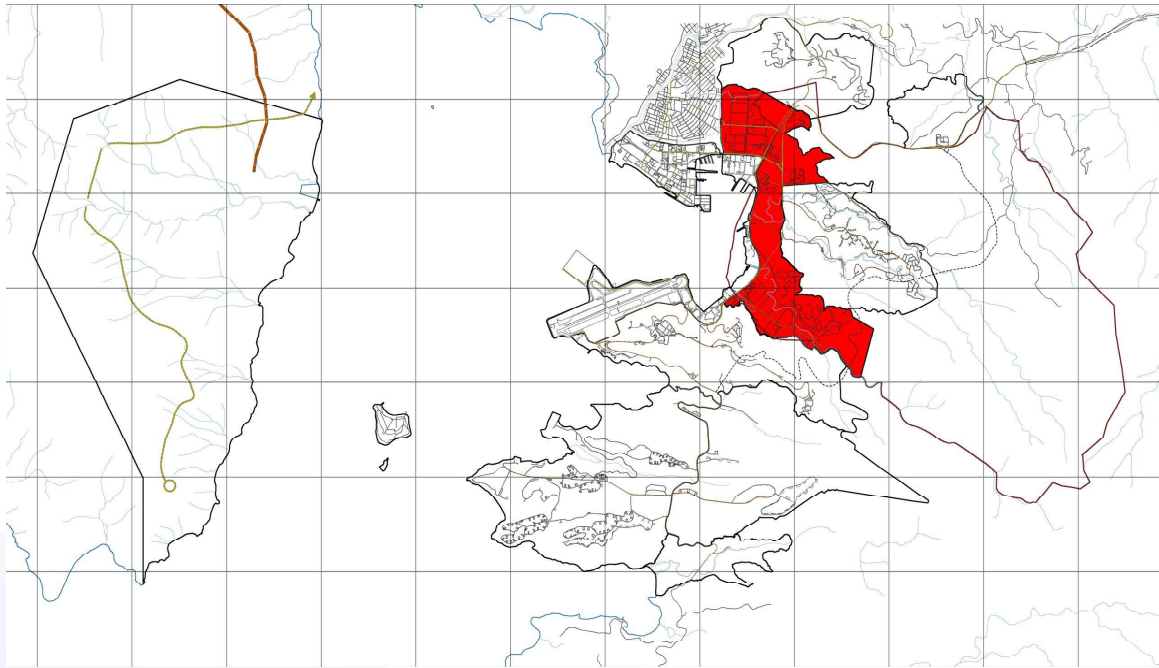




## **Subic Gateway District Zoning Guidelines**



## SBFZ DISTRICTS ZONING GUIDELINES: SUBIC GATEWAY

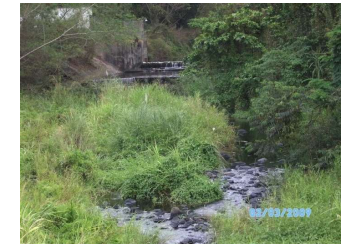


Key Map

District	Dominant Use	Code	Zones
Subic Gateway	Mixed-Use	P-1	Conservation (Protected Area)
		R-2A	Medium-Density Residential/ Commercial
		C-2	Medium-Density Commercial
		IND-1	Light Industrial



Subic Bay Techno Park



One of Subic's source of water



Sanitary Landfill



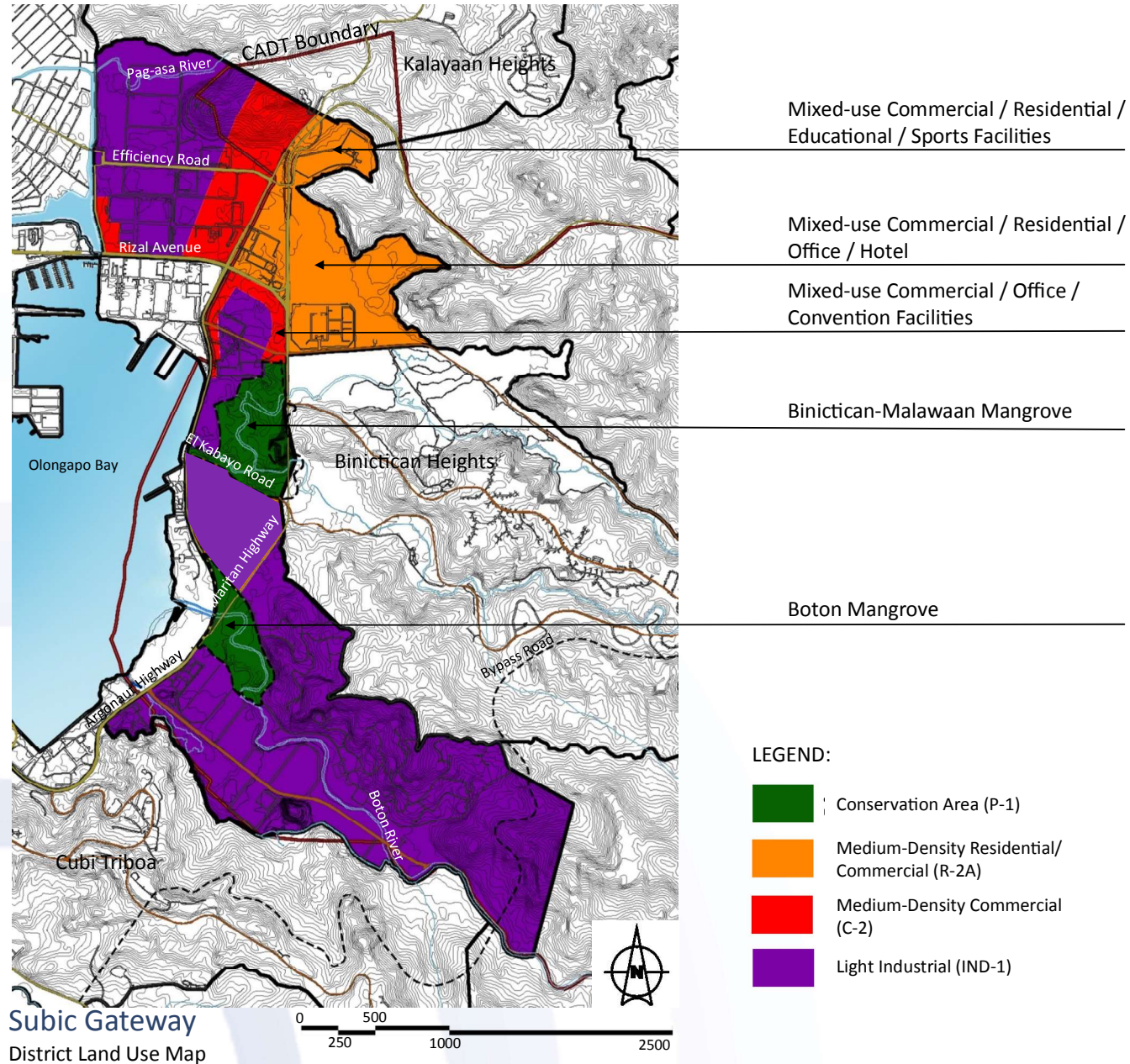
Quarry Site



Subic Pump Station



Power Substation





## 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. Landscape/ land form modification
4. Any development (fixtures or structures) not directly associated with habitat management or wildlife observation (as in permitted uses).
5. 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 un-modified 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.

## 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
6.0	3.0	3.0
7. Maximum Building Height: 5 stories or 15 meters, whichever is less.
8. Maximum Floor Area (FAR): 3
9. The trees surrounding the perimeter of the zone shall be retained as buffer to provide edge to development

## 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

## 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