

BE IT ORDAINED, as it is hereby ORDAINED by the Sangguniang Pangulo of the City of Nagai, Cebu, in a session duly assembled, that

changing conditions and environment.

The City Government deems it necessary for its old zoning ordinance to be revised

evaluation of development proposals in both public and private lands. The rational and orderly growth of the city by employing a system that allows the adequate standards intended to increase high quality and appropriate development, and provision of preservation of desirable character and real estate values of the zone or sub-zone through provision of public health and safety through compatible arrangement of various land uses and for agricultural purposes and high value areas for intense urban development. The benefits attributed to zoning include, among others, the use of prime agricultural

setbacks, and industrial expansion.

of land resources taking into consideration the requirements for food production, human

Moreover, the enactment of zoning ordinances in consonance with Section 2 (c) of the

existing laws, rules and regulations.

Government Code of 1987 empowers the local government units (LGUs), through the local

Comprehensive Land Use Plan (CLUP).

Zoning in the division of a city into zones or sub-zones (e.g. commercial, residential, industrial, institutional, agricultural, forest, etc.) according to present and potential uses of land to maximize, regulate and direct their use and development in accordance with the

EXPLANATORY NOTE

APPROVING THE 2022 REVISED COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF NAGA, CEBU, PROVIDING FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH

Hon. Diosdado A. Labor - Sponsor  
Chairman, Committee on Planning, Urban Planning and Land Use/Division

CITY ORDINANCE NO. 2022-02



- Hon. Mayor/Presiding Officer
- Presiding Officer Pro Tempore
- Majority Floor Leader
- Hon. Scott J. Jernil A. Chiong - Assistant Mayor for Planning and Urban Planning Division
- Hon. Alexander R. Laya
- Hon. Alberto B. Alborador
- Hon. Chayman R. Naysido
- Hon. Ray A. Barmalat
- Hon. Luzmila E. Laytan
- Hon. Justino L. Davao
- Hon. Diosdado A. Labor
- Hon. Leticia F. Abangan
- Hon. Kirby C. Barlow

EXCEPT FROM THE MINUTES OF THE 7<sup>th</sup> REGULAR SESSION OF THE 3<sup>rd</sup> SANGUNIANG PANGUNGOS (SP) HELD AT THE SP SESSION HALL, ROBERTALTA BUILDING, EAST PORKALON, CITY OF NAGA, CEBU ON OCTOBER 26, 2022.



Republic of the Philippines  
Province of Cebu  
SANGUNIANG PANGUNGOS  
City of Nagai



**ARTICLE I. TITLE OF THE ORDINANCE**

**SECTION 1. SHORT TITLE.** This Ordinance shall be known as the "2022 Revised Comprehensive Zoning Ordinance of the City of Vega, Ceará" and shall hereinafter be referred to as the Ordinance of RCZO.

**ARTICLE II. AUTHORITY AND PURPOSE**

**SECTION 2. AUTHORITY.** This Ordinance is enacted pursuant to the provisions of RA 7100 Sections 447, 448 and 458 a.2 (7-b), authorizing the City, through the Sangguniang Panglungsod (SP), to adopt a Zoning Ordinance subject to the provisions of existing laws, and in accordance with related laws such as but not limited to the Commonwealth Act 141, RA 5510 Fisheries Code, PD 205 Forestry Code, PD 1097 Water Code, PD 1085 National Building Code (NBC), and EO No. 72.

**SECTION 3. PURPOSE.** The RCZO is enacted for the following purposes:

1. To promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the City.

2. To guide, control and regulate the growth and development of public and private lands in the City of Vega in accordance with the CLUP.

3. To provide the proper regulatory environment to insure opportunities for creativity, innovation and to leave ample room for development within the framework of good governance and community participation; and

4. To enhance the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space, and other functional areas within the city and promote the orderly and beneficial development of the same.

**SECTION 4. GENERAL ZONING PRINCIPLES.** These Zoning Regulations are based on the principles provided in the approved CLUP 2020-2028.

1. The Ordinance reflects the city's vision to become a city of energy in the region, created in a clean, peaceful, and balanced environment, propelled by a progressive economy and wholesome people, supported by sustainable infrastructure, accorded by dynamic local leadership and inclusive people participation.

2. The LGU recognizes that any land use is a use by right but stipulates, however, that the exercise of such right shall be subject to the standards of the Ordinance.

3. The Ordinance is designed to encourage the evolution of high-quality development rather than regulating against the worst type of projects.

4. The Ordinance provides a direct avenue for community empowerment where the stakeholders become matched especially in critical development decisions, and

5. The regulations in the RCZO are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community's common good.

**ARTICLE III. DEFINITION OF TERMS**

**SECTION 5. DEFINITION OF TERMS.** Words and phrases used in the RCZO are compiled and defined below and are similar but not identical to the definitions of technical terms that 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, Fisheries Environmental Code, Code on Sanitation, National Pollution Control Act of 1976, Urban Development and Housing Act (UDHA) of 1992 and other implementing laws and regulations, prescribed by the Housing, Land Use and Regulatory Board (HLURB).

Acquiescent Majority Vote - means that the affirmative vote of all SP members or 8 affirmative votes.

Accessory Use - pertains to those that are customarily associated with the principal use (such as a garage is an accessory to a house).

Active Use - refers to the purpose by which the property is primarily or predominantly used by the person in possession of the property.

AFSA - that refer to the Agriculture and Fisheries Modernization Act of 1987 or RA 9435.

Agricultural Activity - per the Comprehensive Agrarian Reform Law of 1988 (RA 6713), means the cultivation of the soil, raising of crops, growing of fruit trees, raising of livestock and poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical.

Agricultural Land - per RA 6667, refers to land devoted to agricultural activity and not considered as mineral, forest, residential, commercial or industrial land.

Agricultural Land Use Conversion - per RA 6667, refers to the process of changing the use of agricultural land to non-agricultural uses.

Agricultural Zone (AZ-2) - an area within a city intended for the cultivation of the soil, raising of crops, growing of trees, raising of livestock, poultry, fish or aquaculture products, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations. (RA 6667)

Agricultural Zone (AZ-2) - an area within a city intended primarily for integrated farm operations and related product processing activities such as production for domestic, foreign, exportation, etc. or raising of at least 21 heads of adults and zero young; or at least 41 heads of young; or at least 10 heads of adults and 22 heads of young animals of the bovine family (e.g. cattle, carabao, goats, etc.)

Agri-Processing Activity - refers to the processing of raw agricultural and forestry products into semi-processed or finished products which include materials for the manufacture of food and/or non-food products, pharmaceuticals and other industrial products (RA 7594).

Agri-Forestry - land management which combines agriculture crops with tree crops and forest plants and/or animals simultaneously or sequentially and applies management practices which are compatible with the cultural patterns of the local population and to include fully mind-out areas committed to rehabilitation areas for non-agricultural activities.

Applicable Law - laws that conform to those allowed in a specific zone and those that are given exemptions by express declaration of the Variance Committee.

Ancestral Domain - per the Indigenous Peoples Rights Act of 1997 (RA 8371), refers to the land areas generally belonging to Indigenous Cultural Communities/Indigenous Peoples (ICCs/IPs) consisting of land, inland waters, coastal areas and natural resources therein, held under a claim of ownership, occupied or possessed by ICCs/IPs.

Aquatic Sub-Zone (AZ-2) - an area within the City Water Zone of a city designated for tertiary operations involving all forms of rearing and culturing fish and other strictly aquatic in trees, brackish and marine water areas. (Fishes and Coos)

Area for Flood Hazard - areas within the city that are affected or in danger of being adversely affected by hydrologic flood, storm surge, or any kind of hazard where buildings and establishments are located.

Base Flood Elevation - the elevation to which floodwater is expected to reach during flood events as calculated by the regional office of the Department of Public Works and Highways (DPWH).

State Zones - refers to the primary zoning classification of areas within the city and that are provided with a list of allowable uses and regulations on building density and bulk, siting and others.

Buffer/Transition Zone (BT-2) - areas within a city that are yards, parks or open spaces intended to enhance incompatible elements or uses to control pollution and for identifying and defining development areas or zones where no permanent structures are allowed.

Building Height Limit (BHL) - per the National Building Code, this is the maximum height to be allowed for buildings and that be generally measured from the established grade line to the highest portion of the proposed building/structure. If applicable, the BHL may be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or the concerned security authority. BHL is expressed as the number of

feet above floor above established grade and/or meters above highest grade.

Conversion/Removal Zone (CARZ) - an area in a city intended for the removal of the

Category of Non-Conformance - Ordinance issued to Owners of non-conforming uses as provided in the RCZO. It shall also include establishments not conforming but allowed to exist

Central Business District (CBD) - that letter is areas designated primarily for trade, services and business purposes.

City Water Zone (WZ) - per RA 8554 or the Philippine Fisheries Code of 1988, the zone covers the City Waters which include not only streams, lakes, inland bodies of water and lake waters within the city which are not included within the protection areas as defined under RA 7506 (The National Integrated Protected Areas System (NIPAS) Law), public forest, forest lands, forest reserves or fishery reserves, but also marine waters. (Boundary delineation defined in the Fisheries Code).

Class 'Aa' Singlehouse/Shop - those with facilities and operational products appropriate to furnish breakfast and town for sale in any market, domestic or semi-domestic.

Class 'Aa' Singlehouse/Shop - those with facilities and operational products sufficiently adequate that the breakfast and town throughout the town are suitable for sale in any market within the country.

Class 'A' Singlehouse/Shop - those with facilities and products of minimum adequacy that the breakfast and town throughout the town are suitable for distribution and sale only within the city where the neighborhood is located.

Commercial Zone (CZ) - a low density commercial area within a city intended for neighborhood or community scale trade, services and business activities.

Commercial Zone (CZ-2) - a medium to high density commercial area within a city intended for trade, service and business activities performing community/neighborhood functions to the CBD.

Commercial Zone (CZ-3) - a high density commercial area within a city intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or have major centers, generate traffic and require utilities and services that extend beyond local boundaries and require metropolitan level development planning and implementation. This zone may also be called as the CBD.

Commercial District (CD) - a general urban automobile and other motor vehicles are allowed to be stopped, parked or left for maintenance, for hire or sale.

Commuter Lane - distinct lanes capable of existing harmoniously within a zone, a residential and office and playground use related to the conditions stipulated in the RCZO.

Comprehensive Land Use Plan (CLUP) - is a technical document embodying specific proposals and strategies for guiding, regulating growth and development that is implemented through the Zoning Ordinance. The main components of the CLUP in the urban

area are the plan and action studies including Demography, Employment Analysis (Trends) and Growth) and Special Area Studies such as Growth Change Adaptation, Greater Risk Reduction and Management, Amenity Corridor, Biodiversity Heritage

Conservation Development Model Plan (CDMP) - a urban development pattern that provides flexibility in planning/urban design, buildings/structure design, conformity of building types and uses, waste reuse spaces for general public uses, services and business activities and the preservation of significant and features (NBC) and may also be referred to as a Master Development Plan.



Contextual uses - uses in land activities with contrasting characteristics and adjacent to each other e.g. residential units adjacent to industrial plants

Conforming Use - a use that is in accordance with the zoning regulations as provided for in the Ordinance

Good Neighbors - written order, and agreements that imposes restrictions on the use of property in order to maintain the intended character of a neighborhood

Easement - open space imposed on any land and includes side and/or waterways, but does not give right-of-way, control of memorial parks, utilities and the like

Ecotourism - a form of sustainable tourism within a natural and cultural heritage area where community participation, protection and management of natural resources, culture and indigenous knowledge and practices, environmental education and ethics, as well as the economic benefits are balanced and pursued for the enrichment of host communities and the satisfaction of visitors. (Tourism Act and Department of Environment and Natural Resources (DENR) Administrative Order (AO) 2013-18 Guidelines on Ecotourism Planning and Management in Protected Areas)

Ecotourism Overlay Zone (EZO) - an area in a city intended for ecotourism uses

Environmentally Critical Areas (ECA) - refer to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 1997, as follows:

1. All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries

2. Areas set aside as aesthetic potential tourist spots

3. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine native flora and fauna

4. Areas of unique natural, archeological, or scientific relevance

5. Areas which are traditionally occupied by cultural communities or tribes

6. Areas frequently visited and/or visited by natural scientists (geologic, biologic, historic, typologic, volcanic activity, etc.)

7. Areas with critical slopes

8. Areas classified as prime agricultural lands

9. Exchange areas of equities

10. Water bodies characterized by one or any combination of the following conditions:

a. trapped for domestic purposes

b. within the controlled and/or protected areas declared by appropriate authorities and

c. which support wildlife and fishery activities

11. Mangrove areas characterized by one or any combination of the following conditions:

a. with primary forests and decaying forest growth

b. adjoining the mouth of major river systems

c. near or adjacent to traditional productive fish or fishing grounds

d. near or adjacent to natural barriers against strong winds and storm floods, and

e. On which people are dependent on their livelihood

12. Coral reef characterized by one or any combination of the following conditions:

a. with DZS and above the coralline cover

b. spawning and nursery grounds of fish, and

c. which acts as natural breakwater of coastlines

Proponents of Projects with ECA's are required to submit initial Environmental Examination to DENR Regional Office. They may later be required by the DENR to submit an Environmental Impact Statement (EIS), if necessary. The City Council must also endorse and/or comment on it

December 14, 1997, as follows:

1. Heavy industries

a. non-ferrous metal industries

b. iron and steel mills

c. petroleum and petro-chemical industries including oil and gas, and

d. Smelting plants

ORDINANCE NO. 10-0-KINARA COMMERCIAL CENTER DEVELOPMENT

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2 Resource extractive industries

- a. major mining and quarrying projects; and
  - b. forestry projects such as logging, major wood processing, introduction of large scale silviculture or pulpwood plantations, forest destruction, reduction of mangroves and grazing
  - c. forestry projects (other than reforestation and development projects)
3. Infrastructure projects
- a. major dams
  - b. major power plants (coal-fired, nuclear, hydro, nuclear fusion, hydroelectric or geothermal)
  - c. major reclamation projects; and
  - d. major roads and bridges
4. Off course projects

Proposals of ECPs are required to submit an EIS to the Environmental Management Bureau (EMB) of the DENR.

Environmental Impact Statement (EIS) System - pursuant to PD 1586 (of 1978) refers to the entire process of registration, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical development on the quality of the environment. Project that fall within the purview of the EIS System include

2. Projects located in ECAs

Estuary - a partially enclosed body of water along the coast where freshwater from rivers and streams flows and mixes with salt water from the ocean.

Exemption - a device which grants a property owner relief from certain provisions of the 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.

Firearms Code - shall refer to the Philippine Firearms Code of 1966 (RA 5520).

Fishery Buffer Zone and Sanctuary Sub-Zone (FBS-ZS) - an area within the City Waters Zone of a city where fishing or other forms of activities which may damage the ecosystem of the area is prohibited and human access may be restricted. (Firearms Code)

Fish Pond - a land-based facility enclosed with earthen or stone material to impound water for growing fish. (Firearms Code)

Flood Overlay Zone (FLO-ZO) - areas in a city that have been identified as prone to flooding and where specific regulations are provided in order to minimize the potential negative effect to developments.

Flood Protection Ordinance - the minimum elevation to which developments are required by the Ordinance to be elevated with reference to the Base Flood Elevation in order to be flood proofed.

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 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.

Flow - refers to other natural vegetation or partition of crops mainly of trees, or ferns, bamboo and other plants, grasses and other understorey vegetation. A natural associated seedling, sapling, bamboo and other understorey vegetation. A natural forest is a land dominated by trees whose structure, function and dynamics have been largely the result of natural succession process. A natural forest is classified as either (1) primary or virgin forest which has not been subjected to significant human disturbance or has not been significantly affected by the gathering of forest products such that its natural structure, function and dynamics have not undergone any major ecological change; or (2) secondary or natural forest that may be classified as either degraded or productive type (DENR Administrative Order (DAO) No. 89-02).

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Footprints - include the public trust, permanent forest or forest reserves, and forest reserves (PD 1558-Further Amending PD 705, otherwise known as the Revised Forest Code of the Philippines, 1978).

Forest Reservation - refers to tracts which have been reserved by the President of the Philippines for any specific purpose or purposes (Forest Code).

Forest Zone (FZ) - areas within a city which are intended primarily for forest purposes. This includes forestlands and areas outside of forestlands that are declared for forest purposes by the Ordinance.

Forestry Code - refers to Presidential Decree No. 705 or the Revised Forestry Code of the Philippines as amended.

General National Zone (GNZ) - an area within the city territory for general types of residential development e.g. government offices, schools, hospitals, academic centers, government centers.

Ground Floor Area (GFA) - the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by:

1. Office areas
2. Residential areas
3. Corridors
4. Lobbies
5. Mezzanine
6. Vertical projections, which shall mean stairs, fire escapes, elevator shafts, fire, pipe shafts, vertical ducts, and the like, and their enclosing walls
7. Rest rooms or toilets
8. Meeting rooms and canteens
9. Storage rooms and closets
10. Corridor balconies and terraces
11. Balcony walls and columns, and other interior features that occupy ground

- a. Covered areas used for parking and driveways, including vehicle
- b. Projections in parking lots where no residential or office units are present
- c. Uncovered areas for air-condition cooling towers, overhead water tanks, food decks, sandy areas and cages, mading or swimming pools, whirlpools or jacuzzi, gardens, courts or plazas

Harvest Overlay Zone - areas within state that are affected by timber, food, storm surge or any kind of natural where agricultural lands are located. These are areas that inform people that there is a hazard located in a specific area.

Heritage Act - shall mean the National Cultural Heritage Act of 2009 or RA 10060 and any other Ordinance the city may pass.

Historic Center - (1) historic zone, district, core, precinct, town, plaza zone, heritage area, zone or town; (2) a designated area with historical and other special significance consisting of buildings or groups of buildings and their environs that collectively contribute to the area's importance and character; (3) a place where a significant event in history occurred; (4) any historic center as approved, listed, or declared as a national historic site, or museum, historic center, or museum; (5) any historic center as approved, listed, or declared as a national historic site, or museum, historic center, or museum.

Historic Landmark - (1) historic zone, district, core, precinct, town, plaza zone, heritage area, zone or town; (2) a designated area with historical and other special significance consisting of buildings or groups of buildings and their environs that collectively contribute to the area's importance and character; (3) a place where a significant event in history occurred; (4) any historic center as approved, listed, or declared as a national historic site, or museum, historic center, or museum; (5) any historic center as approved, listed, or declared as a national historic site, or museum, historic center, or museum.

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Industrial 3 Zone (I-3) - an area within which intended for heavy manufacturing or production industries that are

- 1. highly pollution-hazardous
- 2. highly industrial-hazardous
- 3. highly pollution-hazardous
- 4. pollution-hazardous
- 5. non-pollution-hazardous

Industrial 2 Zone (I-2) - the freshwater fishing and broodstock water fishponds (Fisheries Code)

Innovative Design - introduction and/or replication of new designs, diagrams and techniques in development projects e.g. Planned Unit Development

IPRA - that mean the Indigenous Peoples Rights Act of 1997 (Republic Act 8371)

Joint-Venture Projects - the developer may enter into a joint project or agreement with the city/LOU or any of the financing agencies to develop a specified housing project (BP 220)

Landmark Overlay Zone (L-2/OZ) - areas in a city that have been identified as highly susceptible to hazards and where specific regulations are provided in order to minimize the potential negative effect to developments

Local Zoning Board of Appeals (LZBA) - a local appeal body created by virtue of the Ordinance provided to among other, handle appeals for Variances and Exceptions

Local Ordinance (LO) - a decision issued by the Zoning Administrator/Zoning Officer to a project that is allowed under the provisions of the Ordinance

Local Ordinance (Variation) (LO-V) - a clearance issued by the LZBA to a project that is allowed under the Varying Device/Exception provision of the Ordinance

Local Ordinance (Exception) (LO-E) - a clearance issued by the LZBA to a project that is allowed under the Varying Device/Exception provision of the Ordinance

Local Ordinance (M-2) - an area in the City within which resources are found and declared by the government as having special resources in accordance with the Mining Act

Local Ordinance (M-2) - an area in a city where mineral resources are found and declared by the government as having special resources in accordance with the Mining Act

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No Disturb Zone - areas within the city that are affected by high levels of landscape, food, storm surge, or any kind of hazard that is present in the area. These are areas affected by greater than three (3) meters flood depth, and areas where wetlands are located.

Non-Conflicting Use - uses existing prior to the approval of the zoning Ordinance that are not in conformity with its provisions but are allowed to operate subject to the conditions of this RCZO.

Notice of Non-Compliance - notice issued to owners of all uses existing prior to the approval of the Ordinance which do not conform to the provisions herein provided.

Non-NPDES Areas - areas yet unincorporated by law, presidential decree, proclama- tion or executive order as part of the NPDES Areas. For the National Physical Frame- work Plan, these areas should be given equal importance, as if NPDES Areas, in terms of conservation and protection. These include:

1. Reserved second growth forests
2. Mangroves
3. Buffer strips
4. Freshwater swamps and marshes, and
5. Un-proclaimed waterways

Network of Protected Areas for Agriculture and Agro-ecotourism Development (NPAAD) - an APCA refers to agriculture areas identified by the Department of Agriculture (DA) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro industrial development and provide sustainable growth. The NPAAD covers the following:

1. All irrigated areas
2. All irrigable lands already covered by irrigation projects with the existing canals
3. An already planted and highly suitable for agriculture whether irrigated or not
4. Agro-ecotoural corridors in lands presently planned to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises.
5. Highlands or areas located at an elevation of 500 meters or above and have the potential for growing semi-tropical and high-value crops.
6. All agricultural lands that are ecologically fragile, the conservation of which will result in serious environmental degradation, and
7. Mangrove areas and fish sanctuaries.

Official Zoning Map - a duly authorized map delineating the different zones into which the whole city is divided.

Open Space (OS) - as used in this Ordinance, an area where permanent buildings shall not be allowed and which may only be used as (linear) buffer/separator, park and playground.

Overlay Zone (OZ) - a Zoned area that provides an additional set of special regulations.

Parks and Recreation Zone (PRZ) - an area designed for recreation, amusement and for the maintenance of ecological balance in the community.

Planned Use Development (PUD) - a land development scheme wherein the project was a comprehensively planned as an entity in which the plan which controls building, its planning design, building style, complementarity of building types and land use, usable open spaces and the preservation of significant natural land features.

Port - an area with facilities for loading and unloading of goods and may include, among others, wharves, docks, wharves, and piers.

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Productive Agricultural Site Zone (PA-27) - areas within the Agricultural Zone of uses that are outside of the NPAAS and decided by the city for agricultural use.

Producer Forest - areas within a city which are forestlands zoned primarily for the production of timber. These are areas below 50% in slope and less than 1,000 meters in elevation. This includes natural and man-made forests (DAO 95-15). Forestlands suitable for timber and agro-forestry production, large lands for grazing and other forestlands special uses (M Technical Bulletin No. 5 as cited in ITD PD 22003 Rev. 1).

Protected Areas - areas declared as belonging to the NPAAS System per NPAAS Act. These areas are those that have been designated or set aside pursuant to a law, presidential decree, presidential proclamation or executive order. These include:

1. Bird nature reserves.
  2. Natural parks.
  3. National monuments.
  4. Wildlife sanctuaries.
  5. Protected landscapes and seascapes.
  6. Resource reserves.
  7. Natural biotic areas, and
  8. Other categories established by law, conditions or international agreements.
- which the Philippine Government is a signatory.

Protection Forest - areas within the city that are forestlands outside NPAAS declared essentially for their beneficial influence on soil and water in particular and the environment in general (DAO 95-15). Areas mostly or partially covered with woody vegetation managed primarily for its beneficial effects on water, climate, soil, weather, value and preservation of genetic diversity (M Technical Bulletin No. 5 as cited in ITD PD 22003 Rev. 1).

Quarry Site Zone (Q-SZ) - areas within the National Land Zone of the city that are declared by the Director of Mines and Geosciences Bureau as having quarry resources such as, but not limited to, andesite, basalt, conglomerate, coarse sand, decomposed with dolomite, limestone, granite, gneiss, limestone, marble, quartz, and during days for producing and brick, flyash, rock phosphate, serpentine, serpentine, shale, soft volcanic tuff, and volcanic glass (Mining Act).

Quarrying - shall mean the process of extracting, removing and disposing quarry resources found on or near the surface of ground or public land (Mining Act).

Reclamation or Agricultural Lands - The act of specifying how agricultural lands shall be utilized for non-agricultural uses such as residential, industrial, and commercial as provided in the CLUP (LSC and MC 54).

Residential-1 Zone (R-1Z) - an area within the city intended for low density residential use. For the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single nuclear family dwellings.

Residential-2 Zone (R-2Z) - an area within the city intended for medium density residential use. For the NBC, R-2 Zone is characterized mainly by low-rise single-detached duplex or multi-unit structures residential buildings for exclusive use as multi-family dwellings.

Re zoning - a process of revising amendments to or changes in the existing zoning in a particular area and reflected in the text and maps of the Ordinance.

Sanitary Overlay Zone - areas in the city that have been identified as susceptible to sanitary and water specific regulations are provided in order to maintain its general hygiene effect to developments.

Structure - refers to the establishment, development, improvement and care of fixed structure (Forty Code).

Site lighting - development, equipping and improvement of a lamp or lighted area to be certified by the National Housing Authority or the city (LHA (BP 220))

Seepage - a cavity in the ground, especially in limestone bedrock, caused by water erosion and providing a route for surface water to disappear underground.

Secured housing - refers to housing programs and projects covering houses and lots or tracts only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA).

Secured housing zone (SHZ) - an area in a city designated for specialized housing projects  
Special additional zone (SAZ) - an area within a city reserved primarily for particular types of institutional establishments e.g. welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps, reservation, bases, training grounds, etc.

Smart Growth Charter Zone (SGCZ) - areas in a city that have been identified as highly susceptible to storm surge and where specific regulations are provided in order to minimize the potential negative effect to developments.

Southern Agriculture and Fisheries Development Zone (SADFZ) - refers to areas within the (NRA) devoted for production, agro-processing and marketing activities to help develop and promote, with the support of government, the agriculture and fisheries sector in an environmentally and socio-culturally sound manner. (AFMA)

Sustainable Water Management System (SWMS) - a low impact system intended to drain surface water run-off through a series of collection, storage and clearing stages before it is released back into the environment.

Tourism Act - shall mean the Tourism Act of 2009 or RA 9593.

Tourism zone (TZ) - are sites within areas endowed with natural or man-made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

Tree farm - refers to any tract of forest land purposely and exclusively planted to trees of economic value for fuel, timber, leaves, bark or extractives, but not for the wood product (Foresty Code).

UDHA - shall mean the Urban Development and Housing Act of 1992 or RA 7279.

Urban Transportation and Services Zone (UTSZ) - an area in a city designated for a range of urban functions or conditions, characterized mainly as a kernel or medium-rise building structure for use by high-density community without parking, e.g. dormitory, non-motor, multi-modal, goods, power and water generation/distribution facilities, communication facilities, damage/waterproofing and coverage facilities, solid waste handling facilities and the like (NDC).

Variance - a device which grants a property owner relief from certain provisions of the zoning ordinance when, because of the particular physical situation, shape or topographical condition of the property, compliance in applying Building Code and Density Regulations, Building Design Regulations and Performance Standards would result in a particular hardship upon the owner, as determined from a fair and equitable application of a device to such case merely.

Waiver - refers to a waiver and/or dispensation of those in business of performing water services for others, for profit.

Water Code—what mean the word: Code of the Philippines (C.P.) (1987)

Water - an area within a city intended as a landing place where ships may be tied up or unloaded

Yard - as defined in the National Building Code, this is the required open space left between the exterior face of the building structure and the property line, a. front yard, right and left side yards. The width of the yard is the setback.

Zone/Site Zone - an area within a city for specific land use as defined by man-made or natural boundaries

Zone Administrator/Zone Officer - a city government employee responsible for the implementation/enforcement of the RZO

Zone Certificate - a document issued by the Zone Administrator along the zoning classification of the land based on the Ordinance

#### ARTICLE IV. ZONE CLASSIFICATIONS

**SECTION 6. DIVISION INTO ZONE OR SUB-ZONES.** To effectively carry out the provisions of this Ordinance, the city is hereby divided into the following zones or districts as shown in the Official Zoning Maps found in Annex E.

**SECTION 7. BASE ZONES.** The following are designated as Base Zones:

1. Forest Zone (FZ)
2. Agricultural Zone (AAZ)
  - Production Agricultural Sub-Zone (PDA-SZ)
3. Agri-Industrial Zone (AgIndZ)
  - Aquaculture Sub-Zone (Ag-SZ)
  - Farming, Poultry and Livestock Sub-Zone (FRS-SZ)
  - Mangrove Sub-Zone (M-SZ)
  - Mineral Land Zone (MLZ)
4. City Water Zone (WZ)
5. Residential-1 Zone (R1Z)
  - Single-Family Sub-Zone (S1-SZ)
6. Residential-2 Zone (R2Z)
7. Residential-3 Zone (R3Z)
8. Located Housing Zone (LH-Z)
9. Commercial-1 Zone (C1Z)
10. Commercial-2 Zone (C2Z)
11. Commercial-3 Zone (C3Z)
12. General Industrial Zone (G-I-Z)
13. Special Industrial Zone (S-I-Z)
14. Industrial-1 Zone (I-1Z)
15. Industrial-2 Zone (I-2Z)
16. Industrial-3 Zone (I-3Z)
17. Parks and Recreation Zone (PR-Z)
18. Cemetery/Memorial Park Zone (CAM-PZ)
19. Buffer/Transition Zone (B-T-Z)
20. Tourist Zone (T-Z)
21. Utilities, Transportation, and Services Zone (UTS-SZ)

**SECTION 8. OVERLAY ZONES.** The following are designated as Overlay Zones:

1. Ecotourism Overlay Zone (ETM-OZ)
2. Flood Overlay Zone (FLO-OZ)
3. Landslide Overlay Zone (LSO-OZ)
4. Mines and Geosciences Bureau (MGB) Transition Overlay Zone
5. Seismic Overlay Zone
6. Storm Surge Overlay Zone (SS-OZ)



**SECTION 9. ZONING MAPS.** It is hereby adopted as an integral part of the Ordinance the City watermarked and Official Zoning Maps of the City showing location and boundaries of the Base Zones, Sub-zones and Overlay Zones herein established (refer to Annex C).

**SECTION 10. ZONE BOUNDARIES.** The locations and boundaries of the above-mentioned various zones into which the City has been subdivided are denoted and specified in Annex C.

**SECTION 11. INTERPRETATION OF ZONE BOUNDARIES.** In the interpretation of the boundaries for any of the zones indicated on the Zoning Map, the following rules shall apply:

1. Where zone boundaries are so indicated that they approximately follow the center of a street or highway, the streets or highway (right-of-way (ROW)) lines shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the center line of a street or highway, such zone boundaries shall be construed as being parallel thereto and at each distance therefrom as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
4. Where the boundary of a zone (when approximately a straight line, each boundary shall be construed to be the nearest R.O.W.
5. Where the boundary of a zone (when a stream, lake or other bodies of water) shall be construed to be at the limit of the potential jurisdiction of the community unless otherwise indicated. Boundaries indicated as following a stream shall be construed to follow such stream, and in the event of change in the stream, shall be construed as moving with the actual stream.
6. Where a lot of one acre or more, as of record the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bounded by the boundary line, it shall fall in the zone where the preponderance falls. Where zone boundaries are indicated by lot parcels or laid to be one-foot deep, the same shall mean that the zone boundaries are defined by the parcelary subdivision existing at the time of the passage of this Ordinance.
8. The verbal description of the zone boundaries shall prevail over that of the Official Zoning Maps.

**ARTICLE V. ZONE REGULATIONS**

**SECTION 12. GENERAL PROVISIONS.** Zone regulations refer to Use and Building Regulations as described below.

- The uses enumerated in the succeeding sections are not exclusive and all inclusive. The LZBA may from time to time amend the requirements of the Mitigating Devices provision of this Ordinance.

**BUILDING REGULATIONS**

- Building regulations specify minimum building structures may be allowed in specific zoning zones. When adopted, building structures shall be designed, constructed and operated in accordance with the requirements of each zone and shall conforming authority as well as with the relevant provisions of the NBC and this Ordinance. In certain zones, the design of building structures may also be regulated by the Ordinance according to Building Height Limit in accordance with the NBC and to architectural design to ensure harmony with the general character of the zone in consideration.

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**SECTION 13. REGULATIONS IN BASE ZONES.** Base Zones refer to the primary zoning districts of areas within the city and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

**SECTION 13.1. REGULATIONS IN FOREST ZONES.** The Forest Zone includes the Forested Forest in the city. The following regulations shall be applied in accordance with the revised provisions of the Revised Forestry Code, Revised Public Land Act of 1937, NPLA Act of 1992, and specific proclamations of Forest Preservation, and related ordinances as well as with approved City Forest Land Use Plan (FLUP).

**SECTION 13.2. REGULATIONS IN AGRICULTURAL ZONES.** The Agriculture Zone includes areas reserved for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production (including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operation (A/TMA). These include Protected Agricultural Areas (as defined by A/TMA, Comprehensive Agrarian Reform Law (CARL) and related revenues) as well as Production Agricultural Areas as may be declared by other Regulations that are in accordance with A/TMA, CARL, RA 7160 or the LOC of 1991 and related issuances.

**SECTION 13.2.1. PRODUCTION AGRICULTURAL SUB-ZONE.** These are areas that are outside of MPAAD and declared by the city for agricultural use. This zone includes 5,903.73 ha allocated for agricultural production.

**ALLOWABLE USES/ ACTIVITIES**

- Cultivation, raising and growing of staple crops such as rice, corn, banana, cassava and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Livestock, mushroom culture and the like
- Pastoral activities such as goat raising and cattle farming
- Fish and aquaculture
- Poultry and other subject to the (NLRB) Rules and Regulation Governing the Processing of Applications for Livestock Clearance of Poultry and Piggy
- Foot farm warehouses and solar driers
- Foot farm mill (single pass such as corn mill)
- Agricultural research and experimentation facilities such as breeding stations, farm farms, nurseries, demonstration farms, etc.
- Plant nursery
- Single detached dwelling units of lotowners
- Customary support facilities such as pickup drivers, taxi (transport and storage barns and warehouses
- Another dwelling units furnished for farm and laborers
- Engaging home business such as dressmaking, tailoring, baking, turning a service store and the like provided that
- The number of persons engaged in each business, industry craft not exceed the exclusive of owner
- There shall be no change in the outside appearance of the building premises.
- That it is not less than 20% of the building be used for said home occupation
- No home occupation shall be conducted in any secondary accessory uses listed above!
- No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and

**PROHIBITED USES/ ACTIVITIES**

• The number of persons engaged in each business, industry craft not exceed the exclusive of owner

• There shall be no change in the outside appearance of the building premises.

• That it is not less than 20% of the building be used for said home occupation

• No home occupation shall be conducted in any secondary accessory uses listed above!

• No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and

- The equipment or process shall be used in such home cooperation which creates noise, vibration, dust, fumes, odors and electrical interference desirable to the normal senses and visual or audible interference in any ratio or deviation however or causes dysfunction in the village of the premises.
- Home industry Classified as cottage industry provided that
  - Such home industry shall not occupy more than fifty percent of the four area of the dwelling unit. There shall be no change in elevation in the outside appearance of the dwelling unit and shall not be a hazard or nuisance.
  - Such shall consider the provisions pertaining to ordinary accessory uses, traffic and equipment as mentioned under Home Occupation of this section.
- Class "A" single-detached houses

**SECTION 13.1 REGULATIONS IN AGRICULTURAL ZONE.** These are areas within the intended primarily for integrated farm operations and related product-processing activities such as production for berries, grapes, citrus, etc. Existing containing agricultural areas shall be subdivided to a 30-meter buffer zone which shall serve as open spaces. Existing area conforming, positive, and non-conform agricultural areas shall be removed after a certain period, and establishments identified as non-conforming to existing local regulations shall be for immediate removal (upon removal, there shall be provided to production agricultural use provided that the unit is not waste. Should the land be inconvertible, there shall be converted to other uses, such as commercial, residential, open space, and/or rural use. The zone includes all backyard agriculture and activities that will be converted to residential areas and the 50% the single-detached house in Barangay Tri-an that will be reclassified.

**ALLOWABLE USER ACTIVITIES**

- All uses allowed in agriculture zone
- Rice corn mill
- Rice corn mill warehouses & solar driers
- Agricultural and/or agri-related research & experimentation facilities
- Drying, cleaning, curing and preserving of meat and its by-product and derivatives
- Drying, washing and drying of tobacco
- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacture of prepared animal feeds and other grain milling
- Production of prepared feeds for animals
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing of tobacco leaves not otherwise classified
- Weaving hand looms
- Loom spinning and weaving
- Manufacture of charcoal
- Milk processing plants (including that, ice-creamery or roomed milk, condensed or evaporated)
- Butter and cheese processing plants
- Natural food milk processing (pasteurizing, homogenizing, sterilizing, bottling of natural animal milk and cream related products)
- Other dairy products not otherwise classified
- Canning and preserving of fruits and vegetable juices
- Canning and preserving of vegetables and vegetable juices
- Canning and preserving of vegetable masses
- Miscellaneous canning and preserving of fruit and vegetables not otherwise classed
- Fish canning
- Pulp factory

- Bagging factory
- Processing, preserving and canning of fish and other seafood not otherwise classified
- Manufacture of dehydrated coconut
- Manufacture of starch and its products
- Manufacture of waxes from fruit juices
- Refining of milk, including coconut oil
- Manufacture of sugar mill
- Curing tobacco mill
- Manufacture/processing of other products except e.g. pineapple, banana, etc.
- Other commercial handicraft and household activities utilizing plant or animal parts and/or products as raw materials
- Other accessory uses incidental to agricultural activities
- Sugarcane milling (central and retinal)
- Sugar refining
- Customary support facilities such as relay dyes, rice treatment and storage barns and warehouses
- Any activity dealing with farmhouses for landowners, tenants, heirs and laborers
- Class 'C' slaughterhouse/ abattoir
- Class 'A/C' slaughterhouse/ abattoir

**BUILDING DENSITY AND BULK REGULATIONS**

- For the relevant provisions of the NBC, PD 957 and the Ordinance

**SECTION 13.1 REGULATIONS IN MUNICIPAL WATERS ZONE.** For RA 8550 or the Fisheries Fisheries Code of 1990, the zone covers the Municipal Waters which include not only streams, lakes, inland bodies of water and sea waters within the city which are not included within the protected areas as defined under RA 7586 (The APRA Law) public forest, timber lands, forest reserves or fishery reserves, but also marine waters. (Boundary definition defined in the Fisheries Code). Regulations shall be in accordance with the Fisheries Code, PD 1057 or the Water Code of the Philippines, RA 8235 or the Philippine Clean Water Act of 2004 and related statutes.

**SECTION 13.1.1 AQUACULTURE SUB-ZONE.** For the Fisheries Code, this is an area within the Municipal Waters Zone of a city designated for fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas.

**ALLOWABLE USES/ACTIVITIES:**

- Aquaculture

**BUILDING REGULATIONS:**

- Except for dry-docked aquaculture-related structures such as fish cages, no other temporary structures are allowed
- No permanent buildings or structures are allowed

**SECTION 13.1.2 FISHERY REFUGE AND SANCTUARY SUB-ZONE.** For the Fisheries Code, these are designated areas, where fishing and other forms of activities which may damage the ecosystem of the area is prohibited and human access may be restricted.

The area will not be included in the calculation of the proposed land use.

**ALLOWABLE USES/ACTIVITIES:**

- Regeneration of marine life

**BUILDING REGULATIONS:**

- No permanent buildings or structures are allowed

**SECTION 13.1.3 MANGROVE SUB-ZONE.** For the Fisheries Code, this zone is characterized as a community of wetland plants including all species of trees, shrubs, vines and herbs found on coasts, swamps or border of swamps.

**ALLOWABLE USES/ACTIVITIES:**

- Regeneration of marine life

**BUILDING REGULATIONS:**

- No permanent buildings or structures are allowed

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Barangays of the City of Manila

within other areas characterized for low density residential use of twenty (20) dwelling units per lot. For the NBC, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings. It also covers all other residential structures and subdivisions. The zone includes all non-Flotation

**SECTION 12.8. REGULATIONS IN RESIDENTIAL-1 (R-1) ZONE:** The R-1 Zone is an area

- It is mandatory that all quarry sites shall be rechecked and regularly inspected after the receipt of the City Government of the approved Quarry Map, a final exercise
- Its power to inspect the status of its operation.
- If the MPZA has overlapped the forest zone, the city shall recommend to the appropriate authorities the suspension of mining or quarry operations within the area.
- The Operations Plan of quarry owners that shall be filed with the DENR to allow to the Barangay Planning Partnership Committee Chairman on Environment and Natural Resources and Energy Management. Mining companies shall likewise submit their requirements by DENR such as the Social Development and Management Program (SDMP), Community Development Program, Environmental Work Program, and other

**REGULATIONS ON QUARRIES**

Without prejudice to the liability of any mining and quarry permit, any building or edifice shall be the joint responsibility of the City Engineer and DENR in accordance with the NBC and/or any local ordinance.

**BUILDING REGULATIONS**

- Quarrying or the process of extracting, removing and disposing quarry resources found on or underneath the surface of private or public land.

**ALLOWABLE USES/ACTIVITIES**

This zone includes the proposed ALOC future mining in Barangays Inobuan, Nandi and Pindol, adjacent Quarry Ventures Philippines, Inc. (QVPI) in Barangays Tagbajuran and Cogan, and JLR Construction and Aggregates, Inc. extract based on MPZA in Barangay Cogan. The City of Manila, whether, shall not allow any new mining activities.

**SECTION 13.1.1 QUARRY SUB-ZONE** In accordance with the Philippine Mining Act, these areas declared by the Director of LDC as having quarry resources such as, but not limited to, andesite, basalt, conglomerate, coral sand, decomposed earth, diorite, gabbro, decorative stones, granite, limestone, marble, quartz, and basaltic dikes for potteries and bricks, mycitic rock, phosphate sandstone, sandstone, slate, tuff, volcanic sand, and volcanic glass.

The following regulations shall be applied in accordance with the relevant provisions of the Philippine Mining Act, Republic's Environmental Management Act, Revised Forestry Code, Revised Public Land Act of 1937, NPAS Act of 1992, and related national and local ordinances.

When mineral resources are found as provided in Republic Act No. 7942 or the Philippine Mining Act of 1992, and within the appropriate license or permit has been issued subject to reasonable limitations set by the city.

- No permanent buildings or structures are allowed.

**BUILDING REGULATIONS**

- Mangrove plantations
- Forest plantation
- Forest reclamation

**ALLOWABLE USES/ACTIVITIES**

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ALLOWABLE USES

- Single-detached dwelling units
- Semi-detached family dwelling units, in 2 duplex
- Residential Subdivision approved per PD 557 standards
- Home occupation for the practice of one's profession such as offices of physicians, engineers, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as bookkeeping, tailoring, sewing, printing, a restaurant and the like, provided that:
  - The number of persons engaged in such business industry shall not exceed five, inclusive of owner;
  - There shall be no change in the outside appearance of the building premises;
  - That in no case shall more than 20% of the building be used for said home occupation;
  - No home occupation shall be conducted in any customarily necessary uses listed above;
  - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
  - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference outside so the normal senses and visual or audible interference in any race or religious receive or cause fluctuations in the village of the premises.

- Home industry considered as cottage industry, provided that:
  - Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or addition in the outside appearance of the dwelling unit and shall not be a hazard or nuisance.
  - It shall be considered as non-pollution-hazardous as provided in the RCZD.
  - Allocated capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
  - Each shall consider the provisions pertaining to customary accessory uses, traffic and equipment proceeds under Home Occupation of this section.
- Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
  - Swimming pool
  - Tennis courts
  - Basketball courts
- Parks and Open Spaces
- Nursery/Elementary School
- Tailor services
- Spoken club
- Religious use
- Multi-purpose/Barangay hall
- Club, dining and conversing room, health center
- Paid nursery

- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
  - Servants quarters
  - Private garage
  - Gunthouse
  - Laundry
  - Non-commercial garages
  - Houses for pets such as dogs, birds, rabbits and the like of not more than a 0.01 square meters (sq. m.) in floor area
  - Pump houses
  - Generator houses

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- All uses allowed according to the provisions of the provisions of the Ordinance (R-2 Zone)
- Conventional offices
- Community facilities

## ALLOWABLE USES

- New Detached
- Semi-Attached
- Community Mortgage Program
- Joint-Venture Projects

Following manner:

All major residential subdivisions in the city are required under the RA 7279 to develop a balanced housing development or an area for localized housing equivalent to at least twenty percent (20.00%) of the total subdivision area or total subdivision project area, at the option of the developer, with the City of Nagla, whenever feasible, and in accordance with the standards set by the HLUD and other existing laws. The balanced housing development as shown required may also be complied with by the developer concerned in any of the following manner:

SECTION 13.6 REGULATIONS IN SOCIALIZED HOUSING ZONE. This zone is an area within cities designated to housing programs and projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and business centers (UBA). It also includes residential areas within the city where the houses located are indicated after the 2018 ordinance. These socialized housing are located in Barangay Housing in Barangay Trason (1 ha) and Trason (2.59 ha), Trason Housing in Barangay Trason (0.82 ha), localized housing in Barangay Baking with 0.27 ha, localized housing in Barangay Trason with an area of 1.06 ha, and localized housing in Barangay Ling with 3.46 ha. The socialized housing zone has a total area of 15.30 ha.

- For the relevant provisions of the NBC, PD 957 and the Ordinance.

## BUILDING REGULATIONS

- The displaying, setting, storing, marketing, and selling of liquefied petroleum gas (LPG) to end users and other consumers are not allowed in R-2 Zone.

## NON-ALLOWABLE USES

- All uses allowed in R-1 Zone
- Apartments
- Boarding houses
- Diner/restaurants
- Nurseries
- Libraries
- High School
- Vocational School

## ALLOWABLE USES

SECTION 13.7 REGULATIONS IN RESIDENTIAL-2 (R-2) ZONE. The R-2 Zone is an area within cities actually characterized for medium density residential use. For the NBC, R-2 Zone is characterized mainly by low-rise multi-unit structures residential buildings for exclusive use as multi-family dwellings. This includes the residential areas from the five (5) local government units of the City of Nagla: Alcala, Alcala, South Alcala, East Alcala, West Alcala, and Central Alcala.

- For the relevant provisions of the NBC, PD 957 and the Ordinance.

## BUILDING REGULATIONS

- The displaying, setting, storing, marketing, and selling of liquefied petroleum gas (LPG) to end users and other consumers are not allowed in R-1 Zone.

## NON-ALLOWABLE USES

**NON-ALLOWABLE USES**

- The display, setting, storage, marketing, and sale of bottled petroleum gas (LPG) and tanks and other containers are not allowed in localized housing zones.

**BUILDING REGULATIONS**

- Application provisions of BP 220, BP 344 otherwise known as the Accessibility Law, PD 663 or Reducing the Planting of Trees in Certain Places and Pruning Uncontrolled Cutting, Destruction, Damaging and Ruining of Certain Trees, Plants and Vegetation PD 1096, and RA 8014.
- The landscape area allocation is not fixed.
- Not less than thirty percent (30.00%) of the total area of the subdivision, exclusive of roads, service streets and alleys, shall be reserved, maintained, and developed as open space for parks and recreational areas (PD 663).
- The area allocated for irrigation system shall not be used, as long as the pre-allocated dimension and requirements for access (such for project start and opening time) specified in the pertinent requirements of BP 220, BP 344, and PD 663 are complied with.
- The planting zones and sidewalks along roads shall be observed in accordance with PD 663 and its implementing Rules and Regulations.
- For localized housing projects one (1) and above, the open space requirement for parks and playgrounds and neighborhood multi-purpose centers are provided in BP 220.
- The minimum lot area is 64 sq m for single detached units, 40 sq m for duplex/triplex/quad, and 20 sq m for row houses as provided by BP 220.
- The minimum floor area requirement for single-family dwelling shall be 18 sq m as provided by BP 220.
- Proportion of formal shall be mandatory for duplex and single-detached units and all every unit for row houses.
- Each lot and/or dwelling unit shall be served with water connector. It shall when supply system is not available, the developer shall provide for an independent water supply system with the project with a minimum quantity requirement of 150 GPD (1) per capita per day, as provided by BP 220.
- All electric systems, equipment and installation shall conform to the provisions of the latest edition of the Philippine Electrical Code and the requirements of the electric utility that serves the locality. Solar-powered lighting fixtures, however, shall be accepted in accordance with the vision of the city.
- All sanitary systems, equipment and installation shall conform to the provisions of the latest edition of Sanitation Code of the Philippines and its implementing Rules and Regulations and National Plumbing Code.
- All constructions shall conform to the provisions of the latest edition of the NSCC (PD 1081).

**SECTION 13.8 REGULATIONS IN COMMERCIAL-1 (C-1) ZONE.** The C-1 Zone is a low density commercial area with a city intended for neighborhood or community scale trade services and business activities. This zone includes the establishments which cater the needs of Barangays Alabac, Baran, Bawing, Canguyuan, Cardon-an, Cogan, Inayagan, Luma, Lantang, Lutac, Malac, Malman, Pampang, Pampang, Pampang, Pampang, Pampang, Pampang and Central, South and West Pambacan.

**ALLOWABLE USES**

- Retail stores and shops like
- Department stores
- Bookstores and office supply shops
- Art supplies and hobbies
- Home appliance stores
- Car repair and dealer stores
- Photo shops

**SECTION 13.9 REGULATIONS IN COMMERCIAL-1 (C-1) ZONE.** The C-1 Zone is a low density commercial area with a city intended for neighborhood or community scale trade services and business activities. This zone includes the establishments which cater the needs of Barangays Alabac, Baran, Bawing, Canguyuan, Cardon-an, Cogan, Inayagan, Luma, Lantang, Lutac, Malac, Malman, Pampang, Pampang, Pampang, Pampang, Pampang and Central, South and West Pambacan.

- All constructions shall conform to the provisions of the latest edition of the NSCC (PD 1081).
- All constructions shall conform to the provisions of the latest edition of the NSCC (PD 1081).

- The minimum floor area requirement for single-family dwelling shall be 18 sq m as provided by BP 220.
- The minimum lot area is 64 sq m for single detached units, 40 sq m for duplex/triplex/quad, and 20 sq m for row houses as provided by BP 220.
- The minimum floor area requirement for single-family dwelling shall be 18 sq m as provided by BP 220.
- Proportion of formal shall be mandatory for duplex and single-detached units and all every unit for row houses.
- Each lot and/or dwelling unit shall be served with water connector. It shall when supply system is not available, the developer shall provide for an independent water supply system with the project with a minimum quantity requirement of 150 GPD (1) per capita per day, as provided by BP 220.
- All electric systems, equipment and installation shall conform to the provisions of the latest edition of the Philippine Electrical Code and the requirements of the electric utility that serves the locality. Solar-powered lighting fixtures, however, shall be accepted in accordance with the vision of the city.
- All sanitary systems, equipment and installation shall conform to the provisions of the latest edition of Sanitation Code of the Philippines and its implementing Rules and Regulations and National Plumbing Code.
- All constructions shall conform to the provisions of the latest edition of the NSCC (PD 1081).

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- Flower shops
- Curio or antique shops
- Pet shops and aquarium stores
- Jewellery shops
- Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like
- Drugstores
- Food market and shops like
  - Bakery, cake, pastry and delicatessen shops
  - Liquor and wine stores
  - Groceries
  - Supermarkets
  - Convenience stores
- Product showroom display area
- Warehouse storage facility for non-petroleum/non-hazardous finished products
- Personal services shops like
  - Medical, dental and similar clinics
  - Beauty parlor
  - Barber shop
  - Wellness facilities such as sauna, spa, massage and facial clinics
  - Dressmaking and tailoring shop
- Dryed centers
- Laundries
- Internet cafe and cyber cafes
- Photo, video, lights & sounds services
- Cleaning services
- Event planners
- Water towers
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Photo and portrait studios
- Repair shops like
  - House furniture and appliances repair shops
  - Motor vehicles and accessory repair shops
  - Garbary shops and repair shops
  - Geographical repair shops
  - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers and activities like
  - Billiard hall
  - Bowling lane
  - Tennis court
  - Swimming pool
  - Gymnasium
- Restaurants and other eateries
- Lots terminals, off-taxon, online bingo websites and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Fast nurseries
- Vocational/technical school
- Special Education (SPED) school
- Short term special education like
  - Dance schools
  - Schools for self-defense
  - Driving school
  - Speech clinics
  - Tutorial centers

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**SECTION 13. REGULATIONS IN COMMERCIAL-2 (C-2) ZONE. The C-2 Zone is a medium to high density commercial area within a city zoned for trade, service and business activities performing certain supplementary functions to the CBD. Areas in the zone are located in the urban barneys of the Potsdam and other barneys within the CBD. Also included in the zone are commercial establishments in rural barneys along the provincial road that cater to the whole City of Naga.**

- For the relevant provisions of the NBC and the Ordinance

**BUILDING REGULATIONS**

- Employers/contractors
- Licensed mechanics
- Financial institutions/services fee
- Banks
- Board-approved structured office buildings
- Insurance
- Foreign exchange
- Money lending
- Pawnshops
- Offices
  - Parking for garage facilities
  - Parking buildings (aboveground and underground)
  - Auto repair, tire, wheeling shops and car wash
  - Gasoline filling stations, service stations
  - Engineering, photo-developing and printing shops
  - Printing, publication and graphics shops
  - Manufacture of the glass, badges and leather products (except metal)
  - Construction supply stores, depots
  - Furniture stores (Category II and III)
  - Commercial housing fee
  - Hotel
  - Apartment
  - Apartment
  - Boarding house
  - Dormitory
  - Pension house
- All uses allowed R-1 Zones
- Customary accessory uses incidental to any of the above uses such as:
  - Gift houses/quarters
  - Parking lots/building garage
  - Barneys and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

**ALLOWABLE USES**

- All uses allowed in C-1 Zone
- Wholesale stores
- Wet and dry markets
- Shopping centers, malls and supermarkets
- Recreational centers/recreational bar
- Movie theater
- Stadium, coliseum
- Tennis courts and sports complex
- Board hall, food rooms and dining areas
- Sports clubhouse
- Other sports and recreational establishments
- Dry, wet, dry, outdoor, patio, beer garden, disco, dance hall
- Entertainment

- Entertainment
- Dry, wet, dry, outdoor, patio, beer garden, disco, dance hall
- Entertainment

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**ALLOWABLE USES:**

All uses allowed in C-1 and C-2 zones. Large shopping mailcenters in rural and urban settings. use hotels, sports stadium or sports complexes are also allowed in this zone. This zone may use outdoor recreation facilities and requires metropolitan level development pattern and implementation. High-density commercial area within a city boundary for regional shopping centers such as large retail and other commercial and business activities which are regional in scope or where boundaries and require urban level development pattern and implementation. High-density commercial area within a city boundary for regional shopping centers such as large retail and other commercial and business activities which are regional in scope or where boundaries and require urban level development pattern and implementation. High-density commercial area within a city boundary for regional shopping centers such as large retail and other commercial and business activities which are regional in scope or where boundaries and require urban level development pattern and implementation.

**BUILDING REGULATIONS**

- For the relevant provisions of the NBC and the Ordinance.
- All uses allowed in R-1 and R-2 Zones
  - Condominium
  - Motel
- Commercial housing fee
- Commercial occupancy (with residential units in upper floors)
- Funeral parlors (all categories)
- Manufacture of beer, wine and malted beverages
- Manufacture of other furniture including upholstered furniture
- Manufacture of wood furniture including upholstered products
- Shops for packaging of food products e.g. fruits, vegetables, sugar and other related products
- Other bakery products not otherwise classified
- Doughnut and pastry factory
- Bakery products
- Biscuit factory-manufacture of biscuits, cookies, crackers and other similar dried products
- Cigarette factory
- Lotion stores
- Manufacture of ice-cream, cakes, tarts, crush except dry ice
- Gardens and landscaping supply contractors
- Plant stores without bulk handling
- Landscaping contractors
- Lawn and lawn stores
- Recording and film laboratories
- Printing, typesetting, copying and duplicating services
- Signboard and outdoor painting and sign cleaning
- Sewing and mending services, household equipment and appliances
- Medical care services
- Machine shop services operation (repairing) resulting in custom job orders
- Wedding shops
- Machinery display shop/center
- Vehicle emission testing center
- Boat storage
- Marine craft and aircraft sales yards
- Auto sales and rentals, automobile handcraft, accessory and spare parts shops.
- Heating services and garage services for trucks, tow trucks and buses
- Motorpool
- Display for cars, tractors, etc.
- Transportation terminal garage with and without repair
- Radio and television stations
- Business process outsourcing services
- Conversion centers and training facilities

**BUILDING DENSITY AND BULK REGULATIONS**

- All uses allowed in C-1 and C-2 zones
- Large shopping mailcenters

For the relevant provisions of the NBC and the Ordinance.

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- Customarily accessory uses incidental to any of the above uses such as:
- Parks, playgrounds, pocket parks, pathways, promenades and playlots
- Psychiatric facilities, such as mental hospitals, mental sanatoria, asylums, infirmaries
- Entertainment and recreational institutions
- Jails, prisons, reformatories and correctional institutions
- Military camps, reservations and training grounds
- Utility companies/reservation areas and training grounds
- Rehabilitation and vocational training centers for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, ex-convicts, inmates and the like
- Welfare centers, nurseries, day care and day camps, nursing homes, homes for the aged and the like

#### ALLOWABLE USES

- For the relevant provisions of the NBC and the Ordinance
- SECTION 13.12 REGULATIONS IN SPECIAL INSTITUTIONAL (SI) ZONE.** The SI Zone is an area within a city intended primarily for particular types of institutional establishments, e.g., welfare homes, convalescent homes for the aged, rehabilitation and training centers, military camps/reservations/training grounds, not included in the zone are the proposed D.O. of the Bayley Pagoda for Children in Conflict with the Law (CICL) in Barangay Mayaguez, D.O. of the Rehabilitation center in Barangay East Robinson, and the D.O. of the Mayaguez City Jail located in Barangay Mayaguez.

#### BUILDING DENSITY AND BUILD REGULATIONS

- Single houses
- Duplex houses
- Duplexes and townhouses but only as may be necessary for the efficient conduct of the business
- Parking structures/garages
- Entertainment centers
- Offices
- Staff housing quarters
- Customarily accessory uses incidental to any of the above uses such as:
- Parks, playgrounds, pocket parks, pathways, promenades and playlots
- Parking buildings
- Embassies/consulates
- Restaurants and canteens
- Places of worship, such as churches, mosques, temples, shrines, chapels, etc.
- General hospital, medical centers, security hospital, medical, dental and similar clinics
- Civic centers and community centers
- Convention center and related facilities
- Museums, exhibition halls and art galleries
- Recreational, cultural and biological wetland facilities
- Scientific, cultural and academic centers and research facilities except nuclear
- Learning facilities such as training centers, seminar halls and libraries
- Technical schools and other institutions of higher learning
- Colleges, universities, professional business schools, vocational and trade schools
- Other types of government buildings
- Power and fire stations
- Government or civic centers to house national, regional or local offices in the area

#### ALLOWABLE USES

- Government offices, hospital clinics, academic, research and convention centers
- is an area within a city intended primarily for general types of institutional establishments,

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- Manufacture of optical lenses
- Manufacture of eyeglasses and spectacles
- Manufacture or assembly of optical instruments
- Manufacture of photographic equipment and accessories
- supports, view support, optical and kinematic supports, etc.)
- Manufacture of orthopedic and prosthetic appliances (abdominal supports, ortho-ventilatory supports, surgical gauges, etc.)
- Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing
- Popcorns factory
- Quick freezing and cold packaging for fruits and vegetables
- Quick freezing and cold packaging for fish and other seafoods
- Ice plants and cold storage buildings
- Larderie
- Manufacture or assembly of surgical, medical, dental equipment and medical
- meter, thermometer, etc.
- Manufacture of measuring and controlling equipment, plant tool, saw gauge, mill
- balance, etc.
- Manufacture of laboratory and scientific instruments, balances, optical
- Manufacture of children vehicles and baby carriages
- Manufacture of amphibian vehicles
- Manufacture of roadbeds, canals and harbors
- equipment classified
- Manufacture or assembly of miscellaneous office machines and those not
- classified
- Manufacture and repair of office machinery
- accessories
- Manufacture or assembly of electronic data processing machinery and
- recording machines
- Manufacture or assembly of gauges, cash registers, weighing, dosing and
- printing, packaging and kind industries and those not otherwise classified
- Manufacture of footwear parts except rubber and plastic
- Manufacture of paper and hardboard, rubber and plastic
- Manufacture of shoes except rubber, plastic and wood
- examples classified
- Manufacture of medicinal products of leather and leather substitutes and not
- otherwise classified
- Manufacture of luggage, handbags, wallets and small leather goods
- L'île de la Réunion
- Other bakery production not elsewhere classified
- Manufacture of biscuits, wafers and other products
- Confectionery and pasta factory
- Bakery products
- Biscuit factory—manufacture of biscuits, crackers and other similar dried
- products
- Drying for
- considered future
- Other decoration etc. has adverse effect on the growth of flora and fauna shall be

#### ALLOWABLE USES

- non-polluting/hazardous
  - non-polluting-hazardous and
  - with other intended for light manufacturing or production industries that are
- SECTION 13.14. REGULATIONS IN INDUSTRIAL (I-1) ZONE.** The I-1 zone is an area
- For the relevant portions of the MFC and the Ordinance.
- BUILDING DENSITY AND BULK REGULATIONS**

- Staff headquarters
- Offices
- Cafeterias/canteens
- Dining/dining facilities
- Breakrooms and restrooms but only as may be necessary for the efficient
- conduct of the business
- Fund houses
- General houses

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- Manufacture of watches and clocks
- Manufacture of parts
- Manufacture of string instruments
- Manufacture of wind and percussion instruments
- Manufacture or assembly of electronic organs
- Manufacture of sporting gloves and mitts
- Manufacture of sporting caps (not of rubber or plastic)
- Manufacture of sporting masks (leather, pongee, wool)
- Manufacture of other sporting and athletic goods not elsewhere classified
- Manufacture of toys and dolls except rubber and mold plastic
- Manufacture of parts, pieces and other office and artistic materials
- Manufacture of umbrellas and canes
- Manufacture of outdoor except furniture
- Manufacture of brooms, brushes and fans
- Manufacture of needles, pins, buttons and zippers
- Manufacture of medals, badges and similar emblems (except metal)
- Manufacture of signs and advertising display (except printed)
- Small-scale manufacturing of ice cream
- Dishes and crockery
- Warehouse/storage facility for non-polluting hazardous industries
- Parts, playground, pocket parts, barbed wire and promoters
- Customary accessory uses incidental to any of the above uses such as:
  - Start housings/guards
  - Crops
  - Edging/trimming
  - Flaming/locking/lacquer
  - Buffing and maintenance
  - Components and sub-components but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

Non-Polluting/Hazardous industries

- Manufacture of fabric printing
- Textile bag factories
- Canvas bags and other canvas products factory
- Jute bag factory
- Manufacture of macramé knit goods, umbrellas and wearing apparel
- Manufacture of fiber batting, padding and spinning (slag except for men's and boys' garment factory)
- Women's and girls' and ladies' garment factory
- Manufacture of hats, gloves, handkerchiefs, neckwear and lined clothing accessories
- Manufacture of knitted and water-proof outer garments except jackets
- Manufacture of macramé wear (except apparel except footwear)
- Manufacture of resistance fibrous knit work and knits on machines
- Classified
- Manufacture of wooden and cane containers
- Sacks, jute and jute bags factory
- Manufacture of bamboo, rattan and other cane baskets and wares
- Manufacture of cork products
- Manufacture of wooden shoes, slippers and other leather products
- Manufacture of macramé knit goods and other knit elsewhere classified
- Manufacture of macramé knit and fibre knits primarily of metals and those not elsewhere classified
- Manufacture of paper, stationery, envelopes and related articles
- Manufacture of dry ice
- Packaging of related products e.g. games, watches and other related products
- Printing parts (water supply, steam discharge, sewerage, irrigation and water treatment parts)
- Warehouse/storage facility for non-polluting/hazardous industries

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- Manufacturing and canning of ham, bacon and native sausage
- Large-scale manufacturing of ice cream
- Ice plants and cold storage
- Can millrice mix
- Chocolate and confectionery factory
- Candy factory
- Canning gum factory
- Peanut and other nut factory
- Other chocolate and confectionery products
- Manufacturing of chewing products
- Manufacturing of chewing products
- Manufacturing of food products not elsewhere classified (vegetar. vegetar)
- Manufacturing of hot meal
- Caster shell grading
- Manufacturing of medicinal and pharmaceutical preparations
- Manufacturing of veterinary, vet goods, cut rope and marine products
- Manufacturing of abrasive products
- Manufacturing of miscellaneous non-metallic mineral products not elsewhere classified
- Manufacturing of cutlery, except table cutlery
- Manufacturing of hand tools
- Manufacturing of general hardware
- Manufacturing of miscellaneous cutting hand tools and general hardware not elsewhere classified
- Manufacturing of household metal furniture
- Manufacturing of office, store and restaurant metal furniture
- Manufacturing of metal, brasses and alloys
- Manufacturing of metal, brasses and alloys
- Manufacturing of miscellaneous furniture and false trimmings of metal not elsewhere classified
- Manufacturing of fabricated structural iron and steel
- Manufacturing of articles and ornaments metal work
- Manufacturing of boiler, tanks and other structural steel metal works
- Manufacturing of other structural products not elsewhere classified
- Manufacturing of metal cans, boxes and containers
- Manufacturing of stamped coated and engraved metal products
- Manufacturing of fabricated wire and cable products
- Manufacturing of heating, cooling and lighting equipment (except electrical)
- Steel mill work generally manual operations
- Manufacturing of other fabricated metal products except machinery and equipment not elsewhere classified
- Manufacturing or assembly of agricultural machinery and equipment
- Machine flow and turbine factory

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ALLOWABLE USES

- polychlorinated
- polychlorinated, and
- when class intended for medium density manufacturing or production activities that are

BUILDING DENSITY AND BULK REGULATIONS

- For the relevant provisions of the NBC and the Ordinance
- Section 13.15: REGULATIONS IN INDUSTRIAL-2 (I-2) ZONE. The I-2 zone is an area
- Park, playground, pocket park, parkway and promenade
- Customary accessory uses, incidental to any of the above uses such as:
  - Self-storage units
  - Office
  - Educational
  - Parking (storage) facilities
  - Storage and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

- Manufacture of agricultural machinery
- Manufacture or assembly of service industry machines
- Manufacture or assembly of elevators and escalators
- Manufacture or assembly of sewing machines
- Manufacture or assembly of cooking ranges
- Manufacture or assembly of water pumps
- Refrigeration industry
- Manufacture or assembly of other machinery and equipment except electrical not elsewhere classified
- Manufacture or assembly of electrical apparatus
- Manufacture or assembly of electrical cables and wires
- Manufacture of other electrical industrial machinery and apparatus not elsewhere classified
- Manufacture of assembly of electric equipment—radio, television, tape recorder, stereo
- Manufacture or assembly of electric equipment—video, television, tape recorder
- Manufacture or assembly of tools and weapons transmitting lighting and detection equipment
- Manufacture or assembly of telephone and telegraphic equipment
- Manufacture of other electronic equipment and apparatus not elsewhere classified
- Manufacture of industrial and commercial electrical appliances
- Manufacture of household cooking, heating and laundry appliances
- Manufacture of other electronic appliances not elsewhere classified
- Manufacture of electric wind turbines
- Wholesale/Bulkage Facility for polymer/non-hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
- Staff quarters
- Offices
- Laboratories
- Parking/ storage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

## POLYMERHARDOUS INDUSTRIES

- Fair milk
- Cassava flour mill
- Manufacture of coffee
- Manufacturing of unspun and spun yarns, other than silk, not elsewhere classified
- Product of papered beds for animals
- Games and amusements
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing tobacco leaves not elsewhere classified
- Textile and fiber spinning mills
- Weaving looms, looms
- Loom opening and weaving
- Miscellaneous spinning and weaving mills not elsewhere classified
- Hosiery mill
- Underwear and outerwear finishing mills
- Garments and insigniment factories
- Fabric finishing mills
- Miscellaneous knitting mills not elsewhere classified
- Manufacture of mats and matting
- Manufacture of carpets and rugs
- Manufacture of cordage, rope and twine
- Manufacture of related products from animal hair, hair, wool, hemp, cotton, paper, etc.
- Manufacture of insoles and other surface coverings
- Manufacture of artificial leather, of cloth and other fabric except natural animal

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- Manufacture of miscellaneous trade not elsewhere classified
- Manufacture of rough timber, unworked
- Re-sawing
- Woodworking establishments, timber and timber parts
- Fining mills and sawmills, sawmill plants
- Manufacture of veneer, plywood and hardboard
- Manufacture of doors, windows and sashes
- Treating and preserving of wood
- Wood drying kilns
- Manufacture of charcoal
- Manufacture of wood and cane laminates, veneers and shapers
- Pulp, paper and paperboard and boards
- Manufacture of ornaments and boxes of paper and paper boards
- Wood and cardboard box factories
- Manufacture of miscellaneous pulp and paper products not elsewhere classified
- Manufacture of perfumes, cosmetics and other toilet preparations
- Manufacture of soaps and bathing preparations
- Manufacture of candles
- Manufacture of waxes
- Manufacture of miscellaneous chemical products not elsewhere classified
- Tint retreating and coloring
- Manufacture of rubber shoes and papers
- Manufacture of industrial and model rubber products
- Manufacture of plastic footwear
- Manufacture of plastic furniture
- Manufacture of other moulded plastic products not elsewhere classified
- Manufacture of table and kitchen articles
- Manufacture of pottery, enamel and earthen ware not elsewhere classified
- Manufacture of ear glass
- Manufacture of glass containers
- Manufacture of miscellaneous glass and glass products not elsewhere classified
- Manufacture of day creels, clay tiles and hollow clay pipe
- Manufacture of miscellaneous structural clay products not elsewhere classified
- Manufacture of ceramic products
- Manufacture of engines and turbines except motor vehicles, marine and aircraft
- Manufacture of metal casting, forging and pressing machinery
- Manufacture of wood working machinery
- Manufacture of food and beverage making machinery
- Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
- Manufacture, assembly, rebuilding, repairing of paper industry machinery and equipment
- Manufacture, assembly, rebuilding, repairing of leather machinery and equipment
- Manufacture of machines for leather and leather products
- Manufacture of construction machinery
- Manufacture of machines for clay, dove and glass industries
- Manufacture, assembly and repairing of miscellaneous special industrial machinery and equipment not elsewhere classified
- Manufacture of dry cells, storage battery and other batteries
- Electrical trading and repairing
- Ship repairing industry, dock yards, dry dock, shipways
- Miscellaneous repairing and repairing not elsewhere classified
- Manufacture of accessories and parts
- Manufacture of motor vehicles and their cars
- Manufacture or assembly of automobiles, cars, buses, trucks and tractors
- Factors for engines and turbines and attached testing facilities
- Hangers

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**BUILDING DENSITY AND GUN REGULATIONS**

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**SECTION 13.18. REGULATIONS IN INDUSTRIAL-2 (I-2) ZONE.** The I-2 zone is an area with uses intended for heavy manufacturing or production industries that are:

- highly polluting/hazardous
- highly polluting/hazardous
- highly polluting/hazardous
- polluting/hazardous
- non-polluting/hazardous

**ALLOWABLE USES:**

- Heavy processing, curing, preserving (except processing of ham, bacon, sausage and distillation)
- Milk processing plants (manufacturing fluid, reconstituted or recondensed milk, condensed or evaporated)
- Butter and cheese processing plants
- Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling in natural animal milk and cream-related products)
- Other dairy products (not otherwise classified)
- Canning and preserving of fruits and fruit juices
- Canning and preserving of vegetables and vegetable juices
- Canning and preserving of vegetable sauces
- Miscellaneous canning and preserving of fruits and vegetables not otherwise classified
- Fruit canning
- Fruit factory
- Bagging factory
- Processing, packing and canning of fish and other seafood not otherwise classified
- Manufacturing of seafood canned
- Manufacture of watch and its by-products

- Manufacture and assembly parts of aircraft engine
- Repair and testing shops for aircraft engines and parts
- Manufacture of wood furniture including upholstered
- Manufacture of metal furniture including upholstered
- Manufacture of box beds and mattresses
- Firm stores with bulk handling
- Paint shops and spray painting rooms
- Signs and displays painting shops
- Workshops where highly combustible materials are stored
- Factories where loose construction (fiber or felt) are manufactured, processed or generated
- Warehouse for polystyrene
- Parks, playgrounds, pocket parks, gazebos and playgrounds
- Customary accessory uses not contrary to any of the above uses such as:
  - Bldg. headquarters
  - Office
  - Cafeteria/canteen
  - Parking (with garage facilities)
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Erection houses
- Class "A" single-family residential
- Class "V" single-family residential

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- Manufacture of wine; Manufacture of malt and malt liquor
- Manufacture of soft drinks, carbonated water
- Manufacture of related beverages and syrups
- Other non alcoholic beverages not elsewhere classified
- Other slaughtering, preparing and preserving meat products not elsewhere classified
- Cooking of and soap processing plants
- Warehouse for highly polluting non-hazardous industries
- Parks, playgrounds, pocket parks, parks and promenades
- Customary accessory uses incidental to any of the above uses such as:
  - Staff housing/quarters
  - Offices
  - Restaurants
  - Parking for garbage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

HIGHLY POLLUTING HAZARDOUS INDUSTRIES

- Vegetable or milk, including coconut oil
- Manufacture of refined cooking oil and margarine
- Manufacture of fish, marine and other animal oils
- Manufacture of vegetable and animal oils and fats not elsewhere classified
- Sugar cane milling (centrifugal and refined)
- Sugar refining
- Miscellaneous sugar mill
- Dated, rectified and blended liquor not elsewhere classified
- Cotton textile mill
- Ramie textile mill
- Rayon and other man-made fibre textile mill
- Bleaching and dyeing mill
- Manufacture of narrow fabrics
- Tanneries and leather finishing plants
- Pig mill
- Paper and paperboard mills
- Manufacture of cardboard
- Manufacture of organic salts and compounds
- Manufacture of soap and cleaning preparations
- Manufacture of hydraulic cement
- Manufacture of lime and lime slake
- Manufacture of plaster
- Products of steel furnaces, blast works and rolling mills
- Manufacture of smelted and refined non-ferrous metals
- Manufacture of cast, drawn or extruded non-ferrous metals
- Manufacture of non-ferrous foundry products
- Of department greater than 1,000 kilowatts
- Warehouse for highly polluting non-hazardous industries
- Parks, playgrounds, pocket parks, parks and promenades
- Customary accessory uses incidental to any of the above uses such as:
  - Staff housing/quarters
  - Offices
  - Restaurants
  - Parking for garbage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business

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- Generator houses
- Pump houses
- conduct of the business
- Storerooms and warehouses but only as may be necessary for the efficient
- Packing/ storage facilities
- Entertainment
- Offices
- Staff house/quarters

- Customer accessory uses (incidental to any of the above uses such as:
- Parks, playgrounds, pocket parks, pathways and promenades
- Warehouse for bulky/recreational/hazardous industries
- All other types of containers for public utilities
- Power plants (thermal, hydro or geothermal)
- Liquid and solid waste management containers
- Water and power generation containers
- Manufacture of miscellaneous rubber products not otherwise classified
- Manufacture of processed natural rubber not in rubber plantation
- Manufacture of tires and inner tubes
- Manufacture of matches
- Manufacture of other part products
- Manufacture of part removers
- Manufacture of varnishes, stiches and slams
- Manufacture of paints

**POLLUTIVE/EXTREMELY HAZARDOUS INDUSTRIES**

- Generator houses
- Pump houses
- conduct of the business
- Storerooms and warehouses but only as may be necessary for the efficient
- Packing/ storage facilities
- Entertainment
- Offices
- Staff house/quarters

- Customer accessory uses (incidental to any of the above uses such as:
- Parks, playgrounds, pocket parks, pathways and promenades
- Warehouse for highly pollutive/recreational/hazardous industries
- Manufacture of miscellaneous products of petroleum and coal, not elsewhere
- Manufacture of refined, blended and compound petroleum products
- Petroleum refineries
- Plastics compounding and processing plants
- Plastics resin plants (primary and polymer)
- Manufacture of synthetic resins, plastics, rubbers and man-made fibers except glass
- Manufacture of pesticides
- Manufacture of fertilizers
- Other toxic chemicals not elsewhere classified
- Factories for highly flammable chemicals
- Manufacture of industrial acids

**HIGHLY POLLUTIVE/EXTREMELY HAZARDOUS INDUSTRIES**

- Class 'A' slaughterhouse/abattoir
- Class 'Aa' slaughterhouse/abattoir
- Class 'Aaa' slaughterhouse/abattoir
- Generator houses
- Pump houses

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**NON-POLLUTING/HEALTHY HAZARDOUS INDUSTRIES**

- Manufacture of compressed and liquefied gases
- Storage tanks, buildings for storing gaseous, acetylene, liquefied petroleum gas
- calcium, carbon, oxygen, hydrogen and the like
- Ammonia, cyanide and nitrocellulose factories
- Metal and ferroalloy factories
- Acetylene and oxygen generating plants
- Workshops for non-polluting/healthy hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/workshops
  - Office
  - Laboratories
  - Warehouses for storage
  - Parking lots/garage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Fire houses
  - Generator houses

**BUILDING DENSITY AND BULK REGULATIONS**

- Fit the relevant provisions of the NBC and the Ordinance

**SECTION 13.17 REGULATIONS IN PARKS AND RECREATION (PR) ZONE.** The PR Zone is an area designed for development and for the maintenance of ecological balance in the community. There are proposed areas for parks and recreation in all barangays, except for Pulongkawayan and Barangay Mucutan and Mayara. City parks to be considered should be at least 100 sq.m.

**ALLOWABLE USES**

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens and other leisure facilities
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Open air or outdoor sports activities and support facilities, including low rise bleachers, gymnasiums and swimming pools
- Day courts, walking area and picnic areas
- Recreational facilities, kiosks and other park structures
- Sports clubs
- Parking structures/facilities
- Open space buffers and easements
- Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/workshops
  - Office
  - Laboratories
  - Warehouses for storage
  - Parking lots/garage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Fire houses
  - Generator houses

**BUILDING DENSITY AND BULK REGULATIONS**

- Fit the relevant provisions of the NBC and the Ordinance

**SECTION 13.18 REGULATIONS IN CEMETERYMEMORIAL PARK (CMP) ZONE.** The CMP Zone is an area in a city intended for the placement of the dead. Cemeteries shall have a 100-meter buffer zone as per the LUP-DRD Resolution No. 081 Series of 2000 with III 1.A.1. This zone shall include the 25m proposed private cemetery in Barangay Caraga.

**ALLOWABLE USES**

- Memorial Park
- Cemetery
- Courtyard
- Courtyard
- Crematorium
- Quarry
- Customary accessory uses such as cycle, dogrun, park, playground, pocket park, park ways, promenade, carpark, and play facilities

**BUILDING DENSITY AND BULK REGULATIONS**

- For the relevant provisions of the NBC and the Ordinance
- Subject to HURB Rules and Regulations for Memorial Park and Cemetery, and other applicable guidelines, standards of concerned agencies

**SECTION 13.18. REGULATIONS IN BUFFER/SCREENBELT ZONE.** These are yards, driveways or open spaces intended to separate incompatible elements or uses in context with the purpose and for identifying and defining development areas or zones where no permanent structures are allowed. Included in this zone are stand-alone developed structures and surrounding agricultural areas that were tagged as open spaces.

**ALLOWABLE USES**

- Open spaces, gardens
- Fairs and park structures such as playgrounds, jogging track, bicycle lanes
- Plant nurseries
- Ground level or underground parking structures, facilities
- Agriculture, structures, horticulture
- Customary accessory uses incidental to any of the uses such as offices, equipment, carports, parking, kiosks, retail stores and toilet facilities

**BUILDING DENSITY AND BULK REGULATIONS**

- For the relevant provisions of the NBC and the Ordinance

**SECTION 13.20. REGULATIONS IN TOURISM ZONE.** The Tourism Zone covers land within close proximity to natural or man-made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities. The tourism project or tourist-related activities shall be allowed in this zone unless developed or undertaken in accordance with the Department of Tourism (DOT) Guidelines and Standards. Included in this zone is the Lanta Lanta Marine Beach, Fajardo, South Fajardo, Fajardo, and Lanta. Also included is the part of Mt. Nepea.

**ALLOWABLE USES**

- Agriculture
- Resort areas, e.g. beach/tourism resort including accessory uses
- Theme parks
- Heritage and Historical Sites
- Other leisure activities such as vine parks and botanical gardens
- Tourism accommodation such as:
  - Cottages
  - Lodging inns
  - Restaurants
  - Home stays
- Government shops
- Open air or outdoor sports activities
- Food production and processing activities such as vegetable, fruit and plantation crop and fish production to sustain tourism industry
- Parking areas

**SECTION 13.21. REGULATIONS IN UTILITY, TRANSPORTATION AND SERVICES ZONES.** This zone is an area in close proximity to a range of utilitarian functions and/or to

high intensity community support functions, e.g. terminals, markets, multi-modal, multi-modal, power and water generation, distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, and waste handling facilities and the like.

SECTION 14: REGULATIONS IN OVERLAY ZONE An Overlay Zone is a "temporary zone that is overlaid on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations may pertain to additional allowable uses, building density and bulk and building structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

BUILDING DENSITY AND BULK REGULATIONS

- For the relevant provisions of the NBC and the Ordinance.

- Staff housing quarters
- Clubs
- Parking storage facilities
- Entertainment centers
- Showrooms and warehouses but only as may be necessary for the efficient conduct of the business
- Funerary homes
- Generator houses
- All other types of large complexes for public services
- Temporary accessory uses incidental to any of the above uses, such as:
  - Telephone facilities such as call (mobile) phone towers
  - Communication facilities
  - Cable monitoring facilities
  - Liquid and solid waste management facilities (treatment plants)
  - Flower plants (herbs, exotic, greenhouse, wind shield)
  - All other types of transportation complexes
  - Airports and seaport facilities
  - Port facilities
  - Gas and railway depots and terminals

ALLOWABLE USES

As per Resolution No. 003-B-2017 dated April 21, 2017, 108.15 ha of land which will include a 1.50 ha private yacht club, must be reclaimed by the City of Manila. There are also five proposed telecommunication towers located in Barangays Lungsod, Pandan, Pating, Taguigtag and Urdaneta with a total area of 0.04 ha. Furthermore, a 37.6-meter underground drainage tunnel (Barangays Lungsod, West Potocan and South Potocan) is proposed as well as a 0.06 ha bridge and pedestrian tunnels at different barangays all over the City.

Pandan

Enclosed in this zone are the proposed roads and expressways. One of which is a 10.44 ha in area with a width of 30.00 meters and a setback of five meters passing through Barangays Pandan, Candan-an, Tulay, and Patingan ending in Pangarkala. Additional roads with 6.00 meters of width and 6.50 ha of area are also proposed along Barangays Candan-an, Candan, East Potocan, Patingan, Lungsod, Lungsod, North Potocan, Pandan, South Potocan, Lungsod, Tulay, and in the tourism area. There is also a proposed 0.50 meter wide right-of-way road and a one meter pathway in Barangay Pandan.

- National roads shall have a right-of-way of not less than 20.00 meters and a setback width of 3.00 meters for residential area and 5.00 meters for commercial areas.
- Provincial roads shall have a width of not less than 15 meters with a setback width of 3.00 meters for residential area and 5.00 meters for commercial areas.
- City roads shall not be less than 10.00 meters in width.
- Barangay roads shall be within 4.00 to 6.00 meters.
- Barangay roads that have less than 5.00 meters width will have to secure meters including 1.00 meter pathway on both sides and
- Expressway roads shall have not less than 5.00 meters width of setback.

The following guidelines shall be observed pursuant to the provisions of the EO 180 series of 1987:

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**SECTION 14.1, ECOTOURISM OVERLAY ZONE.** The objective for this Overlay Zone is to ensure that the dual goals of environmental conservation and tourism economic development are attained.

**ALLOWABLE USES**

- In addition to uses that may be allowed in the Base Zone, the following are uses and activities that may be allowed in the Ecotourism Overlay Zone:
- Accommodation facilities
  - Boardwalks
  - Dining facilities
  - One single-day event establishments
  - Water-oriented recreational rental equipment shops
  - Tourist-oriented retail shops (e.g. souvenirs, clothes, etc.)
  - Foreign exchange establishments

**BUILDING DENSITY AND BULK REGULATIONS**

- Elevation features such as setbacks would have heights of no greater than six meters from highest grade to roof apex line.
- The minimum setback of buildings from the land setback line is 5.00 meters.
- Building Setback Design Regulations
- Elevation features such as towers, terraces, should be made of light reflective materials
- Design should conform to the applicable standards of the DOT
- Only single detached or duplex structures shall be allowed
- The maximum elevation of buildings shall be 600 mm measured from the adjacent building line facing the highway to the building's finish floor line
- Buildings on hills are encouraged
- Elevation approaches should be raised with a maximum height of 600 mm from each building's finish floor line
- The use of intermediate paving materials outside of building envelopes that will be allowed
- Only gravel fences made of wood or bamboo and with heights no greater than 600 mm shall be allowed
- The use of fences along property lines shall not be allowed.

**SECTION 14.2, FLOOD OVERLAY ZONE (FLO-Z).** The FLO-Z is an area in a city that has been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effects to development, to objectives in the protection laws and to preserve from the harmful effects of flood. The FLO-Z is applied in areas identified as flood-prone at a 25-year return period in the Representative Concentration Pathway (RCP4.5) (2045) scenario. The FLO-Z is further classified into three sub-categories: areas for Priority Action, Overlay Zone, and No Build Zone.

**SECTION 14.2.1, AREAS FOR PRIORITY ACTION FOR FLOOD HAZARD.** Areas for Priority Action are areas within the City of Iloilo that are affected by floods where buildings are located.

**SECTION 14.2.2, OVERLAY ZONE FOR FLOOD HAZARD.** Overlay Zone which covers areas within cities that are affected by floods where agricultural lands are located.

**ALLOWABLE USES**

- Allowable uses that are provided in the respective Base Zone, subject to the following additional regulations:
- The Maximum Allowable Percentage of Site Occupancy (MAF50) featured in the NBC as the area of ground coverage of allowable Maximum Building Footprint, expressed as a percentage of the total site area, shall be:
  - 20% for Parks and Recreation uses
  - 0% for all other uses/activities
- The MAF50 shall include all buildings and structures subject to be built on the lot.
- The Unimproved Surface Area (USA) of developments shall:
  - Not be less than 70% for Parks and Recreation uses.

**BUILDING DENSITY AND BULK REGULATIONS**



**SECTION 14.2 LANDSLIDE OVERLAY ZONE (LSD-OZ)** The LSD-OZ is an area in a city that has been identified as highly susceptible to landslides and where specific regulations are provided in order to minimize the potential negative effect on development. The objectives of these regulations are to minimize potential for landslide occurrence and to protect lives and properties from its impact. The LSD-OZ is tagged in areas identified as highly susceptible at a 25-year return period in the RCP 4.5 (2019) scenario. The LSD-OZ is further classified into three subcategories:

- 1 Areas for Priority Action which are areas which are affected by landslides where buildings are located.
- 2 Hazard Overlay Zone which covers areas where slides that are affected by landslides where agriculture lands are located and
- 3 No Build Zones which are areas that are highly susceptible to landslides. Accordingly, the includes the ALDC quarry and/or excavations. Terrain, protected forests, rivers, forestlines, and areas where activities are present.

**ALLOWABLE USES**

- Allowable uses shall be as provided in the Base Zone, subject to the following additional regulations:

- The USA of development that
  - The MAPSO shall be
    - 30% for Parks and Recreation uses
    - 30% for all other uses/activities
  - The MAPSO shall include all buildings and structures built or to be built on the lot
  - Not to less than 70% for Parks and Recreation Uses
- BUILDING STRUCTURE DESIGN REGULATIONS**
- Buildings that be made flood proof through any or combination of the following means:
    - Raising the lowest floor (in or above the Flood Protection Elevation (FPE)) as determined by the DPM or other through fill or by using walls.
    - Flooding roof decks that can be used for evacuation in places.
    - Building utility connections such as those for electricity, potable water and sewage that be located at elevations higher than the FPE.
    - Natural drainage patterns should not be altered, and
    - Low SUDS to include rainwater storage tanks, green roofs etc. that can decrease the flow and make productive use of storm water run-off.

**BUILDING DENSITY AND BULK REGULATIONS**

- The MAPSO shall be
- 30% for Parks and Recreation uses
- 30% for all other uses/activities
- The MAPSO shall include all buildings and structures built or to be built on the lot
- The USA of development that
- Not to less than 70% for Parks and Recreation Uses

**BUILDING STRUCTURE DESIGN REGULATIONS**

- Buildings that be made flood proof through any or combination of the following means:
  - Raising the lowest floor (in or above the Flood Protection Elevation (FPE)) as determined by the DPM or other through fill or by using walls.
  - Flooding roof decks that can be used for evacuation in places.
  - Building utility connections such as those for electricity, potable water and sewage that be located at elevations higher than the FPE.
  - Natural drainage patterns should not be altered, and
  - Low SUDS to include rainwater storage tanks, green roofs etc. that can decrease the flow and make productive use of storm water run-off.

**BUILDING STRUCTURE DESIGN REGULATIONS**

- Site development that be designed with consideration to avoiding/minimizing (1) risks from being affected by landslides; (2) its adverse impact to the soil (3) and risks of causing cases includes to nearby watercourses
- Buildings and structures should be laid out and designed to harmonize with the terrain to minimize earth moving activities
- Appropriate slope, erosion and soil stabilization measures shall be applied, either through hard or soft engineering measures.
- Retention and drainage operations should be planned
- Natural drainage patterns should not be altered, and
- Low sustainable drainage systems to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

**SECTION 14.4 MINES AND GEOSCIENCES BUREAU (MGB) ZONATION OVERLAY ZONE.** The MGB Zonation Overlay Zone is applied in areas affected by the landslide that occurred in 2018 at the quarry site of the ALDC. This zone is further classified into three subcategories:

- 1 Areas for Priority Action which are areas that are located in the regulated zone and are directly affected by the hazard where buildings and establishments are located.

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2. Hazard Overlay Zone which covers areas that are located in the danger zone in which residents could be aware of the potential danger of existing geofactors; and
3. No Build Zone which are areas located in the critical zone in which no residents should stay.

**SECTION 14.6. SINKHOLES OVERLAY ZONE.** The Sinkhole Overlay Zone covers areas in a city that have been identified as susceptible to sinkholes. The zone is further classified into two subcategories:

1. Areas for Priority Action which are areas that are susceptible to sinkholes generated by the University of the Philippines Resilience Institute - Nationwide Operational Assessment of Hazards (UPRI-NOAH); and
2. No Build Zone which are areas that are susceptible to sinkholes generated by the Kirted and Geoprocess Bureau.

**SECTION 14.6. STORM SURGE OVERLAY ZONE (SS-OZ).** The SS-OZ covers areas in a city that have been identified as highly susceptible to storm surge and where specific regulations are provided in order to minimize potential negative effect to development. This is applied in areas identified as highly susceptible at a 25-year return period in the RCP 4.5 (2050) scenario. The SS-OZ is further classified into three subcategories:

1. Areas for Priority Action which are areas within zones that are affected by storm surges where buildings are located.
2. Hazard Overlay Zone which covers areas within zones that are affected by storm surges of any kind of hazard where agricultural lands are located; and
3. No Build Zones which are areas that are affected by high level of storm surges with  $> 3$  meters flood depth.

**ALLOWABLE USES**

- Allowable uses that be as provided in the Base Zone, subject to the following additional regulations:

**BUILDING DENSITY AND BULK REGULATIONS**

- The MAPSO shall be:
- 20% for Parks and Recreation uses
- 30% for all other uses/activities
- The MAPSO shall include all buildings and structures that or to be out on the lot.
- The USA of developments shall
- Not be less than 70% for Parks and Recreation Uses

**SECTION 14.7. MANAGED FOREST RESOURCE OVERLAY ZONE (MFR-OZ).** The MFR-OZ are areas that are located within the protection forestland that were delineated through the City of Manila Forest Land Use Plan (FLUP) 2017-2028. Land uses within the MFR-OZ are approximately located between 50% slope to 50% slope. The natural features, resources and rigidity of these areas will be preserved by incorporating the concept of sustainable development and changes that will be made throughout the zone.

**ALLOWABLE USES**

- Allowable uses that be as provided in the Base Zone, subject to the following additional regulations:

**BUILDING DENSITY AND BULK REGULATIONS**

- The MAPSO shall be:
- 20% for Parks and Recreation uses
- 30% for all other uses/activities
- The MAPSO shall include all buildings and structures that or to be out on the lot.
- The USA of developments shall
- Not be less than 70% for Parks and Recreation Uses

**BUILDING/STRUCTURE DESIGN REGULATIONS**

The development shall promote sustainable management to ensure the continuous productive uses and services of forestlands.

- All land that is not devoted to urban uses, what the act calls as common land for recreation, conservation, agricultural uses, or preserved in an undeveloped state.
- Vacant lots will be utilized as reforestation areas.
- Buildings and structures should be laid out and designed to harmonize with the terrain to minimize earth moving activities.
- Indigenous and mature vegetation should be retained.
- Natural drainage patterns should not be altered.
- Use wastewater drainage systems to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

**SECTION 15. ZONING INCENTIVES.** Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that use CAV (Cloud-to-Digital) technology, or rainwater, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture, building systems. Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or otherwise mitigate risks.

## ARTICLE VI. GENERAL REGULATIONS

**SECTION 16. HEIGHT REGULATIONS.** Notwithstanding the building height provisions of this Ordinance, building height shall also conform to the height provisions and requirements of the CAVP.

Exempted from the imposition of height regulations in residential zones are the following towers, church steeples, water towers and other utilities and such other structures not covered by the height regulations of the NBC and/or the CAVP.

**SECTION 17. AREA REGULATIONS.** Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

1. PD 857 - Subdivision and Condominium Buyers Protective Law, and its related implementing rules and regulations.
2. SP 220 - Provision of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects, and its related implementing rules and regulations.
3. RA 7279 - UCHRY.
4. PD 1086 - NBC of the Philippines (Revised RA 6511).
5. PD 1485 - Fire Code of the Philippines.
6. PD 850 - Sanitation Code.
7. RA 8541 - National Building Code of the Philippines.
8. BP 344 - Accessory Law.
9. PD 563 - Regulating the Erection of Trees in Certain Places and Permitting Unrestricted Cutting, Destruction, Damage and Hiving of Certain Trees. Plans and

10. RA 7920 - Philippine Electric Code.
11. Rules and Regulations - HLURB (Local Government Ordinances and CLUP Guidelines 2013, 2014).
12. Commonwealth Act (CA) 141 or Public Land Act - public lands, including freshwater and reclaimed lands.
13. PD 720 or Revised Forestry Code - Forestlands.
14. PD 1007 or Water Code of the Philippines - river and coastal waters, shorelines and riparian easements.
15. RA 6967 or CARL - agrarian reform laws.
16. RA 8745 - Clean Air Act.
17. RA 7586 or NIPAS Act - protected areas in both land and seas.
18. RA 8550 or Revised Fisheries Code - city waters and coastal zones.
19. RA 8535 or ARRA - SARDIZ and price agricultural lands.
20. RA 8533 or Ecological Solid Waste Management Act.
21. RA 8533 or Ecological Solid Waste Management Act.
22. RA 8533 or Philippine Tourism Act - tourism zones and estates.
23. RA 8728 or Philippine Cultural Heritage Act, as amended.
24. RA 10060 or Philippine Cultural Heritage Act - cultural and heritage investments, and
25. RA 10121 or DRRM Act - disaster-prone and geo-hazard areas.
26. Other relevant guidelines promulgated by the national agencies concerned.

**SECTION 18. EASEMENT.** Pursuant to the provisions of the Water Code of the Philippines or PD 1067 of 1966, the banks of rivers and streams and the shores of the seas and lakes throughout their entire length within a zone of 3.00 meters in urban areas, 20.00 meters in agricultural areas and 40.00 meters in forest areas, along their margins, are subject to easements of public use in the interest of navigation, navigation, boating, fishing and salvage.

No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, fishing or salvage or to build structures of any kind. There shall be a mandatory 5.00 meter easement on both sides of easement that those on the ground identified by Philippine Institute of Volcanology and Seismology (PHIVOLCS) as required by the City Government, road widening and road construction program as well as other projects may when so identified.

**SECTION 19. BUFFER REGULATIONS.** A width of 4 (B) meters shall be provided along entire boundary width between two or more adjoining zones, except 2.00 meters from each side of the zone-to-zone boundary. Such buffer strip should be open and not enclosed apart by any building or structure and should be a part of the yard or open space. Varying provisions are hereby enumerated depending on the type of establishment.

1. Buildings shall have a buffer of at least 2.00 meters from residential areas, schools, churches, and other places of assembly courts or public office as per H.L.R.B. Board Resolution No. R-020, Series of 1999.

2. Agricultural programs and projects shall have at least 25 meters away from trees as per H.L.R.B. Resolution No. R-074 Series of 2000. For the case of the City of Marikina City, a 20-meter buffer zone shall be observed.

3. Churches shall have a 100-meter buffer zone as per H.L.R.B. Board Resolution No. 681, Series of 2000 Rule III A.1

4. Natural Recovery Factors shall be at least 100 meters away from schools and residential areas, 75 meters away from parks, and 50 meters away from water bodies.

5. Industrial areas shall have a 10-meter buffer zone which will serve as green space.

6. Telecommunication towers that have a minimum buffer radius of 25 meters as what is stated on H.L.R.B. Local Ordinance Guidelines for set site.

7. As per EC 180 Series of 1965 or the establishing of the construction of roads, all proposed commercial establishments along national and provincial roads shall require a 3-meter setback while residential areas shall require a 2-meter setback.

8. National and provincial roads shall have at least 1.5 meter pathway as what is stated on EC 180 Series of 1965.

**SECTION 20. SPECIFIC PROVISIONS IN THE NATIONAL BUILDING CODE.** Specific provisions stipulated in the NBC (PD 1096), as amended thereof, related to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on new lots, access yard requirements and smoking groups, which are not in conflict with the provisions of the PCZO, shall be covered.

**SECTION 21. ADVERTISING, BILLBOARDS AND BUSINESS SIGNS.** No advertising, billboards or business signs, whether on or off premises of an establishment shall be displayed or put up for public view without local clearance from the Zoning Administration/ Zoning Officer. Local clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the site thereof is not excessive, taking into account the size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot.

Checkers signs that would constitute nuisance to adjoining property owners, detail projects or constitute hazards to public safety shall not be allowed in any area. No sign, billboard or structure shall be erected in any area, no sign, billboard or structure shall be erected in any area, no sign, billboard or structure shall be erected in any area, no sign, billboard or structure shall be erected in any area.

It shall be unlawful to maintain an obsolete sign by reason of discontinuance of business, service or activity for more than sixty (60) days thereafter.

permits for such sign that indicate the location, size, shape, contents and type of construction by the Zoning Ordinance/ administrator upon payment of corresponding fees to the City. The Zoning Officer, Temporary signs and structures for not more than two months may be allowed.

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ARTICLE VII. PERFORMANCE STANDARDS

**SECTION 22. APPLICATION OF PERFORMANCE STANDARDS.** The following performance standards are intended to ensure land use and neighborhood compatibility. Proposed developments that comply with the applicable performance standards which shall form part of the requirements for Localized Clearance. These standards are by no means exhaustive or all inclusive. The LZDA may require other standards, when deemed necessary, to ensure land use and neighborhood compatibility. These shall be enforced through the implementing Ordinances that is made part of the ZO.

**SECTION 23. ENVIRONMENTAL CONSERVATION AND PROTECTION STANDARDS.** It is the intent of the ZO to protect the natural resources of the city. In order to achieve this objective, all developments that comply with the following regulations:

1. Views that be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, form and landscaping.

2. Deep wells that not be allowed unless a Water Permit is obtained from the National Water Resources Board.

3. Land use activities shall not cause the abrasion of natural drainage patterns or change the velocity, volume, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds that not be altered, re-graded, developed, paved, dewatered or dug from.

4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.

5. All developments that undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage:

6. The natural drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Management Water Quality Criteria.

7. City and industrial wastewater effluents shall not discharge into surface and groundwater unless it is conclusively proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Hard Water.

8. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR.

9. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties.

10. All developments, particularly those involving areas that undertake dredging and appropriate slope and erosion protection as well as soil conservation measures.

11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be measured at specified levels according to DENR's latest Air Quality Standards.

12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.

13. Industrial processes/facilities should not cause negative impacts to the environment. The Zoning Administrator/ Zoning Officer may request for descriptions of these as part of the requirements for Localized Clearance.

### SECTION 21. AGRICULTURAL LAND CONSERVATION AND PRESERVATION

**CRITERIA.** Agricultural lands are recognized as valuable resources that provide employment, recreation and beauty. All agricultural lands in the city shall not be primarily converted to other uses. Requests for rezoning shall be evaluated on the basis of conditions prevailing at the time of application, consistency with the CLUP, and subject to the provisions of Amendment Chapter No. 94 Preserving the Guidelines Governing Section 20 of RA 7160, Authorizing Cities to Reclassify Agricultural Lands into Non-Agricultural Uses. Applications for agricultural and recreational approved by the city shall be submitted to the HILRR/Designating Framework for review and final approval.

### SECTION 22. NETWORK OF GREEN AND OPEN SPACES.

The city intends to develop a network of green and open spaces as a way to increase the occurrence of urban heat islands. Developments that conform to the following provisions, as applicable:

1. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 1216, PD 563, PD 987 and BP 220, are respectively required to provide tree-planting strips along their arterial roads.
2. Similar developments shall also be required to provide landscaped tree-planting strips along the open space requirements mandated by PD 957, BP 220 and related laws. These landscaped open spaces shall be classified as non-erectable public lands and non-erectable.
3. Roof decks of all buildings that are landscaped, as applicable:
  - a. Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown.
  - b. 50% paved with permeable or semi-permeable materials such as grass, gravel, grass covers and the like.

### SECTION 26. SITE DEVELOPMENT STANDARDS.

The city considers it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development standards shall consider the environmental character and attributes of the site and its adjacent properties. All project standards shall be in complete harmony according to good design principles and the subsequent development shall be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets.

1. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
2. Adjuments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator/ Zoning Officer prior to the granting of a Local Official Clearance.
3. The capacity of parking areas shall be per the minimum requirements of the National Building Code. There shall be better developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas be located in street right-of-way.
4. Developments, such as striping, mail, schools, places of worship, markets, sports fields and the like, which attract a significant volume of transportation, such as Public Utility Vehicles (PUVs) and private vehicles shall provide adequate on-site parking for the same. There shall also provide vehicle loading and unloading bays so as to avoid through traffic flow will not be impeded.
5. Entrances, windows, shutters and other non-erectable materials shall be maintained according to levels specified in ICHRA's latest guidelines on the Adjustment of Noise and Other Forms of Nuisance.
6. Gaze and heat from any operation or activity shall not be directed, seen or felt from any point beyond the limits of the property.
7. Fencing along roads shall be well thought, side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

**SECTION 27 INFRASTRUCTURE CAPACITY** All developments shall not cause excessive requirements for public facilities and services. All developments shall exceed their requirements for public facilities (such as roads, drainage, water supply and the like) are within the capacities of the systems serving them.

The zoning administrator shall require the following:

- Drainage Impact Assessment Study

All development proposals in flood prone areas and all major proposals shall to effect the existing drainage regime, including commercial-headwater buildings or condominiums, shopping malls, public markets, residential and commercial buildings, hotels, guesthouses, schools, universities, residential and commercial, and other areas, sports fields and other similar developments shall be required to submit Traffic Impact Statements. Other traffic generating developments as determined by the Zoning Administrator/ Zoning Officer, shall be required to submit the same.

- Traffic Impact Statement
- Major high intensity facilities such as commercial-headwater buildings or condominiums having four floors and above, shopping malls, public markets, transportation terminals, guesthouses, schools, universities, residential and commercial, and other similar developments shall be required to submit Traffic Impact Statements. Other traffic generating developments as determined by the Zoning Administrator/ Zoning Officer, shall be required to submit the same.

**ARTICLE VIII MITIGATING DEVICES**

**SECTION 28 DEVIATION, VARIANCES AND/OR EXCEPTIONS FROM THE PROVISIONS OF THE ORDINANCE** may be allowed by the LDBA only when the following terms and conditions exist:

- Variation deviation from applicable Building Code and Density Regulations, Building Design Regulations and Performance Standards; Variance may be allowed provided that proposed safety of the following provisions:
  - Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property (topography, shape, etc.) which is not self-created
  - The proposed variance is the minimum deviation necessary to permit reasonable use of the property
  - The variance will not affect the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as flooding or natural light, causing loss of natural vegetation or interfering in public easements and the like
  - The variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare
  - The variance will be in harmony with the spirit of the Ordinance

**2. Exceptions (deviations from Absolute Use Provisions):** Exceptions may be allowed provided that proposed safety of the following conditions:

- The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community
- The proposed project shall support economic based development without any community services and facilities which at the same time posing no adverse effect on the community
- The exception will not adversely affect the appropriate use of adjoining properties in the same zone such as generating excessive vehicular traffic causing overcrowding of people or generating excessive noise and the like
- The exception will not affect the essential character and general purpose of the zone where the exception sought is located

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**SECTION 29 PROCEDURES FOR EVALUATING VARIANCES AND/OR EXCEPTIONS.**  
The procedure for evaluating applications for Variances and/or Exceptions is as follows:

1. The project applicant shall file a written application for Variance and/or Exception with the LZBA along the boundary of the Ordinance under which the same is sought and stating the ground's thereof.
2. Upon filing of application, a wide project sign, indicating the name and nature of the proposed project shall be posted at the project site. The sign shall be maintained until the LZBA has rendered a decision on the application.
3. The LZBA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.
4. A written waiver of no objection to the project by the owners of the properties immediately in front of and bordering the project site shall be filed by the applicant with the LZBA within 15 days upon filing of application.
5. The LZBA shall hold public hearings to be held in the concerned community.
6. At the hearing, any party may appear in person, or be represented by agents. All interested parties shall be accorded the opportunity to be heard and present evidence and testimony.
7. The LZBA shall render a decision within 30 days from the filing of the application. Evidence of the time spent for the preparation of written affidavit of non-objection and the public hearings, if any, appears to be included in evaluating proposals for Variances and/or Exceptions shall be considered by the project applicant.

**ARTICLE IX ADMINISTRATION AND ENFORCEMENT**

**SECTION 30. APPROVED ZONING MAPS.** The approved City Zoning Maps, printed in standard color codes and with minimum dimensions of 1.20 x 1.20 meters, shall be posted at the following offices:

- Office of the Mayor
- Office of the Zoning Administrator
- City Planning and Development Office
- City Assessor's Office
- Office of the City Engineer
- City Against Racism Office
- City Agriculture Office
- City Environment and Natural Resources Office (CENRO)

Zoning maps for each zoning district shall be posted at respective barangay halls for public information and guidance of barangay officials. These should likewise be printed in standard color codes and minimum dimensions of 1.20 x 1.20 meters.

**SECTION 31. LOCALATIONAL CLEARANCE.** All homeownership and second Localational Clearance from the Zoning Administrator/Planning Office or in cases of Variances and/or Exceptions, from the LZBA prior to conducting any activity or construction on their properties. This will include projects and located in frontyards, Special Economic Zones and other areas administered by national and local agencies, except for locations for national security as ordered by the Department of National Defense.

**SECTION 32. PROJECTS OF NATIONAL SIGNIFICANCE.** Based on established national standards and priorities, the LZBA shall continue to issue localational clearance for projects considered to be of vital and national or regional economic or environmental significance. Unless otherwise declared by the NEDA Board, all projects shall be processed locally equivalent (PWA 2 Section 36, et seq.).

**SECTION 33. MAJOR AND/OR INNOVATIVE PROJECTS.** The Zoning Administrator/Planning Office or the LZBA, in the case may be, may seek the assistance of the LZBA or external consultants in the evaluation of proposed layout and/or innovative projects such as airports, harbors, reclamation areas, shopping malls, resorts, economic zones, tourism enterprise zones, and the like.



**SECTION 34. SUBDIVISION PROJECTS.** An owner and/or developer of a subdivision project shall, in addition to securing a Local Clearance, be required to secure a Development Permit pursuant to the provisions of PD 957 and its implementing Rules and Regulations or BP 220 and its implementing Rules and Regulations and in accordance with the procedures laid down in EO 71, Series of 1987.

Proposed subdivision projects shall prepare their respective Deed Restrictions (to include among other regulations pertaining to allowable uses within their project area. The list of allowable uses within the list of allowable uses within the Zoning Ordinance shall be within the list of allowable uses within the Zone. Proof of compliance of future projects with the provisions of the Deed Restrictions for the said subdivision shall form part of the requirements for Local Clearance.

**SECTION 32. PLANNED UNIT DEVELOPMENT (PUD) PROJECTS.** Proposed PUD projects shall be accompanied by CDDPs showing, at the minimum, proposed land use, building density and tank, road network layout, road and sidewalk section details, and master layout of all utilities such as those for potable water, storm drainage, sewerage, power, telephone, and cable television and solid waste management.

CDDPs shall also be provided with Deed Restrictions which, upon approval of the Zoning Administrator, shall be recorded with the Deed or LRA, as the case may be, and of compliance of future projects on the said PUD with that part of the requirements for Local Clearance.

**SECTION 31. ENVIRONMENTAL COMPLIANCE CERTIFICATE.** No Local Clearance shall be issued to a proposed project covered by the EIS System unless the requirements of Environmental Compliance Certificate (ECC) have been complied with.

**SECTION 27. BUILDING PERMIT.** No Building Permit shall be issued by the City Building Official without a valid Local Clearance in accordance with the integrated RZO.

**SECTION 26. LOCAL CLEARANCE.** The Business and Licensing Division shall require a Local Clearance for new developments. Should there be any change in the activity or expansion of the main subject of the Local Clearance, the owner/developer shall apply for a new Local Clearance.

**SECTION 25. OCCUPANCY PERMIT.** No Occupancy Permit shall be issued by the Local Building Official without a valid Local Clearance from the Zoning Administrator. Upon issuance of a Local Clearance, the grantee (tenant) shall have one (1) year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-compliance with said period shall result in an automatic expiration of the Local Clearance.

**SECTION 24. NOTICE OF LOCAL CLEARANCE.** Upon issuance of a Local Clearance, the Zoning Administrator shall immediately issue a Notice of Non-Compliance to existing non-conforming uses, buildings or structures. The said Notice of Non-Compliance shall state the provisions of the Ordinance to which the existing use, building or structure does not conform. The same notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section. It may also provide conditions by which the non-conforming use can reduce its non-conformity.

**SECTION 23. NOTICE OF NON-COMPLIANCE.** Upon approval of the Ordinance, the Zoning Administrator shall immediately issue a Notice of Non-Compliance to existing non-conforming uses, buildings or structures. The said Notice of Non-Compliance shall state the provisions of the Ordinance to which the existing use, building or structure does not conform. The same notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section. It may also provide conditions by which the non-conforming use can reduce its non-conformity.

**SECTION 22. EXISTING NON-CONFORMING USES, BUILDINGS AND STRUCTURES.** The local uses of any building, structure or land at the time of adoption or amendment of the Ordinance may be continued, although such uses do not conform to the provisions of the Ordinance, provided:

1. That no such non-conforming use shall be expanded or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of the Ordinance or moved to a new or in part, to any other portion of the lot or parcel of land where such non-conforming use exists at the time of the adoption of the Ordinance.

2. That no such non-conforming use which has ceased operation for more than one year be again revived as non-conforming use.

3. A wrecked building or structure may not be used for non-conforming activity.

4. That any non-conforming building/structure which has been damaged, may be reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost. That where such non-conforming portion of any building/structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

5. That no such non-conforming use may be moved to displace any conforming use.

6. That no such non-conforming use and/or structure may be expanded or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

7. That should such use and/or structure be moved for any reason to whatever distance, it shall therefore conform to the regulation of the zone in which it is moved or relocated.

8. That such non-conforming use and/or structure should not cause nuisance effects to its neighbourhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicles or pedestrians) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.

9. The owner of a non-conforming use and/or structure shall program the phase-out and relocation within 10 years from the effectivity of this Ordinance.

10. Engaging interventions such as food control, slope protection, and damages would be recommended to hazard prone areas where man had of the land area of the City of Nagla has a slope of greater than 30%.

11. A waiver will be required for those existing and proposed areas that are hazard prone if the owner needs to stay.

12. Once the limited and some proposed areas will stay and will only apply engineering interventions if the area is prone to hazard.

**SECTION 43. RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT.** The Zoning Administrator/Zoning Officer who shall be appointed by the Mayor in accordance with existing rules and regulations on the subject.

**SECTION 44. COMPLIANCE.** The Zoning Administrator/Zoning Officer must comply with the requirements of RA 10557, also known as the Environmental Planning Act of 2013.

**SECTION 45. POWERS AND FUNCTIONS OF A ZONING ADMINISTRATOR/ZONING OFFICER.** Pursuant to the provisions of EO 12 implementing RA 7160 in relation to Sec. 2, Paragraphs a and d, and Section 7 of Executive Order No. 464 dated 07 February 1981, the Zoning Administrator shall perform the following:

1. Enforcement
  - a. Act on all applications for LC
  - b. Issuance of Notice of Non-Conformance to owners/operators of lots
  - c. Monitor on-going/keeping records and issue Notices of Violation and Show Cause Order to owners, developers or managers of projects that are in violation of the provisions of the RCTO
  - d. Coordinate with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of this Ordinance
  - e. Coordinate with the City Fiscal and/or City Legal Officer for their legal responsibilities relative to the foregoing
2. Planning
  - a. Coordinate with the Regional Office of the HLIRB regarding proposed amendments to the RCTO prior to revision by the DP

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**SECTION 46. COMPLAINTS AND OPPOSITIONS.** A complaint for violation of any provision of the RCZ or any clearance or permit issued pursuant thereto shall be filed with the LZBA.

Oppositors to applications for LCV or LC-E shall be treated as a complainant and shall likewise be filed with the LZBA.

**SECTION 47. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF APPEALS.** There is hereby created a LZBA which shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
  - a. Variances
  - b. Exceptions
  - c. Non-Conforming Uses
  - d. Complaints and Oppositions to applications
2. Act on appeals on Grant or Denial of LDC by the Zoning Administrator/Zoning Officer
3. Act on appeals regarding the non-conformity of existing uses, buildings or structures to the applicable provisions of the Ordinance
4. Decisions of the LZBA shall be carried by an absolute majority vote (50% + 1) of its members.

**SECTION 48. APPEALS TO LZBA DECISIONS.** Decisions of the LZBA shall be appealable to the CLUP.

**SECTION 49. COMPOSITION OF THE LOCAL ZONING BOARD OF APPEALS.** The LZBA shall be composed of the following members:

1. City Mayor as Chairman
  2. City Councilor/Chairperson on Land Use/Zoning (if said committee is non-existent, the SP may elect a representative)
  3. City Legal Officer
  4. City Assessor
  5. City Engineer
  6. City Planning and Development Coordinator (if other than the Zoning Administrator/Zoning Officer)
  7. City Community Environment and Natural Resources Coordinator/Chief Executive Officer
  8. Two representatives of the private sector nominated by their respective organizations
  9. Two representatives from non-government and civil society organizations nominated by their respective organizations
- The City Planning and Development Officer (CPDO) shall serve as the Secretary to the LZBA. The LZBA may invite resource persons in support of the performance of its functions.

**SECTION 50. REVIEW OF THE ZONING ORDINANCE.** The Local Zoning Review Committee (LZRC) is hereby created under the City Development Council to review the integrated RCZD considering the CLUP based on the following reasons: reasons

1. Updating/Revision of the CLUP
2. Introduction of projects of regional and/or local significance
3. Local major events with diverse land use implications
4. Position for re-zoning/classification with diverse implications
5. Increasing number of applications/reasons involving variances and Exceptions

**SECTION 51. COMPOSITION OF THE LZRC.** The LZRC shall be composed of the following members:

1. SP Chairman on Housing, Urban Planning and Land Utilization (or equivalent)
2. City Planning and Development Coordinator
3. City Zoning Administrator/Zoning Officer
4. City Assessor
5. City Legal Officer

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6. City Engineer
7. City Community Environment and Natural Resources Officer/DPRM Officer
8. City Agricultural
9. City Agrarian Action Officer
10. President, Association of Barangay Captains
11. Three Private Sector Representatives such as from Local Chamber of Commerce, Real Estate Industry, Federation of Chambers, Association, and Academic
12. Two non-government and one locally organized representatives

The CPOD shall serve as the Board/Committee to the LZRC. The LZRC may make resource persons in support of the performance of its functions.

**SECTION 52. FUNCTIONS OF THE LZRC.** The LZRC shall have the following functions:

1. Review the RZDO for the following purposes:
  - a. Determine amendments or revisions necessary in the RZDO because of changes that might have been introduced in the CLUP
  - b. Recommend changes to be introduced in the CLUP and the RZDO in the light of permits granted such as extensions and exclusions, and including applications for rezoning and reclassification
2. Recommend to the SP necessary legislative amendments on the needed changes in the RZDO as a result of the review conducted
3. Coordinate with HELPB of the recommended changes in the RZDO as a result of its review.

**SECTION 53. AMENDMENT.** Changes in the RZDO, as a result of the review by the LZRC shall be heard as an amendment, provided that any proposed amendment to the RZDO or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the SP. Any amendment shall have effect only after approval and authentication by HELPB or Sangguniang Pangkalahatan.

**SECTION 54. VIOLATION AND PENALTY.** Any person who violates any of the provisions of the Ordinance shall upon conviction, be punished by a fine or imprisonment as provided under the LUP or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the strong officers thereof.

**SECTION 55. SUPPLETORY EFFECT OF OTHER LAWS AND DECREES.** The provisions of the Ordinance shall be applied in the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders, existing national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the CLUP of the locality.

The rules and standards provided in the RZDO shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

**SECTION 56. CONSISTENCY BETWEEN NATIONAL AND LOCAL PLANS, PROGRAMS AND PROJECTS.** Plans, programs and projects of national agencies that will be implemented within the locality shall so much as practicable be consistent with the provisions of the RZDO.

**SECTION 57. SEPARABILITY CLAUSE.** Should any section or provision of the Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 58. REPEALING CLAUSE.** All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.



SECTION 59. EFFECTIVITY CLAUSE. This RCZO takes effect upon approval by the Sangguniang Panlungsod (SANGGUNIANG PANLUNGSOD) and after compliance with the public hearing requirements of RA 7160 or the Local Government Code of 1991.

ENACTED BY THE SANGGUNIANG PANLUNGSOD, CITY OF MAGA, CEBU, in its Regular Session held on the 26<sup>th</sup> day of October, 2022.

CERTIFIED TRUE AND CORRECT

GARRY A. CABOTALE

Secretary to the Sanggunian

VIRGILIO M. CHIONG

Vice-Mayor/Presiding Officer

ATTESTED BY



APPROVED BY

YALDENAR M. CHIONG

City Mayor

12/22/22



**ANNEX A DEFINITION OF TERMS**

**Absolute Majority Vote** – means that the "in favor" vote represent more than 50 percent of the valid votes. This is also called the 50% + 1 vote.

**Accessory Use** – pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).

**Actual Use** – refers to the purpose for which the property is presently or predominantly used by the person in possession of the property.

**APMA** – that refer to the Agriculture and Fisheries Modernization Act of 1997 or RA 8235.

**Agricultural Activity** – per the CARL of 1988 (RA 8557) means the cultivation in the soil, parting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities performed by a farmer in conjunction with such farming operations.

**Agricultural Land** – per RA 8557 refers to land devoted to agricultural activity and not classified as general, forest, residential, commercial or industrial land.

**Agricultural Land Use Conversion** – per RA 8557 refers to the process of changing the use of agricultural land to non-agricultural uses.

**Agricultural Zone (AZ)** – an area within the city intended for the cultivation of the soil, parting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations. (ARMA)

**Agri-Industrial Zone (AgIZ)** – an area within the city intended primarily for integrated farm operations and related product processing activities such as production for farmers, on-farm sales, etc.

**Agri-Processing Activities** – refers to the processing of raw agricultural and fishery products into value-added products which include materials for the manufacture of food and/or non-food products, pharmaceuticals and other finished products. (ARMA)

**Agro-Forestry** – land management which combines agricultural crops with tree crops and forest plants and/or animals simultaneously or sequentially and applies management practices which are compatible with the cultural patterns of the local population.

**Alotment Uses** – uses that conform to those allowed in a specific zone.

**Class "A" Single-Dwelling Unit** – those with facilities and procedures of minimum adequacy that the applicant and the bank sanctioned therein are suitable for occupation and sale only within the city where the single-dwelling unit is located.

**Commercial Zone (C1-Z)** – a low density commercial area within the city intended for neighborhood or community scale trade, service and business activities.

**Commercial Zone (C2-Z)** – a medium to high density commercial area within the city intended for neighborhood or community functions to the CBD.

**Commercial Zone (C3-Z)** – a high density commercial area within the city intended for regional shopping centers such as large malls and other commercial and business activities with the regional in scope or where mixed activities general office and retail offices and services that extend beyond local boundaries and require metropolitan level development parking and infrastructure. (High rise hotels, sports stadium or sports complex may also be allowed in this zone. This zone may also be called as the CBD).

**Commercial Garage** – a garage where automobiles and other motor vehicles are housed, stored for extended periods or kept for maintenance, for hire or sale.

**Community Mortgage Program** – the developer shall finance the acquisition, development and construction of an identified Community Mortgage Program project duly approved by the National Home Mortgage Finance Corporation (NHMF 2001).

**Compatible Uses** – different uses capable of existing harmoniously within a zone or zones and which are not subject to the conditions stipulated in the Zoning Ordinance.

**Comprehensive Land Use Plan (CLUP)** – is a technical document embodying specific policies and strategies for guiding regional growth and development that is incorporated through the Zoning Ordinance. The main components of the CLUP are the land use plan and sectoral studies including Demography, Ecogeography, Agriculture, Fisheries, and Coastal, and Special Area Studies such as Climate Change Adaptation (CCA), Accessible Growth, Biodiversity, Heritage Conservation and Green Urbanism.

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**Comprehensive Development Master Plan (CDMP)** – a unitary development plan for the plan that permits flexibility in planning urban design, building structure, etc., comprehensively

of building types and land uses, make open spaces for general public uses services and business activities and the preservation of significant land features (NSC) and may also be referred to as a **Master Development Plan**

**Conflicting Uses** – uses or land activities with contrasting characteristics and adjacent to each other e.g. residential units adjacent to industrial plants

**Conforming Use** – a use that is in accordance with the zone regulations as provided for in the Ordinance

**Deed Restrictions** – written agreements that impose limitations on the use of property in order to maintain the intended character of a neighborhood

**Easement** – open space enclosed on any land used activities along waterways, but not, road right-of-way, demonstration parks, lakes and the like

**Established Grade** – the fresh ground level of a proposed development which shall be determined according to the provisions of the latest edition of the NBC

**Eco-tourism** – a form of sustainable tourism within a natural and cultural heritage area where indigenous knowledge and practices, environmental education and ethics, as well as economic benefits are harnessed and pursued for the enrichment of host communities and the restoration of forests. (Tourism Act and DENR ACO2013-19 Guidelines on Eco-tourism Planning and Management in Protected Areas)

**Ecotourism Overlay Zone (EIM-OZ)** – an area in the city intended for ecotourism uses

**Environmentally Critical Areas (ECA)** – refer to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 1987, as amended

**Areas not under a scientific potential tourist spots and sanctuaries**

1. Areas which constitute the habitat for any endangered or threatened species of animals, plants or wildlife (flora and fauna)

2. Areas of unique natural, archaeological, or scientific resources

3. Areas which are historically occupied by cultural communities or tribes

4. Areas frequently visited and/or hard hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.)

5. Areas with critical slopes

6. Areas classified as prime agricultural lands

7. Fisheries zones of aquatic

8. Water bodies characterized by one or any combination of the following conditions:  
1. tapped for domestic purposes

2. when the current water protected areas declared by appropriate authorities, and which support wildlife and fishing activities

3. Mangrove areas characterized by one or any combination of the following conditions:  
1. with primary primary and dense young growth

2. adjoining the mouth of major river systems

3. near or adjacent to traditional products (ry or fishing grounds)

4. which act as natural barriers against storm waves, strong winds and storm floods and in which people are dependent on their wetland

5. Contaminated characterized by one or any combination of the following conditions:  
1. with 50% and above the organic cover

2. draining and nursery grounds of fish and shellfish

3. which acts as natural breakers of coastlines

**Proposals of Projects with ECAs** are required to submit special Environmental Compliance to DENR Regional Offices. They may also be required by the DENR to submit an EIA, if necessary

**Environmentally Critical Projects (ECP)** – refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1987, as amended

1. Heavy industries  
2. non-ferrous metal industries  
3. Iron and steel mills  
4. petroleum and petro-chemical refineries including oil and gas and mining plants  
5. Nuclear power plants  
6. Hazardous waste treatment and disposal plants  
7. Large mining and quarrying projects, and

1. Priority projects such as logging, water wood processing, installation of farms (public works) in public/private forest, forest occupancy, expansion of mangroves and grazing

10. Green projects (does forest / riparian development projects)

9. Infrastructure projects

8. Major dams

7. Major power plants (hydroelectric or geothermal)

6. Major recreation projects, and

5. Major roads and bridges

4. Golf course projects

Proponents of EOPs are required to submit an EIS to the EMB of the DENR.

Environmental Impact Statement (EIS) System - pursuant to PD 1508 of 1978, refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within the purview of the EIS System include:

A. Environmentally Critical Projects

B. Projects located in Environmentally Critical Areas

**Estuary** - a partially enclosed body of water along the coast where freshwater from rivers and streams meets and mixes with salt water from the ocean.

**Exemption** - a device which grants a property owner relief from certain provisions of the Ordinance when because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere nonconformity or a desire to make more money.

**Fishery, Range and Sanctuary Sub-Zone (FRS-SZ)** - an area within the City Waters Zone where fishing or other forms of activities which may damage the ecosystem of the area is prohibited and human access may be restricted. (Fisheries Code)

**Fish Pond** - a land-based facility enclosed with earthen or stone material to impound water (or growing fish). (Fisheries Code)

**Flood Overlay Zone (FLO-Z)** - areas in a city that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect on developments.

**Flood Protection Elevation** - the minimum elevation to which developments are required by the Ordinance to be elevated, with reference to the Base Flood Elevation. In order to the Flood Protection.

**Floor Area Ratio or (FAR)** - is the ratio between the gross floor area of a building and the area of the lot on which a structure, 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 FAR multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the structure level of density that the transportation and other utility networks can support.

**Forest** - refers to either natural vegetation or plantation of crops, mainly of trees, or both occupying a definite, unfragmented or contiguous area exceeding but not less than one hectare as determined by trees whose structure, function and dynamics have been tried a second time by trees whose structure, function and dynamics have been primary or virgin forest which has not never been subjected to significant human disturbance, or has not been significantly affected by the gathering of forest products such that its natural structure, function and dynamics have not undergone any major ecological change; or (2) secondary or residual forest that maybe classified into other categories or productive type (DAO No. 99-03)

**Forelands** - include the public forest, government land or forest reserves and forest reservations (RD 1208 Further Amending PD 705, otherwise known as the Revised Forestry Code of the Philippines, 1978).

**Forest Reservation** - refers to lands reserved which have been reserved by the President of the Philippines for any specific purpose or purposes. (Forestry Code)

**Forest Zone (FZ)** - areas within a city which are reserved primarily for forest purposes. This includes Forelands and areas outside of Forelands that are declared for forest purposes by the Ordinance.

**Forestry Code** - refers to Presidential Decree No. 705 or the Revised Forestry Code of the Philippines, as amended.

**General Institutional Zone (GI-Z)** - an area within the city primarily for general types of institutional establishments, e.g. government school, private hospital, etc.

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**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

1. Office space
2. Residential areas
3. Carports
4. Lobbies
5. Kitchens
6. Vertical circulation, which will mean stairs, fire escapes, elevator shafts, lifts, pipe shafts, vertical ducts, and the like, and their enclosing walls
7. Roof ramps or flats
8. Machine rooms and ducts
9. Storage rooms and ducts
10. Covered balconies and terraces
11. Covered areas used for parking and driveways, road on vehicle
12. Terraces or parking floors when no residential or office units are present
13. Enclosed areas for air conditioning towers, overhead water tanks, roof decks, sanitary areas and cages, making or swimming pools, whitework or jacuzzis, gardens, courts or plazas

**Hazard Overlay Zone** - areas within cities that are affected by landslides, food, storm surge, or plagues

at any kind of hazard when agricultural lands are located. These are areas that inform people that there is a hazard located in a specific area.

**Heritage Act** - that mean the National Cultural Heritage Act of 2009 or RA 10065

**Historic Center** - (1) historic zone, dated core, precinct, main, historic zone, heritage area, zone or town; (2) a designated area with historical and other special significance, contributing to the dignity of buildings and their environs that collectively contribute to the city's town, district, or precinct settlement site with specific history and/or cultural significance. Historic centers are centers called (a) museums, outdoor museums, or museum preserves. Whether attached or unattached, historic centers are preservation areas (Heritage Act)

**Industrial-1 Zone (I-1)** - an area within the city intended for light manufacturing or production industries that are non-polluting/hazardous and

**Industrial-2 Zone (I-2)** - an area within the city intended for medium intensity manufacturing or production industries that are

**Industrial-3 Zone (I-3)** - an area within the city intended for heavy manufacturing or production industries that are

1. polluting/hazardous
  2. polluting-non-hazardous and
  3. non-polluting/hazardous
- production industries that are
1. highly polluting/hazardous
  2. highly polluting-non-hazardous
  3. highly polluting/hazardous
  4. non-polluting/hazardous

**Inland Fishery** - the freshwater fishery and trench water imports (Interim Code)

**Innovative Design** - innovation and/or application of new creative designs and techniques in development projects e.g. Planned Unit Development

**IPRA** - that mean the Indigenous Peoples Rights Act of 1997 (Republic Act 8371)

**Joint Venture Projects** - the developer may enter into a joint project or agreement with the City LGU or any of the housing agencies to develop a localized housing project. IPRA 2009

**Landscape Overlay Zone (LSD-OZ)** - areas in the city that have been identified as highly susceptible to landslides and where specific regulations are provided in order to minimize its potential negative effect to developments

**Local Zoning Board of Appeals (LZBA)** - a local board body created by virtue of the Ordinance provided in, among others, lands appeals for Variances and Exemptions

**Local Official Clearance (LOC)** - a clearance issued by the Zoning Administrator/ Zoning Officer to a project that is allowed under the provisions of the Ordinance

**Local Official Clearance (Variance) (LOC-V)** - a clearance issued by the LZBA to a project that is allowed under the Varying Ordinance provisions of the Ordinance

**Local Official Clearance (Exception) (LOC-E)** - a clearance issued by the LZBA to a project that is allowed under the Varying Ordinance provisions of the Ordinance



Port - an area with facilities for loading and unloading of ships and other boats, among others, harbor docks, wharves, and piers.

Production Agricultural Sub-Zone (PA-SZ) - areas within the Agricultural Zone of cover that are outside of NPAA and declared by the City for agricultural use.

Production Forest - areas within a city which are forestlands tended primarily for the production of timber. These areas below 50% in slope and less than 1,000 meters in elevation. This includes natural and man-made forests (DAZ 50-16). Forestlands are those for timber and agro-forestry production, range lands for grazing and other forestlands special uses (FM) Technical Bulletin No. 5 as used in (TRD) PD 22003 Rev. 1).

Protected Areas - areas declared as belonging to the NPAS System per NPAA Act. These areas are those that have been designated or set aside pursuant to a law, presidential decree, presidential proclamation or executive order. These include:

1. Strict nature reserves;
2. Natural parks;
3. National monuments;
4. Wildlife sanctuaries;
5. Protected landscapes and seascapes;
6. Biosphere reserves;
7. Natural sites, areas, and
8. Other categories established by law, conventions or international agreements which the Philippine Government is a signatory.

Protection Forest - areas within the city that are forestlands which NPAS declared essentially for their beneficial influence on soil and water in particular and the environment in general (DAZ 50-10). Areas which are partially covered with woody vegetation, managed primarily for the beneficial effects on water, climate, soil, aesthetic value and preservation of genetic diversity (FM) Technical Bulletin No. 5 as used in (TRD) PD 22003 Rev. 1).

Quarry Sub-Zone (Q-SZ) - areas within the Mineral Land Zone of the city that are declared by the Director of Mines and Geosciences Bureau as having quarry resources such as: limestone, granite, basalt, and other igneous, sedimentary, and metamorphic rocks, sand and diatomaceous earth, diatom, and silica. Includes risk-prone areas, sandstone, siltstone, shale, soft volcanic tuff, volcanic sand, and volcanic glass (Mining Act).

Quarrying - that means the process of extracting, removing and disposing quarry resources found on or near the surface of the earth in bulk and (Mining Act).

Reclassification of Agricultural Lands - the act of redefining how agricultural lands that be used for non-agricultural uses such as residential, industrial, and commercial as included in the CLUP (LDC and LC 94).

Residential-1 Zone (R1-Z) - an area where the city intended for low density residential use. For the NDC, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single-family dwellings.

Residential-2 Zone (R2-Z) - an area within the city intended for medium density residential use. For the NDC, R-2 Zone is characterized mainly by low-rise single-detached, duplex or multi-level triplex/quadruplex buildings for exclusive use as multi-family dwelling.

Re zoning - a process of introducing amendments to or change in the existing zoning of a particular area and referred to the text and maps of the Ordinance.

Sinkhole Overlay Zone - areas in the city that have been declared as susceptible to sink-hole and where special regulations are provided in order to minimize its potential negative effect to developments.

Sinkhole Overlay Zone (SOZ) - an area within a city designated for particular types of residential developments. It is a special zoning category established by the local government and having certain regulatory provisions bearing directly on the use of land in a city that have been declared as highly susceptible to sink-hole and where special regulations are provided in order to minimize its potential negative effect to developments.

Special Residential Zone (SR-Z) - an area within a city intended primarily for particular types of residential developments. It is a special zoning category established by the local government and having certain regulatory provisions bearing directly on the use of land in a city that have been declared as highly susceptible to sink-hole and where special regulations are provided in order to minimize its potential negative effect to developments.

Storm Surge Overlay Zone (SSOZ) - areas in a city that have been declared as highly susceptible to storm surge and where special regulations are provided in order to minimize its potential negative effect to developments.

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**Strategic Agriculture and Fisheries Development Zone (SAFDZ)** - refers to areas with the highest potential for production, processing and marketing activities to help develop and modernize, with the support of government, the agriculture and fisheries sectors in an environmentally and socio-culturally sound manner (AFNA)

**Sustainable Urban Drainage System (SUDS)** - a low impact system intended to drain surface water run-off through a series of filtration, storage and cleaning stages before it is released back into the environment

**Tourism Act** - that means the Tourism Act of 2009 (TA 0903)

**Tourism Zone** - an area within other zones with natural or man-made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities

**Tree Farm** - refers to any tract of forest land purposely and exclusively planted to trees of economic value for their bark, leaves, flowers, barks or extractions, but not for the wood thereof (Foresty Code)

**UDHA** - that means the Urban Development and Housing Act of 1992 (UA 7279)

**Urban, Transportation and Services Zone (UTS-Z)** - an area in a city designated for a range of urban, transportation uses or occupations, characterized mainly as a low-rise or medium-rise buildings for low to high density commercial mixed use, a mix of terraces, row-houses, mid-rise, duplex, power and water generation/distribution facilities, transportation facilities, development and sewage facilities, solid waste handling facilities and the like (SBC)

**Variance** - a device which grants a property owner relief from certain provisions of the zoning ordinance where because of the peculiar physical conditions, hardships or exceptional conditions of the property, compliance with applicable zoning ordinance would result in a particular hardship upon the owner as distinguished from a mere inconvenience or a desire to make more money

**Warehouse** - refers to a storage and/or depositary of those in business of performing warehouse services for others, for profit

**Water Code** - that means the Water Code of the Philippines (Presidential Decree 1067)

**Wharf** - an area within a city intended as a landing place where ships may be tied up or unloaded

**Yard** - as defined in the National Building Code, this is the required open space left between the outermost face of the building, structure and the property line, a 9' front, rear, right and left side yards. The width of the yard is the setback

**Zoning Sub-Zone** - an area within a city for specific land use as defined by man-made or natural boundaries

**Zoning Administrator/Zoning Officer** - a city government employee responsible for the implementation/enforcement of the Zoning Certificate - a document issued by the Zoning Administrator citing the zoning classification of the land based on the Ordinance



# ZONING MAP

with Sinksales Overlay  
CITY OF MAGA, PROVINCE OF CEBU

