

# **ANNEX A**

## **Definition of Technical Terms**

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

The definition of technical terms in the Zoning Ordinance shall carry the same meaning given to them in already approved codes, rules and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environment Code, Code on Sanitation, National Pollution Control Act of 1976, Urban Development and Housing Act of 1992 and other Implementing Rules and Regulations promulgated by the HLURB. The words, terms and phrases enumerated hereunder shall be understood to have the meaning correspondingly indicated as follows:

**GENERAL:**

1. Agricultural Zone (Ag) - A division of an area designed for cultivation, fishing and pastoral activities (fish farming, cultivation of crops, goat/cattle or fowl raising, etc.)
2. Agro-Industrial Zone (Ag1) - A division of an area designed primarily for integrated farm operations and related production and cultivation of crops, raising of goats/cattle, etc.
3. Buffer Area - These are 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.
4. Built-up Area - A contiguous grouping of ten (10) or more structures.
5. Central Business District - It shall refer to areas designed principally for trade, services and business purposes (Commercial 1 Zone)
6. Certificate of Non-Compliance - Certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance, which do not conform in a zone as per provision of the said ordinance.
7. Compatible Use - Uses or land activities capable of existing together harmoniously (residential and parks and playground).
8. Comprehensive Development Plan - A document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Development Plan in this usage are the sectoral studies (socio-economic, infrastructure, local administration, land use, traffic, enterprise development and other studies).
9. Conflicting Uses - Uses or land activities with contrasting characteristics sited adjacent to each other (residential units adjacent to industrial plants).
10. Conforming Use - A use that is in accordance with the zone classification as provided for in the ordinance.
11. Conservation Zone - Refers to environmentally critical areas that should be conserved and free from human exploitation.
12. Easement - Open space imposed to any land uses/activities sited along waterways, road right-of-ways, cemeteries/memorial parks and utilities, etc.

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

13. Environmentally Critical Areas - Refer to those areas, which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 14, 1981.
14. Environmentally Critical Projects - Refer to those projects, which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981.
15. Exception- A device which grants a property owner relief from certain provisions of a Zoning Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
16. Floor Area Ratio or FAR - Is the ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.
17. General Commercial Zone (GCZ) - A division of an area principally for trading/services/ business purposes.
18. General Industrial Zone - A subdivision of an area principally for industrial purposes.
19. General Institutional Zone (GIZ) - A division of an area principally for general types of institutional establishments (government offices, schools, hospital/clinics, academic/research, convention centers).
20. General Residential Zone (GRZ) - A division of an area principally for dwelling/housing purposes.
21. General Zoning Map - A duly authenticated map delineating the different zones into which the whole city/municipality is divided.
22. Gross Floor Area (GFA) - The GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by office areas, residential areas, corridors, lobbies, mezzanines, vertical penetrations (that will mean stairs, fire escapes, elevator shafts, flues pipe shafts, vertical ducts, enclosing walls and the like), rest rooms or toilets, machine rooms and closets, storage rooms and closets, covered balconies and terraces, interior walls and columns, and other interior features. But excluding covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present and uncovered areas for AC cooling towers, overhead water tanks, roof decks laundry areas and cages, wading or swimming pools, whirlpools or Jacuzzis, garden, courts or plazas.
23. Heavy Industrial Zone (I-3) - A subdivision of an area principally for the following types of industries: highly pollutive/ non-hazardous, highly pollutive/ hazardous, pollutive/extremely hazardous, non-pollutive/extremely hazardous and highly pollutive/extremely hazardous.

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

24. High Density Residential Zone (R-3) - Subdivision of an area principally for dwelling/housing purposes, with a dwelling density of 66 or more dwelling units per hectare.
25. Highly Urbanized Cities - Cities with a minimum population of 200,000 inhabitants as certified by the National Statistics Office and with the latest annual income of at least P 50,000,000 based on 1996 constant prices as certified by the City Treasurer (RA 7160).
26. HLURB - Shall mean the Housing and Land Use Regulatory Board.
27. Innovative Design - Introduction and/or application of new/creative designs and techniques in development projects (planned unit developments, new towns, etc.)
28. Light Industrial Zone (I-1)- A subdivision of an area principally for the following types of industries: non-pollutive/non-hazardous and non-pollutive/ hazardous.
29. Locational Clearance - A clearance issued to a project that is allowed under the provisions of this Zoning Ordinance and upon compliance to specific guidelines and standard outside of Zoning Ordinance provisions, particularly for projects of local and national significance.
30. Low Density Residential Zone (R-1) - A subdivision of an area principally for dwelling/housing purposes with a dwelling density of 20-dwelling units and below per hectare.
31. Minor Commercial Zone (C-2) - A subdivision of an area with quasi trade business activities and service industries performing complementary/supplementary functions to the principal commercial zone (CBD).
32. Medium Density Residential Zone (R-2)- A subdivision of an area principally for dwelling/ housing purposes with a dwelling density of 21 to 65 dwelling units per hectare.
33. Medium Industrial Zone (I-2) - A subdivision of an area principally for the following types of industries: pollutive/non-hazardous and pollutive/hazardous.
34. Major Commercial Zone (C-1) - A subdivision of an area principally for trade, services and business activities ordinarily referred to as the Central Business District.
35. Mitigating Device - A means to grant relief in complying with certain provisions of the ordinance.
36. New Town - It is a town deliberately planned and built which provide basic amenities, in addition to houses, employment, shopping, education, recreation, culture and other services normally associated with a city or town.
37. Non-Conforming Use - Existing non-conforming uses in an area that are allowed to operate in spite of the non-conformity to the provisions of the ordinance.

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

38. Parks and Recreation Zone (PRZ)- A division of an area designed for diversion/amusements and for the maintenance of ecological balance of the community.
39. Planned Unit Development (PUD)- It is a land development scheme wherein the project site is comprehensively planned as an entity via a unitary site plan that permits flexibility in planning/design, building siting, complementary of building types and land uses, usable open spaces and the preservation of significant natural land features that shall be designed within the context of balance ecology/environment.
40. Protected Area - Residential and socialized housing protected areas, shall have a complete sanitary sewerage system with primary and secondary treatment facilities. Disposal of effluent are subject to the rules and regulations of the governing government agencies.
41. Protected General Institutional Zone (PGIZ) - A division of an area principally for general types of institutional establishments (government offices, schools, hospital/clinics, academic/research, convention centers). Development of this area will require a complete sanitary sewerage system with primary and secondary treatment facilities. Disposal of such effluent are subject to the rules and regulations of the governing government agencies.
42. Protected High Density Residential Zone (PR-3)- A subdivision of an area principally for dwelling/housing purposes with a dwelling density of 66 or more dwelling units per hectare. Development of this area will require a complete sanitary sewerage system with primary and secondary treatment facilities. Disposal of such effluent are subject to the rules and regulations of the governing government agencies.
43. Protected Light Industrial Zone (PI-1)- A subdivision of an area principally for the following types of industries: non-pollutive/non-hazardous and non-pollutive/hazardous. Development of this area will require a complete sanitary sewerage system with primary and secondary treatment facilities. Disposal of such effluent are subject to the rules and regulations of the governing government agencies.
44. Protected Low Density Residential Zone (PRI)- A subdivision of an area principally for dwelling/housing purposes with a dwelling density of 20 dwelling units and below per hectare. Development of this area will require a complete sanitary sewerage system with primary and secondary treatment facilities. Disposal of such effluent are subject to the rules and regulations of the governing government agencies.
45. Protected Major Commercial Zone (PC-2) - A subdivision of an area with quasi trade business activities and service industries performing complementary/supplementary functions to principally commercial zone (CBD). Development of this area will require a complete sanitary sewerage system with primary and secondary treatment facilities. Disposal of such effluent are subject to the rules and regulations of the governing government agencies.
46. Protected Medium Density Residential Zone (PR-2)- A subdivision of an area principally for dwelling/housing purposes with dwelling density of 21 to 65 dwelling units per hectare. Development of this area will require a complete sanitary sewerage system with

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

primary and secondary treatment facilities. Disposal of such effluent are subject to the rules and regulations of the governing government agencies.

47. Protected Medium Industrial Zone (PI-2) - A subdivision of an area principally for the following types of industries: pollutive/non-hazardous and pollutive/hazardous. Development of this area will require a complete sanitary sewerage system with primary and secondary treatment facilities. Disposal of such effluent are subject to the rules and regulations of the governing government agencies.
48. Protected Major Commercial Zone (PC-1) - A subdivision of an area principally for trade, services and business activities ordinarily referred to as the Central Business District. Development of this area will require a complete sanitary sewerage system with primary and secondary treatment facilities. Disposal of such effluent are subject to the rules and regulations of the governing government agencies.
49. Public Warehouse - Refers to a storage and/or depository of those in business of performing warehouse services for others for profit.
50. Rezoning – A process of introducing amendments to or a change in the text and maps of the Zoning Ordinance. It also includes amendments or changes in view of reclassifications under Section 20 of RA 7160.
51. Rural Area - Area outside of designated urban area.
52. Rural Settlements - Refers to built-up areas in the barangays.
53. Setback - The open space left between the building and lot lines.
54. Socialized Housing Zone (SHZ) - Shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279.
55. Special Institutional Zone (SIZ)- A division of an area principally for particular types of institutional establishments (welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservations/bases/training grounds, etc.).
56. Temporary Use Permit - Permit issued on establishments based on conditions stipulated in this ordinance under the section on the issuance of temporary use permits.
57. Tourism Development Zone (TDZ) - Are sites endowed with natural or manmade physical attributes and resources that are conducive to recreational leisure and other wholesome activities.
58. Urban Area - It shall refer to barangay/s or portions of which comprising the Central Business District (CBD) and the built-up area, including its urbanizable land, adjacent to the CBD.
59. Urban Zoning Map - A duly authenticated map delineating the different zones into which the urban area and its expansion area are divided.

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

60. Urbanizable Land - Area designated as suitable for urban expansion by virtue of land use studies conducted.
61. Variance - A special locational clearance that grants a property owner relief from certain provisions of a Zoning Ordinance where because of the peculiar physical surroundings, shape or topographical condition of the property, compliance on height, area, setback, bulk and /or\_density would cause undue hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
62. Water Zone (WZ) - A division of an area intended for bodies of water, which include rivers, streams, lakes, and seas except those included in other zone classification.
63. Zone/District - A division of an area or territory for specific land use as defined by mandate or natural boundaries.
64. Zoning Administrator - A technically qualified government employee responsible for the implementation /enforcement of the Zoning Ordinance in a community.
65. Zoning Ordinance - A local legal measure that embodies the regulations involving land uses.

**SUPPLEMENTARY:**

1. Accessory/Incidental Use - A use incidental and subordinate to the principal use of the building and/or land.
2. Accretion - The gradual and imperceptible accumulation of land on existing property by natural cause in the case lands located along rivers, lakes or other bodies of waters.
3. Additional Alterations and Repairs - Changes in an existing building involving interior or exterior work and/or increase or decrease in its area.
4. Alley - Any public space or thoroughfare that has been dedicated or deeded to the public or public use as a passageway with a width of not more than 3.00 meters.
5. Apartel - Any building or edifice containing several independent and furnished or semi-furnished apartments, regularly leased to tourists and other travelers for dwelling on a more or less long term basis, and offering basic services to its tenants similar to hotels.
6. Apartment - A room or suite of two or more rooms designed and intended for, or occupied by one family for living, sleeping and cooking purposes.
7. Boarding House - A house with several sleeping rooms where boarders are provided with lodging and meals for a fixed sum paid by the week or month.
8. Botanical Garden - A tract of land used for the culture and study of plants, collected and grown for scientific study and display purposes.

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

9. Building - A constructed edifice designed to stand more or less permanently, covering a space of land, usually covered by a roof, more or less enclosed by walls and supported by columns, and serving as a dwelling, factory, shelter for animals, etc.
10. Building Accessory - A building subordinate to the main building located on the same lot, the use of which is necessary/incidental to the use and enjoyment of the main building. Example: servant's quarter, garage, etc.
11. Building Area - The remaining space in a lot after deducting the required minimum open space.
12. Building Main - The principal structure wherein the prime use of the land on which it is situated is conducted.
13. Cottage Industry - Any establishment or firm that conforms to the standards set forth by the Department of Trade and Industry (DTI).
14. Dormitory - A building where persons are provided with board and lodging facilities in common halls for compensation.
15. Dwelling - Any building or any portion thereof intended or designated to be built, used, rented, leased, lent or hired out to be occupied, or which are occupied for living or residential purposes.
16. Dwelling, One-Family Detached - A one family house having one party wall and two side yards.
17. Dwelling, One-Family Semi-Detached - A one family dwelling as above defined except that it is provided with one side yard.
18. Dwelling, Two-Family Detached - A house or structure divided into two separate and independent living quarters by a wall extending from the floor to the ceiling and provided with two side yards. Each portion provided complete living facilities for one hundred.
19. Dwelling, Multi-Family - A building used as a house or residents of three (3) or more families living independently from one another, each occupying one or more rooms as a single housekeeping unit.
20. Family - A group of individuals related by blood, living under one roof and condensed as part of a single housekeeping unit.
21. Filling Station - A retail station serving automobiles and other motor vehicles with gasoline and oil only.
22. Foreshore - The strip of land that lies between the high and low water marks and that is alternately wet and dry according to the flows of the tide.
23. Garage, Commercial - A garage where automobiles and other types of motor vehicles are housed, maintained, equipped, repaired or kept for remuneration, hire or sale.

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

24. Garage, Private - A building or portion of a building in which only motor vehicles used by the tenants of the building or buildings on the premises are stored or kept.
25. Guard House - An accessory building or structure used by a security guard while on duty.
26. Home Occupations - An occupation or business conducted within the dwelling unit.
27. Hospital - An institution providing health services, primarily for inpatient, and medical or physical care of the sick or the injured including all related integral parts thereof, such as laboratories, outpatient department, training facilities, and staff offices.
28. Hotel - A building or a part thereof with rooms occupied or intended to be occupied for hire as temporary living place of individuals. It is usually provided with a general kitchen and public dining room service without provision for cooking in any individual suite or room.
29. Lot - A parcel of land on which a principal building and its accessories are placed or may be placed together with the required open space.
30. Manufacturing Industry - An industry that involves the chemical or mechanical transformation of inorganic products whether it is done in house or in a factory.
31. Motel - Any structure with several separate units with sufficient parking space primarily located along the highway or close to a highway where motorist may obtain lodging and in some instances, meals.
32. Museum - A nonprofit, non-commercial establishment operated as a repository or a collection of natural scientific, literacy or cultural objects or interest such as work of art. This does not include the regular sale distributions of objects collected.
33. Nursery/Day Care Centers - A place where the pre-school children are temporarily trained and cared for in the absence of their parents.
34. Open Storage - A designated open area for storing bulks of any particulars stock without any roof and exposed to the elements.
35. Park - A pleasure ground set part for recreation of the public to promote sound health and enjoyment.
36. Parking, Multilevel - A building of several floors used for temporary parking motor vehicles, which may be provided with services allowed in a service stations.
37. Parking Lot - An offstreet open area, principally used for parking motor vehicles whether for compensation or not, by the public clients or customer.
38. Private Pet House - A building or structure for keeping domestic pets, for the enjoyment as well as protection of the residents' family members.

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

39. PUB Terminal - A main station or designated place where public utility buses/vehicles shall only load or unload passengers and/or goods.
40. Reclamation - Land reclaimed from the sea and other bodies of water.
41. Recreational Center - A place, compound or building or a portion thereof, open to the public for recreational and entertainment purposes.
42. Residential Condominium - A building containing at least five or more apartment units with common areas and facilities, where each apartment owner having exclusive ownership and possession of is apartment.
43. Servant's Quarter - A room within the dwelling or in an accessory building were servant's maids, or helpers of the family are housed.
44. Service Station - A building and its premises where gasoline, oil, batteries, tires and car accessories may be supplied and dispensed at retail and where, in addition, the following services may be rendered among others:
  - 44.1. Sale and serving of minor motion components and accessories of spark plugs, batteries and distributor
  - 44.2. Tire servicing and repair, but not recapping or regrooving
  - 44.3. Radiator cleansing and flushing
  - 44.4. Washing and polishing, and sale of automotive washing and polishing materials, greasing and lubrication
  - 44.5. Sales of soft drinks, package foods, tobacco and similar convenient goods for service station customers as accessory and incidental to the principal operations
  - 44.6. Provisions of road maps and other informational materials to customers. Provisions of rest room facilities

Note: Major mechanical and body works, straightening of body parts, painting, welding, storage of automobiles that are not in operating conditions, or other works involving noise, glare, fumes, smoke of other characteristics to any extent greater than normally found in service stations are not permitted at a service station.

45. Shopping Center - A group of not less than 15 contiguous retail stores, originally planned and developed as a single unit, with immediate adjoining offstreet parking facilities.
46. Store - A building or structure devoted exclusively to the retail sale of a commodity or commodities.
47. Theater - A structure used for dramatic, operatic, motion picture and other performances for admission to which entrance fee or money is received but no audience participation and meal service are allowed.

**CITY OF SAN FERNANDO, PAMPANGA**  
**COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE (2007-2011)**

48. Tourist Inn or Pension House - Any building or structure regularly catering to tourist and travelers, containing several independent rooms, providing common facilities such as toilet rooms, living and dining rooms and kitchen, and where a combination of board and lodging may be provided.
49. Warehouse - Any building/structure, the primary or principal purpose of which is the storage in bulk or in large quantities of goods, wares, merchandise, utilities including hemp, cement, fertilizer, carbon, forest products, etc. Said building/structures must be of such size that it can accommodate inside and within its premises, cargo/delivery trucks to facilitate the loading and unloading of the stored items/ commodities therein.
50. Yard - An open space between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward.
51. Zone - District into which the community is divided where regulations are applicable.