



Republic of the Philippines  
Region IV-A (CALABARZON)  
Province of Cavite  
CITY OF GENERAL TRIAS  
OFFICE OF THE SANGGUNIANG PANLUNGSOD

**CITY ORDINANCE NO. 21-40 (SPECIAL)**

**Author** : SP Member Richard R. Parin  
Chair, Committee on Tourism, Arts, Culture  
and Public Information  
Chair, Committee on Public Works and Infrastructure

**Sponsors** : SP Member Jonas Glyn P. Labuguen  
SP Member Gary A. Grepo  
SP Member Clarissel J. Campaña-Moral  
SP Member Jowie S. Carampot  
SP Member Kristine Jane M. Perdito-Barison  
SP Member Isagani L. Culanding  
SP Member J-M Vergel M. Columna  
SP Member Walter C. Martinez  
SP Member Florencio D. Ayos  
SP Member Vivencio Q. Lozares, Jr.  
SP Member Hernando M. Granados  
SP Member Alfredo S. Ching  
SP Member Reienel R. Ferrer

**PRESCRIBING A UNIFORM DESIGN OF ANY STRUCTURES ALONG THE VICINITY OF THE GENERAL TRIAS CITY PARK.**

WHEREAS, under Section 458 of the Local Government Code, the Sangguniang Panlungsod, as the legislative body of the city, shall enact ordinances, approve resolutions and appropriate funds for the general welfare of the city and its inhabitants;

WHEREAS, parks are complex element in boosting tourism in the city by creating a pleasant experience for the visitors, showcasing the historic and cultural value of the city, its natural context and economic sustainability with a strong emphasis on connecting the people;

WHEREAS, parks provide relaxation and recreations benefits to cater the needs of both mind and body for the well-being of the people thus, the visual surrounding of the park will greatly add a positive impact in establishing and maintaining the quality of life in the community;

WHEREAS, the General Trias City Park located in Barangay San Juan I is in its completion stage and will be one of the tourist spots in the City of General Trias;

WHEREAS, it is the goal of the City Government, with the support of the Sangguniang Panlungsod, to have special control on any urban development in the above-mentioned area and within its premises;

WHEREAS, the uniformity of design of any structures along the General Trias City Park will enhance its attractive features and can leave a great experience to the visitors and the public;

NOW THEREFORE, on motion of SP Member Richard R. Parin duly seconded by SP Member Jonas Glyn P. Labuguen,

Be it Ordained by the Sangguniang Panlungsod, that:

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Continuation...page 2 of City Ordinance No. 21-40 (Special):

**SECTION 1. TITLE** - This Ordinance shall be known as the "DESIGN UNIFORMITY OF ANY STRUCTURES ALONG THE VICINITY OF THE GENERAL TRIAS CITY PARK ORDINANCE".

**SECTION 2. SCOPE AND APPLICATION** - This Ordinance shall apply to the new buildings and/or structures to be constructed along the vicinity of General Trias City Park after its approval. Existing buildings and/or structures shall not be affected thereby except when renovations are to be made.

**SECTION 3. DEFINITION OF TERMS** - For the purpose of this Ordinance, the terms and phrases enumerated in this Section shall be construed or interpreted to mean or to refer to, as follows:

- a. **BUILDING** - a structure with a roof and walls, such as a house, school, store or factory,
- b. **BUILDING DESIGN** - refers to the broadly based architectural, engineering and technical applications to the design of buildings,
- c. **GREATER POBLACION ZONE** - an area intended for the urban expansion of Poblacion, as per Municipal Ordinance No. 13-02 also known as the Comprehensive Zoning Ordinance of the Municipality of General Trias for 2012-2021, where the City Park is located,
- d. **OPEN YARD** - an open area used for some commercial activities,
- e. **PARK** - an area of land, usually in a largely natural state, for the enjoyment of the public, having facilities for rest and recreation, often owned, set apart, and managed by the local government,
- f. **SETBACK** - The distance that a section of a building is set back from the property line, and
- g. **STRUCTURE** - refers to anything that is constructed or built from different interrelated parts with a fixed location on the ground.

**SECTION 4. REGULATED ACTS.** The following shall regulate the construction of new buildings and/or structures within the vicinity of General Trias City Park:

- a. **Design** - Any structures to be constructed shall be in accordance to the approved design by the Local Chief Executive through the City Engineering Office,
- b. **Height Restriction** - Maximum height of two (2) storeys on all buildings adjoining the General Trias City Park and along San Juan I - Market Road to Convention Road shall be allowed,
- c. **Setback** - Two (2) meter setback is required on all buildings adjoining the General Trias City Park,
- d. **Building Occupancy** - No commercial buildings shall be allowed on the stretch of San Juan I - Market Road to Convention Road except when adequate front setback is provided by owner of at least four (4) meter cleared lot depth. Construction of any open yard structures such as automotive and appliance repair shops and junk shops are also prohibited along the said roads,
- e. **Traffic Regulation:**
  1. No waiting zone. Use drop zone/pick-up points on designated loading and unloading zone,
  2. No terminals shall be allowed, and
  3. ~~Flowing~~ shall be implemented along San Juan I - Market Road, and

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Continuation...page 3 of City Ordinance No. 21-40 (Special):

- f. **Garbage Bins with Proper Labelling** – All commercial establishments are required to provide three (3) uniform bins (Biodegradable, Non-biodegradable, Residual and Recyclable), each of twenty (20)-liter capacity with cover for proper waste segregation. Food establishments are required to install grease trap.

**SECTION 5. IMPLEMENTING RULES AND REGULATIONS** – The Local Chief Executive through the City Tourism Officer and City Planning and Development Officer, from time to time, may issue rules and regulations as it may deemed fit and necessary for the effective implementation of this Ordinance.

**SECTION 6. SEPARABILITY CLAUSE** – If for any reason or reasons, any part or provision of this Ordinance shall be held unconstitutional or invalid, other parts which are not affected thereby shall continue to be in full force and effect.

**SECTION 7. REPEALING CLAUSE** – Any Ordinance, Executive Order, Local Issuances, or Rules and Regulations, or parts thereof, which are inconsistent with this Ordinance are hereby repealed and/or modified accordingly.

**SECTION 8. EFFECTIVITY CLAUSE** – This Ordinance shall take effect upon its approval.

APPROVED under THIRD/FINAL READING on 04 MAY 2021.

  
JONAS GLYN P. LABUGUEN  
SP Member

  
GARY A. GREPO  
SP Member

  
CLARISSSEL J. CAMPAÑA-MORAL  
SP Member

  
JOWIE S. CARAMPOT  
SP Member

  
KRISTINE JANE M. PERDITO-BARISON  
SP Member

  
ISAGANI L. CULANDING  
SP Member

  
J-M VERGEL M. COLUMNA  
SP Member

  
WALTER C. MARTINEZ  
SP Member

  
FLORENCIO D. AYOS  
SP Member

  
VIVENCIO Q. LOZARES, JR.  
SP Member

  
RICHARD R. PARIN  
SP Member

  
HERNANDO M. GRANADOS  
SP Member

  
ALFREDO S. CHING  
SP Member/LNB President

  
REIENEL R. FERRER  
SP Member/SKF President

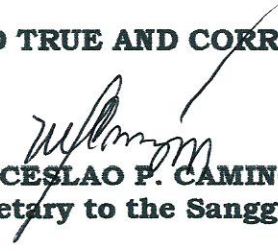
  
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Continuation...page 4 of City Ordinance No. 21-40 (Special):

CERTIFIED TRUE AND CORRECT:

  
WENCESLAO P. CAMINGAY  
Secretary to the Sanggunian

ATTESTED:

  
MAURITO C. SISON  
City Vice Mayor/Presiding Officer

APPROVED:

  
ANTONIO A. FERRER  
City Mayor

  
mcb/app/dga









