

SUBIC BAY FREEPORT ZONE COMPREHENSIVE MASTER PLANNING PROJECT

SUBIC BAY, PHILIPPINES

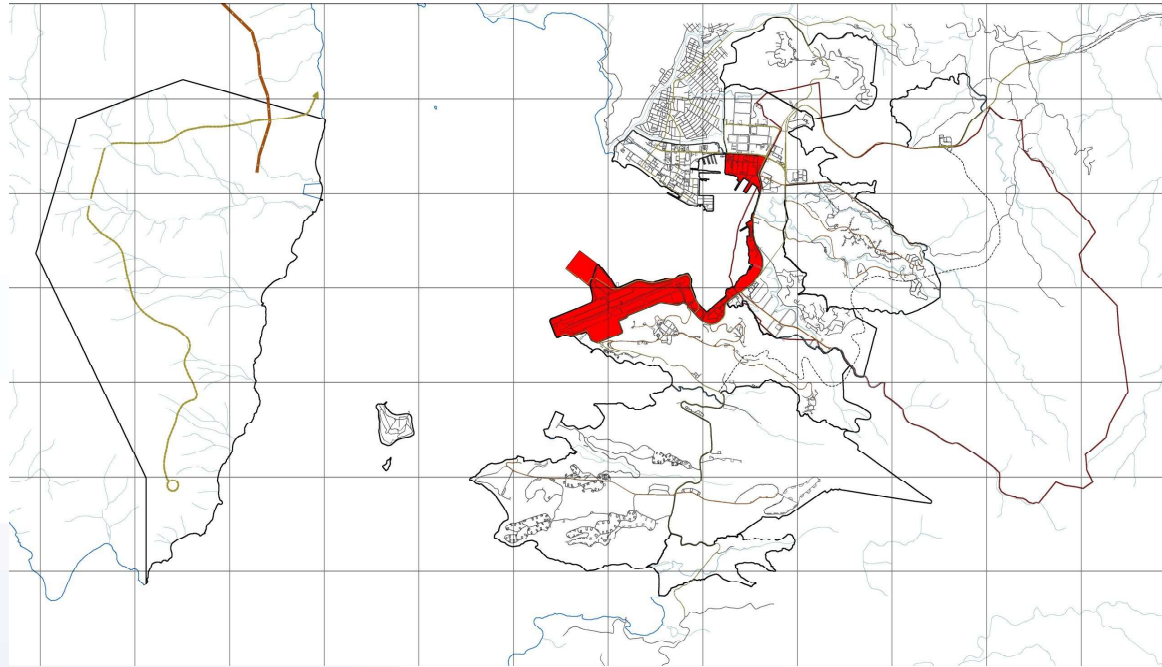
DISTRICT MASTER PLAN SUBIC PORT DISTRICT

FINAL REPORT
MARCH 2010





Subic Port District Zoning Guidelines



Key Map

District	Dominant Use	Code	Zones
Port Area	Transport (Industrial)	IND-3	Industrial- Transport
		A-1	Airport
		C-2	Medium-Density Commercial



Port of Petroleum, Oil & Lubrication



Port for Fertilizers



Port for Grains



Bernardino Road (new road)



Port for Small Ships



Port for Container van



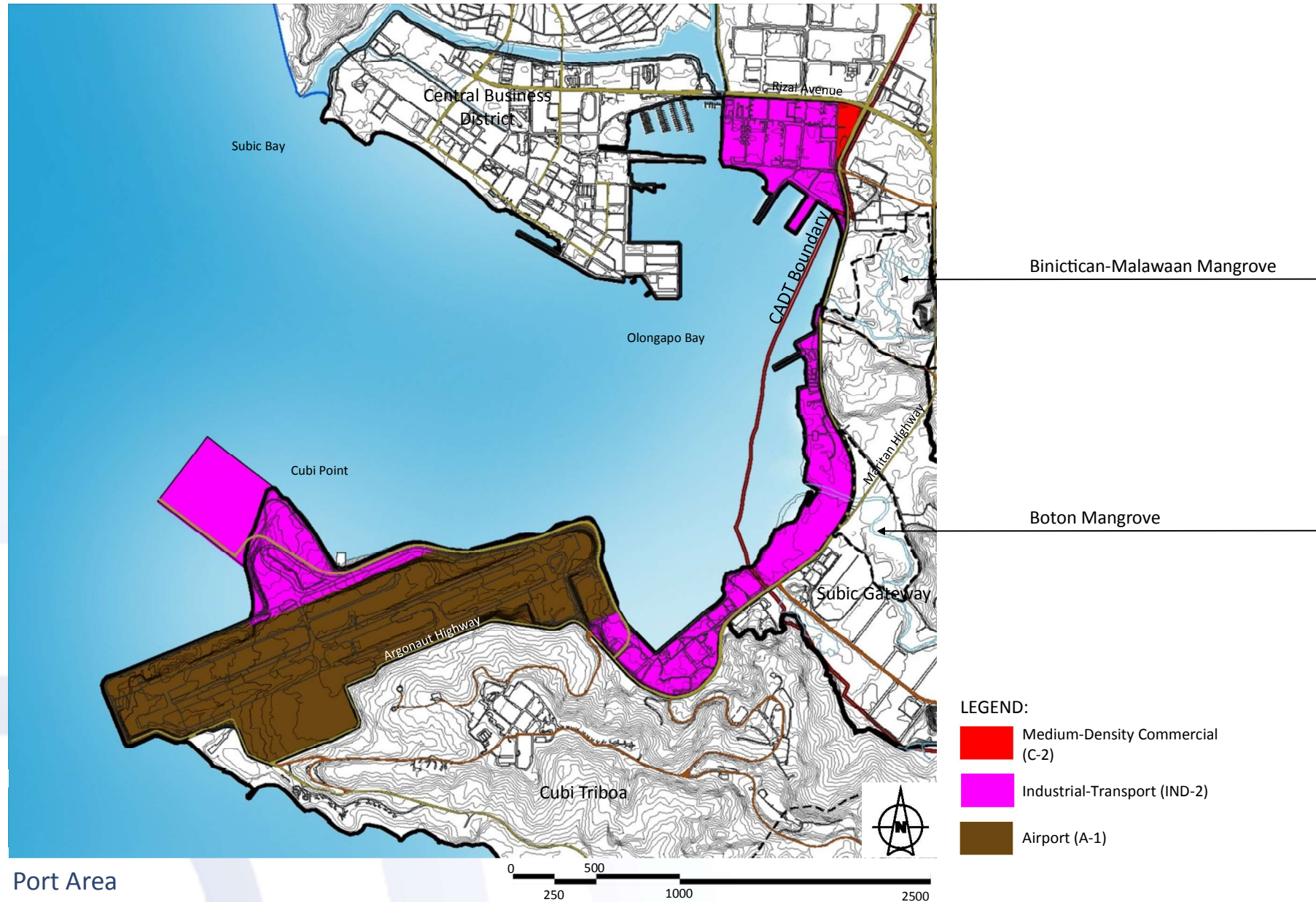
Airport Terminal



Argonaut Highway



Heavy Equipment Yard
(Trading Companies)



Port Area
District Land Use Map

Industrial – Transport Zone (IND-3)

Principal Uses:

1. Shipping port
2. Container yards
3. Heavy equipment yard
4. Automobile yards
5. Warehouses, silos, and other storage facilities for dry goods
6. Tank farms and petroleum oil storage facilities, including pipelines, loading facilities, piers, pumps and other equipment and facilities supportive of such operations

Accessory Uses:

1. Offices and administrative facilities.
2. Shipping and receiving space and mailing rooms.
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
4. Maximum Building Height: Four (4) stories or 20 meters, whichever is less.
5. Floor Area Ratio (FAR): 1.5

Airport (A-1)

Principal Use:

1. Airport

Accessory Uses:

1. Offices and administrative facilities supportive of the Principal Use.
2. Commercial establishments supportive of the Principal Use.
3. Warehouses and other storage facilities for dry goods supportive of the Principal Use..
4. Off-street parking facilities
5. Guard house.

General Requirements:

1. In accordance with the Standards and Recommended Practices (SARP) of the International Civil Aviation Organization (ICAO) where the Philippines is a member and of Administrative Order No. 5 (Civil Air Regulation) of the Air Transportation Office (ATO), the following rules and regulations shall govern the construction of buildings/ structures within the 24.00 kilometer radius of aerodromes where turbo-jet aircraft operate and within the 10.00 kilometer radius of aerodromes where no turbo-jet aircraft operate.
 - a. The height of buildings structures within this area shall be limited by an imaginary line with slope of 2% or 1:50 for aerodromes where turbo-jet aircraft operate and 2.5% or 1:40 for aerodromes where no turbo-jet aircraft operate from the inner edge reckoned from the surface of the runway.
 - b. No new buildings/ structures shall be allowed within the runway/strip.
 - c. A height clearance certificate shall be first secured from the Air Transportation Office (ATO) before a building permit may be issued for the construction of buildings/ structures located:
2. Within 4.00 kilometers of the runway ends of an aerodrome regardless of height;
3. From 4.00 kilometer to 24 kilometer radius of the runway ends of an aerodrome where turbo-jet aircraft operate and exceeding 45 meters in height above the elevation of the runway; and
4. From 4.00 kilometer to 10.00 kilometer radius of the runway ends of an aerodrome where no turbo-jet aircraft operate and exceeding 45.00 meters in height above the elevation of the runway.

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