



Republic of the Philippines  
**CITY OF SAN PEDRO**  
Province of Laguna

**OFFICE OF THE SANGGUNIANG PANLUNGSOD**

**EXCERPT FROM THE MINUTES OF REGULAR SESSION OF THE SANGGUNIANG PANLUNGSOD OF THE CITY OF SAN PEDRO, LAGUNA HELD VIA ZOOM AT 9:00 IN THE MORNING ON JANUARY 25, 2022.**

**RESOLUTION NO. 2022-14  
CITY ORDINANCE NO. 2022-03**

**AN ORDINANCE ESTABLISHING THE CITY DEVELOPMENT CODE OF 2022 IN THE CITY OF SAN PEDRO, LAGUNA.**

Sponsored by: Coun. Rafael P. Campos

**WHEREAS**, this City Development Code is established pursuant to Sec. 16 and 17 (a) of Republic Act 7160, otherwise known as the Local Government Code of 1991, which states that:

*SECTION 16. Every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare. Within their respective territorial jurisdictions, local government units shall ensure and support, among other things, the preservation and enrichment of culture, promote health and safety, enhance the right of the people to a balanced ecology, encourage and support the development of appropriate and self-reliant scientific and technological capabilities, improve public morals, enhance economic prosperity and social justice, promote full employment among their residents, maintain peace and order, and preserve the comfort and convenience of the inhabitants".*

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*SECTION 17. Local government units shall endeavor to be self-reliant and shall continue exercising the powers and discharging the duties and functions currently vested upon them. They shall also discharge the functions and responsibilities of national agencies and offices devolved to them pursuant to this Code. Local government units shall likewise exercise such other powers and discharge such other functions and responsibilities as are necessary, appropriate, or incidental to efficient and effective provisions of the basic services and facilities.*

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**WHEREAS**, the following national laws, regulations, and local ordinances were used as references for this Ordinance, which is a compilation of salient provisions of these laws, rules, and regulations:

- a) Presidential Decree 1096, otherwise known as the National Building Code of the Philippines and its Revised Implementing Rules and Regulations;
- b) Batas Pambansa 220 and the Revised Rules and Standards for Economic and Socialized Housing Projects;



- c) Republic Act 7279, otherwise known as the Urban Development and Housing Act of 1992;
- d) Housing and Land Use Regulatory Board (HLURB) Resolution No. 912 series of 2013, "Revised Schedule of Fees and Fines";
- e) HLURB Board Resolution No. 681 Series of 2000 dated 21 September 2000, "Amending the Rules and Regulations for Memorial Parks and Cemeteries;
- f) National Structural Code of the Philippines, Seventh Edition;
- g) The Philippine Green Building Code, a referral code of PD 1096;
- h) RA 9003 or the Ecological Solid Waste Management Act of 2000;
- i) PD 856 or the Sanitation Code of the Philippines;
- j) RA 11659 or the amended Public Service Act;
- k) Electronic Engineering Law of 2004 (RA 9292);
- l) Philippine Electronics Code;
- m) Height Clearance of Civil Aviation Authority of the Philippines (CAAP);
- n) PD 1067 or the Water Code of the Philippines of 1976;
- o) City Ordinance No. 2017-36 "An Ordinance Establishing a Proper Sewerage Treatment and Septage Management System in the City of San Pedro, Laguna and Prescribing Penalties for Violations, thereof;
- p) The 2017 Traffic Ordinance of the City of San Pedro;
- q) Comprehensive Land Use Plan (CLUP) and the Integrated Zoning Ordinance 2017-2023
- r) Revised Revenue Code of the City of San Pedro; and
- s) Other relevant laws, rules, and ordinances

**WHEREAS**, the City of San Pedro, Laguna shall regulate and manage infrastructure and development projects, particularly, new buildings, major facilities, and other developments to be constructed along national highways, provincial and barangay roads in accordance with its Comprehensive Land Use Plan (CLUP) and The Integrated Zoning Ordinance (ZO) 2014-2023 (ZO), and other applicable laws, rules and regulations;

**WHEREAS**, this Ordinance embodies the vision of the City Government of San Pedro, Laguna, to achieve the functional objectives of a top healthy city that consists of green, livable, walkable, environmentally sustainable, and mixed-use neighborhoods

**NOW, THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED**, by the Sangguniang Panlungsod of the City of San Pedro, Laguna, in its Regular Session duly assembled, that:

## ARTICLE I GENERAL PROVISIONS

**SECTION 1. TITLE.** This Ordinance shall be known as "**THE CITY OF SAN PEDRO DEVELOPMENT CODE OF 2022**" and hereinafter referred to as the "Code".

**SECTION 2. PURPOSE OF THE CODE.** It is the policy of the City Government of San Pedro, Laguna to empower its citizenry through development that would enhance and uplift their standard of living by well-balanced and equitable development rules and regulations that promote healthy living, safety, harmony, good conduct, and wellbeing of the general welfare

The CLUP and IZO are the primary instruments that have established the general development parameters of the city, mainly in the scales of zones or land uses, districts and sites. Correspondingly, the Code intends to provide supplementary details to such development guidelines as well as development-related laws, rules and ordinances, particularly in the scale of site or lot or property area, as have been commenced in IZO. These supplementary details are in terms of site components and allowable activities in accordance with their zoning classification. Hence, the Code is enacted for the following purposes:

- 2.1 To provide site development standards for the property owner, developer, the City Government, other LGUs, National Government Agencies (NGAs) and Non-Government Organizations (NGOs) to plan, design-and-build structures within a lot or property area that shall be compliant with the latest approved BLUP and IZO of the City of San Pedro, Laguna; and
- 2.2 To serve as the basis for the CDB and the City Development Executive Committee to approve any proposed new site development and/or improvement of existing development in any lot or land area within the territorial jurisdiction of the City of San Pedro, Laguna.

**SECTION 3. SCOPE OF THE CODE.** The Code covers the regulation, protection, sustainability, and conservation of present and future development plans and schemes of structures, networks, conveniences, and growth in the entire territorial jurisdiction of the City of San Pedro.

The Code shall also cover projects and developments from the National Government Agencies (NGAs) and Provincial Government.

**SECTION 4. APPLICATION OF THE CODE.** Nothing in the Code eliminates the need for obtaining any permit, approval, or entitlement required by other provisions such as the CLUP and IZO, regulations of any city department, or development guidelines of any provincial, regional, or national government agency as well as codes and laws.

## ARTICLE II DEFINITION OF KEY TERMS IN THE DEVELOPMENT GUIDELINES

**SECTION 5. DEFINITION OF TERMS.** The definition of the terms used in this Code shall carry the same meaning given to them in the existing laws and ordinances, such as but not limited to the NBC, Water Code, PGBC and IZO. The words, terms and phrases enumerated hereunder shall be understood to have the corresponding meaning indicated as follows:

- 5.1 **Active Transport** refers to physical activity undertaken as a means of transport.
- 5.2 **Alteration** refers to works in buildings/structures involving changes in the materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the building height and/or floor area.
- 5.3 **Approved Pole Location Plan (APLP)** refers to a detailed plan designed to regulate the erection and maintenance of poles, distribution lines and other equipment of various utility companies and private individual.



- 5.4 **Arcade-type Parking** refers to a type of parking wherein half area of the basement of a commercial establishment is used as a parking area.
- 5.5 **Architectural Deficiency** refers to: (a) all buildings/structures or portions thereof used or occupied for purposes other than their intended uses; (b) improper/unauthorized Occupancy/Location; (c) insufficient amount of natural light and ventilation due to inadequate open spaces such as court and yards as required; (d) inadequate sizes of rooms and space dimensions and window openings; and (e) dilapidated, blighted, and other not presentable buildings/structures against generally accepted aesthetic standards.
- 5.6 **As Built Plan** refers to set of drawing submitted by a contractor upon completion of a project showing all changes made in the specifications and working drawings during the construction process, and shows actual dimensions, geometry, and location of all essential component of the work completed under the contract.
- 5.7 **Balanced Housing Development Program** refers to a housing program, which mandates owners and/or developers of proposed subdivision and condominium projects to build socialized housing equivalent to at least fifteen percent (15%) of the total subdivision area or total subdivision project cost or at least five percent (5%) of condominium area or project cost, at the option of the developer, in accordance with the standards as provided by Republic Act No. 7279, as amended.
- 5.8 **Bike Lane** refers to a portion of the roadway that has been designated by striking, signage, and pavement markings for the preferential or exclusive use of bicyclists.
- 5.9 **Buffer** refers to yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.
- 5.10 **Building Footprint** refers to a portion of the lot that may be occupied by the building/structure.
- 5.11 **Building Height Limit (BHL)** refers to the maximum height to be allowed for buildings/structures based on their proposed use of occupancy. The BHL is generally determined after the application of Development Control (DC) and other parameters (i.e. consideration of site conditions, view). The BHL shall be generally measured from the established grade line to the topmost portion of the proposed building/structure.
- 5.12 **Cable TV/CATV** refers to a system in which television programs are transmitted to the sets of subscribers by cable rather than by a broadcast signal.
- 5.13 **Canopy (or Marquee)** refers to a permanent roof structure above a door attached to and supported by the building projecting over a wall or sidewalk.
- 5.14 **Cemetery/Memorial Park Zone (CEM)** refers to an area in the City intended for the interment of the dead.
- 5.15 **Chapel of Rest** refers to a comfortably decorated room in a funeral parlor's premises, where family and friends can view the deceased before the funeral.

- 5.16 Commercial-1 Zone (C-1)** refers to a low density commercial area within the city intended for neighborhood or community scale trade, service and business activities.
- 5.17 Commercial-2 zone (C-2)** refers to a medium density commercial area within the city intended for trade, service and business.
- 5.18 Commercial-3 Zone (C-3)** refers to a high density commercial area within the city intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries high rise hotels, sports stadium or sports complexes area also allowed in this zone.
- 5.19 Comprehensive Land Use Plan (CLUP)** is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through IZO. The main components of CLUP in this usage are the land use plan and sectoral studies including Demography, Ecosystems Analysis, and Special Area Studies such as Climate Change Adaptation, Disaster Risk Reduction and Management, heritage Conservation and Green Urbanism.
- 5.20 Container Gardening** or pot gardening is the practice of growing plants including edible plants, exclusively in containers instead of planting in the ground which showcases the practicality of producing vegetables even on asphalted/cemented places with limited spaces like a veranda.
- 5.21 Dangling Wires** refers to any sag/hanging overhead wires are considered a hazard, safety concern, eyesore and/or not conforming to the standards set by existing laws or regulations.
- 5.22 Deed of Restrictions** refers to a written agreement that imposes limitations on the use of property in order to maintain the intended character of a neighborhood.
- 5.23 Declared Commercial Strips/Areas** refers to pathways dedicated for commercial patrons in the locality, i.e., sidewalks or street segments allowed for non-permanent commercial activities such as weekend markets and seasonal bazaars.
- 5.24 Development** refers to the promotion and enforcement of uniform standards and requirements on building design, construction, use, occupancy and maintenance in line with the policy of the City to safeguard life, health, property and public welfare.
- 5.25 Dilapidated** refers to the severe condition of the structure requiring overall renovation and or rehabilitation for continued use.
- 5.26 Deteriorated** refers to the condition of any part of the structure that needs/requires repair and/or refurbish.
- 5.27 Disaster Management Plan** refers to a course of action developed to mitigate the damage of potential events that could endanger an organization's ability to function. Such a plan should include measures that provide for the safety of personnel and, if possible, property and facilities, during a disaster event.



**5.28 Distribution Line** refers to wires and cables used to deliver electricity and transmit data and communication signal to the end user.

**5.29 Drip Loop** refers to a loop formed on the incoming feeder wires of electrical service.

**5.30 Easement** refers to an open area imposed on any land use/activities sited along waterways, road right-of-way (RROW), cemeteries/memorial parks, and utilities. A kind of public open space defined under the Water Code and other laws that must be free of all forms of physical obstructions that can negatively affect public health and safety and natural light and ventilation within such space including adjacent spaces/land uses or impede the use of the general public of such space for recreation, navigation/passage, or salvage/emergency purposes. It is the area that may lie between the legally usable portions of public or private property and the natural or man-made bodies of water such as seas, rivers, lakes, esteros, canal, waterways, floodways spillways, and the like; road lanes/carriageway; cemeteries/memorial parks; and dumpsites, power substations, reservoirs, and the like.

**5.31 Electricity** refers to an energy produced due to movement of electrons and protons that power machines and devices.

**5.32 Existing Development** refers to all current structures starting from the date of effectivity of this Code. For structure, it is built or constructed from the date of effectivity of this Code, an edifice or building of any kind, or any piece of work artificially built up or composed of parts joined together in some definite manner.

**5.33 Fire Hazard** refers to: (a) any building/structure or portion thereof, device, apparatus, equipment material, or vegetation which may cause fire or explosion, or provide a ready fuel or augment the speed and intensity of fire or explosion arising from any cause; (b) all buildings/structures or portions thereof not provided with the required fire-resistive or fire-protective construction or fire extinguishing system or equipment; (c) whenever any door, aisle, passageway, stairway, or other means of exit is not of sufficient width or size, or is not so arranged as to provide safe and adequate means of exit in case of fire and panic; and (d) whenever any building/structure, because of obsolescence, dilapidated condition, deterioration, damaged, inadequate exits, lack of sufficient fire-resistive construction, hazardous electrical wiring, gas connections or heating apparatus, or other cause, in violation of the Fire Code of the Philippines (PD1185).

**5.34 Freight Loading/Unloading Area** refers to space located outside the road lane/carriageway component of the road right-of-way (RROW) for freight loading and unloading purposes. It may be part of or located within the road shoulder but separated from the sidewalk or pedestrian passageway.

**5.35 Front Setback** refers to an open space of measured horizontally from the property line to the exterior portion of the building, to wit, the front wall face of the building.

**5.36 General Institution zone (GI-Z)** refers to an area within the city principally for general types of institutional establishments e.g. government offices, schools, hospital/clinics, academic/research. Convention centers coupled by another compatible land use.

- 5.37 Green Space** refers to a land or the designated portion of a land used to be covered with grass, trees and shrubs, or other vegetation types.
- 5.38 Gross Floor Area (GFA)** refers to the total floor space within the perimeter of the permanent external building walls (inclusive of main and auxiliary buildings) such as office areas, residential areas, corridors lobbies and mezzanine level/s.
- 5.39 Idle Wires and Poles** refer to all types of wire and pole currently installed but serving no purpose or are not utilized for their right intention or purpose.
- 5.40 Inadequate Sanitation/Plumbing and Sanitation Facilities** refers to: (a) all sanitation and plumbing systems or installations that do not conform to the Sanitation Code of the Philippines and the Revised National Plumbing Code (RNPC); (b) inadequately maintained or improperly used sanitation and plumbing facilities; (c) infestation of insects, vermin or rodents and lack of adequate control for the same on sanitation/plumbing and health safety facilities; and (d) lack of adequate garbage and rubbish storage and removal or disposal facilities.
- 5.41 Industrial-1 zone (I-1)** refers to an area in the city intended for light manufacturing or production industries that are non-pollutive/non-hazardous and non-pollutive/hazardous.
- 5.42 Industrial 2 Zone (I-2)** refers to an area in the city intended for medium intensity manufacturing or production industries that are pollutive/non-hazardous and pollutive/hazardous.
- 5.43 Informal Settler Family (IFS)** refers to individual/s or groups occupying a land without the prior consent of the owner or those without legal claim over the property being occupied.
- 5.44 Installation** refers to all works involving fastening, attachments, connection of wires and its accessories.
- 5.45 Joint-Venture Socialized Housing Project** refers to an agreement between a Developer and the City Government of San Pedro for the development of socialized housing project with the participation of both parties.
- 5.46 Lactation Stations** refer to rooms or areas in the workplace or other places where nursing mothers can breastfeed, extract, and store breast milk for their babies.
- 5.47 Lay-by** refers to an area next to a road lane where vehicles can stop. It can be part of the road shoulder designed to fit at least two vehicles on a halt, in a manner parallel with the road lane.
- 5.48 Licensed Professional** refers to a person with appropriate licensure, registration or certification required by a Governmental Entity in order to perform professional services.
- 5.49 Line or Cable** refers to insulated wire/s or fiber optic having a protective casing and used for transmitting electricity or telecommunication signals.



**5.50 Loading and Unloading Area** refers to a type of lay-by for loading and unloading of passengers including PWDs at a designated time.

**5.51 Light Emitting Diode (LED)** refers to a two-lead semiconductor light source that emits light when activated.

**5.52 Light Mobility** refers to travel or movement using electronic or non-motorized vehicles weighing not more than 100 kilograms (kg).

**5.53 Materials Recovery Facility** refers to a specialized plant that receives, segregates, and prepares recyclable materials for sale to recycling companies. It typically includes a solid waste transfer station or sorting station, drop-off center, a composting facility, and a recycling facility.

**5.54 Motorized Transport** refers to motorized vehicles weighing more than 100kg.

**5.55 Open Space** refers to an area reserved exclusively for parks, playgrounds, recreational uses, schools, roads, places of worship, hospitals, health centers, Barangay Centers, and other similar facilities and amenities.

**5.56 Parking Area** refers to a site generally comprised of parking slots together with their ancillary spaces (such as driveways connecting such parking slots, ramps, access system, walkways, restrooms, utilities, etc.), for stowage of motor vehicles of all types (private and public) in a certain area.

**5.57 Parking Slot** refers to a space used mainly for parking motor vehicles of all types (private and public).

**5.58 Parks and Recreation zone (PRZ)** refers to an area in the City designated for diversion/amusements and for the maintenance of ecological balance.

**5.59 Pedestrian** refers to a person who uses the shared paths or sidewalks.

**5.60 Percentage of Land Occupancy (PLO)** refers to the percentage of the maximum allowable area of any building at any floor level to the total land size.

**5.61 Primary Roads** refer to major thoroughfares for commuters, motorists, and transportation of goods connecting the City to nearby cities, i.e., National Highway.

**5.62 Portalet** refers to a portable toilet that is easily transported to a place where it is needed.

**5.63 Persons with Disability (PWD)** refers to those who have long-term physical, mental, intellectual, or sensory impairments, which hinder/s their full and effective participation in society on an equal basis with others, in their interaction with various attitudinal and environmental barriers, according to United Nations Convention on the Rights of PWD.

- 5.64 Public Utility** refers to a public service that operates, manages or control for public use any of the following: (a) distribution of electricity; (b) transmission of electricity; (c) petroleum and petroleum products pipeline transmission systems; (d) water pipeline distribution systems and wastewater pipeline system, including sewerage pipeline systems; (e) seaports; and (f) public utility vehicles.
- 5.65 Public Services** refer to a public service that operates, manages or control for public use any of the following: (a) telecommunications; (b) railways; (c) expressways; (d) airports; (e) shipping industries; and (f) shipping industries; and other services not classified as public utility.
- 5.66 Rainwater Cistern** refers to a rainwater-harvesting facility or a container or tank that collects and stores rainwater for non-potable uses.
- 5.67 Redevelopment** refers to the physical development (consisting mainly of renovation, rehabilitation, retrofitting, upgrading, and the like as well as expansion and/or new construction work) within a lot or property that is under-utilized, unfit/unsafe for habitation/use, or within other lots/properties that are similarly situated.
- 5.68 Renovation** refers to any physical change made on buildings/structures to increase the value quality, and/or to improve the aesthetic.
- 5.69 Repair** refers to the remedial work done on any damaged or deteriorated portion/s of building/structure to restore to its original condition.
- 5.70 Residential-1 Zone (R-1)** refers to a low-density residential use or occupancy structure characterized mainly as a low-rise single attached building/structure for exclusive use as a single-family dwelling. This includes structures within exclusive subdivisions and relatively exclusive residential communities which are not subdivisions.
- 5.71 Residential-2 Zone (R-2)** refers to a medium density residential use or occupancy structure characterized mainly as a low-rise single detached, duplex, or multi-level building/structure for exclusive use as multi-family dwellings. This includes structures within semi-exclusive subdivisions and semi-exclusive residential communities, which are not subdivisions.
- 5.72 Residential-3 Zone (R-3)** refers to a high-density residential use or occupancy structure characterized mainly as low-rise or medium-rise building/structure for exclusive use as multi-family dwellings with mixed housing types. This includes low-rise or medium-rise residential condominium buildings that are commercial in nature and scale.
- 5.73 Rumble Strips** refer to road safety feature to alert inattentive drivers of potential danger, by causing a tactile vibration and audible rumbling transmitted through the wheels into the vehicle interior.
- 5.74 Secondary Roads** refer to peripheral roads connected to the primary roads.
- 5.75 Septic Tank** refers to a minimum three (3) chamber tank where solid organic sewage is decomposed and purified by anaerobic bacteria.



- 5.76 Service Drop** refers to all wires used as service entrance wire for power, telephone and cable network.
- 5.77 Setback** refers to a vacant area left between the front of the building and the property line. It is a horizontal distance measured 90 degrees from the outermost face of the building/ structure to the property lines.
- 5.78 Sidewalk** refers to the portion on each side of the road right-of-way (RROW) reserved for the exclusive use of pedestrians including persons with disabilities who are in transit.
- 5.79 Socialized Housing Project (SHP)** refers to residential subdivision projects, and multi-level and medium-rise housing projects and condominium projects undertaken by the government for underprivileged and homeless citizens.
- 5.80 Solar Panel** refers to a device that captures the sun's rays as a source of energy to generate electricity or heat.
- 5.81 Special Institutional Zone (SI-Z)** refers to an area within the city principally for types of institutional establishments, e.g. welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservation/bases/training grounds, etc.
- 5.82 Speed Bump** refers to a ridge set in a road surface, typically at intervals to control the speed of vehicles.
- 5.83 Structural Hazard** refers to the following conditions: (a) whenever any building/structure or portion thereof has been damaged by fire, earthquake, wind, flood, or by any other cause to such an extent that the structural strength or stability thereof is materially less than it was before the catastrophe and is less than the minimum requirements of the National Structural Code of the Philippines (NSCP) for new buildings of similar structure, purpose or location; (b) whenever any portion or member or appurtenances thereof is likely to fall or to become detached or dislodged or to collapse and thereby injure persons or damage property; (c) whenever any portion of a building/structure or any member appurtenance or ornamentation on the exterior thereof is not of sufficient strength or stability or is not anchored, attached, or fastened in place so as to be capable of resisting wind pressure of one half of that specified in the NSCP for such type of buildings; (d) whenever any portion thereof has been wrecked, warped, buckled or settled to such extent that the walls or other structural portions have materially less resistance to wind or earthquake than is required in the case of similar new construction; (e) whenever building/ structure or any portion thereof, because of (1) dilapidation, deterioration or decay; (2) faulty construction; (3) the removal, movement or instability of any portion of the ground necessary for the purpose of supporting such building; (4) the deterioration, decay, or inadequacy of its foundation; or (5) any other cause is likely to partially or totally collapse; (f) whenever the exterior walls or other vertical structural members lean or buckle to such an extent that a plumb line passing through the center of gravity does not fall inside the middle one-third of the base; (g) whenever the building/structure, exclusive of the foundation, shows 33% or



more damage or deterioration of its supporting member or members, enclosing or outside walls or coverings; (h) whenever the building/structure has been so damaged by fire, wind, earthquake, or flood or has become so dilapidated or deteriorated as to become: (1) an attractive nuisance to the public; (2) a harbor for vagrants, criminals, or immoral persons; or (3) a resort for purposes of committing unlawful or immoral acts; (i) whenever the building/structures which, whether or not erected in accordance with all applicable laws or ordinances, has in any non-supporting part, member or portion less than 50% or in any supporting part, member or portion less than 66% of the (1) strength; (2) fire-resisting qualities or characteristics; (3) weather resisting qualities or characteristics required by law in the case of a newly constructed building of like area, height and occupancy in the same location; and (j) whenever any portion of a building/structure remains on the site after its demolition or whenever any building/structure or portion thereof is abandoned for a period in excess of twelve (12) months so as to make it a nuisance or hazard to the public.

**5.84 Telecommunication** refers to any process which enables a telecommunication entity to relay and receive voice, data, electronic messages, written or printed matter, fixed or moving pictures, words, music or visible or audible signals or any control signals of any design and for any purpose by wire, radio or other electromagnetic, spectral, optical or technological means, through tower infrastructure and components, such as, but not limited to poles, fiber ducts and dark fiber cables.

**5.85 Tertiary Roads** refer to roads and alleys within the Barangay.

**5.86 Total Gross Floor Area (TGFA)** refers to the total floor space within the main and auxiliary buildings primarily consisting of the GFA and all other enclosed support areas together with all other usable horizontal areas/surfaces above and below established grade level that are all physically attached to the building/s which shall consists of covered areas used for parking and driveways, services, utilities and telecommunications.

It also refers to the provisions of the PGBC on TGFA which shall apply to all new constructions and renovations/alterations of existing buildings, with the classifications identified in NBC.

**5.87 Traversing Lines** refer to distribution lines or service wires crossing one side of the street to another.

**5.88 Underprivileged and Homeless** refers to the beneficiaries of RA 7279 and to individuals or families residing in urban and urbanizable areas whose income or combined household income falls within the property threshold as defined by the National Economic and Development Authority (NEDA) and who do not own housing facilities. This shall include those who live in makeshift dwelling units and do not enjoy security of tenure.

**5.89 Unsafe Electrical Wiring** refers to: (a) all wiring systems or installations that do not conform to the latest Philippine Electrical Code; and (b) inadequately maintained or improperly used electrical wirings, outlets, devices, and/or equipment.



**5.90 Unsafe Mechanical Installation** refers to the following: (a) mechanical systems or installations that do not conform to the Philippine Mechanical Code (PMC); (b) inadequately maintained or improperly used mechanical outlets, devices, and or/equipment; (c) lack of improper operation of required ventilating equipment or air conditioning systems; (d) improperly installed or lack of protection and safety provisions on steam, gas, and fuel supply lines.

**5.91 Public Utilities and Services Area (PUSA)** refer to areas in a city designated for a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions.

**5.92 Utility Pole** refers to a tall pole used to carry telephone wires and other utility lines above the ground.

**5.93 Vertical Greening** is also known as "green wall" technologies and bio walls. They consist of vertical structures with plants that spread or creep, which may or may not be attached to a building facade or an interior wall.

**5.94 Walking Paths** refer to pathways which can be used by pedestrians.

### ARTICLE III

#### CREATION OF CITY DEVELOPMENT BOARD AND CITY DEVELOPMENT EXECUTIVE COMMITTEE

**SECTION 6. CREATION OF THE CITY DEVELOPMENT BOARD.** For the formulation, review and updating of this Code, a City Development Board (CDB) will be created comprising the following members:

- 6.1 Chairman, which shall be the City Mayor;
- 6.2 Vice-Chairman, which shall be the City Administrator; and
- 6.3 Members of the Board, which shall comprise of the:
  - 6.3.1 Sangguniang Panlungsod Member/City Councilor Chairman of the Committee on Public Works, Utilities and Infrastructures
  - 6.3.2 Sangguniang Panlungsod Member/City Councilor Chairman of the Committee on Land Use, Housing and Urban Development
  - 6.3.3 City Planning and Development Coordinator
  - 6.3.4 Office of the Building Official; and
  - 6.3.5 City Environment and Natural Resources Officer

**SECTION 7. DUTIES AND RESPONSIBILITIES OF THE CITY DEVELOPMENT BOARD (CDB).** The City Development Board shall perform the following duties and responsibilities:

- 7.1 Formulate, review, and approve policies, rules and regulations, and guidelines for the implementation of this Code;
- 7.2 Consult, collaborate, and coordinate with various departments in the local government and NGAs regarding matters arising from this Code;
- 7.3 Set strategic direction and accountability; and
- 7.4 Establish standards and compliance

**SECTION 8. CREATION OF CITY DEVELOPMENT EXECUTIVE COMMITTEE (CDCC).** For the implementation of this Code, a City Development Executive Committee (CDCC) will be created comprising the following members:

- 8.1 City Planning and Development Coordinator;
- 8.2 City Architect;
- 8.3 City Engineer;
- 8.4 City Legal Officer;
- 8.5 City Building Official;
- 8.6 City Zoning Administrator;
- 8.7 City Environment and Natural Resources Officer;
- 8.8 City Urban Development and Housing Officer;
- 8.9 City Health Officer; and
- 8.10 City Disaster Risk Reduction and Management Officer;
- 8.11 President, Liga ng mga Barangay

The Office of the zoning administrator (OZA) shall be appointed as Secretariat to provide technical assistance and act as administrative support staff while the members of the CDB and CDCC are in the discharge of their duties.

**SECTION 9. DUTIES AND RESPONSIBILITIES OF THE CDCC.** The CDCC shall have the following duties and responsibilities:

- 9.1 Oversee or supervise the enforcement of the Code;
- 9.2 Conduct hearings pertaining to violations of this Code and recommend the appropriate sanctions/penalties;
- 9.3 Draft, review and recommend approval of policies, guidelines relevant to this Code;
- 9.4 Recommend programs, projects and activities (PPAs) that are pursuant to the objectives of this Code subject to the approval of the CDB; and
- 9.5 Monitor and evaluate the implementation of programs relative to this Code.

#### ARTICLE IV CREATION OF THE IMPLEMENTING RULES AND REGULATIONS

**SECTION 10. PREPARATION OF THE IMPLEMENTING RULES AND REGULATION (IRR).** The CDB and the CDCC shall prepare the Code's IRR according to this Code as well as all other relevant laws, rules and ordinances.

**SECTION 11. DEVELOPMENT REQUIREMENTS.** The following types of development shall comply with the requirements of this Code

- 11.1 new development;
- 11.2 renovation;
- 11.3 repair;
- 11.4 extensions; and
- 11.5 other developments.



**SECTION 12. DOCUMENTARY REQUIREMENTS.** The following are the documentary requirements which shall be submitted for each type of development:

**12.1 New development**

For any type of Development except for R-2, R-3, C-2, C-3 and 1-2 Developments:

- 12.1.1 Standard Building Permit application form and Requirements;
- 12.1.2 Clearance to develop/build from the Barangay Office; and
- 12.1.3 Boring Test for all structures of two-storey with deck and above.

**12.2 For R-2, R-3, C-2, C-3 and 1-2 Developments:**

- 12.2.1 Standard Building Permit application Form and Requirements;
- 12.2.2 Clearance to develop/build from Developer or Homeowner's Association (HOA) if required under the Deed of Restrictions;
- 12.2.3 Clearance to develop/build from the Barangay Office;
- 12.2.4 Boring Test for all structures of two-storey with deck and above;
- 12.2.5 Construction Management Plan;
- 12.2.6 Traffic Impact Assessment with approved traffic mitigation plan;
- 12.2.7 Sewage Treatment Plant Design;
- 12.2.8 Rainwater Harvesting Facility Design;
- 12.2.9 Wastewater Disposal Plan and Procedure;
- 12.2.10 Solid Waste Management Plan and Procedure;
- 12.2.11 Environmental Compliance Certificate (ECC)/Certificate of Non-Coverage (CNC);
- 12.2.12 Disaster Management Plan;
- 12.2.13 Landscape Architectural Drawings; and
- 12.2.14 CDRRM/PHIVOLCS certification for identified hazard prone areas

**12.3 Renovation**

Renovation of structure requires Standard Building Permit Application Form and Documents.

**SECTION 13. DEVELOPMENT PERMITS.** The following are the permits required before construction of each type of development.

**13.1 For New Development/Renovation C-2, C-3 and 1-2 Developments**

- 13.1.1 Building Permit (including the ancillary and accessory permits);
- 13.1.2 Occupancy Permit from the Office of the Building Official (OBO);
- 13.1.3 Certificate of Compliance from the City Environment and Natural Resources Office (CENRO); and
- 13.1.4 Certificate of Compliance from the City Health Office (CHO)

**SECTION 14. DEVELOPMENT FEES**

**14.1 Basis of Development Fees**

Uniform and standard development fees and charges are subject to payment in accordance with the rules of the Housing and Land Use Regulatory Board (HLURB), NBC and other applicable laws.

14.2 New Schedule of Development Fees and Other Charge/s

The new schedule of development fees and other charge/s is specified in the Revised Revenue Code (RRC) of the City of San Pedro.

**SECTION 15. EXEMPTIONS.** The following are the developments that shall be exempted from the provisions of this Code:

15.1 Minor Constructions

- 15.1.1 Sheds, outhouses, greenhouses, children's playhouses, aviaries, poultry houses and the like, not exceeding six square meters (6sqm) in total area, provided they are completely detached from any other building and are intended only for the private use of the owner;
- 15.1.2 Addition of open terraces or patios resting directly on the ground, not exceeding twenty square meters (20sqm) in total floor area, exclusively for the private use of the owner;
- 15.1.3 Installation of window grilles.
- 15.1.4 Garden pools for the habitation of water plants and/or aquarium fish not exceeding five hundred millimeters (500mm) in depth and exclusively for private use; and
- 15.1.5 Garden masonry walls other than party walls not exceeding one point twenty meters (1.20m) in height, footpaths, residential garden walks and/or driveways.

15.2 Repair Works

- 15.2.1 Repair works not affecting or involving any structural member, such as replacement of deteriorated roofing sheets or tiles, gutters, downspouts, fascia, ceilings and/or sidings.
- 15.2.2 Repair and/or replacement of non-load bearing partition walls.
- 15.2.3 Repair and/or replacement of any interior portion or a house not involving addition or alteration;
- 15.2.4 Repair and/or replacement work of doors and windows;
- 15.2.5 Repair and/or replacement of work of flooring;
- 15.2.6 Repair of perimeter fence and walls; and
- 15.2.7 Repair and/or replacement of plumbing fixtures, fittings or piping, such as toilet bowls, sinks, lavatories, urinals, bidets, pipes, faucets, valves for single detached dwellings and duplexes.



15.3 In case of dwellings affected by calamities, the repair and reconstruction shall also be exempted from the payment of fees relative to the same. The following fortuitous events shall require certification from the concerned office or division.

15.3.1 Damage caused by fire - Certificate of Incident from the Bureau of Fire Protection (BFP)

15.3.2 Damage caused by earthquakes - Inspection report from the CEO, OBO & CDRMO

15.3.3 Damage caused by Floods- Inspection Report from CEO, OBO & CDRMO

**SECTION 16. VARIANCE.** Variance shall be allowed when the property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owner/s cannot obtain a reasonable return of property.

This condition shall include at least three (3) of the following provisions:

16.1 Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property due to physical conditions of the property (topography, shape, etc.), which is not self-created;

16.2 The proposed variance is the minimum deviation necessary to permit reasonable use of the property;

16.3 The variance will not alter the physical character of the district or zone where the property for which the variance is sought is located and will not substantially or permanently injure the use of the other properties in the same district or zone; and

16.4 The variance will be in harmony with the spirit of the Code.

#### ARTICLE V GUIDELINES FOR RESIDENTIAL DEVELOPMENT

**SECTION 17. TYPES OF RESIDENTIAL ZONE.** The following are the residential lot types:

17.1 R-1 has a density of twenty (20) dwelling units and below per hectare combined with another compatible land use;

17.2 R-2 has a density of twenty one (21) to sixty five (65) dwelling units per hectare that can be combined with another compatible land use; and

17.3 R-3 is a subdivision of an area principally with a density of sixty six (66) or more dwelling units per hectare. Integration of establishments of other uses such as commercial and institutional, upon verification of their compatibility and feasibility are also allowable in this zone.

**SECTION 18. USE REGULATIONS IN RESIDENTIAL ZONE.** The following are the use regulations in a residential zone:

- 18.1 R-2 allowable uses as detailed in IZO; and
- 18.2 R-3 allowable uses are detailed in IZO with limited complementary/supplementary trade, services and business activities.

**SECTION 19. PLO IN RESIDENTIAL ZONE**

**19.1 Allocation**

For Residential Zone, the standard, which is eighty percent (80%) of the total lot area as saleable area and twenty percent (20%) as unsaleable area for road and open space allocation purposes as required by PD 957 shall be deemed as the maximum standard in any new residential subdivision development project as well as in new residential lot development with the following details:

Table 2. PLO of Residential Zone

Residential Zone Composition	PLO
1. Building Footprint	Maximum of eighty percent (80%) of the total lot area
2. Open spaces, Road, Driveway, Utilities and Services	Maximum of twenty percent (20%) of the total lot area
2.1 Road, Driveway, Parking, Utilities and Services	Maximum of ten percent (10%) of the total lot area
2.2 Open Space (i.e., Green Space/Planting Area, Walkway and Other Porous Pavements/Minor Structures Complementing the Green Space/Planting Area, Seating Area, Outdoor Deck)	Minimum of ten percent (10%) of the total lot area.

**19.2 Exception**

Residential lots with an area of fifty square meters (50 sqm) and below shall not be covered by the minimum standard, and lots in Socialized Housing Zone (SHZ) are exempted from the minimum and recommended PLO regulations provided that they fulfill any of the special requirements to allocate green space as specified under this Code.

**SECTION 20. PROPERTY DELINEATION IN A RESIDENTIAL ZONE**

**20.1 Fence Height**

Perimeter fences along the front rear, and sides of a residential lot shall have a minimum height of one point eight meters (1.8m) and a maximum height of three meters (3m). Both heights shall be reckoned from the crown or highest point of the road.



20.2 Front Yard Fence Details

The base wall of the fence shall be of opaque materials, such as concrete hollow blocks or natural stone, with a maximum height of point four meters (0.4m) reckoned from the said street crown and the upper portion shall be made of see-through materials or a fence design that allows the structure behind the fence to be visible from the sidewalk or road.

20.3 Rear Yard Fence Details

The rear side of a residential lot shall be defined by a solid fence of a minimum height of one point eight meters (1.8m) and a maximum height of three meters (3m) to discourage the use or opening of such area for commercial purposes. Both heights shall be reckoned from the crown or highest point of the road.

SECTION 21. ACCESS IN RESIDENTIAL ZONE

21.1 Access to Property

All Residential Lots must have a minimum of one (1) pedestrian gate entrance. For lots of thirty-seven point five square meters (37.5 sq.m.) and above that are accessed by road, the minimum requirement for access to property is one (1) pedestrian gate and one (1) vehicular gate.

21.2 Gate Design

Both pedestrian and vehicular gates must not obstruct the road carriageway when operated for pedestrians or vehicles to access the property. Recommended gate designs are foldable, accordion-type, sliding, roll-up, or swing-inside-property type.

SECTION 22. SETBACK IN RESIDENTIAL ZONE

22.1 Front Setback

The following are the required lot front setbacks for residential zone:

Table 3. Minimum Setback Requirement on a Residential Lot

Road Classification	Setback (meters)
Primary	Five (5)
Secondary	Five (5)
Tertiary	Three (3)

Within existing residential subdivisions, all existing residential lots that will have new developments shall have a setback of three meters (3m) from the property line where the main access to the property is located. For socialized housing projects by LGU or the National Housing Agency (NHA), the setback shall be two meters (2m).

22.2 Allowable uses for the front setback shall be:

- 22.2.1 garage or parking;
- 22.2.2 driveway;
- 22.2.3 utilities;
- 22.2.4 footpath; and
- 22.2.5 green space.

22.3 Unallowable uses for the front setback shall be:

- 22.3.1 Development of any structure;
- 22.3.2 Operation and promotion of any business activity; and
- 22.3.3 All other obstructions not specified under this Code.

## SECTION 23. VEHICULAR CIRCULATION IN A RESIDENTIAL LOT

### 23.1 Allocation

For Residential Lots minimum of fifty square meters (50 sq.m.) that is accessed by a road, twenty percent (20%) of the total lot area must be allocated for carport and utilities, according to PLO.

### 23.2 Design

The driveway shall be of a material or design that facilitates storm water drainage or percolation into the ground. The longitudinal slope of the driveway shall be reckoned from the property line and the finish floor level of the sidewalk and not from the curb edge of the sidewalk.

## SECTION 24. PARKING SPACE IN A RESIDENTIAL ZONE

24.1 Allocation of parking space shall be part of the fifteen percent (15% of the total lot area allocated for road, driveway, parking, utilities and services in accordance to PLO.

### 24.2 Parking Space Provision

A carport or garage should be provided in residential lots of fifty square meters (50 sq.m) and above as follows:

- 24.2.1 one (1) car parking space for the main dwelling unit; and
- 24.2.2 one (1) car parking space for any secondary dwelling unit at the same site.

24.3 For additional vehicles and for lots below fifty square meters (50 sqm), the owners/tenants of the residential lot shall provide parking spaces, as follows:

- 24.3.1 within their lot but not decreasing the thirty percent (30%) of the area of the lot allocated for open space, utilities and services; or
- 24.3.2 parking spaces in other lots.

## SECTION 25. PEDESTRIAN CIRCULATION IN A RESIDENTIAL LOT

### 25.1 Allocation

All pedestrian circulation spaces must be part of the fifteen percent (15%) of the total lot area allocated for open space. Hence, such spaces shall utilize materials designed to facilitate storm water run-off drainage.

### 25.2 Design

Walkway material or design to facilitate storm water run-off drainage can be:

- 25.2.1 walkway of concrete pavers on sand bed; or
- 25.2.2 stepping pads of concrete or natural stone.



25.3 Purpose of walkways are intended to provide a safe and comfortable pedestrian passage from:

- 25.3.1 pedestrian gate to the main door of the building; and
- 25.3.2 parking space to the main door of the building.

25.4 Universal Accessibility

For lots with sloping terrain or for any change in elevation within the residential zone, walkway design shall follow the standard longitudinal slope required by BP 344, which is twelve meters (13m) of length of ramp for every one meter (1m) of elevation.

**SECTION 26. BUILDING FOOTPRINT IN A RESIDENTIAL ZONE.** The building footprint area shall be eighty percent (80%) of the total lot area at maximum in accordance to PLO.

**SECTION 27. TGF IN A RESIDENTIAL ZONE.** The provisions of PGBC on TGFA of residential structures shall apply to building new and renovation of existing structures.

**SECTION 28. BUILDING/STRUCTURE DESIGN IN A RESIDENTIAL ZONE**

28.1 Building Design

Residential building design shall be compliant with the provisions of the National Building Code (NBC) and the Philippine Green Building Code (PGBC).

Roof eaves, canopies, and awnings shall follow standards on Building Projection Over Public Street of the National Building Code whereby they shall not project over the RROW or outside the lot property line. The materials to be used in constructing canopies or awnings shall be specified, such as but not limited to granite tiles, metal cladding, or steel trellis with fiberglass roofing,

28.2 Color Theme

Building facades, roofs and other exterior elements shall be of materials or painted with light sepia or earth colors including but not limited to cream, beige, natural gray, white, off white for uniformity and consistency purposes.

**SECTION 29. BHL IN A RESIDENTIAL ZONE**

29.1 Standard Building Height

The height of any new or existing residential building to be renovated shall primarily correspond to the building height range specified in IRR of NBC.

29.2 Maximum BHL

The maximum BHL shall conform to height restrictions and requirements of the CAAP regulations of the city related to land development and building construction and various safety codes.

29.3 Specific BHL

Residential buildings to be constructed along primary and secondary roads in all Barangays will have a minimum of two (2) floors.

**SECTION 30. UTILITIES AND SERVICES IN A RESIDENTIAL ZONE****30.1 Allocation**

Utilities and services provision shall be part of the ten percent (10%) of the total lot area allocated for road, driveway, parking, utilities and services.

Utilities and telecommunications shall be connected to the local service providers.

**30.2 Water Supply**

30.2.1 Water meter shall be located within the lot area, preferably within the front setback.

30.2.2 Water pipes shall not be exposed but rather concealed.

**30.3 Power Supply Service Entrance**

Service entrance of power supply connection shall be located within the lot area, preferably within the front setback.

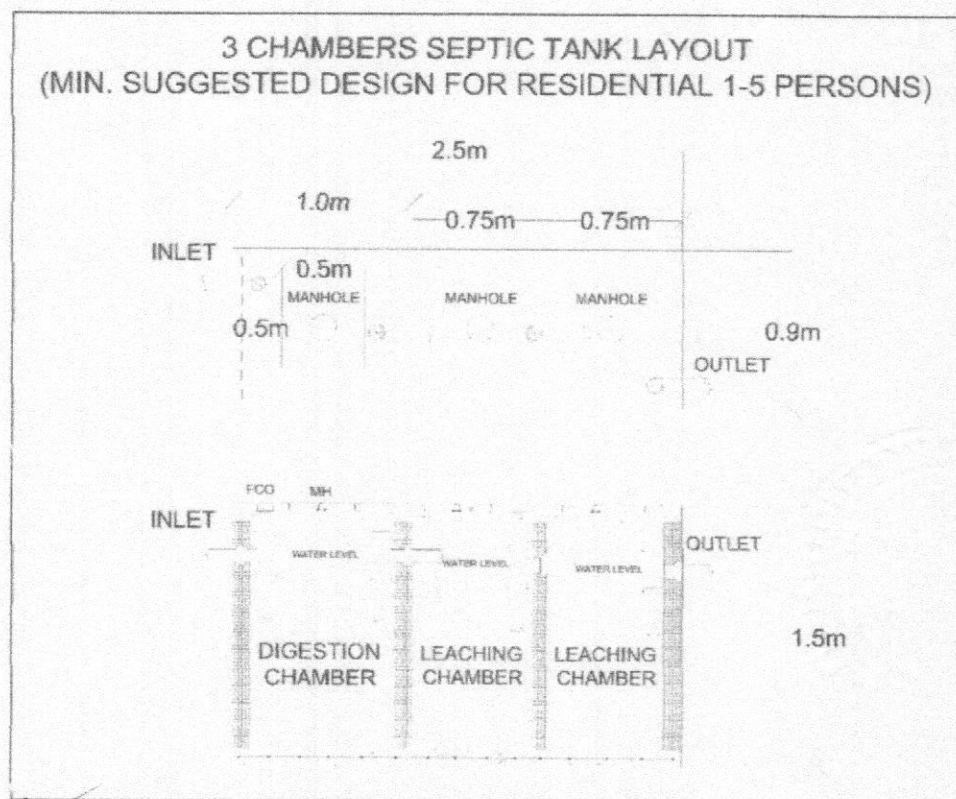
**30.4 Storm Water Drain**

Storm water drainage within the residential lot shall connect to the storm water main drainage of the City.

**30.3 Septic Tank**

The minimum requirement for septic tanks shall be of three (3) chambers constructed within the front setback or outermost side of the property.

Figure 1. Three-Chamber Septic Tank Layout





**30.6 Garbage Disposal**

Each dwelling unit in a residential lot shall have at least three (3) garbage bins/chambers for biodegradable, non-biodegradable, and recyclable. All bins/chambers shall be covered at all times and accessible by garbage collection trucks.

**30.7 Sustainable Strategies**

All developments may install any of the following natural resource-conservation strategies for utilities, such as:

- 30.7.1 Light Emitting Diode (LED) lamp fixtures for indoor lights;
- 30.7.2 Solar panels;
- 30.7.3 Solar-powered lights for outdoor lighting; and
- 30.7.4 Water Cisterns or Rain Harvesting Facility comprising one or more drums with proper cover to store untreated rain water for various purposes, such as, car washing, toilet flushing, and watering of plants, but not for drinking purposes.

**SECTION 31. OPEN SPACE IN A RESIDENTIAL ZONE****31.1 Allocation**

Open space shall be the pervious area of the lot, which is twenty percent (20%) of the total lot area. Out of the 20% open space, ten percent (10%) shall be solely allocated for green space or planting area.

- 31.1.1 For lots of fifty square meters (50 sq.m.) and above, there shall be one (1) endemic or fruit-bearing tree planted; and

- 31.1.2 Special Requirement for Existing Residential Developments

Residential Lots of below fifty square meters (50 sq.m) and Lots in SHZ that are totally paved or have green spaces/planting areas that do not satisfy the compulsory lot area, residential lots of below twenty-five square meters (25sqm), and lots in SHZ, the green space/planting area shall comply with any of the following:

- 31.1.2.1 pots or container gardening;
- 31.1.2.2 vertical garden on building facade; or
- 31.1.2.3 roof garden.

**31.2 Design**

Green space/planting area can be retained while the existing vegetation or designed residential landscape shall be maintained. Designed residential landscape or open space shall comprise any of the following:

- 31.2.1 ornamental or edible plants;
- 31.2.2 outdoor seating area; and
- 31.2.3 foot paths, preferably permeable paving design

**31.3 Special Requirement for Front Yard Green Space/Planting Area**

Landscape materials, particularly continuous hedge planting, shall not obstruct views from the road. These shall have a maximum height of point sixty meter (0.60m) reckoned from the crown of the street.

**SECTION 32. RECREATIONAL STRUCTURES IN A RESIDENTIAL ZONE.**

Recreational structures such as gazebo, swimming pool and play courts shall be within twenty percent (20%) of the total lot area designated for road space, parking, driveway, utilities, and open space.

**SECTION 33. MAINTENANCE AND OPERATIONAL ACTIVITIES IN A RESIDENTIAL ZONE**

**33.1 Cleanliness**

All residential buildings or structures shall be required to maintain the cleanliness of their property area at all times.

Collection of garbage shall conform to the schedule of CENRO.

**33.2 Landscape Maintenance**

Proposed plants along street side of the property shall maintain a maximum of point sixty meter (0.60m) height to keep clear vision of the property.

**33.3 Public Safety and Order**

The City of San Pedro shall impose strict implementation of the installation of internal and external closed circuit television (CCTV) units.

Construction of speed bumps shall be subject to the approval of CEO under the following guidelines:

33.3.1 Either speed bumps or rumble strips shall be constructed along churches, schools, and market zones; and

33.3.2 The size, width and color of speed bumps shall conform to the standards of DPWH and CEO.

Noise emanating from vehicles, videokes, parties, celebrations, gatherings, and the like shall conform to the Sanitation Code and other existing ordinances.

**SECTION 34. BUILDING AESTHETICS IN A RESIDENTIAL ZONE.** Along the primary and secondary roads, all residential buildings/structures including their fence and gate shall be refurbished every five (5) years or at any time when the structure or part thereof has deteriorated or dilapidated.

**ARTICLE VI  
GUIDELINES FOR COMMERCIAL ZONE**

**SECTION 35. TYPES OF COMMERCIAL ZONE.** The Commercial Zone, as defined in IZO, comprises the following types:

35.1 C-1;

35.2 C-2; and

35.3 C-3

**SECTION 36. USE REGULATIONS IN A COMMERCIAL ZONE**

36.1 Allowable uses in the Commercial Zone are detailed in IZO



36.2 Special Moratorium  
There shall be no expansion of existing funeral parlors or Chapels of Rest. No construction of funeral parlors or Chapels of Rest within the existing memorial parks and along commercial/tourism area. All existing funeral parlors and Chapels of Rest along the National Highway and Mabini St. are required to refurbish their façade within three (3) years from the effectivity of this Code.

**SECTION 37. PLO IN A COMMERCIAL ZONE.** The maximum area allowable for built structures for any commercial lot is sixty percent (60%) of the total lot area. The remaining forty percent (40%) of the total lot area shall be allotted for road, driveway, parking, utilities, and open space.

Table 4. PLO in Commercial Zone

Commercial Zone Composition		PLO
1	Building Footprint	Maximum of sixty percent (60%) of the Total Lot Area
2	Open Space, Utilities and Services	Minimum of forty percent (40%) of the Total Lot Area
2.1	Road, Driveway, Parking, Utilities, Services	Maximum of twenty percent (20%) of the Total Lot Area
2.2	Open Space (i.e., Green Space/Planting Area, Walkway and Other Porous Pavements/Minor Structures Complementing the Green Space/Planting Area, Seating Area, Outdoor Events Area)	Minimum of twenty percent (20%) of the Total Lot Area

**SECTION 38. PROPERTY DELINEATION IN A COMMERCIAL ZONE**

38.1 Front Fence  
Commercial lots shall not have front fence.

38.2 Side and Rear Fences  
Perimeter fences along the rear and sides of a commercial lot shall have a minimum height of one point eight meters (1.8m) and a maximum height three meters (3m). Both heights shall be reckoned from the crown or highest point of the road.

38.3 Side and Rear Fence Details  
The base wall of the fence shall be of opaque materials, such as concrete hollow blocks or natural stone, with a maximum height of point forty meters (0.40m) reckoned from the said street crown and the upper portion shall be made of see-through materials or a fence design that allows the structure behind the fence to be visible from the sidewalk or road.

**SECTION 39. ACCESS IN A COMMERCIAL ZONE****39.1 Access to Property**

All commercial developments must have a pedestrian entrance that is separate from the vehicular entrance into the property.

**39.2 Vehicular Drop-off Area**

All development in C-2 and C-3 lots shall have a transport lay-by or a designated area to safely load/unload pedestrians from/to vehicles.

**39.3 Service or Utility Entrance**

All developments in C-2 and C-3 shall have a separate entrance for service, utility, and delivery from the main vehicular entrance.

**SECTION 40. SETBACK IN A COMMERCIAL ZONE****40.1 Front Setback**

As per IZO, the following shall be the required front setbacks for all commercial lots:

*Table 5. Minimum Setback Requirement of Commercial Lot*

LOCATION	SETBACK (in meters)
Primary	Six (6)
Secondary	Five (5)
Tertiary	(Five (5))

**40.2 Allowable uses for front setback for existing commercial establishments:**

- 40.2.1 driveway;
- 40.2.2 walkway;
- 40.2.3 parking;
- 40.2.4 green space;
- 40.2.5 utilities; and
- 40.2.6 services

Roads, sidewalks and planting strips shall not be used as alternative for parking/setback requirement.

40.3 Existing but non-compliant establishments which require application for alternation/renovation permit shall comply with the setback requirement under this Code.

**SECTION 41. VEHICULAR CIRCULATION IN A COMMERCIAL ZONE****41.1 Allocation**

The driveway, especially for C2 and C3 shall be part of the twenty percent (20%) of the total lot area allocated for road, driveway, parking, utilities and services, according to PLO.



**41.2 Design**

Driveway shall be of a material or design that facilitates storm water drainage or percolation into the ground. The longitudinal slope of any driveway that intersects with the public road shall be reckoned from the property line and the finish floor level of the sidewalk and not from the curb edge of the sidewalk.

**SECTION 42. PARKING SPACE IN A COMMERCIAL ZONE**

42.1 Allocation for parking space shall be part of the twenty percent (20%) of the total lot area allocated for road, driveway, parking, utilities and services, according to the PLO.

42.2 Parking slot shall be provided in accordance with the NBC.

42.3 Parking space for PWD shall be located near the main building entrance.

42.4 Service parking on C-2 and C-3 lots shall have designated parking spaces for delivery and utility vehicle/s.

**42.5 Special Provision**

All C-2 and C-3 lots shall provide parking slots for bicycles, e-trikes, motorcycles, and tricycles.

**SECTION 43. PEDESTRIAN CIRCULATION IN A COMMERCIAL ZONE****43.1 Allocation**

All pedestrian circulation spaces shall be part of the twenty percent (20%) of the total lot area allocated for open space. Such spaces shall be of materials or design that facilitates storm water run-off drainage.

**43.2 Design**

Walkway material or design to facilitate storm water run-off drainage can be:

43.2.1 walkway of concrete pavers on sand bed; or

43.2.2 stepping pads of concrete or natural stone.

**43.3 Purpose**

Walkways shall be intended to provide a safe and comfortable pedestrian way from:

43.3.1 pedestrian gate or entry/exit to the main door of the commercial building; and

43.3.2 parking space to the main door of the commercial building.

**43.4 Universal Accessibility**

For lots with sloping terrain or for any change in elevation within the proposed commercial development, walkway design shall follow the standard longitudinal slope required by the Batas Pambansa 344, which is twelve meters (12m) of length of ramp for every one meter (1m) of elevation. Commercial developments shall also install braille facilities.

**SECTION 44. BUILDING FOOTPRINT IN A COMMERCIAL ZONE.** The building footprint area shall be sixty percent (60%) of the total lot area at maximum in accordance PLO.

**SECTION 45. TGFA OF A COMMERCIAL STRUCTURE.** The provisions of PGBC on TGF of commercial structures shall apply to new building and renovation of existing commercial structure.

**SECTION 46. BUILDING/STRUCTURE DESIGN IN A COMMERCIAL ZONE**

**46.1 Building Design**

Commercial building design shall comply with the provisions of NBC and PGBC.

Roof eaves, canopies, and awnings must follow standards on Building Projection over Public Street of the NBC whereby they must not project over the RROW or outside the lot property line. Goods or merchandise being sold should be inside the store or building premises only.

The materials to be used in constructing canopies or awnings shall be specified, i.e., granite tiles, metal cladding, or steel trellis with fiberglass roofing. No tarpaulin advertisements shall be used for this purpose.

**46.2 Inclusive sector/gender-sensitive Design**

All commercial buildings shall have standard facilities for children such as child-friendly amenities; mothers and pregnant women such as lactation stations; PWD such as restrooms, parking spaces, tactile paving, access ramps, and signage; and Senior Citizens such as parking spaces, priority seating areas, access ramps, and signage.

**46.3 Color Theme**

Building facades, roofs and other exterior elements shall be of materials or painted with light sepia or earth colors including cream, beige, natural gray, white, off white for uniformity purposes of all buildings in the city, inclusive of government buildings/structures.

**46.4 Specific Color Theme for Commercial Establishments with Trademark Design**

Colors other than light sepia colors may be allowed for establishments that have trademark design, standard appearances, or designs consistent to their logos, for identity purposes.

**SECTION 47. BHL IN A COMMERCIAL ZONE**

**47.1 Standard BHL**

The height of any new or existing commercial building to be renovated shall primarily correspond to the building height range specified in NBC.

**47.2 Maximum BHL**

The maximum building height shall conform to height restrictions and requirements of the CAAP, regulations of the City related to land development and building construction and various safety codes.



47.3 Specific BHL

All new commercial buildings to be constructed along the primary roads shall have a minimum of three (3) floors, while buildings to be constructed along secondary roads shall have a minimum of two (2) floors.

**SECTION 48. UTILITIES AND SERVICES IN A COMMERCIAL ZONE**

48.1 Allocation

Utilities and telecommunications provision shall be part of the twenty percent (20%) of the total lot area allocated for road, driveway, parking and utilities and services.

Utilities and telecommunications shall be connected to the local service providers..

48.2 Water Supply

48.2.1 Water meter shall be located within the lot area, preferably within the front setback.

48.2.2 Water pipes shall be concealed.

48.3 Power Supply Service Entrance

Service entrance of power supply connection shall be located within the lot area, preferably within the front setback.

48.4 Storm Water Drainage

Storm water drainage within the commercial lot shall connect to storm water main drainage of the City.

48.5 Septic Tank, Sewage Treatment Plant (STP) or Wastewater Treatment Facility

Septic Tanks shall be required for all commercial establishments. The minimum requirement for septic tanks shall be three (3) chambers constructed within the front area or outermost side of the property.

STP or wastewater treatment shall be required for C-1, C-2 and C-3 developments subject to the Environmental Compliance Certificate (ECC) OR Certificate of Non-Coverage (CNC) conditions and existing ordinances. Discharge from STP shall be drained into the storm water main drainage of the City.

48.6 Grease Trap and Disposal

All new and existing establishments shall install grease traps for kitchen sink, oil and grease separator for other businesses, i.e., carwash, auto/motorcycle/bicycle repair shops, gasoline stations, motorpool, etc. Environmental compliance of the same shall be monitored and inspected by CHO-Sanitation and CENRO.

48.7 Garbage Disposal

Each commercial lot shall have at least four (4) garbage bins/chambers for hazardous, biodegradable, non-biodegradable, and recyclable wastes. All bins/chambers shall be designed to be covered at all times and accessible by garbage collection trucks. Commercial establishments shall be inspected regularly by CENRO and CHO-Sanitation on performance in properly disposing garbage.

Garbage bins/chambers shall be provided with ready means for cleaning and with protection against entry of pests and vermin.

**48.8 Water Cistern**

All new developments shall have water cisterns and rainwater-harvesting facility that can be tapped on by BFP in case of emergency.

**48.9 Sustainable Strategies**

All developments shall be required to install any three (3) of the following natural resource-conservation strategies for utilities. Such as:

- 48.9.1 LED lamp fixtures for indoor lights;
- 48.9.2 Solar panels;
- 48.9.3 Solar-powered lights for outdoor and indoor lighting;
- 48.9.4 Green living fence; and
- 48.9.5 Water-free urinals

All existing commercial structures shall comply with the above requirements within three (3) year time upon effectivity of this Code.

**SECTION 49. OPEN SPACE IN A COMMERCIAL ZONE****49.1 Allocation**

Open space shall be the pervious area of the lot, which is twenty percent (20%) of the total lot area. Plants, particularly ornamental, shall occupy ten percent (10%) of the required area for open space.

**49.2 Special Requirement for Existing C-1 Establishments**

For existing establishments that are totally paved or that have green space/planting area that does not satisfy the compulsory lot area, the required green space/planting area shall be complied through:

- 49.2.1 planting on pots or container gardening;
- 49.2.2 vertical greenery on building facade; or
- 49.2.3 roof garden.

**49.3 Design**

Open space can be retained and maintained existing vegetation or designed commercial landscape shall be maintained. Designed commercial landscape or open space must comprise of the following, at a minimum:

- 49.3.1 shrubs;
- 49.3.2 groundcovers or lawn;
- 49.3.3 walkways; and
- 49.3.4 at least one (1) Philippine Endemic Tree

**49.4 Special Requirement for C-2 and C-3 Developments**

Trees are responsible for many ecosystem services such as microclimate regulation, air and noise pollution mitigation, carbon sequestration, and biodiversity support. Hence, they shall be required, especially in large-scale developments.

- 49.4.1 For C-2, one (1) Philippine Endemic Tree shall be planted for every fifteen square meters (15 sq.m.) of the allotted open space pervious area; and

- 49.4.2 For C-3, one (1) Philippine Endemic Tree shall be planted for every ten square meters (10 sq.m.) of the allotted open space pervious area.



## SECTION 50. MAINTENANCE AND OPERATIONAL ACTIVITIES IN A COMMERCIAL ZONE

### 50.1 Cleanliness

All commercial buildings or structures shall be required to maintain the cleanliness of their property area at all times.

Collection of garbage shall conform to the schedule of CENRO.

### 50.2 Landscape Maintenance

Proposed plants along street side of the property shall maintain a maximum of point sixty meter (0.60m) height to keep clear vision of the property.

For existing trees within the lot, trimming shall be under the strict supervision of CENRO and/or SPUD.

### 50.3 Public Safety and Order

The City of San Pedro shall impose strict implementation of the installation of internal and external closed circuit television (CCTV) units in various business establishments in the City.

Construction of speed bumps shall be subject to the approval of CEO under the following guidelines.

50.3.1 Either speed bumps or rumble strips shall be constructed along churches, schools and market zones; and

50.3.2 The, size, width and color of speed bumps shall conform to the standards of DPWH and CEO.

Noise emanating from bars and other operations producing loud sounds shall conform to the Sanitation Code and other existing ordinances.

**SECTION 51. BUILDING AESTHETICS IN A COMMERCIAL ZONE.** All commercial buildings and its street side structures such as fence and gate shall be refurbished every five (5) or when the structure or its part thereof has deteriorated or dilapidated.

## ARTICLE VII GUIDELINES FOR INDUSTRIAL DEVELOPMENT

**SECTION 52. TYPES OF INDUSTRIAL ZONE.** The Industrial Zone, as defined in IZO, comprises the following types:

52.1 Light Industrial Zone (I-1); and

52.2 Medium Industrial Zone (I-2)

**SECTION 53. USE REGULATIONS IN AN INDUSTRIAL ZONE.** Allowable uses including types of activities or establishments in the Industrial Zone are detailed in IZO.

**SECTION 54. PLO IN AN INDUSTRIAL ZONE.** This Code stipulates that the maximum area allowable for built structures is sixty percent (60%) of the total lot area. The remaining forty percent (40%) of the total lot area shall be allotted for road, driveway, parking, utilities, services and open space.

Table 6. PLO in an Industrial Lot

Industrial Lot Composition	PLO
1 Building Footprint	Maximum of 60% of the Total Lot Area
2 Open Space, Utilities and Services	Minimum of 40% of the Total Lot Area
2.1 Road, Driveway, Parking Utilities and services.	Maximum of 20% of the Total Lot Area
2.2 Open Space (i.e., Green Space/ planting Area, Walkway and other Porous Pavements/Minor structures complementing the Green, Space, Seating Area, Outdoor Events Area.	Minimum of 20% of the Total Lot Area

## SECTION 55. PROPERTY DELINEATION IN AN INDUSTRIAL ZONE

### 55.1 Fence Height

Perimeter fences along the front, rear, and sides of a residential lot shall have a minimum height of one point eight meters (1.8m) and a maximum height of three meters (3m). Both heights shall be reckoned from the crown or highest point of the road.

### 55.2 Front Yard Fence Details

The base wall of the fence shall be of opaque materials, such as concrete hollow blocks or natural stone, with a maximum height of point four meter (0.4m) reckoned from the said street crown and the upper portion shall be made of see-through materials or a fence design that allows the structure behind the fence to be visible from the sidewalk or road.

### 55.3 Side and Rear Fence Details

The base wall of the fence shall be of opaque materials, such as concrete hollow blocks or natural stone, with a maximum height of point four meters (0.4m) reckoned from the said street crown and the upper portion shall be made of see-through materials or a fence design that allows the structure behind the fence to be visible from the sidewalk or road.

## SECTION 56. ACCESS IN AN INDUSTRIAL ZONE

### 56.1 Access to Property

All industrial developments shall have a pedestrian entrance that is separate from the vehicular entrance into the property.



56.2 Vehicular Drop-off Area

All industrial developments shall have a transport lay-by or a designated area to safely load/unload pedestrians and/or cargoes from/to vehicles..

56.3 Service or Utility Entrance

All industrial lots shall have a separate entrance for service, utility, and delivery from the main vehicular entrance.

**SECTION 57. SETBACK IN AN INDUSTRIAL ZONE**

57.1 Front Setback

The required lot front setbacks for all industrial lots shall be ten meters (10m) from the property line to the exterior wall of the building.

57.2 Allowable uses include the following:

- 57.2.1 driveway;
- 57.2.2 parking;
- 57.2.3 utilities;
- 57.2.4 services;
- 57.2.5 walkway; and
- 57.2.6 green space.

57.3 Buffer shall be provided within the industrial lot property with the following:

- 57.3.1 A buffer of three meters (3m) minimum from the property line beside commercial area; and
- 57.3.2 A buffer of three meters (3m) minimum from the property line beside residential areas.

The buffer shall be maintained as impervious space of trees, low shrubs, and groundcover; and can have walkway of impervious paving and seating areas.

**SECTION 58. VEHICULAR CIRCULATION IN AN INDUSTRIAL ZONE**

58.1 Allocation

Driveway shall be part of the twenty percent (20%) of the total lot area allocated for road, driveway, parking and utilities and services, according to PLO.

58.2 Design

Driveway shall be of a material or design that facilitates storm water drainage or percolation into the ground. The longitudinal slope of any driveway that intersects with the public road must be reckoned from the property line and the finish floor level of the sidewalk and not from the curb edge of the sidewalk.

**SECTION 59. PARKING SPACE IN AN INDUSTRIAL ZONE**

59.1 Allocation

Any parking space shall be part of the twenty percent (20%) of the total lot area allocated for road, driveway, parking, utilities and services, according to PLO.

59.2 Parking Space

Provision of parking slots in industrial developments shall follow the IRR of NBC at minimum.

59.3 Parking Space for PWD shall be located near the main building entrance.

59.4 Service Parking

All industrial lots shall have designated parking spaces for delivery and utility vehicles.

59.5 Special Provision

All industrial lots shall provide parking slots for bicycles, e-trikes, motorcycles, and tricycles.

**SECTION 60. PEDESTRIAN CIRCULATION IN AN INDUSTRIAL ZONE**

60.1 Allocation

All pedestrian circulation space shall be part of the twenty percent (20%) of the total lot area allocated for open space. Hence, walkways are required to be designed or of materials that facilitate storm water run-off drainage.

60.2 Design

Walkways material or design to facilitate storm water run-off drainage can be:

60.2.1 walkway of concrete pavers on sand bed; or

60.2.2 stepping pads of concrete or natural stone.

60.3 Purpose

Walkways are intended to provide a safe and comfortable pedestrian way from:

60.3.1 pedestrian gate or entry/exit to the main door of the industrial building;  
and

60.3.2 parking space to the main door of the industrial building.

60.4 Universal Accessibility

For lots with sloping terrain or for any change in elevation within the proposed industrial development, walkway design shall follow the standard longitudinal slope required by Batas Pambansa 344, which is twelve meters (12m) of length of ramp for every one meter (1m) of elevation. Industrial developments shall also employ braille facilities.

**SECTION 61. BUILDING FOOTPRINT IN AN INDUSTRIAL ZONE.** The building footprint area shall be sixty percent (60%) of the total lot area at maximum in accordance to DLO.

**SECTION 62. TGFA OF AN INDUSTRIAL STRUCTURE.** The provisions of the PGBC on TGFA of industrial structures shall apply to building new and renovation of existing industrial buildings.

**SECTION 63. BUILDING DESIGN IN AN INDUSTRIAL ZONE**

63.1 Building Design

Industrial building design shall comply with the provisions of the National Building Code and the Philippine Green Building Code.



Roof eaves, canopies, and awnings shall follow standards on Building Projection over Public Street of the National Building Code whereby they shall not project over the road right-of-way or outside the lot property line. The materials to be used in constructing canopies or awnings shall be specified, such as but not limited to, granite tiles, metal cladding, or steel trellis with fiberglass roofing.

63.2 Inclusive sector/gender-sensitive Design

All industrial buildings shall have standard facilities for children such as child-friendly amenities; mothers and pregnant women such as lactation stations; Persons with Disability (PWD) such as restrooms, parking spaces, tactile paving, access ramps, and signage; and senior citizens such as parking spaces, priority seating areas, access ramps, and signage.

63.3 Color Theme

Building facades, roofs and other exterior elements shall be of materials or painted with light sepia or earth colors such as but not limited to cream, beige, natural gray, white, off white for uniformity purposes of all buildings in the city.

**SECTION 64. BHL IN INDUSTRIAL ZONE**

64.1 Standard BHL

The height of any new or existing industrial building to be renovated must primarily correspond to the building height range specified in NBC.

64.2 Maximum BHL

The maximum building height shall conform to height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP), regulations of the City related to land development and building construction and various safety codes.

**SECTION 65. UTILITIES AND SERVICES IN INDUSTRIAL ZONE**

65.1 Allocation

Utility provisions shall be part of the twenty percent (20%) of the total lot area allocated for road, driveway, parking, utilities and services.

Utilities and services in all industrial developments shall be connected to the local service providers.

65.2 Water Supply

65.2.1 Water meter shall be located within the lot area, preferably within the front setback.

65.2.2 Water pipes shall not be exposed but rather concealed.

65.3 Power Supply Service Entrance

Service entrance of power supply connection shall be located within the lot area, preferably within the front setback.

65.4 Storm water Drainage

Storm water drainage within the industrial lot shall connect to storm water main drain of the City.

**65.5 Septic Tank, Sewage Treatment Plant (STP) or Wastewater Treatment Facility**

Septic tanks shall be required for all establishments. The minimum requirement for septic tanks shall be three (3) chambers constructed within the front area or outermost side of the property.

STP or wastewater treatment shall be required to Industrial development subject to the Environmental Compliance Certificate (ECC) or Certificate of Non-Coverage (CNC) conditions and existing ordinances. Discharge from STP shall be drained into the storm water main drainage of the City.

**65.6 Grease Trap and Disposal**

All industrial developments shall employ grease traps in kitchen sinks and shall be inspected regularly on performance in properly disposing grease.

**65.7 Garbage Disposal**

Each industrial shall have at least four (4) garbage bins/chambers for hazardous, biodegradable, non-biodegradable, and recyclable wastes. All bins/chambers shall be designed to be covered at all times and accessible by garbage collection trucks. Industrial developments shall be inspected regularly by CENRO and CHO-Sanitation on performance in properly disposing garbage.

Garbage bins/chambers shall be provided with ready means for cleaning and with positive protection against entry of pests and vermin.

**65.8 Water Cistern**

All industrial developments shall have water cisterns for emergency potable water supply and rainwater harvesting facility.

**65.9 Special Requirement on Rainwater Harvesting Facility**

All industrial development shall have rainwater-harvesting facility that can be tapped on by the Bureau of Fire Protection (BFP) in case of emergency.

**65.10 Sustainable Strategies**

All industrial developments shall be required to employ any three (3) of the following natural resource-conservation strategies for utilities, such as:

- 65.10.1 LED lamp fixtures for indoor lights;
- 65.10.2 Solar panels;
- 65.10.3 Solar-powered lights for outdoor lighting;
- 65.10.4 Green living fence; and
- 65.10.5 Water-free urinals.

All existing industrial structures shall comply with the above requirements within three (3) year time upon effectivity of this Code.

**SECTION 66. OPEN SPACE IN AN INDUSTRIAL ZONE****66.1 Allocation**

Open space shall be the pervious area of the lot, which is twenty percent (20%) of the total lot area. Plants, particularly ornamental, shall occupy ten percent (10%) of the required area for open space.

Buffer areas as required by this Code shall be part of the open space pervious area of an industrial lot.



66.2 Special Requirement for Existing Industrial Developments

For existing industrial lots that are totally paved or that have green space/planting area that does not satisfy the compulsory lot area, the required green space/planting area shall be complied within three (3) years from the implementation of the code through:

- 66.2.1 planting on pots or container gardening;
- 66.2.2 vertical garden on building facade; or
- 66.2.3 roof garden.

66.3 Design

Open space shall be retained while the existing vegetation or designed industrial landscape shall be maintained. Designed industrial landscape (or open space) shall comprise of the following at a minimum:

- 66.3.1 one (1) Philippine Endemic Tree shall be planted for every ten square meters (10 sq.m.) of the allotted open space pervious area for industrial lot by this Code;
- 66.3.2 shrubs;
- 66.3.3 groundcovers or lawn; and
- 66.3.4 walkways

**SECTION 67. MAINTENANCE AND OPERATIONAL ACTIVITIES IN INDUSTRIAL ZONE**

67.1 Cleanliness

All industrial buildings or structures shall be required to maintain the cleanliness of their property area at all times.

Collection of garbage shall conform to the schedule of CENRO.

67.2 Landscape Maintenance

Proposed plants along street side of the property shall maintain a maximum of point sixty meter (0.60m) height to keep clear vision of the property.

For existing trees within the lot, trimming shall be under the strict supervision of the CENRO and/or SPUD.

67.3 Public Safety and Order

The City of San Pedro shall impose strict implementation of the installation of internal and external closed circuit television (CCTV) camera units in all industrial structures/building in the City.

**SECTION 68. BUILDING AESTHETICS IN AN INDUSTRIAL ZONE.** All industrial buildings and their street side structures such as fence and gate shall be refurbished every five (5) years or when the structure or part thereof has deteriorated or dilapidated.

**ARTICLE VIII  
GUIDELINES FOR INSTITUTIONAL ZONE**

**SECTION 69. INSTITUTIONAL ZONE TYPES.** The Institutional Zone, as defined in IZO, shall comprise the following types:

- 69.1 General Institutional Zone (GI-Z); and
- 69.2 Special Institutional Zone (SI-Z).

**SECTION 70. USE REGULATIONS IN AN INSTITUTIONAL ZONE**

70.1 Allowable uses

Allowable uses including types of activities or establishments in the Institutional Zone are detailed in IZO.

70.2 Ideal land area for public and private schools

Ideal areas of public and private school sites shall be, as follows:

- 70.2.1 One half hectare (.5ha) for a school with an enrollment of fifty (50) or less students;
- 70.2.2 One hectare (1ha) for a school with an enrollment of fifty (50) to one thousand (1,000) students;
- 70.2.3 Two hectares (2has) for a school with an enrollment of one thousand (1,000) to two thousand (2,000) students; and
- 70.2.4 Three hectares (3has) for a school with an enrollment of two thousand (2,000) and above.

70.3 Area not allowed for schools

All new public and private schools shall not be allowed to be constructed along Mabini St. and National Highway.

70.4 Expansion of Schools

Expansion of existing schools along Mabini St. and National Highway shall be allowed provided that they will conform to the provisions of this Code and NBC.

70.5 Special Moratorium

All existing public and private schools shall be required to have a parking area, playground, quadrangle, and other facilities within five (5) years upon effectivity of this Code.

**SECTION 71. PLO IN AN INSTITUTIONAL ZONE.** This Code stipulates that the maximum area allowable for built structures for any industrial lot shall be sixty percent (60%) of the total lot area. The remaining forty percent (40%) of the total lot area shall be allotted for road, driveway, parking, utilities, services and open space.



Table 7. PLO in an Institutional Lot

Institutional Zone Composition		PLO
1	Building Footprint	Maximum of sixty percent (60%) of the total lot area
2	Open Space and Utilities	Minimum of forty percent (40%) of the total lot area
2.1	Road, Driveway, Parking, Utilities and Services	Maximum of twenty percent (20%) of the total lot area
2.2	Open Space (i.e., Green Space/Planting Area, Walkway and Other Porous Pavements/Minor Structures Complementing the Green Space/Planting Area, Seating Area, Outdoor Deck)	Minimum of twenty percent (20%) of the total lot area

SECTION 72. PROPERTY DELINEATION IN AN INSTITUTIONAL ZONE

72.1 Fence Height

Perimeter fences along the front, rear and sides of an institutional lot shall have a minimum height of one point eight meters (1.8m) and a maximum height of three meters (3m). Both heights shall be reckoned from the crown or highest point of the road.

72.2 Front Yard Fence Details

The base wall of the fence shall be made of opaque materials, such as concrete hollow blocks or natural stone, with a maximum height of point four meter (0.40m) reckoned from the said street crown and the upper portion shall be made of see-through materials or a fence design that allows the structure behind the fence to be visible from the sidewalk or road.

72.3 Side and Rear Fence Details

The base wall of the fence shall be made of opaque materials, such as concrete hollow blocks or natural stone, with a maximum height of point four meter (0.40m) reckoned from the said street crown and the upper portion shall be made of see-through materials or a fence design that allows the structure behind the fence to be visible from the sidewalk or road.

SECTION 73. ACCESS IN AN INSTITUTIONAL ZONE

73.1 Access to Property

All I-Zs shall have a pedestrian entrance that is separate from the vehicular entrance into the property.

73.2 Vehicular Drop-off Area

All I-Zs shall have a transport lay-by or a designated area to safely load and unload pedestrians from vehicles.

73.3 Service or Utility Entrance

All I-Zs shall have a separate entrance for service, utility, and delivery from the main vehicular entrance.

**SECTION 74. SETBACK FOR AN INSTITUTIONAL ZONE**

74.1 Front Setback

The required lot front setbacks for all new public and private schools shall be five meters (5m) from the property line to the exterior wall of the building.

74.2 Allowable Uses for the front setback shall be:

- 74.2.1 driveway;
- 74.2.2 parking;
- 74.2.3 utilities;
- 74.2.4 services;
- 74.2.5 walkway; and
- 74.2.6 green space.

**SECTION 75. VEHICULAR CIRCULATION IN AN INSTITUTIONAL ZONE**

75.1 Allocation

Driveway shall be part of the twenty percent (20%) of the total lot area allocated for road/driveway/parking/parking/utilities and/or telecommunications, according to PLO.

75.2 Design

Driveway shall be of a material or design that facilitates storm water drainage or percolation into the ground. The longitudinal slope of any driveway that intersects with the public road shall be reckoned from the property line and the finish floor level of the sidewalk and not from the curb edge of the sidewalk.

**SECTION 76. PARKING SPACE IN AN INSTITUTIONAL ZONE**

76.1 Allocation

Any parking space shall be part of the twenty percent (20%) of the total lot area allocated for road, driveway, parking, utilities and services, according to PLO.

76.2 Parking Space Provision

Provision of parking slots in I-Zs shall follow the IRR of NBC at minimum.

76.3 Parking Space for PWD shall be located near the main building entrance.

76.4 Service Parking

All institutional developments shall have designated parking spaces for delivery and utility vehicles.

76.5 Special Provision

All institutional developments shall provide parking slots for bicycles, e-trikes, motorcycles, and tricycles.



## SECTION 77. PEDESTRIAN CIRCULATION IN AN INSTITUTIONAL ZONE

### 77.1 Allocation

All pedestrian circulation spaces shall be part of the twenty percent (20%) of the total lot area allocated for open space. Hence, walkways shall be required to be designed or use materials that facilitate storm water run-off drainage.

### 77.2 Design

Walkway material or design to facilitate storm water run-off drainage can be:

77.2.1 walkway of concrete pavers on sand bed; or

77.2.2 stepping pads of concrete or natural stone.

### 77.3 Purpose

Walkways are intended to provide a safe and comfortable pedestrian way from:

77.3.1 pedestrian gate or entry/exit to the main door of the institutional building;  
and

77.3.2 parking space to the main door of the institutional building.

### 77.4 Universal Accessibility

For lots with sloping terrain or for any change in elevation within the proposed I-Z, walkway design shall follow the standard longitudinal slope required by BP 344, which is twelve meters (12m) of length of ramp for every one meter (1m) of elevation. Institutional developments shall also install braille facilities.

**SECTION 78. BUILDING FOOTPRINT IN AN I-Z.** The building footprint area shall be sixty percent (60%) of the total lot area at maximum, in accordance to PLO.

**SECTION 79. TGFA IN AN I-Z.** The provisions of PGBC on TGFA of institutional structures shall apply to new building and renovation of existing institutional buildings.

## SECTION 80. BUILDING DESIGN IN AN I-Z.

### 80.1 Building Design

Institutional building design shall comply with the provisions of NBC, PGBC and other mandated standards for institutional structures.

Roof eaves, canopies, and awnings shall follow standards on Building Projection over Public Street of NBC whereby they shall not project over RROW or outside the lot property line. The materials to be used in constructing canopies or awnings shall be specified, such as but not limited, granite tiles, metal cladding, or steel trellis with fiberglass roofing.

### 80.2 Inclusive sector/gender-sensitive Design

All I-Zs shall have standard facilities for children such as child-friendly amenities; mothers and pregnant women such as lactation stations; PWD such as restrooms, parking spaces, tactile paving, access ramps, and signage; and senior citizens such as parking spaces, priority seating areas, access ramps, and signage.

**80.3 Color Theme**

Building facades, roofs and other exterior elements shall be painted with light sepia or earth colors, such as but not limited to cream, beige, natural gray, white, off-white for uniformity purposes of all buildings in the City inclusive of government buildings.

All government structures shall not be painted using political colors to promote non-partisan or affiliation with any incumbent officials.

**80.4 Specific Color Theme for I-Zs with Trademark Design**

Colors other than light sepia colors may be allowed for I-Zs that have trademark design, standard appearances, or designs consistent to their logos, for identity purposes.

**80.5 Markers**

All government infrastructures shall not bear the names/symbols of any public officials. Instead a permanent marker, i.e., marble, brass or any other metals, shall be installed on the façade or any conspicuous part of the infrastructure.

**SECTION 81. BHL IN AN I-Z****81.1 Standard BHL**

The height of any new or existing institutional building to be renovated shall primarily correspond to the building height range specified in NBC.

**81.2 Maximum BHL**

The maximum building height shall conform to height restrictions and requirements of CAAP, regulations of the City related to land development and building construction and various safety codes.

**SECTION 82. UTILITIES AND TELECOMMUNICATION SERVICES IN I-Zs****82.1 Allocation**

Road, driveway, parking, utilities and services shall be part of the twenty percent (20%) of the total lot area allocated for.

Utilities and telecommunication services in I-Zs shall be connected to the local service providers of the City.

**82.2 Water Meter**

82.2.1 Water meter shall be located within the lot area, preferably within the front setback.

82.2.2 Water pipes shall not be exposed but rather concealed.

**82.3 Power Supply Service Entrance**

Service entrance of power supply connection shall be located within the lot area, preferably within the front setback.



**82.4 Storm Water Drainage**

Storm water drainage within I-Z shall connect to storm water main drainage of the City.

**82.5 STP or Wastewater Treatment Facility**

STP or wastewater treatment shall be required for all institutional developments subject to ECC or CNC conditions and existing ordinances. Discharge from STP shall be drained into the storm water main drainage of the City.

**82.6 Grease Trap and Disposal**

All existing and new structures shall install grease traps for kitchen sinks. Environmental compliance of the same shall be monitored and inspected by CHO-Sanitation and CENRO.

**82.7 Garbage Disposal**

All existing and new structures shall have at least four (4) garbage bins/chambers for hazardous, biodegradable, non-biodegradable, and recyclable wastes. All bins/chambers shall be covered at all times and accessible by garbage collector. Industrial structures shall be inspected regularly by CENRO and CHO-Sanitation on performance in properly disposing garbage.

Garbage bins/chambers shall be provided with ready means for cleaning and with positive protection against entry of pests and vermin.

**82.8 Water Cistern**

All existing and new structures shall have water cisterns for emergency potable water supply and rainwater harvesting facility that can be tapped on by BFP in case of emergency.

**82.9 Sustainable Strategies**

All existing and new structures shall be required to install any three (3) of the following natural resource-conservation strategies for utilities, such as:

- 82.9.1 LED lamp fixtures for indoor lights;
- 82.9.2 Solar panels;
- 82.9.3 Solar-powered lights for outdoor lighting;
- 82.9.4 Green Fence or fence with planting design; and
- 82.9.5 Water-free urinals.

All existing institutional structures shall comply with the above requirements within three (3)-year time upon effectivity of this Code.

**SECTION 83. OPEN SPACE IN AN I-Z****83.1 Allocation**

Open space shall be the pervious area of the lot, which is twenty percent (20%) of the total lot area. Plants, particularly ornamental, shall occupy this ten percent (10%) of the total compulsory area for open space.

**83.2 Special Requirement for Existing I-Zs**

For existing structures that are totally paved or that have green space/planting area that does not satisfy the compulsory lot area, the required green space/planting area shall be complied through:

- 85.2.1 planting on pots or container gardening;
- 85.2.2 vertical garden on building facade; or
- 85.2.3 roof garden.

### 83.3 Design

Open space shall be retained while the existing vegetation or designed industrial landscape shall be maintained. Designed institutional landscape shall comprise the following at a minimum:

- 83.3.1 one (1) Philippine Endemic Trees shall be planted for every fifteen square meters (15sqm) of the allotted open space pervious area for I-Zs by this Code;
- 83.3.2 shrubs;
- 83.3.3 83.3.3 ground covers or lawn; and
- 83.3.4 83.3.4 walkways

## SECTION 84. MAINTENANCE AND OPERATIONAL ACTIVITIES IN I-Zs

### 84.1 Cleanliness

All structures are required to maintain the cleanliness of their property area at all times.

Collection of garbage shall conform to the schedule of CENRO.

### 84.2 Landscape Maintenance

Proposed plants along street side of the property shall maintain a maximum of point sixty meter (0.60m) height to keep clear vision of the property.

For existing trees within the lot, trimming shall be under the strict supervision of CENRO and/or SPUD.

### 84.3 Public Safety and Order

The City of San Pedro shall impose strict implementation of the installation of internal and external closed circuit television (CCTV) units in various business establishments in the City.

Construction of speed bumps shall be subject to the approval of CEO under the following guidelines:

- 84.3.1 Either speed bumps or rumble strips shall be constructed along churches, schools, and market zones; and
- 84.3.2 The size, width and color of speed bumps shall conform to the standards of DPWH and CEO.

**SECTION 85. BUILDING AESTHETICS IN I-Zs.** All institutional buildings/structures and their street side structures such as fence and gate shall be refurbished five (5) years or when the structure or its part thereof has deteriorated or dilapidated.



ARTICLE IX  
GUIDELINES FOR PARKS AND RECREATION ZONE (PRZ)

**SECTION 86. PRZ TYPES.** As defined in IZO, PRZ or Parks and Open Spaces are areas designed for diversion/amusements and for the maintenance of ecological balance of the community, such as the following:

- 86.1 forest;
- 86.2 parks;
- 86.3 buffer/greenbelt;
- 86.4 plaza;
- 86.5 easement; and
- 86.6 playgrounds.

**SECTION 87. USE REGULATIONS IN PRZ**

87.1 Allowable uses  
Allowable uses including types of activities or establishments in the PRZ and Buffer Zone are detailed in IZO.

87.2 Unallowable uses  
The following uses are prohibited in easements:

- 87.2.1 Residential, lodging, sheltering or other uses, whether temporary or permanent;
- 87.2.2 Illegal parking, long-term or overnight vehicle parking, unless it is a day and/or night pay-parking zone;
- 87.2.3 As depository of stalled, wrecked or abandoned vehicles, mechanical devices and other equipment;
- 87.2.4 Commercial, institutional and/or industrial use that prevents use of the public;
- 87.2.5 Unauthorized recreational or entertainment use;
- 87.2.6 Temporary or movable hardscape elements such as gazebos, sheds, fountains and other structures with large footprints that encroach on the public area; or
- 87.2.7 Any other form of private use, gain, enjoyment or profit at the expense of the motoring or walking public.

**SECTION 88. PLO IN PRZ.** The maximum area allowable for built structures, road, driveway, parking, utilities and services for any PRZ area shall be twenty-five percent (25%) of the total lot area. The remaining seventy-five percent (75%) of the total lot area shall be allotted for open space comprising pedestrian circulation and activity spaces and green space/planting area.

Table 8. PLO in PRZ

PRZ Composition	PLO
1 Built structures, road, driveway, parking, utilities and services	Maximum of twenty five percent (25%) of the total lot area
2 Open Space	Minimum of seventy five percent (75%) of the total lot area
2.1 Paved spaces and recreational amenities for Pedestrian use	Maximum of fifteen percent (15%) of the total lot area
2.2 Green Space/Planting Area	Minimum of sixty percent (60%) of the total lot area

**SECTION 89. PROPERTY DELINEATION IN PRZ.** All property boundaries of PRZ shall be delineated by either:

- 89.1 Three meter (3m) wide planting strip with a height hierarchy of shrubs at a maximum of one meter (1m) high with point sixty meter (0.60m) high barb wire fence at the center of the planting strip width; or
- 89.2 Fence and gate designs that shall be see-through and of a maximum of one point eight meters (1.80m) high with one meter (1m) wide planting strips in front and behind the fence.

**SECTION 90. ACCESS IN PRZ**

90.1 Access to Lot

All PRZs shall have a pedestrian entrance that is separate from the vehicular entrance into the property.

90.2 Pedestrian Entrance

All PRZs shall have a minimum of two meters (2m) wide main pedestrian entrance gate.

90.3 Vehicular Drop-off/Pick-up Area

All PRZs shall use transport lay-by or a designated area to safely load and unload pedestrians from vehicles.

90.4 Utility or Service Entrance

All PRZs of four hectares (4has) and above in land area shall have a separate entrance for service and utility from the main vehicular entrance.

**SECTION 91. VEHICULAR CIRCULATION IN PRZ**

91.1 Allocation

Driveway shall be part of the twenty-five percent (25%) of the total lot area allocated for built structures, road, driveway, parking, utilities and services, according to PLO.

91.2 Design

Driveway shall use a material or design that facilitates storm water drainage or percolation into the ground. The longitudinal slope of any driveway that intersects with the public road shall be reckoned from the property line and the finish floor level of the sidewalk and not from the curb edge of the sidewalk.

**SECTION 92. PARKING SPACE IN PRZ**

92.1 Allocation

Parking space shall be part of the twenty-five percent (25%) of the total lot area allocated for built structures, road, driveway, parking, utilities and services, according to PLO.

92.2 Parking Space Provision

Provision of parking slots shall follow the IRR of NBC at minimum.



92.3 Parking Space for PWD

This shall be located near the main building or amenity entrance of the zone.

92.4 Service Parking

All PRZs of four hectares (4has) and above in terms of land area shall have designated parking spaces for delivery and utility vehicles.

92.5 Special Provision

All PRZs of four hectares (4has) and above in terms of land area shall provide parking slots for bicycles, e-trikes, motorcycles and tricycles.

**SECTION 93. PEDESTRIAN CIRCULATION IN PRZ**

93.1 Allocation

All pedestrian circulation spaces shall be part of the fifteen percent (15%) of the total lot area designated for its use. Hence, walkways shall be required to be designed or use materials that facilitate storm water run-off drainage.

93.2 Design

Walkway design shall provide a safe and environment-friendly pedestrian way within the PRZ. The following are recommended materials/finishes:

93.2.1 walkway of concrete pavers on sand bed;

93.2.2 pavement with non-skid homogenous tile finish; or

93.2.3 pavement with natural stone of flamed or bush-hammered finish

93.3 Purpose

Walkways shall be required to connect:

93.3.1 pedestrian gate or entry/exit to the building or amenity entrance;

93.3.2 parking space to the main building or amenity entrance; and

93.3.3 all park and recreation amenity.

93.4 Universal Accessibility

For walkways on sloping terrain, walkway design shall follow the standard longitudinal slope required by BP 344, which is twelve meters (12m) of length of ramp for every one meter (1m) of elevation.

**SECTION 94. BUILDING FOOTPRINT IN PRZ.** The total area of all building footprints within PRZs shall not exceed twenty-five percent (25%) of the total lot area.

**SECTION 95. BUILDING DESIGN IN PRZ.**

95.1 Building Design

Building shall be defined as a roofed structure enclosed with walls. Building design in PRZ shall comply with the provisions of NBC and PGBC.

All structures in easements shall conform to the provisions on easements as may be required by:

- 95.1.1 The Water Code;
- 95.1.2 National Power Corporation (NPC), on transmission lines;
- 95.1.3 PHIVOLCS per Resolution No. 515, Series of 1992, on identified fault traces;
- 95.1.4 ROW provided for public utility companies and other entities;
- 95.1.5 NGAs/LGUs for projects abutting national roads (primary roads)
- 95.1.6 The New Civil Code, on legal easements, including but not limited to, loading and unloading areas; and
- 95.1.7 Other related laws.

95.2 Inclusive sector/gender-sensitive Design

All buildings or structures in PRZ shall have standard facilities for children such as child-friendly amenities; mothers and pregnant women such as lactation stations; PWD such as restrooms, parking spaces, tactile paving, access ramps, and signage; and senior citizens such as parking spaces, priority seating areas, access ramps, and signage.

95.3 Color Theme

Building facades, roofs and other exterior elements shall use materials or be painted with light sepia or earth colors such as but not limited to cream, beige, natural gray, white, off-white) for uniformity purposes of all buildings in the City, inclusive of government buildings.

95.4 Specific Color Theme for PRZs with Trademark Design

Colors other than light sepia colors may be allowed for PRZs that have trademark design, standard appearances, or designs consistent to their logos.

95.5 Allowable Uses

Buildings shall only be allowed for parks, plazas and playgrounds. Allowable uses of building shall be limited to the following:

- 95.5.1 Office space for Park Administration, Security and Maintenance;
- 95.5.2 Rest room;
- 95.5.3 One (1) Multi-purpose hall; and
- 95.5.4 One (1) Food and Beverage space.

95.6 Specific Building Design Requirement for PRZ that are unbuildable zones

For forest, buffer/greenbelt and easement, only one-storey roofed structure without walls, except for restroom, shall be allowed.

**SECTION 96. BUILDING HEIGHT IN PRZ.** The height of any new or existing building within parks, plazas, and playgrounds to be renovated shall not exceed six meters (6m).

**SECTION 97. UTILITIES AND SERVICES IN PRZ**

97.1 Allocation

Utility provisions shall be part of the twenty-five (25%) of the total lot area allocated for built structure, road, driveway, parking, utilities and services.

Utilities in all PRZs shall be connected to the local service providers of the City.



**97.2 Garbage Disposal**

All PRZs shall have garbage bins/chambers of at least three (3) chambers for biodegradable, non-biodegradable, and recyclable.

Garbage bins/chambers shall be provided with ready means for cleaning and with positive protection against entry of pests and vermin and shall be monitored and inspected by CENRO and CHO-Sanitation.

**97.3 Sustainable Strategies**

All PRZ types shall install any three (3) of the following natural resource-conservation strategies for utilities, such as:

- 97.3.1 LED lamp fixtures for indoor lights;
- 97.3.2 Solar panels;
- 97.3.3 Solar-powered lights for outdoor lighting;
- 97.3.4 Water Cisterns or Rain Harvesting Facility comprising one or more drums with proper cover to store untreated rain water for various purposes, such as toilet flushing, and watering of plants, but not for drinking; and
- 97.3.5 Water-free urinals.

**SECTION 98. GREEN SPACE IN A PRZ****98.1 Allocation**

Green space or Planting Area shall be the pervious area of the lot, which is sixty percent (60%) of the total lot area. This space shall be occupied by ornamental and edible plants.

**98.2 Design**

The green space or planting area shall be retained while the existing vegetation or designed landscape shall be maintained.

**98.2.1 Components**

Designed landscape shall comprise the following at a minimum:

- 98.2.1.1 Ornamental plants with one (1) Philippine endemic tree<sup>1</sup> species for every fifteen square meters (15sqm) of allotted green space/planting area for parks and recreation zone by this code, a minimum of five (5) tropical shrub<sup>2</sup> species and at least three (3) tropical groundcover species;
- 98.2.1.2 sitting area (minimum of ten persons) with shed structure beside where vehicles drop-off/pick-up pedestrians to/from the property
- 98.2.1.3 sitting area for all outdoor amenity;
- 98.2.1.4 lawn or pervious paved area for community gathering (minimum of 50 persons); and
- 98.2.1.5 network of walkways.
- 98.2.2 Recommended Materials and/or Equipment  
Materials and equipment used for sitting area and footpaths shall survive all-weather conditions and at least five (5) years before any refurbishing activity.
- 98.2.2.1 Suggested materials for outdoor seat top: treated wood or composite wood.

<sup>1</sup>Highly-recommended tree species are Ylang-Ylang, Champaca, Banaba, Yellow Blossom Cassia, and Dita. Fire tree shall only be proposed at areas that are not along walkways or bikeways and not beside structures, amenities or outdoor activity areas.

- 98.2.2.2 Suggested materials/finishes for foot paths: concrete pavers, non-skid and textured surface homogenous tile, flamed or bush-hammered natural stone finish.
- 98.2.2.3 Proposed play or fitness equipment shall have at least five-year supplier warranty.
- 98.2.2.4 Proposed play or fitness area shall be of rubber paving, poured-type.
- 98.2.2.5 Proposed decking material for any boardwalk or stage designed to look like wood shall be solid wood composite.

## SECTION 99. MAINTENANCE AND OPERATIONAL ACTIVITIES IN A PRZ

### 99.1 Cleanliness

All buildings or structures in PRZ shall be required to maintain the cleanliness of their property area at all times.

Collection of garbage shall conform to the schedule of CENRO.

### 99.2 Landscape Maintenance

Proposed plants along street side of the property shall maintain a maximum of point sixty meter (0.60m) height to keep clear vision of the property.

For existing trees within the lot, trimming shall be under the strict supervision of CENRO and/or SPUD.

**SECTION 100. BUILDING AESTHETICS IN A PRZ.** All buildings and their street side structures such as fence and gate shall be refurbished every five (5) years or when the structure or part thereof has deteriorated or dilapidated.

## ARTICLE XI CEMETERY/MEMORIAL PARK ZONE (CEM)

**SECTION 101. CEMTYPES.** The CEM consists of the following:

- 101.1 Cemetery; and
- 101.2 Memorial Parks.

## SECTION 102. USE REGULATIONS IN A CEM

### 102.1 Allowable uses

These include types of activities or establishments in CEM detailed in IZO.

### 102.2 Moratorium

Notwithstanding any ordinance to the contrary, no new private memorial park shall be allowed to operate from the effectivity of this Code, however, cemetery development may be allowed for existing memorial park within the same area covered by the previous Development Permit (DP) issued.



**SECTION 103. PLO REGULATION IN A CEM.** For CEM, the maximum area allowable for built structures, road, driveway, parking, utilities, and open space shall be thirty percent (30%) of the total lot area. The remaining seventy percent (70%) of the total lot area shall be allotted for burial purposes.

Table 9. PLO for CEM

CEM Composition	Maximum PLO
1 Built structures, road, driveway, parking, utilities, services, and open space	Minimum of 30% of the total lot area
2 Burial Purposes	Maximum of 70% of the total lot area

**SECTION 104. SITE AND BUILDING DESIGN REQUIREMENTS IN A CEM.** Site and building requirements for CEM shall follow the latest regulations of the HLURB Board Resolution No. 681 Series of 2000 dated 21 September 2000, "Amending the Rules and Regulations for Memorial Parks and Cemeteries".

**ARTICLE XI**  
**GUIDELINES FOR PUBLIC UTILITIES AND SERVICES AREA (PUSA)**

**SECTION 105. PUSA TYPES.** These include public utilities and public services.

**SECTION 106. USE REGULATIONS IN A PUSA.** Allowable uses including types of activities or establishments in the PUSA are detailed in IZO.

**SECTION 107. PLO REGULATION.** This Code stipulates that the maximum area allowable for the main structures for PUSA is twenty-five (25%) of the total lot area. The remaining seventy-five (75%) of the total lot area shall be allotted for road, driveway, parking, utilities, services and open space.

Table 10. PLO for PUSA

PUSA Composition	PLO
1 Main Structure	Maximum of 25% of the total lot area
2 Road, driveway, parking, utilities, services and Open Space	Minimum of 75% of the total lot area
2.1 Road, driveway, parking, utilities and services	Maximum of 45% of the total lot area
2.2 Open Space (i.e., Green Space/Planting Area, Walkway and Other Porous Pavements/Minor Structures Complementing the Green Space/Planting Area, Seating Area, Outdoor Deck)	Minimum of 30% of the total lot area

**SECTION 108. PUSA PROPERTY DELINEATION.** All property boundaries shall be delineated by fence and gate design that is of see-through materials.

**SECTION 109. PUSA ACCESS**

109.1 Access to Lot

All PUSAs shall have a pedestrian entrance that is separate from the vehicular entrance into the property.

109.2 Pedestrian Entrance for PUSAs that are of high pedestrian use.

All PUSAs that are of high pedestrian use such as terminals, inter-modals, multi-modals shall have a minimum of two meters (2m) wide main pedestrian entrance gate.

109.3 Vehicular Drop-off Area

All PUSAs shall have a transport lay-by or a designated area to safely load and unload pedestrians from vehicles.

109.4 Utility or Service Entrance

All PUSAs that are of high pedestrian use as terminals, inter-modals, multi-modals shall have a separate entrance for service and utility from the main vehicular entrance.

**SECTION 110. VEHICULAR CIRCULATION IN A PUSA**

110.1 Allocation

Driveway shall be part of the seventy-five percent (75%) of the total lot area allocated for road/driveway and utilities, according to PLO.

110.2 Design

Driveway shall use a material or design that facilitates storm water drainage or percolation into the ground.

**SECTION 111. PARKING SPACE IN A PUSA**

111.1 Allocation

Parking space shall be part of the seventy-five percent (75%) of the total lot area allocated for road, driveway and utilities, according to the maximum PLO.

111.2 Parking Space Provision

Provision of parking slots shall follow the IRR of NBC at a minimum.

111.3 Parking Space for PWD

This shall be located near the main building or amenity entrance of the zone.

111.4 Service Parking

All PUSAs that have service or utility entrance shall have designated parking spaces for delivery and utility vehicles.

111.5 Special Provision

All PUSAs that have service or utility entrance shall provide parking slots for bicycles, e-trikes, motorcycles and tricycles.



**SECTION 112. PEDESTRIAN CIRCULATION IN A PUSA****112.1 Allocation**

All pedestrian circulation space shall be part of the seventy-five percent (75%) of the total lot area allocated for such use. Hence, walkways shall be required to design or use materials that facilitate storm water run-off drainage.

**112.2 Design**

Walkway design shall provide a safe and environment-friendly pedestrian way within PUSAs. The following are recommended materials/finishes:

112.2.1 walkway of concrete pavers on sand bed; or

112.2.2 pavement with non-skid homogenous tile finish; or

112.2.3 pavement with natural stone of flamed or bush-hammered finish.

**112.3 Purpose**

Walkways shall be required to connect:

112.3.1 pedestrian gate or entry/exit to the main door of the main building; and

112.3.2 parking space to the main door of the main building.

**112.4 Universal Accessibility**

For lots with sloping terrain or for any change in elevation within PUSA, walkway design shall follow the standard longitudinal slope required by the BP 344, which is twelve meters (12m) of length of ramp for every one meter (1m) of elevation.

**SECTION 113. BUILDING FOOTPRINT IN A PUSA.** All building footprints within PUSAs shall not exceed the twenty-five percent (25%) of the total lot area allocated for such use.

**SECTION 114. BUILDING DESIGN IN A PUSA****114.1 Building Design**

Building design in PUSA shall comply with the provisions of the NBC and PGBC.

**114.2 Inclusive sector/gender-sensitive Design**

All buildings that shall be used and accessed by the public shall have standard facilities for children such as child-friendly amenities; mothers and pregnant women such as lactation stations; PWD such as restrooms, parking spaces, tactile paving, access ramps, and signage; and senior citizens such as parking spaces, priority seating areas, access ramps, and signage.

**114.3 Special Provision**

Public Comfort Rooms for male and female shall be constructed in Tricycle, Jeepney, Bus, and other transport terminals. In cases where there is no space or room for the construction of said toilets, they shall provide a "portalet" or "mobile toilet" for urinals with the assistance of the CHO-Sanitation.

114.4 Color Theme

Building facades, roofs and other exterior elements shall be painted with light sepia or earth colors, such as but not limited to cream, beige, natural gray, white, off white for uniformity purposes of all buildings in the City, inclusive of government buildings.

114.5 Specific Color Theme for PUSA with Trademark Design

Colors other than light sepia colors shall be allowed in consideration of their trademark design, standard appearances, or designs.

114.6 Allowable Uses of building within the zone shall be limited to the following:

114.6.1 Space needed for the main community support function of utilities and services;

114.6.2 Office space for Administration, Security and Maintenance; and

114.6.3 Rest room.

**SECTION 115. BUILDING HEIGHT IN A PUSA**

115.1 Standard BHL

The height of any new or existing institutional building to be renovated shall primarily correspond to the building height range specified in NBC.

115.2 Maximum BHL

The maximum building height shall conform to height restrictions and requirements of the CAAP, regulations of the city related to land development and building construction and various safety codes.

**SECTION 116. UTILITIES IN A PUSA**

116.1 Allocation

Utility provisions shall be part of the seventy-five percent (75%) of the total lot area allocated for such use.

116.2 Garbage Disposal

PUSA shall have a garbage segregation facility consisting of at least three chambers, i.e., biodegradable, non-biodegradable and recyclable.

116.3 Sustainable Strategies

All PUSA types shall install any three (3) of the following natural resource-conservation strategies for utilities, such as:

116.3.1 LED lamp fixtures for indoor lights;

116.3.2 Solar panels;

116.3.3 Solar-powered lights for outdoor lighting; and

116.3.4 Water Cisterns or Rain Harvesting Facility comprising one or more drums with proper cover to store untreated rain water for various purposes, such as, car washing, toilet flushing, and watering of plants, but not for drinking; and

116.3.5 Water-free urinals.



**SECTION 117. GREEN SPACE IN A PUSA****117.1 Allocation**

Green space/Planting Area shall be the pervious area of the lot, which is fifteen percent (15%) of the total lot area. Plants, particularly ornamental, shall occupy this space allocation.

**117.2 Special Requirement for Existing PUSA**

For existing PUSA lots that are totally paved or that have green space/planting area that does not satisfy the compulsory lot area, the required green space/planting area shall be complied through:

117.2.1 planting on pots or container gardening;

117.2.2 vertical garden on building facade; or

117.2.3 roof garden.

**117.3 Design**

Green space/planting area shall be retained while the existing vegetation or designed landscape shall be maintained. Designed landscape or open space, which the green space/planting area is part of, shall comprise of the following at a minimum:

117.3.1 ornamental plants with one (1) Philippine endemic tree<sup>3</sup> species for every fifteen square meters (15sqm) allotted open space pervious area for utilities, transportation and services zone by this Code; a minimum of three (3) tropical shrub<sup>4</sup> species and at least three (3) tropical groundcover species;

117.3.2 sitting area [minimum of four (4) persons] with or within shed structure and beside where vehicles drop-off/pick-up pedestrians to/from the property; and

117.3.3 network of walkways.

**SECTION 118. MAINTENANCE AND OPERATIONAL ACTIVITIES IN A PUSA****118.1 Cleanliness**

All buildings or structures shall maintain the cleanliness of their property area at all times.

Collection of garbage shall conform to the schedule of CENRO.

**118.2 Landscape Maintenance**

Proposed plants along street side of the property shall maintain a maximum of point sixty meter (0.60m) height to keep clear vision of the property.

For existing trees within the lot, trimming shall be under the strict supervision of the CENRO and/or SPUD.

**118.3 Utility and Services**

All utility and service lines shall be regularly checked by service providers if functioning and not a nuisance.

Telecommunication and other cable-related utility companies shall be required to conform to the No Dangling Wires Policy of this Code.

<sup>3</sup> Highly-recommended tree species are Ylang-Ylang, Champaca, Banaba, Yellow Blossom Cassia, and Dita. Fire tree shall only be proposed at areas that are not along walkways or bikeways and not beside structures, amenities or outdoor activity areas.

118.4 Public Posting Area

All public announcements shall only be posted at the public posting areas.

118.5 Traffic Safety

Motorized vehicles/tricycles shall have enhanced vehicle efficiency through the installation of EURO 4 engines or electric powered engines.

Pedestrians shall only be allowed to cross at designated crosswalks. The City Government shall ensure adequate provision of crosswalks in the entire city.

**SECTION 119. BUILDING AESTHETICS IN A PUSA.** All buildings and their street side structures such as fence and gate shall be refurbished every five (5) years or when the structure or part thereof has deteriorated or dilapidated.

**ARTICLE XII  
SOCIALIZED HOUSING ZONE (SHZ)**

SHZ shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279 combined with another compatible land use.

Socialized Housing Projects shall only be constructed within SHZ and shall be allowed in Residential Zones.

Any development of a Community Mortgage Program (CMP), BP 220 and the Balanced Housing Development Program under RA No. 7279 shall be referred to OBO and Zoning Administrator for assessment and evaluation. It shall also be regulated by CUDHO for inspection of on-site and off-site ISFs.

**SECTION 120. USE REGULATIONS IN A SHZ.** Allowable uses including types of activities or establishments in SHZ are detailed in IZO.

Notwithstanding any ordinance to the contrary, no socialized housing shall be allowed except if it is a housing project of the City Government of San Pedro.

**SECTION 121. PLO IN SHZ.** For the SHZ, this Code specifies that the maximum area allowable for building footprint is seventy percent (70%) of the total lot area. The remaining thirty percent (30%) of the total lot area shall be allotted for road, driveway, parking, utilities, services and open space.

Table 10. PLO in SHZ

SHZ Lot Composition		PLO
1	Building Footprint	Minimum of 70% of the total lot area
2	Road, driveway, parking, utilities, services and open space	Minimum of 30% of the total lot area
2.1	Road, driveway, parking, utilities and services	Minimum of 15% of the total lot area
2.2	Open Space (i.e., Green Space/Planting Area, Walkway and Other Porous Pavements/Minor Structures Complementing the Green Space/Planting Area)	Minimum of 15% of the total lot area



**SECTION 122. SITE AND BUILDING DESIGN REQUIREMENTS IN A SOCIALIZED HOUSING ZONE.** For any proposed SHZ development in IZO, prevailing implementing articles and regulations of BP 220 shall apply.

**ARTICLE XIII  
WATER ZONE/LAKESHORE DEVELOPMENT ZONE (WZ-LDZ)**

The WZ includes all natural water bodies within the territorial boundaries of the City of San Pedro, Laguna. Such bodies of water comprise the Laguna Lake, San Isidro River and creeks including their tributaries.

**SECTION 123. USE REGULATIONS IN WZ-LDZ.** Allowable uses including types of activities or establishments in WZ-LDZ are detailed in IZO.

**SECTION 124. BUILDING DESIGN IN WZ-LDZ.** This Code limits buildings within WZ-LDZ to one-storey roof structures on stilts.

**SECTION 125. SITE COMPONENTS IN WZ-LDZ.** Aside from provisions of IZO, site components, except for buildings of WZ-LDZ shall follow the development guidelines of the PRZ of this Code.

Proposed ports at Barangays Landayan, San Roque and Cuyab shall be designed to respect and maintain ecosystem services of the lake ecosystem.

**ARTICLE XIV  
TOURISM ZONE (TZ)**

The TZ comprises of sites within the City endowed with natural or man-made physical attributes and resources that are conducive to recreation, leisure and other activities for holistic development.

**SECTION 126. USE REGULATIONS IN A TZ.** Allowable uses including types of activities or establishments in TZ are detailed in IZO, except for the following:

- 126.1 Machineries/machine shops, welding shops, vulcanizing shops (unless enclosed), junk shops and other repairing, rebuilding or custom job order;
- 126.2 Gravel and sand business (unless enclosed);
- 126.1 Funeral parlors, mortuaries, crematory services and Chapel of Rest;
- 126.2 Manufacturing (i.e., wood/rattan, box bed and mattresses furniture including upholstered products, among others);
- 126.3 Fabrication (i.e., steel, aluminum, glass, wood, among others);
- 126.4 Trucking;
- 126.5 Carinderia or similar establishments; and
- 126.6 Beerhouse, bars, nightclubs, or similar establishments.

**SECTION 127. PLO IN TZ.** For TZ, this Code specifies that the maximum area allowable for built structures is sixty percent (60%) of the total lot area. The remaining forty percent (40%) of the total lot area shall be allotted for road, driveway, parking, utilities, services and open space.

Table 11. PLO in TZ

TZ Lot Composition		PLO
1	Building Footprint	Maximum of 60% of the total lot area
2	Open Space, Utilities and Services	Minimum of 40% of the total lot area
2.1	Road, Driveway, Parking, Utilities and Services	Maximum of 20% of the total lot area
2.2	Open Space (i.e., Green Space/Planting Area, Walkway and Other Porous Pavements/Minor Structures Complementing the Green Space/Planting Area, Seating Area, Outdoor Deck)	Minimum of 20% of the total lot area

**SECTION 128. BUILDING AND SITE DESIGN IN A TZ.** As per IZO, components of the TZ shall follow the development guidelines of the commercial zone of this Code.

**ARTICLE XV  
SANITARY LANDFILL ZONE (SLZ)**

This zone is solely for the purpose of a sanitary landfill and its related facilities.

**SECTION 129. USE REGULATIONS IN A SLZ.** Allowable uses including types of activities or establishments in the SLZ are detailed in IZO.

**SECTION 130. DEVELOPMENT GUIDELINES IN SLZ.** The guidelines, standards, site criteria, allowable as specified in RA 9003 and PD 856 are listed in IZO.

**ARTICLE XVI  
ROAD ZONE**

**SECTION 131. ROAD CLASSIFICATION.** Following are the classifications of road within the jurisdiction of the City:

- 131.1 Primary Roads
- 131.2 Secondary Roads; and
- 131.3 Tertiary Roads.

**SECTION 132. ROAD DESIGN AND COMPONENTS**

- 132.1 Road Design Guidelines  
Road design shall follow the prevailing design guidelines of DPWH and HLURB.



132.2 Prohibited Uses

The following are the prohibited uses of roads:

- 132.2.1 All roads except those within the private subdivisions, shall not be used as parking spaces, and shall be beyond the commerce of man;
- 132.2.2 Transportation terminals in areas outside the provisions stipulated in the Traffic Ordinance and national regulations;
- 132.2.3 Construction of any structure, i.e., welcome arcs, extension of houses/stores, and other-related encroachments;
- 132.2.4 Construction activities, i.e., cement mixing, dumping, storage, and other-related activities;
- 132.2.5 Setting of tents except those with prior permits for temporary use;
- 132.2.6 Parades, motorcades and other-related events except those with prior permits;
- 132.2.7 Recreational activities;
- 132.2.8 Obstructions during the construction and maintenance of roads and utilities; and
- 132.2.9 Other activities, i.e., bathing, washing of clothes, dining (except for occasional events), gambling, and the like.

132.3 Standard Components

All new and existing roads shall comprise the following:

- 132.3.1 Carriageway as per DPWH and HLURB standards;
- 132.3.2 Curb and Gutter as per DPWH and HLURB standards;
- 132.3.3 Existing sidewalk shall be within the range of point six meters (.6m) to one point two meters (1.2m) wide while the new sidewalk shall follow the table below:


Table 12: Minimum Sidewalk width per Road Right of Way Width

ROAD RIGHT OF WAY(RROW) (m)	MINIMUM SIDEWALK WIDTH (m)
≥30	2.50 m
20	2.00 m
15	1.50 m
12	1.20 m
10	1.20 m
8	1.00 m
6.5	0.60 m
6	0.60 m


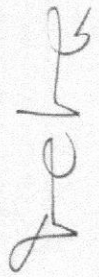



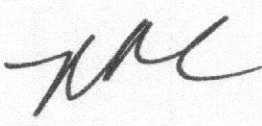
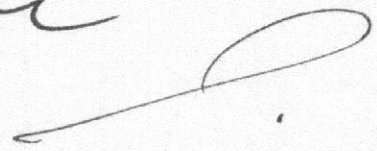



132.3.3.1 Tactile Paving

- 132.3.3.2 Access ramps at road intersections, crosswalks, public transport lay-by/stop, and other areas that have change in levels; and

- 132.3.3 Cross slope of sidewalk with a maximum of one percent (1%) and curb edge as the lowest point. Sidewalks shall not be used as part of the road or driveway ramp to access property lots. Driveway ramp shall start from the lot property line.

- 132.1.1 Utility cover shall be weather-and vandal-proof;
  - 132.1.2 Drainage cover and manhole shall be made of concrete with steel edging for both hole and cover;
  - 132.1.3 Fire hydrants shall conform with BFP standards;
  - 132.1.4 Trees shall be planted on the designated planting strips with a minimum spacing of five meters (5m) each and enclosed by a one meter by one meter (1m x 1m) root barrier;
  - 132.1.5 Directional signages shall be installed, and in conformity with the PWD standards;
  - 132.1.6 Garbage bins shall be placed in strategic locations as determined by CENRO; and
  - 132.1.7 Speed bumps, rumble strips, pedestrian lanes and other safety features on all roads shall comply with the standards set forth in the Traffic Code.
  - 132.2 Sustainable Strategies  
All primary and secondary roads shall have the following:
    - 132.2.1 permeable paving design for sidewalks;
    - 132.2.2 ornamental shrubs and trees;
    - 132.2.3 groundcovers; and
    - 132.2.4 solar-powered lighting.
- 

### SECTION 133. MAINTENANCE AND OPERATIONAL ACTIVITIES IN A ROAD ZONE

- 133.1 Cleanliness  
All property owners shall maintain the front of their sidewalks free from trash at all times.
  - 133.2 Utilities and Services  
All utilities and services shall be regularly checked and monitored by the service providers. Utility and service lines, covers, holes and other parts of the system shall not be altered by anyone except by the service providers.
  - 133.3 Landscape Maintenance  
Proposed plants along street side of the property shall maintain a maximum of point sixty meter (0.60m) height to keep clear vision of the property.
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## ARTICLE XVII OPEN SPACES

**Section 134. SITE DEVELOPMENT.** All government-owned open spaces shall be free from any development without prior approval and permit from the City Engineering Office (CEO)/City Architect's Office (CArO) and Office of the Building Official (OBO), respectively and the Local Chief Executive (LCE) thereafter. The same shall be supported by the homeowner's associations through a board resolution and clearance from the Barangay.

## ARTICLE XVIII BIKELANES AND WALKING PATHS

**Section 135. SCOPE OF THE CODE ON BIKELANES AND WALKING PATHS.** The City of San Pedro shall give priority to the development of walking paths and a network of bicycle lanes to promote a more sustainable and inclusive transport system that encourages active transport, and provide safe and direct access to priority services.

The shift of mobility mode to walking and cycling shall significantly decrease the vehicular volume, minimize traffic congestions in primary roads, and improve urban air quality levels through reduced transport emissions.

**Section 136. ESTABLISHING CYCLING LANES AND WALKING PATHS NETWORK.** All road structures within the City of San Pedro shall be considered possible areas that may be developed into a continuous cycling lane network for cyclists and other light mobility users, with walking paths for pedestrians.

## ARTICLE XIX UTILITY AND SERVICE STRUCTURE AND THEIR COMPONENTS

**SECTION 137. SCOPE.** The provisions of this Code shall cover construction, installation and maintenance of utility and service structures and their components within the jurisdiction of the City of San Pedro.

**SECTION 138. APPROVED LOCATION OF UTILITY AND SERVICE POLES.** The Approved Pole Location Plan (APLP) shall contain the following details, subject to other provisions of this Code:

- 138.1 Layout of location of utility and service pole;
- 138.2 Specification of utility and service pole installed;
- 138.3 Specification of wire and cable installed;
- 138.4 Specification of hangers, fittings and other accessories attached;
- 138.5 Vertical and horizontal clearances;
- 138.6 Traverse Point of utility and service cables; and
- 138.7 Other details that may be necessary for the effective implementation of the Code.

**SECTION 139. PRIMARY RESPONSIBILITY OF THE CITY GOVERNMENT ON UTILITY AND SERVICE WIRES AND POLES.** The CEO shall review, inspect and recommend the Pole Location Plan submitted by utility and service companies which shall be the basis for the approval and issuance of required permits by OBO.



**SECTION 140. NEW UTILITY AND SERVICE COMPANY.** All new utility and service companies applying for local franchise shall secure approval of SP prior to operation. It shall be prohibited for all utility and service companies to install distribution lines without securing the necessary permit from OBO in coordination to CEO and OZA for approval and without conforming to the existing laws

**SECTION 141. TAPPING TO UTILITY AND SERVICE.** All utility and service companies shall secure tapping permit from OBO prior to cable/line installation to any building or structure.

**SECTION 142. INSTALLATION/MAINTENANCE OF DISTRIBUTION LINE, POLE AND EQUIPMENT.** All plans and details shall be evaluated by CEO for recommending approval. Installation of distribution line, poles and equipment shall commence upon securing permit from OBO.

All utility poles erected shall maintain ninety degrees ( $90^0$ ) vertically. Should an electric pole's verticality be lesser than ninety degrees ( $90^0$ ) due to the effect of a typhoon, earthquake, accident, or any untoward incident, the concerned utility company shall correct the same within the prescribed period. Failure to comply with the said notice shall be deemed a violation of this provision.

Installation of any poles by any government office intended to serve the public, such as traffic/street light and signages, shall be permitted under the approval of Office of the Mayor.

New public utility and service lines shall be installed underground. Existing public utility and service lines shall be installed underground within five (5) years from the implementation of this Code.

**SECTION 143. REMOVAL, CORRECTION AND RELOCATION OF POLES, WIRES AND EQUIPMENT.** All idle/dangling/crossover wires, poles and equipment shall be removed by the utility and/or service company upon issuance of notice by OBO. Failure of the utility/service company to act on the said notice, the CEO shall remove them summarily.

All dangling wires shall be bundled while maintaining a clearance of at least eighteen (18) feet as indicated in Philippine Electronics Code (PEC). All utility and service wires shall be anchored, stringed/restringed and arranged such that they follow a general horizontal line. Tattered and weather-beaten cable wires shall also be fixed and/or replaced by the concerned company.

In case of immediate danger to the public as determined by CEO or CDRMO, CEO shall cause the immediate removal or correction of all poles, wires, equipment and their parts, and notify the utility/service company on actions taken including their cost.

**SECTION 144. RESTORATION OF ROADS AND THEIR COMPONENTS.** All utility and service companies shall secure clearance from CEO prior to the release of the construction bond, vis-à-vis the inspections conducted by CEO prior, during and after the project implementation.

**SECTION 145. ISSUANCE OF NOTICE AND RECOVERY OF MATERIALS.** Any violations thereof, shall cause OBO to issue a maximum of three (3) notices, and CEO to remove the same. All cost of removal, repair and relocation made shall be charged to the concerned utility company in addition to the violation made. The CEO shall not be liable to any damage after the removal of the materials and/or equipment.



All recovered materials and/or equipment, shall be retrieved by the concerned utility and service companies. Failure to do so, CEO shall turnover the said materials/equipment to Internal Audit Unit (IAU).

The CEO and POSO, thru the Electrical Division (ED) and Traffic Management Unit (TMU), shall regularly monitor the status of all utility and service cable within the City, and submit a list of violators to OBO subject to the issuance of notice/s.

**SECTION 146. TEMPORARY CONNECTION.** All companies, agencies and individuals which/who need to provide temporary installation of utility/service poles, wires and equipment for construction site, fiesta, street party, plaza events or the like shall remove the said equipment within forty-eight (48) hours after the said project/event.

**SECTION 147. CENTRAL TELEPHONE CABINET.** All commercial, institutional and industrial establishments shall have a central telephone terminal cabinet, the capacity of which shall be enough to supply the required telephone lines of the building concerned.

Central Telephone Cabinet or Telecommunication Cabinet and its component shall be installed inside the private property upon issuance of necessary permit by OBO.

**SECTION 148. IDENTIFICATION OF UTILITY AND SERVICE CABLE.** All utility and service cables shall conform to the corresponding coding schemes for identification and monitoring of use by utility/service companies.

## **ARTICLE XX SIGNAGES**

**SECTION 149. SCOPE.** The provisions of this Code shall cover construction, installation, removal/relocation, and maintenance of all signages.

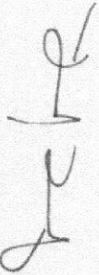
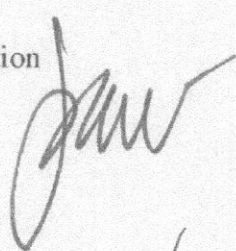
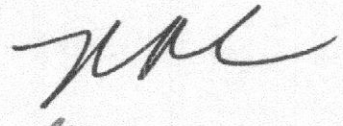
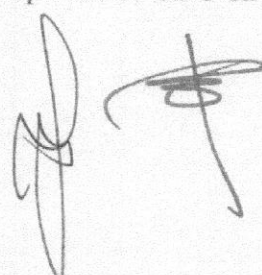
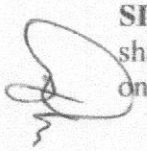
**SECTION 150 APPROVED LOCATION OF SIGNAGES.** The Approved Signage Location Plan (ASLP) shall contain the following details:

- 150.1 Layout of location of signage;
- 150.2 Specification of signage installed;
- 150.3 Specification of accessories attached;
- 150.4 Vertical and horizontal clearances; and
- 150.5 Other details that may be necessary for the effective implementation of this Code

**SECTION 151. PRIMARY RESPONSIBILITY OF THE CITY GOVERNMENT ON SIGNAGES.** The CEO shall ensure that no signages are installed on roads, bridges, including its ROW, trees, poles, open spaces and other public properties.

OBO shall issue the necessary permits prior to installation of signages in private properties.

**SECTION 152. REMOVAL, CORRECTION, RELOCATION AND MAINTENANCE OF SIGNAGES.** All illegally-erected/mounted, outdated, deteriorated and/or dangling signages shall be removed by the concerned company/agency/individual upon issuance of notice by CEO on public properties or OBO on private properties.





Failure of the concerned to comply on the said notice, the CEO, CENRO and SPUD shall remove them summarily.

In case of immediate danger to the public, CEO, CENRO and SPUD shall take immediate action to remove or relocate all signage and its part. Further, the same shall submit a report on actions taken to the concerned company/agency/individual for its information.

**SECTION 153. VERTICAL AND HORIZONTAL SIGNAGES.** The specifications and designs of signages shall conform to the provisions of the latest NBC.

### **ARTICLE XXI NATURE AND PURPOSE OF REGISTRY OF PROFESSIONALS**

All professionals, i.e., licensed Engineers, Architects and other-related professions engaged in the practice of their respective careers relative to the design, construction, alteration, repair, conversion, use, occupancy, maintenance, moving, demolition of and addition to public and private buildings and structures shall be registered with OBO for monitoring purposes.

**SECTION 154. REQUIREMENT OF REGISTRATION.** All licensed professionals who desire to engage in the practice of their profession shall submit the following requirements for registration to OBO:

- 154.1 Copy of updated Professional Regulations Commission (PRC) ID;
- 154.2 Latest Professional Tax Receipt (PTR); and
- 154.3 Duly-accomplished data sheet with 1 x 1 photo (data sheet provided by OBO).

**SECTION 155. PROFESSIONAL REGISTRY DATABASE DEVELOPMENT AND MANAGEMENT.** The OBO shall:

- 155.1 Develop and populate the professional registry through the information provided from the application documents submitted;
- 155.2 Validate the submitted licenses from PRC;
- 155.3 Verify the authenticity of existence of the licensed professional; and
- 155.4 Regulate the registration of the licensed professional via suspension in case of violation.

**SECTION 156. LIABILITIES OF PROFESSIONALS.** In order to strengthen the duties and responsibilities of licensed professionals, the owner/s and the licensed professional/s shall be jointly liable pursuant to PD 1096 and its IRR based on the following grounds:

- 156.1 The occurrence of an untoward incident at the construction site;
- 156.2 Failure to supervise the construction activity at the construction site;
- 156.3 Any false declaration or misrepresentation in so far as the construction project is concerned;
- 156.4 Non-compliance to safety measures; and
- 156.5 Other similar violations.



## ARTICLE XXII BARANGAY ENFORCEMENT

All Punong Barangays shall monitor and report to OBO all completed or ongoing constructions, within their respective jurisdiction by informal or formal settlers, upon the effectivity of this Code.

The OBO shall furnish the Punong Barangay who have jurisdiction over a particular construction, a copy of the Notice of Illegal Construction against contractors and/or owner(s) of the construction without building permits or found to be violating existing laws, ordinances, rules and regulation on building standards and safety measure. Punong Barangay shall report to OBO those who continue to defy validly issued Notice of Illegal Construction.

In case of continued defiance after serving three (3) Notices of Illegal Construction, OBO shall seek the assistance of San Pedro PNP for appropriate action, i.e., cessation or stoppage of any and all illegal engineering or construction activities.

For this purpose, all Punong Barangay are mandated to monitor compliance to Notice of Illegal Construction issued by OBO. All Punong Barangay, who intentionally or unintentionally disregard such compliance shall be reported to DILG for appropriate action.

## ARTICLE XXIII TRANSITORY AND PENAL PROVISIONS

**SECTION 157. TRANSITORY PROVISION.** All utility and telecommunication companies operating within the territorial jurisdiction of the City of San Pedro is hereby given a period of five (5) years from the effectivity of this Code to relocate their facilities and to comply with the requirements herein provided.

**SECTION 158. PENALTY CLAUSE.** All violations shall be penalized in accordance with the governing national laws. In the absence of applicable penalties, any violation of the provisions under this Code shall be subject to the following penalties:

<b>First Offense</b>	- A fine of Three Thousand Pesos (PhP3,000.00);
<b>Second Offense</b>	- A fine of Four Thousand Pesos (PhP4,000.00);
<b>Third Offense</b>	- A fine of Five Thousand Pesos (PhP5,000.00) and/or imprisonment of one (1) year.

158.1 In addition to the payment of fine and imprisonment penalty on the 3<sup>rd</sup> Offense, the business permit of the contractor, developer and business establishment operating on the property, whenever applicable, shall be revoked until such time that the violation or offense has been rectified to the satisfaction of the City Government, subject to cancellation of any other government permit issued by the relevant local government office or authority regarding any other violation in the ongoing construction, renovation or other development. Upon cancellation of the business permit, the Business Permit and Licensing Office shall issue a Closure Order of the business establishment being penalized and execute the closure order.

158.2 Upon final judgment of violation of the provisions of his Code, the landowner, contractor or developer shall be held solidarity liable for the payment of the administrative fines imposed. Any penalty that may be imposed under this Code is without prejudice to the filing of other civil, criminal or administrative action that may be available under existing national or local laws.

**ARTICLE XXIV  
MISCELLANEOUS PROVISIONS**

**SECTION 159. CONSISTENCY WITH PLAN AND OTHER LAWS.** The provisions found in this Code shall be consistent with the CLUP of the City of San Pedro, other applicable laws, rules and regulations and related ordinances.


**SECTION 160. REPEALING CLAUSE.** Any previous city ordinances, resolutions, circulars, and other orders previously issued by the City Government which are inconsistent to this Code are hereby repealed or modified accordingly.

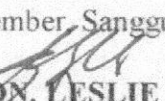
**SECTION 161. SEPARABILITY CLAUSE.** If for any reason, any portion or provision(s) of this Code shall be held unconstitutional or invalid, other parts hereof which are not affected shall continue to be in full force or effect.

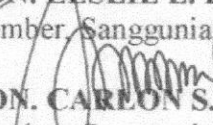
**SECTION 162. EFFECTIVITY.** This Code shall take effect fifteen (15) days after its publication in a newspaper of general circulation.

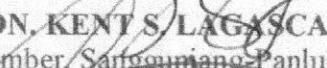
**APPROVED:** January 25, 2022 in its 119<sup>th</sup> Regular Session.

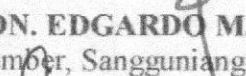
**THIS IS TO CERTIFY THAT THE ABOVE RESOLUTION/ORDINANCE IS  
TRUE AND CORRECT.**

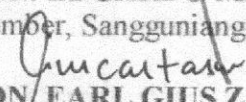
  
**HON. AARON CALIXTO S. CATAQUIZ**  
Member, Sangguniang-Panlungsod

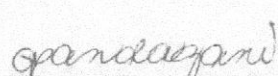
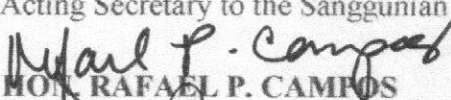
  
**HON. LESLIE E. LU**  
Member, Sangguniang-Panlungsod

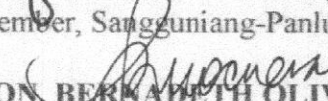
  
**HON. CARLON S. AMBAYEC**  
Member, Sangguniang-Panlungsod

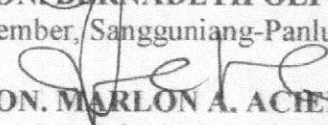
  
**HON. KENT S. LAGASCA**  
Member, Sangguniang-Panlungsod


  
**HON. EDGARDO M. BERROYA**  
Member, Sangguniang-Panlungsod

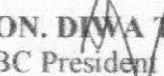
  
**HON. EARL GIUS Z. CASTASUS**  
SK Federation President

  
**VISITACION D. PANDAGANI**  
Acting Secretary to the Sanggunian  
  
**HON. RAFAEL P. CAMPOS**  
Member, Sangguniang-Panlungsod

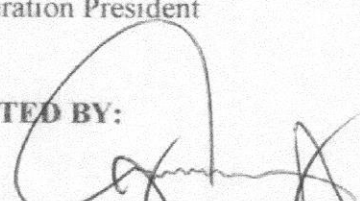
  
**HON. BERNADETH OLIVARES-CUEVAS**  
Member, Sangguniang-Panlungsod

  
**HON. MARLON A. ACIERTO**  
Member, Sangguniang-Panlungsod

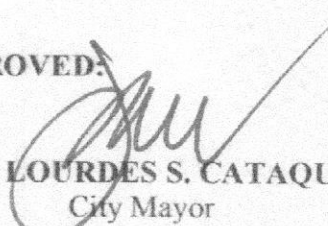
  
**HON. MICHAEL M. CASACOP**  
Member, Sangguniang-Panlungsod

  
**HON. DIWA T. TAYAO**  
ABC President

**ATTESTED BY:**

  
**HON. ART JOSEPH FRANCIS MERCADO**  
City Vice-Mayor/Presiding Officer

**APPROVED:**

  
**HON. LOURDES S. CATAQUIZ**  
City Mayor