

Republic of the Philippines

Province of Cebu

CITY OF NAGA



Excerpt from the minutes of the Regular Session of the Sangguniang Panlungsod (SP) of the City of Naga, Cebu held on May 23, 2018 at the SP Session Hall, Legislative Building, City of Naga, Cebu.

Present:

HON. OTHELLO M. CHIONG
HON. ALEXANDER R. LARA
HON. DELFIN R. SEÑOR
HON. APESHIN MARK K. SEÑOR
HON. CARMELINO N. CRUZ, JR.
HON. RODRIGO A. NAVARRO
HON. PABLO A. ABANGAN
HON. LUZMENDA R. LAPITAN
HON. PORFERIO V. RESABA, JR.

On Leave:

HON. VIRGILIO M. CHIONG
HON. AURELIO B. ALINSONORIN
HON. JUSTINO L. DAKAY

- Vice Mayor/Presiding Officer
- Sangguniang Panlungsod Member
- Sangguniang Panlungsod Member
- Sangguniang Panlungsod Member
- Sangguniang Panlungsod Member
- Sangguniang Panlungsod Member
- Sangguniang Panlungsod Member
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- Sangguniang Panlungsod Member

- Sangguniang Panlungsod Member
- Sangguniang Panlungsod Member
- ABC President



ORDINANCE NO. 2018-005

AN ORDINANCE AMENDING THE INTEGRATED ZONING REGULATIONS OF THE CITY OF NAGA, CEBU AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF

Hon. Rodrigo A. Navarro - Sponsor

SP Committee Chairman on Housing and Land Utilization

EXPLANATORY NOTE

The application of the Comprehensive Land Use Plan of the City of Naga, Cebu would require the enactment of regulatory measures to translate the planning goals and objectives into reality and an integrated Zoning Ordinance is one of such regulatory measures, which is a significant instrument for the implementation of the comprehensive land use plan.

Section 458 a. (2) (ix) of Republic Act 7160 otherwise known as the Local Government Code of 1991 authorizes the local government unit to enact integrated zoning ordinances in consonance with the approved comprehensive land use plan, subject to existing laws, rules and regulations.

This integrated Zoning Ordinance is a regulatory measure, which is an important tool for the implementation of the approved comprehensive land use plan, as required by the Housing and Land Use Regulatory Board of the Philippines.

NOW THEREFORE, BE IT ORDAINED, as it is hereby ORDAINED by the Sangguniang Panlungsod of the City of Naga, in a session duly assembled, that:

ARTICLE I

Title of the Ordinance

SECTION 1. TITLE. This Zoning Ordinance shall be known as the amended Integrated Zoning Ordinance (ZO) of the City of Naga, Cebu and shall hereinafter be referred to as the Ordinance.

ARTICLE II

Authority and Purpose

SECTION 2. AUTHORITY. This Ordinance is enacted pursuant to the provisions of Sections 448 and 458 a.2 (7-9) of the Local Government Code of 1991 or R.A. 7160 dated 10 October 1991, which states "Authorizing the City, through the Sangguniang Panlungsod, to adopt a Zoning Ordinance subject to the provisions of existing laws" and in accordance with

related laws such as, but not limited to, Commonwealth Act 141, RA 8550 Fisheries Code, PD 705 Forestry Code, PD 1067 Water Code, PD 1096 National Building Code, and Executive Order No. 72 that provides for the preparation, review, and approval process and implementation of Comprehensive Land Use Plans and Zoning Ordinances of local government units pursuant to the Local Government Code of 1991 and other pertinent laws.

SECTION 3. PURPOSES. This ZO is enacted for the following purposes:

- Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the City of the Naga, Cebu;
- Guide, control and regulate the growth and development of public and private lands in the City of Naga in accordance with its Comprehensive Land Use Plan;
- Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of good governance and community participation; and
- 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 for in the approved Comprehensive Land Use Plan as per Sangguniang Panlungsod (SP) Resolution No. 019-I-2018 dated May 23, 2018, as follows:

1. The Ordinance reflects the City's vision to "sustain a liveable city that uplifts the standard of living of the populace propelling total human development, progressive economy, and well-balanced environment."
2. The local government unit recognizes that any land use is a use by right, but provides, however, that the exercise of such right shall be subject to the review standards of this Ordinance;
3. The Ordinance gives the free market the maximum opportunity to spur the City's development within a framework of environmental integrity and social responsibility;
4. The Ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
5. The Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the City continually encounters;
6. The Ordinance provides a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
7. The Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
8. The regulations 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

The terms used in this Ordinance shall be defined and shall carry out the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental Code and other Implementing Rules and Regulations promulgated by the Housing and Land Use Regulatory Board (HLURB). The words, terms and phrases enumerated hereunder shall be understood to have the corresponding meaning indicated as follows:

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

Active Fault Overlay Zone (FLT-OZ) – an area in the City defined by five (5)-meter wide strips on both sides of and running along identified earthquake faults. The objective of this overlay zone is to minimize the possible harmful effects of fault movements to properties.

Actual Use – refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.

AFMA – shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA 8435.

Agricultural Activity – per the Comprehensive Agrarian Reform Law of 1988 (RA 6657), means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, 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.

a. **Agricultural Land** – per RA 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.

b. **Agricultural Land Use Conversion** – per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.

Agricultural Zone (AGZ) – an area within the City intended 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 operations... **AFMA, Agri-Industrial Zone (AgIndZ)** – an area within the city intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

Agri-Processing Activities – refers to the processing of raw agricultural and fishery 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.

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.

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

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).

Base 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, among others.

Billboards Overlay Zone (BB-OZ) – an area in the City designated for the regulated placement of billboards.

Buffer/Greenbelt Zone (B/GZ) – an area within the City that could be yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

Building Height Limit (BHL) - per the National Building Code, this is "the maximum height to be allowed for buildings/structures...and shall be generally measured from the established grade line to the topmost 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 military/security authorities." BHL is expressed as the number of allowable storeys/floor above established grade and/ or meters above highest grade.

Cemetery/Memorial Park Zone (C/MP-Z) – an area in the City intended for the interment of the dead.

Certificate of Non-Conformance – certificate issued to owners of non-conforming uses as provided in this ZO.

Central Business District (CBD) – shall refer to areas designated principally for trade, services and business purposes.

City Zoning Board of Appeals (CZBA) – a local special body created by virtue of this Ordinance mandated to, among others, handle appeals for Variances, for the City of Naga it is called the CZBA.

Class "AA" Slaughterhouse/Abattoir – those with facilities and operational procedures sufficiently adequate that the livestock and fowls slaughtered therein is suitable for sale in any market within the country.

Compatible Uses – different uses capable of existing harmoniously within a zone, e.g. residential and parks and playground uses subject to the conditions stipulated in the Zoning Ordinance.

Comprehensive Land Use Plan (CLUP) - is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the ZO. The main components of the CLUP in this usage are the land use plan and

sectoral studies including Demography, Ecosystems Analysis (Terrestrial and Coastal), and Special Area Studies such as Climate Change Adaptation, Disaster Risk Reduction and Management, Heritage Conservation, and Green Urbanism.

Comprehensive Development Master Plan (CDMP) – a unitary development plan/site plan that permits flexibility in planning/urban design, building/structure siting, complementary of building types and land uses, usable open spaces for general public uses services and business activities and the preservation of significant land features (NBC) 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.

Delta/Estuary Sub-Zone (D/E-SZ) – an area within the Municipal Waters Zone of the City characterized by a landform at the mouth of a river where it flows into an ocean, sea, estuary, lake or reservoir that is formed by deposition of sediments carried by the river.

Easement – open space imposed on any land use/activities sited along waterways, fault lines, road-rights-of-way, cemeteries/memorial parks, utilities and the like.

Established Grade – the finish ground level of a proposed development which shall be determined according to the provisions of the latest edition of the National Building Code.

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 economic benefits are fostered and pursued for the enrichment of host communities and the satisfaction of visitors." (Tourism Act and DENR AO2013-19 Guidelines on Ecotourism Planning and Management in Protected Areas).

Ecotourism Overlay Zone (ETM-OZ) – an area in the City intended for ecotourism uses.

Environmentally Constrained Areas – areas prone to natural hazards, such as those related to weather, hydrologic, and geologic disturbances. These hazards cover those that are weather and water-related, earthquake-induced, volcanic and erosion-related.

Environmentally Critical Areas (ECA) – refer to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 1981, as follows:

- a. All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries;
- b. Areas set aside as aesthetic potential tourist spots;
- c. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
- d. Areas of unique historic, archaeological, or scientific interests;
- e. Areas which are traditionally occupied by cultural communities or tribes;
- f. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
- g. Areas with critical slopes;
- h. Areas classified as prime agricultural lands;
- i. Recharge areas of aquifers;
- j. Water bodies characterized by one or any combination of the following conditions:
 - tapped for domestic purposes;
 - within the controlled and/or protected areas declared by appropriate authorities; and
 - Supporting wildlife and fishery activities.
- k. Mangrove areas characterized by one or any combination of the following conditions:
 - with primary pristine and dense young growth;
 - adjoining the mouth of major river systems;
 - near or adjacent to traditional productive fry or fishing grounds;
 - which act as natural buffers against shore erosion, strong winds and storm floods; and
 - Where people are dependent on their livelihood.
- l. Coral reef characterized by one or any combination of the following conditions:
 - with 50% and above live coralline cover;
 - spawning and nursery grounds of fish; and

- Acts as natural breakwater of coastlines.

Proponents of Projects within ECAs are required to submit Initial Environmental Examinations to DENR Regional Offices. They may later be required by the DENR to submit an EIS, 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, 1981, as follows:

- a. Heavy industries
 - non-ferrous metal industries;
 - iron and steel mills;
 - petroleum and petro-chemical industries including oil and gas; and
 - Smelting plants.
- b. Resource extractive industries
 - major mining and quarrying projects; and
 - Forestry projects such as logging, major wood processing, introduction of fauna (exotic animals) in public/private forests, forest occupancy, extraction of mangroves and grazing.
 - fishery projects (dikes for/and fishpond development projects)
- c. Infrastructure projects
 - major dams;
 - major power plants (fossil-fuelled, nuclear-fuelled, hydroelectric or geothermal);
 - major reclamation projects, and
 - Major roads and bridges.

Proponents 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 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.

Fisheries Code – shall refer to the Philippine Fisheries Code of 1998 (RA 8550).

Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ) – an area within the Municipal Waters Zone of a city/municipality “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 for growing fish.”(Fisheries Code).

Flood Overlay Zone (FLD-OZ) – an area in the city that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.

Flood Protection Elevation – the minimum elevation to which developments are required by this 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 which it stands, determined by dividing the gross floor area of the building and area of the lot. The gross floor area of any building should not exceed the prescribed floor area ration (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of absolute level of density that the transportation and other utility networks can support.

Foreshore Land Sub-Zone (FL-SZ) –an area within the Municipal Waters Zone of the City defined as a “string of land margining a body of water, the part of a seashore between the low-water line usually at the seaward margin of a low tide terrace and the upper limit of wave wash at high tide usually marked by a beach scarp or berm” (Fisheries Code).

Forest – refers to either natural vegetation or plantation of crops mainly of trees, or both, occupying a definable, uninterrupted or contiguous area exceeding but not less than one hectare with tree crown covering at least ten percent (10%)of the areas, exclusive of the associated seedlings, saplings, palms, bamboos and other undercover vegetation. A natural forest is a stand

dominated by trees whose structure, functions 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 never been subjected to significant human disturbance, or has not been significantly affected by the gathering of forest products such that its natural structure, functions and dynamics have not undergone any major ecological change; or 2) secondary or residual forest that maybe classified into either degraded or productive type (DENR DAO No. 99-53).

Forest Buffer Sub-Zone (FB-SZ) – an area within the Forest Zone of the City, which are “outside the boundaries and immediately adjacent to designated protected areas that need special development control in order to prevent or minimize harm to the protected area (NIPAS Act).”

Forestlands – “include the public forest, permanent forest or forest reserves, and forest reservations” (PD 1559. Further Amending PD 705, otherwise known as the Revised Forestry Code of the Philippines. 1978).

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

Forest Reserve Sub-Zone (FR-SZ) – an area within the Forest Zone of the City, which “refers to those lands of the public domain that have been the subject of the present system of classification and determined to be needed for forest purposes.” Also called “Permanent Forest” (Revised Forestry Code, PD 1559).

Forest Zone (FZ) – an area within the City, which is intended primarily for forest purposes. This includes Forestlands and areas outside of forestlands that are declared for forest purposes by this Ordinance.

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

General Commercial Zone (GC-Z) – an area within the City intended for trading/services/ business purposes classified as the following:

- **Commercial-1 (C1-Z)** – a low density commercial area within the City intended for neighborhood or community-scale trade, service, and business permits.
- **Commercial-2 Zone (C2-Z)** – a medium to high density commercial area within the City municipality intended for trade, service and business activities performing complementary/supplementary functions to the CBD.

General Institutional Zone (GI-Z) – an area within the City intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/research and convention centers.

General Residential Zone (GR-Z) – an area within the City intended principally for dwelling/ housing purposes with the following classifications:

- **Residential-1 Zone (R1-Z)** – an area within the City intended for low density residential use. Per 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 (R2-Z)** – an area within the City intended for medium density residential use. Per the National Building Code, R-2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structures residential buildings for exclusive use as multi-family dwellings.
- **Residential-3 Zone (R3-Z)** – an area within the City intended for medium to high density residential use. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.
- **Residential-4 Zone (R4-Z)** – an area within the City intended for medium to high density residential use. Per the National Building Code, R4 Zone is characterized mainly by low-rise townhouse buildings/structures for exclusive use as multiple family dwellings.
- **Residential-5 Zone (R5-Z)** – an area within the City intended for very high density residential use. Per the National Building Code, R4 Zone is characterized mainly by medium-rise or high-rise condominium buildings/structures for exclusive use as multiple family dwellings.

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

- Office areas
- Residential areas

- Corridors
- Lobbies
- Mezzanine
- Vertical penetrations, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls
- Rest rooms or toilets
- Machine rooms and closets
- Storage rooms and closets
- Covered balconies and terraces
- Interior walls and columns, and other interior features

But excluding:

- Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present
- Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or jacuzzis, gardens, courts or plazas.

Heritage Act – shall mean the National Cultural Heritage Act of 2009 or RA 10066.

Heritage Overlay Zone (HTG-OZ) – an area in the City that refers “to historical, anthropological, archaeological, artistic geographic areas and settings that are culturally significant to the country, as declared by the National Museum and/ or the National Historic Institute.”(Heritage Act).

Historic Center – 1) historic zone, district, core, precinct, town, legacy zone, heritage area, zone or town; 2) a designated area with historical and other special significance, consisting of buildings or group 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 town, district, or ancient settlement site with specific history and/or cultural significance. Historic centers are sometimes called living museums, outdoor museums, or museum preserves. Whether inhabited or un-inhabited, historic centers are preservation areas. (Heritage Act).

Industrial Zone (I-Z) – an area in the City that is intended for industrial use classified as the following:

- **Industrial-1 Zone (I1-Z)** – an area within the City intended for light manufacturing or production industries that are:
 - a. non-pollutive/non-hazardous; and
 - b. non-pollutive/hazardous
- **Industrial-2 Zone (I2-Z)** – an area within the City intended for medium intensity manufacturing or production industries that are:
 - a. pollutive/non-hazardous; and
 - b. pollutive/hazardous.
- **Industrial-3 Zone (I3-Z)** – an area within the City intended for heavy manufacturing or production industries that are:
 - a. highly pollutive/non-hazardous
 - b. highly pollutive/hazardous
 - c. highly pollutive/extremely hazardous
 - d. pollutive/extremely hazardous
 - e. non-pollutive/extremely hazardous

Inland Fishery – the freshwater fishery and brackish water fishponds ((Fisheries Code).

Inland Water Sub-Zone (IW-SZ) – bodies water found inland like streams, lakes, ponds, tidal waters and other bodies of water within the City.

Innovative Design – introduction and/or application of new/creative designs and techniques in development projects, e.g. Planned Unit Development.

Landslide Overlay Zone (LSD-OZ) – an area in the City that has been identified as highly susceptible to landslides and where specific regulations are provided in order to minimize its potential negative effect to developments.

Locational Clearance (LC) – a clearance issued by the Zoning Administrator/Zoning Officer to a project that is allowed under the provisions of this Ordinance.

Locational Clearance (Variance) (LC-V) – a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/Variance provision of this Ordinance.

Mangrove Sub-Zone (Mn-SZ) – an area in the Municipal Waters Zone of the city defined as “a community of intertidal plants including all species of trees, shrubs, vines and herbs found on coasts, swamps, or border of swamps” (Fisheries Code).

Mariculture – a specialized branch of aquaculture involving the cultivation of marine organisms for food and other products in the open ocean, an enclosed section of the ocean, or in tanks, ponds or raceways which are filled with seawater.

Mineral Land Zone (ML-Z) – an area in the City “where mineral resources are found” and declared by the government as having mineral resources in accordance with the Mining Act.

Mining Act – shall refer to the Philippine Mining Act of 1995 or RA 7942.

Mitigating Device – a means to grant relief in complying with certain provisions of the Ordinance such as, but not limited to, those pertaining to use, building bulk and density, and performance standards.

Municipal Fishing Sub-Zone (MF-SZ) – an area within the Municipal Waters Zone of a city/ municipality where only municipal fishing, as defined in the Fisheries Code, is allowed.

Municipal Waters Zone (WZ) – per Republic Act No. 8550 or the Philippines Fisheries Code 14 of 1998, this zone covers the Municipal Waters which “include not only streams, lakes, inland bodies of water and tidal waters within the (city) municipality which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters...(boundary delineation defined in the Fisheries Code).”

Non-Conforming Use – uses existing prior to the approval of this ZO that are not in conformity with its provisions but are allowed to operate subject to the conditions of this ZO.

Non-NIPAS Areas – areas yet un-proclaimed by law, presidential decree, presidential proclamation or executive order as part of the NIPAS Areas. Per the National Physical Framework Plan, these areas should be given equal importance, as in NIPAS Areas, in terms of conservation and protection. These include:

- a. Reserved second growth forests;
- b. Mangroves;
- c. Buffer strips;
- d. Freshwater swamps and marshes; and
- e. Un-proclaimed watersheds.

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

Network of Protected Areas for Agriculture and Agro-Industrial Development (NPAAAD) – per AFMA, refers to agricultural areas identified by the Department of Agriculture in coordination with the National Mapping and Resource Information Authority in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth. The NPAAAD covers the following:

- a. All irrigated areas;
- b. All irrigable lands already covered by irrigation projects with firm funding commitments;
- c. All alluvial plain land highly suitable for agriculture whether irrigated or not;
- d. Agro-industrial croplands or lands presently planted to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises;
- e. Highlands or areas located at an elevation of 500 meters or above and have the potential for growing semi-temperate and high-value crops;
- f. All agricultural lands that are ecologically fragile, the conversion of which will result in serious environmental degradation; and
- g. Mangrove areas and fish sanctuaries.

Official Zoning Map – a duly authenticated 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 forest, buffer/greenbelts, parks and playgrounds.

Overlay Zones (OZ) – a “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.

Parks and Recreation Zone (PR-Z) – an area in a city/municipality designed for diversion/ amusements and for the maintenance of ecological balance.

Planned Unit Development (PUD) – a land development scheme wherein the project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning/design, building siting, complementarity of building types and land uses, usable open spaces and the preservation of significant natural land features.

Port – an area with facilities for loading and unloading of ships and may include, among others, harbor, docks, wharves, and piers.

Production Agricultural Sub-Zone (PDA-SZ) – an area within the Agricultural Zone of the City that is outside of NPAAAD and declared by the city for agricultural use.

Production Forest – an area within the City, which are “forestlands tended 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.”(DENR DAO 95- 15) Forestlands available for timber and agro-forestry production, range lands for grazing and other forestlands special uses. (FM Technical Bulletin No.5 as cited in ITTD PD 222/03 Rev.1)

Protection Agricultural Sub-Zone (PTA-SZ) – an area within the Agricultural Zone of the City that include the NPAAAD which are “agricultural areas identified by the Department of Agriculture through the Bureau of Soils and Water Management (BSWM) 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 promote sustainable growth.”

Protection Forest – an area within the City that are “forestlands outside NIPAS obtained essentially for their beneficial influence on soil and water in particular and the environment in general. (DENR DAO 95-15) Areas wholly or partially covered with woody vegetation managed primarily for its beneficial effects on water, climate, soil, aesthetic value and preservation of genetic diversity. (FMB Technical Bulletin No.5 as cited in ITTD PD 220/03 Rev.1)

Quarry Sub-Zone (Q-SZ) – an area within the Mineral Land Zone of a city/ municipality that are “declared by the Director of Mines and Geosciences Bureau as having quarry resources such as, but not limited to andesite, basalt, conglomerate, coral sand, diatomaceous earth, diorite, decorative stones, gabbro, granite, limestone, marble, marl, red burning clays for potteries and bricks, rhyolite, rock phosphate, sandstone, serpentine, shale, tuff, volcanic cinders, and volcanic glass.” (Mining Act).

Quarrying – shall mean “the process of extracting, removing and disposing quarry resources found on or near the surface of private or public land” (Mining Act)

Reclassification of Agricultural Lands – “the act of specifying how agricultural lands shall be utilized for non-agricultural uses such as residential, industrial, and commercial as embodied in the CLUP” (LGC and MC 54)

Rezoning – a process of introducing amendments to or change in the existing zoning of a particular area and reflected in the text and maps of the Ordinance.

Sealane Sub-Zone (SL-SZ) – an area within the Municipal Waters Zone of the City that is designated as an established route for water vessels traversing the municipal waters. Also referred to as Navigational Lane.

Small-Scale Mining Sub-Zone (SsM-SZ) – an area within the Mineral Land Zone of the City that is “identified, segregated and reserved by the DENR from certain mineral lands as people’s small-scale mining areas.” (People’s Small-Scale Mining Act of 1991)

Socialized Housing – refers 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 homeless citizens. (UDHA)

Socialized Housing Zone (SH-Z) – an area in the City designated for socialized housing projects.

Special Institutional Zone (SI-Z) – an area in the City intended principally 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.

Strategic Agriculture and Fisheries Development Zone (SAFDZ) – refers to “areas within the NPAAAD identified for production, agro-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.” (AFMA)

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

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

Tourism Zone – are sites within cities and municipalities endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

Transit-Oriented Development Overlay Zone (TOD-OZ) – an area around transit centers in the City where commercial and residential growth are encouraged in order to maximize access to public transit.

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

Urban Corridor Overlay Zone (UCD-OZ) – an area in the City which are along major transport routes and where specific regulations are provided that is intended to minimize roadside friction, maintain pedestrian walkways, etc.

Utilities, Transportation and Services Zone (UTS-Z) – an area in the City designated for “a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g. terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like.” (NBC)

Variance – a device which grants a property owner relief from certain provisions of the ZO where, because of the particular physical surrounding, shape or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards 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 depository of those in business of performing warehouse services for others, for profit.

Water Code – shall mean the Water Code of the Philippines. (Presidential Decree 1067)

Wharf – an area within the 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 lines, e.g. front, rear, right and left side yards. The width of the yard is the setback.”

Zone/Sub-Zone – an area within the City for specific land use as defined by man-made or natural boundaries.

Zoning Administrator/Zoning Officer – the City government employee responsible for the implementation/enforcement of the ZO.

Zoning Certificate – a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

ARTICLE IV

Zone Classifications

SECTION 5. DIVISION INTO ZONES OR SUB-ZONES. To effectively carry out the provisions of this Ordinance, the City of Naga, Cebu is hereby divided into the following zones or districts as shown in the Official Zoning Maps (Annexes 1 – 67):

1. Forest Zone (FZ)
 - Protection Forest (PF)
 - Forest Reserve Sub-Zone (FR-SZ)
 - Mangrove Sub-Zone (Mn-SZ)
 - Production Forest Sub-Zones
 - Forest Buffer Sub-Zone (FB-SZ)
2. Agricultural Zone (AGZ)
 - Protection Agricultural Sub-Zone (PTA-SZ)
 - Production Agricultural Sub-Zone (PDA-SZ)
3. Agri-industrial Zone (AgIndZ)
4. Municipal Waters Zone (WZ)
 - Protection Water Sub-Zones
 - Inland Water Sub-Zone (IW-SZ)
 - Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)
 - Foreshore Land Sub-Zone (FL-SZ)
 - Mangrove Sub-Zone (Mn-SZ)
 - Production Water Sub-Zones
 - Municipal Fishing Sub-Zone (MF-SZ)
 - Sealane Sub-Zone (SL-SZ)
5. Mineral Land Zone (MLZ)
 - Quarry Sub-Zone(Q-SZ)
 - Small-scale Mining Sub-Zone(SsM-SZ)

6. General Residential Zone (GR-Z)
 - Residential-1 Zone (R1-Z)
 - Residential-2 Zone (R2-Z)
 - Basic R-2 Sub-Zone (BR2-SZ)
 - Maximum R-2 Sub-Zone (MR2-SZ)
 - Residential-3 Zone (R3-Z)
 - Basic R-3 Sub-Zone (BR3-SZ)
 - Maximum R-3 Sub-Zone (MR3-SZ)
 - Residential-4 Zone (R4-Z)
 - Residential-5 Zone (R5-Z)
7. Socialized Housing Zone (SH-Z)
8. General Commercial Zone (GC-Z)
 - Commercial-1 Zone (C1-Z)
 - Commercial-2 Zone (C2-Z)
9. Industrial Zone (I-Z)
 - Industrial-1 Zone (I1-Z)
 - Industrial-2 Zone (I2-Z)
 - Industrial-3 Zone (I3-Z)
10. General Institutional Zone (GI-Z)
11. Special Economic Zone (SE-Z)
12. Parks and Recreation Zone (PR-Z)
13. Cemetery/Memorial Park Zone (C/MP-Z)
14. Utilities, Transportation, and Services Zone (UTS-Z)
15. Tourism Zone (T-Z)

SECTION 6. OVERLAY ZONES. The following are designated as Overlay Zones:

1. Landslide Overlay Zone (LSD-OZ)
2. Flood Overlay Zone (FLD-OZ)
3. Active Fault Overlay Zone (FLT-OZ)
4. Heritage Overlay Zone (HTG-OZ)
5. Ecotourism Overlay Zone (ETM-OZ)
6. Billboards Overlay Zone (BB-OZ)

SECTION 7. ZONING MAPS. It is hereby adopted as an integral part of this Ordinance, the duly authenticated and Official Zoning Maps of the City of Naga, Cebu showing location and boundaries of the Base Zones, Sub-zones and Overlay Zones herein established. The Zoning Map and the land areas of specific zones per block are attached as Annexes 1 and 2A-2B in this Ordinance.

SECTION 8. ZONE BOUNDARIES. The locations and boundaries of the above mentioned various zones into which the City of Naga has been subdivided. Attached are Annexes 3 to 66 that show the Zoning Map per Block.

Block 1

Zones

Residential-2 Zone (R2-Z)

Utilities Transportation and Services Zone (UTS-SZ)

Boundaries

North – Municipality of San Fernando, Block 6

South – Municipality of San Fernando

West – Municipality of San Fernando

East – Municipality of San Fernando, Block 2

Block 2

Zones

Industrial-2 Zone (I2-Z)

Industrial-3 Zone (I3-Z)

Tourism Zone (T-Z)

Residential-2 Zone (R2-Z)

Residential-3 Zone (R3-Z)

Commercial-1 Zone (C1-Z)
Mangrove Sub-Zone (Mn-SZ)
Foreshore Land Sub-Zone (FL-SZ)
Forest Buffer Sub-Zone (FR-SZ)
Utilities Transportation and Services Zone (UTS-SZ)
Quarry Sub-Zone (Q-SZ)

Boundaries

North – Block 7
South – Bohol Strait
West – Municipality of San Fernando, Block 1
East – Block 3, Bohol Strait

Block 3

Zones

Mangrove Sub-Zone (Mn-SZ)
Industrial-2 Zone (I2-Z)
Industrial-3 Zone (I3-Z)
Commercial-1 Zone (C1-Z)
Residential-2 Zone (R2-Z)
Residential-3 Zone (R3-Z)
General Institutional Zone (GI-Z)
Quarry Sub-Zone (Q-SZ)
Utilities Transportation and Services Zone (UTS-Z)

Boundaries

North – Block 8
South – Bohol Strait
West – Block 2, Bohol Strait
East – Block 4, Bohol Strait

Block 4

Zones

Parks and Recreation Zone (PR-Z)
Industrial-3 Zone (I3-Z)
Utilities Transportation and Services Zone (UTS-Z)
Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)

Boundaries

North – Bohol Strait, Block 9
South – Bohol Strait
West – Bohol Strait, Block 3
East – Bohol Strait

Block 5

Zones

Production Agricultural Sub-Zone (PDA-SZ)
Forest Buffer Sub-Zone (FB-SZ)
Inland Water Sub-Zone (IW-SZ)

Boundaries

North – San Fernando, Block 11
South – Municipality of San Fernando
West – Municipality of San Fernando
East – Municipality of San Fernando, Block 6

Block 6

Zones

Production Agricultural Sub-Zone (PDA-SZ)
Forest Buffer Sub-Zone (FB-SZ)
Residential-2 Zone (R2-Z)
Inland Water Sub-Zone (IW-SZ)
General Institutional Zone (GI-Z)
Utilities Transportation and Services Zone (UTS-SZ)

Boundaries

North – Block 12
South – Municipality of San Fernando, Block 1
West – Municipality of San Fernando, Block 5
East – Block 7

Block 7

Zones

Residential-2 Zone (R2-Z)
Forest Buffer Sub-Zone (FB-SZ)
Quarry Sub-Zone (Q-SZ)
Utilities Transportation and Services Zone (UTS-SZ)
Inland Water Sub-Zone (IW-Z)

Boundaries

North – Block 13
South – Block 2
West – Block 6
East – Block 8

Block 8

Zones

Quarry Sub-Zone (Q-SZ)
Residential-2 Zone (R2-Z)
Residential-3 Zone (R3-Z)
Commercial-1 Zone (C1-Z)
Industrial-3 Zone (I3-Z)
Utilities Transportation and Services Zone (UTS-Z)
General Institutional Zone (GI-Z)

Boundaries

North – Block 14
South – Block 3
West – Block 7
East – Block 9

Block 9

Zones

Residential-2 Zone (R2-Z)
Residential-3 Zone (R3-Z)
Utilities Transportation and Services Zone (UTS-SZ)
Mangrove Sub-Zone (Mn-SZ)
General Institutional Zone (GI-Z)
Commercial-1 Zone (C1-Z)
Commercial-2 Zone (C2-Z)
Industrial-2 Zone (I2-Z)
Industrial-3 Zone (I3-Z)
Foreshore Land Sub-Zone (FL-SZ)
Delta / Estuary Sub-Zone (D/E-SZ)
Tourism Zone (T-Z)
Parks and Recreation Zone (PR-Z)
Socialized Housing Zone (SH-Z)
Inland Water Sub-Zone
Billboard Overlay Zone (BB-OZ)
Flood Overlay Zone (FLD-OZ)

Boundaries

North – Block 15, Bohol Strait
South – Bohol Strait, Block 4
West – Block 8
East – Bohol Strait

Block 10

Zones

Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)

Boundaries

North – Bohol Strait, Block 16
South – Bohol Strait
West – Bohol Strait, Block 9
East – Bohol Strait

Block 11

Zones

Production Agricultural Sub-Zone (PDA-SZ)
Forest Buffer Sub-Zone (FB-SZ)
Inland Water Sub-Zone (IW-SZ)

Boundaries

North – Block 19, Municipality of San Fernando
South – Municipality of San Fernando, Block 5
West – Municipality of San Fernando
East – Block 12

Block 12

Zones

Forest Buffer Sub-Zone (FB-SZ)
Landslide Overlay Zone (LSD-OZ)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)
Production Agricultural Sub-Zone (PDA-SZ)
Inland Water Sub-Zone (IW-SZ)
General Institutional Zone (GI-Z)

Boundaries

North – Block 20
South – Block 6
West – Block 11
East – Block 13

Block 13

Zones

Production Agricultural Sub-Zone (PDA-SZ)
Inland Water Sub-Zone (IW-SZ)
Forest Buffer Sub-Zone (FB-SZ)
Quarry Sub-Zone (Q-SZ)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)
General Institutional Zone (GI-Z)

Boundaries

North – Block 21
South – Block 7
West – Block 12
East – Block 14

Block 14

Zones

Inland Water Sub-Zone (IW-SZ)
Forest Buffer Sub-Zone (FB-SZ)
Landslide Overlay Zone (LSD-OZ)
Quarry Sub-Zone (Q-SZ)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)
General Institutional Zone (GI-Z)
Commercial-1 Zone (C1-Z)
Cemetery/Memorial Park Zone (C/MP-Z)
Industrial Zone (I-Z)
Flood Overlay Zone (FLD-OZ)
Small-Scale Mining Sub-Zone (SsM-SZ)

Boundaries

- North – Block 22
- South – Block 8
- West – Block 13
- East – Block 15

Block 15

Zones

- Cemetery/memorial Park Zone (C/MP-Z)
- Residential-2 Zone (R2-Z)
- Residential-3 Zone (R3-Z)
- Industrial-3 Zone (I3-Z)
- Industrial-2 Zone (I2-Z)
- Commercial-1 Zone (C1-Z)
- Commercial-2 Zone (C2-Z)
- Parks and Recreation Zone (PR-Z)
- General Institutional Zone (GI-Z)
- Small-Scale Mining Sub-Zone (SsM-SZ)
- Tourism Zone (T-Z)
- Inland Water Sub-Zone (IW-SZ)
- Utilities Transportation and Services Zone (UTS-Z)
- Landslide Overlay Zone (LSD-OZ)
- Forest Buffer Sub-Zone (FB-SZ)
- Socialized Housing Zone (SH-Z)

Boundaries

- North – Block 23, Bohol Strait
- South – Block 9
- West – Block 14
- East – Bohol Strait, Block 16

Block 16

Zones

- Industrial-3 Zone (I3-Z)
- Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)
- Utilities Transportation and Services Zone (UTS-Z)

Boundaries

- North – Bohol Strait, Block 24
- South – Bohol Strait, Block 10
- West – Block 15, Bohol Strait
- East – Bohol Strait, Block 17

Block 17

Zones

- Industrial-3 Zone (I3-Z)

Boundaries

- North – Bohol Strait, Block 25
- South – Bohol Strait
- West – Bohol Strait, Block 16
- East – Bohol Strait

Block 18

Zones

- Production Agricultural Sub-Zone (PDA-SZ)
- Residential-2 Zone (R2-Z)
- Utilities transportation and Services Zone (UTS-Z)

Boundaries

- North – Block 27, Municipality of San Fernando
- South - Municipality of San Fernando
- West - Municipality of San Fernando
- East – Municipality of San Fernando, Block 19

Block 19**Zones**

Production Agricultural Sub-Zone (PDA-SZ)
Forest Buffer Sub-Zone (FB-SZ)
Inland Water Sub-Zone (IW-SZ)
Residential-2 Zone (R2-Z)
General Institutional Zone (GI-Z)
Utilities Transportation and Services Zone (UTS-Z)
Landslide Overlay Zone (LSD-OZ)

Boundaries

North – Block 28
South – Municipality of San Fernando, Block 11
West – Municipality of San Fernando, Block 18
East – Block 20

Block 20**Zones**

General Institutional Zone (GI-Z)
Residential-2 Zone (R2-Z)
Forest Buffer Sub-Zone (FB-SZ)
Utilities Transportation and Services Zone (UTS-Z)
Inland Water Sub-Zone (IW-SZ)
Production Agricultural Sub-Zone (PDA-SZ)
Small-scale Mining Sub-Zone (SsM-SZ)
Landslide Overlay Zone (LSD-OZ)

Boundaries

North – Block 29
South – Block 12
West – Block 19
East – Block 21

Block 21**Zones**

Small-scale Mining Sub-Zone (SsM-SZ)
Inland Water Sub-Zone (IW-SZ)
Forest Buffer Sub-Zone (FB-SZ)
Production Agricultural Sub-Zone (PDA-SZ)
Residential-2 Zone (R2-Z)
General Institutional Zone (GI-Z)
Commercial-1 Zone (C1-Z)
Industrial-2 Zone (I2-Z)
Agri-Industrial Zone (AgIndZ)
Flood Overlay Zone (FLD-OZ)
Utilities Transportation and Services Zone (UTS-Z)
Tourism Zone (T-Z)
Ecotourism Overlay Board (ETM-OZ)

Boundaries

North – Block 30
South – Block 13
West – Block 20
East – Block 22

Block 22**Zones**

Production Agricultural Sub-Zone (PDA-SZ)
Industrial-2 Zone (I2-Z)
Tourism Zone (T-Z)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)
Forest Buffer Sub-Zone (FB-SZ)
Ecotourism Overlay Board (ETM-OZ)

Landslide Overlay Zone (LSD-OZ)

Boundaries

- North – Block 31
- South – Block 14
- West – Block 21
- East – Block 23

Block 23

Zones

- Forest Buffer Sub-Zone (FB-SZ)
- Landslide Overlay Zone (LSD-OZ)
- Inland Water Sub-Zone (IW-SZ)
- Residential-2 Zone (R2-Z)
- Industrial-3 Zone (I3-Z)
- General Institutional Zone (GI-Z)
- Commercial-1 Zone (C1-Z)

Boundaries

- North – Block 32
- South – Block 15
- West – Block 22
- East – Block 24

Block 24

Zones

- Residential-2 Zone (R2-Z)
- Residential-3 Zone (R3-Z)
- Commercial-1 Zone (C1-Z)
- Commercial-2 Zone (C2-Z)
- General Institutional Zone (GI-Z)
- Utilities Transportation and Services Zone (UTS-Z)
- Parks & Recreation Zone (PR-Z)
- Industrial-3 Zone (I3-Z)
- Foreshore Land Sub-Zone (FL-SZ)
- Inland Water Sub-Zone (IW-SZ)
- Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)
- Agri-Industrial Zone (AgIndZ)

Boundaries

- North – Block 33
- South – Bohol Strait, Block 16
- West – Block 23
- East – Block 25

Block 25

Zones

- Residential-3 Zone (R3-Z)
- Utilities Transportation and Services Zone (UTS-Z)
- Parks & Recreation Zone (PR-Z)
- Fishery Reserve Sub-Zone (FyR-SZ)
- Forest Reserve Sub-Zone (FR-SZ)
- Industrial-3 Zone (I3-Z)
- Foreshore Land Sub-Zone (FL-SZ)

Boundaries

- North – Bohol Strait, Block 34
- South – Bohol Strait, Block 17
- West – Block 24, Bohol Strait
- East – Bohol Strait

Block 26

Zones

- Production Agricultural Sub-Zone (PDA-SZ)

Utilities Transportation and Services Zone (UTS-Z)

Boundaries

- North – Block 35, Municipality of San Fernando
- South – Municipality of San Fernando
- West – Municipality of San Fernando
- East – Block 27, Municipality of San Fernando

Block 27

Zones

- Production Agricultural Sub-Zone (PDA-SZ)
- Residential-2 Zone (R2-Z)
- Protection Agricultural Sub-Zone (PTA-SZ)
- Utilities Transportation and Services Zone (UTS-Z)
- Inland Water Sub-Zone (IW-SZ)

Boundaries

- North – Block 36
- South – Block 18, Municipality of San Fernando
- West – Block 26, Municipality of San Fernando
- East – Block 28

Block 28

Zones

- Residential-2 Zone (R2-Z)
- Utilities Transportation and Services Zone (UTS-Z)
- Inland Water Sub-Zone (IW-SZ)
- General Institutional Zone (GI-Z)
- Protection Agricultural Sub-Zone (PTA-SZ)
- Production Agricultural Sub-Zone (PDA-SZ)

Boundaries

- North – Block 37
- South – Block 19
- West – Block 27
- East – Block 29

Block 29

Zones

- Production Agricultural Sub-Zone (PDA-SZ)
- Inland Water Sub-Zone (IW-SZ)
- Utilities Transportation and Services Zone (UTS-Z)
- Residential-2 Zone (R2-Z)
- Forest Buffer Sub-Zone (FB-SZ)
- Flood Overlay Zone (FLD-OZ)
- Landslide Overlay Zone (LSD-OZ)
- Flood Overlay Zone (FLD-OZ)

Boundaries

- North – Block 38
- South – Block 20
- West – Block 28
- East – Block 30

Block 30

Zones

- Forest Buffer Sub-Zone (FB-SZ)
- Residential-2 Zone (R2-Z)
- Commercial-1 Zone (C1-Z)
- Utilities Transportation and Services Zone (UTS-Z)
- Inland Water Sub-Zone (IW-SZ)
- Small-scale Mining Sub-Zone (SsM-SZ)
- General Institutional Zone (GI-Z)
- Flood Overlay Zone (FLD-OZ)
- Landslide Overlay Zone (LSD-OZ)

Production Agricultural Sub-Zone (PDA-SZ)
Heritage Overlay Zone (HTG-OZ)

Boundaries

North – Block 39
South – Block 21
West – Block 29
East – Block 31

Block 31

Zones

Production Agricultural Sub-Zone (PDA-SZ)
Utilities Transportation and Services Zone (UTS-Z)
Agri-Industrial Zone (AgIndZ)
Residential-2 Zone (R2-Z)
Flood Overlay Zone (FLD-OZ)
Forest Buffer Sub-Zone (FB-SZ)
Landslide Overlay Zone (LSD-OZ)

Boundaries

North – Block 40
South – Block 22
West – Block 30
East – Block 32

Block 32

Zones

Inland Water Sub-Zone (IW-SZ)
Production Agricultural Sub-Zone (PDA-SZ)
Utilities Transportation and Services Zone (UTS-Z)
General Institutional Zone (GI-Z)
Residential-2 Zone (R2-Z)
Industrial-3 Zone (I3-Z)
Landslide Overlay Zone (LSD-OZ)
Forest Buffer Sub-Zone (FB-SZ)

Boundaries

North – Block 41
South – Block 23
West – Block 31
East – Block 33

Block 33

Zones

Landslide Overlay Zone (LSD-OZ)
Forest Buffer Sub-Zone (FB-SZ)
Utilities Transportation and Services Zone (UTS-Z)
Inland Water Sub-Zone (IW-SZ)
Residential-2 Zone (R2-Z)
Residential-3 Zone (R3-Z)
Flood Overlay Zone (FLD-OZ)
General Institutional Zone (GI-Z)
Commercial-1 Zone (C1-Z)
Commercial-2 Zone (C2-Z)
Industrial-2 Zone (I2-Z)
Agri-Industrial Zone (AgIndZ)

Boundaries

North – Block 42, Municipality of Minglanilla
South – Block 24
West – Block 32
East – Municipality of Minglanilla, Block 34

Block 34**Zones**

Commercial-1 Zone (C1-Z)
Residential-3 Zone (R3-Z)
Utilities Transportation and Services Zone (UTS-Z)

Boundaries

North – Bohol Strait
South – Bohol Strait, Block 25
West – Block 33, Bohol Strait
East – Bohol Strait

Block 35**Zones**

Quarry Sub-Zone (QS-Z)
Production Agricultural Sub-Zone (PDA-SZ)
Forest Reserve Sub-Zone (FR-SZ)
Landslide Overlay Zone (LSD-OZ)
Agri-Industrial Zone (AgIndZ)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)
Forest Buffer Sub-Zone (FB-SZ)
Flood Overlay Zone (FLD-OZ)
Inland Water Sub-Zone (IW-SZ)

Boundaries

North – Block 43, Municipality of San Fernando
South – Block 26, Municipality of San Fernando
West – Municipality of San Fernando
East – Block 36

Block 36**Zones**

Forest Buffer Sub-Zone (FB-SZ)
Residential-2 Zone (R2-Z)
Flood Overlay Zone (FLD-OZ)
Utilities Transportation and Services Zone (UTS-Z)
Production Agricultural Sub-Zone (PDA-SZ)
Protection Agricultural Sub-Zone (PTA-SZ)
Inland Water Sub-Zone (IW-SZ)

Boundaries

North – Block 44
South – Block 27
West – Block 35
East – Block 37

Block 37**Zones**

Landslide Overlay Zone (LSD-OZ)
Protection Agricultural Sub-Zone (PTA-SZ)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)
Inland Water Sub-Zone (IW-SZ)
Production Agricultural Sub-Zone (PDA-SZ)
Fault Overlay Zone (FLT-OZ)

Boundaries

North – Block 45
South – Block 26
West – Block 36
East – Block 38

Block 38**Zones**

Production Agricultural Sub-Zone (PDA-SZ)
Protection Agricultural Sub-Zone (PTA-SZ)
Inland Water Sub-Zone (IW-SZ)
Flood Overlay Zone (FLD-OZ)
General Institutional Zone (GI-Z)
Commercial-1 Zone (C1-Z)
Utilities Transportation and Services Zone (UTS-Z)
Landslide Overlay Zone (LSD-OZ)
Fault Overlay Zone (FLT-OZ)
Small-scale Mining Sub-Zone (SsM-SZ)
Residential-2 Zone (R2-Z)
Forest Buffer Sub-Zone (FB-SZ)

Boundaries

North – Block 46
South – Block 29
West – Block 37
East – Block 39

Block 39**Zones**

Forest Buffer Sub-Zone (FB-SZ)
Small-scale Mining Sub-Zone (SsM-SZ)
Landslide Overlay Zone (LSD-OZ)
Utilities Transportation and Services Zone (UTS-Z)
Fault Overlay Zone (FLT-OZ)
Production Agricultural Sub-Zone (PDA-SZ)
Residential-2 Zone (R2-Z)
General Institutional Zone (GI-Z)
Flood Overlay Zone (FLD-OZ)
Inland Water Sub-Zone (IW-SZ)

Boundaries

North – Block 47
South – Block 30
West – Block 38
East – Block 40

Block 40**Zones**

Forest Buffer Sub-Zone (FB-SZ)
Residential-2 Zone (R2-Z)
Landslide Overlay Zone (LSD-OZ)
Flood Overlay Zone (FLD-OZ)
Inland Water Sub-Zone (IW-SZ)
Production Agricultural Sub-Zone (PDA-SZ)
Utilities Transportation and Services Zone (UTS-Z)
Special Economic Zone (SE-Z)

Boundaries

North – Block 48
South – Block 31
West – Block 39
East – Block 41

Block 41**Zones**

Special Economic Zone (SE-Z)
Utilities Transportation and Services Zone (UTS-Z)
Inland Water Sub-Zone (IW-SZ)
Production Agricultural Sub-Zone (PDA-SZ)

Forest Buffer Sub-Zone (FB-SZ)
Landslide Overlay Zone (LSD-OZ)
General Institutional Zone (GI-Z)
Residential-2 Zone (R2-Z)

Boundaries

North – Block 49
South – Block 32
West – Block 40
East – Block 42

Block 42

Zones

Residential-2 Zone (R2-Z)
Industrial-2 Zone (I2-Z)
Inland Water Sub-Zone (IW-SZ)
Flood Overlay Zone (FLD-OZ)
Production Agricultural Sub-Zone (PDA-SZ)
Forest Buffer Sub-Zone (FB-SZ)
Landslide Overlay Zone (LSD-OZ)
Utilities Transportation and Services Zone (UTS-Z)
Industrial Zone (I-Z)
Small-scale Mining Sub-Zone (SsM-SZ)

Boundaries

North – Municipality of Minglanilla, Block 50
South – Block 33, Municipality of Minglanilla
West – Block 41
East – Municipality of Minglanilla

Block 43

Zones

Production Agricultural Sub-Zone (PDA-SZ)
Forest Reserve Sub-Zone (FR-SZ)
Inland Water Sub-Zone (IW-SZ)
Quarry Sub-Zone (QS-Z)
Flood Overlay Zone (FLD-OZ)
Ecotourism Overlay Board (ETM-OZ)
Residential-2 Zone (R2-Z)
Forest Buffer Sub-Zone (FB-SZ)

Boundaries

North – Block 51, Municipality of San Fernando
South – Block 35, Municipality of San Fernando
West – Municipality of San Fernando
East – Block 44

Block 44

Zones

Forest Reserve Sub-Zone (FR-SZ)
Ecotourism Overlay Board (ETM-OZ)
Fault Overlay Zone (FLT-OZ)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)
General Institutional Zone (GI-Z)
Forest Buffer Sub-Zone (FB-SZ)
Inland Water Sub-Zone (IW-SZ)
Production Agricultural Sub-Zone (PDA-SZ)
Protection Agricultural Sub-Zone (PTA-SZ)

Boundaries

North – Block 52
South – Block 36
West – Block 43
East – Block 45

Block 45**Zones**

Production Agricultural Sub-Zone (PDA-SZ)
Residential-2 Zone (R2-Z)
Landslide Overlay Zone (LSD-OZ)
Inland Water Sub-Zone (IW-SZ)
Protection Agricultural Sub-Zone (PTA-SZ)
Utilities Transportation and Services Zone (UTS-Z)

Boundaries

North – Block 53
South – Block 37
West – Block 44
East – Block 46

Block 46**Zones**

Utilities Transportation and Services Zone (UTS-Z)
Production Agricultural Sub-Zone (PDA-SZ)
Flood Overlay Zone (FLD-OZ)
Commercial-1 Zone (C1-Z)
General Institutional Zone (GI-Z)
Small-scale Mining Sub-Zone (SsM-SZ)
Landslide Overlay Zone (LSD-OZ)
Forest Buffer Sub-Zone (FB-SZ)
Residential-2 Zone (R2-Z)
Inland Water Sub-Zone (IW-SZ)

Boundaries

North – Block 54
South – Block 38
West – Block 45
East – Block 47

Block 47**Zones**

Inland Water Sub-Zone (IW-SZ)
Utilities Transportation and Services Zone (UTS-Z)
Production Agricultural Sub-Zone (PDA-SZ)
Residential-2 Zone (R2-Z)
Forest Buffer Sub-Zone (FB-SZ)
Small-scale Mining Sub-Zone (SsM-SZ)
Fault Overlay Zone (FLT-OZ)
Landslide Overlay Zone (LSD-OZ)
Forest Reserve Sub-Zone (FR-SZ)
Ecotourism Overlay Board (ETM-OZ)

Boundaries

North – Block 55
South – Block 39
West – Block 46
East – Block 48

Block 48**Zones**

Forest Buffer Sub-Zone (FB-SZ)
Fault Overlay Zone (FLT-OZ)
Inland Water Sub-Zone (IW-SZ)
Utilities Transportation and Services Zone (UTS-Z)
Residential-2 Zone (R2-Z)
General Institutional Zone (GI-Z)
Special Economic Zone (SE-Z)
Landslide Overlay Zone (LSD-OZ)

Production Agricultural Sub-Zone (PDA-SZ)

Boundaries

- North – Block 56
- South – Block 40
- West – Block 47
- East – Block 49

Block 49

Zones

- Production Agricultural Sub-Zone (PDA-SZ)
- Fault Overlay Zone (FLT-OZ)
- Residential-2 Zone (R2-Z)
- Utilities Transportation and Services Zone (UTS-Z)
- Forest Buffer Sub-Zone (FB-SZ)
- Special Economic Zone (SE-Z)
- Inland Water Sub-Zone (IW-SZ)
- Flood Overlay Zone (FLD-OZ)

Boundaries

- North – Block 57, Municipality of Minglanilla
- South – Block 41
- West – Block 48
- East – Municipality of Minglanilla, Block 50

Block 50

Zones

- Forest Buffer Sub-Zone (FB-SZ)
- Production Agricultural Sub-Zone (PDA-SZ)
- Landslide Overlay Zone (LSD-OZ)
- Inland Water Sub-Zone (IW-SZ)
- General Residential – Zone (GR-Z)

Boundaries

- North – Municipality of Minglanilla
- South – Municipality of Minglanilla, Block 42
- West – Block 49, Municipality of Minglanilla
- East – Municipality of Minglanilla

Block 51

Zones

- Inland Water Sub-Zone (IW-SZ)
- Production Agricultural Sub-Zone (PDA-SZ)
- Forest Reserve Sub-Zone (FR-SZ)
- Quarry Sub-Zone (QS-Z)
- Ecotourism Overlay Board (ETM-OZ)

Boundaries

- North – Block 58, Municipality of Minglanilla
- South – Block 43, Municipality of Minglanilla
- West – Municipality of Minglanilla
- East – Block 52

Block 52

Zones

- Forest Reserve Sub-Zone (FR-SZ)
- Inland Water Sub-Zone (IW-SZ)
- Ecotourism Overlay Board (ETM-OZ)
- Residential-2 Zone (R2-Z)
- Utilities Transportation and Services Zone (UTS-Z)
- Production Agricultural Sub-Zone (PDA-SZ)
- Flood Overlay Zone (FLD-OZ)

Boundaries

North – Block 59
South – Block 44
West – Block 51
East – Block 53

Block 53

Zones

Production Agricultural Sub-Zone (PDA-SZ)
Forest Reserve Sub-Zone (FR-SZ)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)
Landslide Overlay Zone (LSD-OZ)
Fault Overlay Zone (FLT-OZ)

Boundaries

North – Block 60
South – Block 45
West – Block 52
East – Block 54

Block 54

Zones

Forest Reserve Sub-Zone (FR-SZ)
Residential-2 Zone (R2-Z)
Inland Water Sub-Zone (IW-SZ)
Utilities Transportation and Services Zone (UTS-Z)
Fault Overlay Zone (FLT-OZ)
Production Agricultural Sub-Zone (PDA-SZ)
Commercial-1 Zone (C1-Z)
General Institutional Zone (GI-Z)
Industrial-2 Zone (I2-Z)
Quarry Sub-Zone (QS-Z)
Flood Overlay Zone (FLD-OZ)
Landslide Overlay Zone (LSD-OZ)

Boundaries

North – Block 61
South – Block 46
West – Block 53
East – Block 55

Block 55

Zones

Inland Water Sub-Zone (IW-SZ)
Quarry Sub-Zone (QS-Z)
Landslide Overlay Zone (LSD-OZ)
Production Agricultural Sub-Zone (PDA-SZ)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)
Forest Buffer Sub-Zone (FB-SZ)
Forest Reserve Sub-Zone (FR-SZ)
Ecotourism Overlay Board (ETM-OZ)

Boundaries

North – Block 62
South – Block 47
West – Block 54
East – Block 56

Block 56

Zones

General Institutional Zone (GI-Z)
Quarry Sub-Zone (QS-Z)

Forest Reserve Sub-Zone (FR-SZ)
Forest Buffer Sub-Zone (FB-SZ)
Fault Overlay Zone (FLT-OZ)
Inland Water Sub-Zone (IW-SZ)
Production Agricultural Sub-Zone (PDA-SZ)

Boundaries

North – Block 63, Municipality of Minglanilla
South – Block 48
West – Block 55
East – Block 57, Municipality of Minglanilla

Block 57

Zones

Quarry Sub-Zone (QS-Z)
Inland Water Sub-Zone (IW-SZ)
Fault Overlay Zone (FLT-OZ)
Production Agricultural Sub-Zone (PDA-SZ)
Industrial-2 Zone (I2-Z)
Landslide Overlay Zone (LSD-OZ)
Utilities Transportation and Services Zone (UTS-Z)

Boundaries

North – Municipality of Minglanilla
South – Block 49, Municipality of Minglanilla
West – Block 56, Municipality of Minglanilla
East – Municipality of Minglanilla

Block 58

Zones

Forest Reserve Sub-Zone (FR-SZ)
Production Agricultural Sub-Zone (PDA-SZ)
Inland Water Sub-Zone (IW-SZ)

Boundaries

North – Toledo City
South – Block 51, Toledo City
West – Toledo City
East – Toledo City, Block 59

Block 59

Zones

Forest Reserve Sub-Zone (FR-SZ)
Production Agricultural Sub-Zone (PDA-SZ)
Inland Water Sub-Zone (IW-SZ)
Residential-2 Zone (R2-Z)
Utilities Transportation and Services Zone (UTS-Z)

Boundaries

North – Toledo City
South – Block 52
West – Toledo City, Block 58
East – Block 60, Toledo City

Block 60

Zones

Quarry Sub-Zone (QS-Z)
Production Agricultural Sub-Zone (PDA-SZ)
Forest Reserve Sub-Zone (FR-SZ)
Utilities Transportation and Services Zone (UTS-Z)
Residential-2 Zone (R2-Z)
General Institutional Zone (GI-Z)
Inland Water Sub-Zone (IW-SZ)

Boundaries

- North – Toledo City, Block 64
- South – Block 53
- West – Block 59, Toledo City
- East – Block 61, Toledo City

Block 61

Zones

- Production Agricultural Sub-Zone (PDA-SZ)
- Forest Reserve Sub-Zone (FR-SZ)
- Quarry Sub-Zone (QS-Z)
- Residential-2 Zone (R2-Z)
- Utilities Transportation and Services Zone (UTS-Z)
- Fault Overlay Zone (FLT-OZ)
- Forest Buffer Sub-Zone (FB-SZ)

Boundaries

- North – Toledo City
- South – Block 54
- West – Block 60, Toledo City
- East – Block 62, Toledo City

Block 62

Zones

- Residential-2 Zone (R2-Z)
- Forest Buffer Sub-Zone (FB-SZ)
- Inland Water Sub-Zone (IW-SZ)
- Fault Overlay Zone (FLT-OZ)
- Production Agricultural Sub-Zone (PDA-SZ)
- Quarry Sub-Zone (QS-Z)
- Landslide Overlay Zone (LSD-OZ)

Boundaries

- North – Toledo City
- South – Block 55
- West – Block 61, Toledo City
- East – Toledo City, Block 63

Block 63

Zones

- Forest Buffer Sub-Zone (FB-SZ)
- Production Agricultural Sub-Zone (PDA-SZ)
- Quarry Sub-Zone (QS-Z)
- Landslide Overlay Zone (LSD-OZ)
- Inland Water Sub-Zone (IW-SZ)
- Utilities Transportation and Services Zone (UTS-Z)

Boundaries

- North – Toledo City
- South – Block 56, Toledo City
- West – Toledo City, Block 62
- East – Toledo City

Block 64

Zone

- Utilities Transportation and Services Zone (UTS-Z)
- Quarry Sub-Zone (QS-Z)
- Production Agricultural Sub-Zone (PDA-SZ)

Boundaries

- North – Toledo City
- South – Block 60, Toledo City
- West – Toledo City
- East – Toledo City

SECTION 9. INTERPRETATION OF ZONE BOUNDARIES. The following rules shall apply in the interpretation of the boundaries indicated on the Official Zoning Map:

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the streets or highways right-of-way 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 lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance there from 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 follows a stream, lake or other bodies of water, said boundary line should be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
5. Where a lot of one ownership, 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 bisected by the boundary line, it shall fall in the zone where the principal structure falls.
6. Where zone boundaries are indicated by Lot Parcels or said to be one-lot deep, this should mean that the said zone boundaries are defined by the parcellary subdivision existing at the time of the passage of this Ordinance.

The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

ARTICLE V Zone Regulations

SECTION 10. GENERAL PROVISIONS. Zone regulations refer to Use and Building Regulations as described below:

Allowable Uses. The uses enumerated in the succeeding sections are not exhaustive nor all inclusive. The CZBA may allow other uses subject to the requirements of the Mitigating Devices provision of this Ordinance.

Building Regulations. Building regulations specify whether buildings/structures may be allowed in specific zones/sub-zones. When allowed, buildings/structures shall be designed, constructed and operated in accordance with the requirements of each zone's/sub-zone's governing authority as well as with the relevant provisions of the National Building Code (NBC) and this Ordinance.

In certain zones, the design of buildings/structures may also be regulated by this Ordinance according to Building Height Limit in consonance with the NBC and to architectural design to ensure harmony with the desired character of the zone in consideration.

SECTION 11: REGULATIONS IN BASE ZONES. Base Zones refer 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 among others.

Section 11.1. Regulations in Forest Zones. The Forest Zone includes the Protection Forest and Production Forest. The following regulations shall be applied in accordance with the relevant provisions of the Revised Forestry Code, Revised Public Land Act of 1937, NIPAS Act

of 1992, and specific proclamations of Forest Reservations, and related issuances as well as with approved City Forest Land Use Plan (FLUP).

Section 11.1.1. Forest Reserve Sub-Zone. Per the Revised Forestry Code, these are “lands of the public domain which have been the subject of the present system of classification and determined to be needed for forest purposes that are also called Permanent Forest.”

Allowable Uses/Activities

- Reforestation
- Scientific studies that do not involve gathering of species or any alteration in the area

Building Regulations

- No permanent buildings or structures are allowed.

Section 11.1.2. Forest Buffer Sub-Zone. Per the NIPAS Act, this is an area “outside the boundaries and immediately adjacent to designated protected areas that need special development control in order to prevent or minimize harm to the protected area.” Since there are no protected areas in the City of Naga, the said definition for the Forest Buffer Sub-Zone still applies.

Per the NIPAS Act’s IRR, these are “areas outside the protected area but adjoining it that are established by law (Section 8 of the Act) and under the control of the DENR through the Park Area Management Board. These are effectively multiple-use zones that are to be managed to provide a social fence to prevent encroachment into the protected area by outsiders.

Allowable Uses/Activities

Allowable uses/activities shall be in accordance with the Protected Area Management Plan (PAMP) as approved by the Protected Area Management Board (PAMB). These may include:

- Settlement, traditional and/or sustainable land use, including agriculture, agro forestry, extraction activities and other income generating or livelihood activities.

Building Regulations

- When allowed, buildings and structures shall be designed, constructed and operated in accordance with the requirements of the PAMP, NBC and with the provisions of this Ordinance.

Section 11.2. Regulations in Agricultural Zone. The Agricultural Zone includes areas intended 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 operations... (AFMA). These include Protected Agricultural Areas (as defined by AFMA, CARL and related issuances) as well as Production Agricultural Areas as may be declared by the City. Regulations shall be in accordance with AFMA, CARL, Republic Act No. 7160 or the Local Government Code of 1991 (LGC) and related issuances.

Section 11.2.1. Protection Agricultural Zone. Per the AFMA, these include the Network of Protected Areas for Agriculture and Agro-industrial Development (NPAAAD) which are “agricultural areas identified by the Department (Agriculture) through the Bureau of Soils and Water Management (BSWM) 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 promote sustainable growth.”

Allowable Uses/Activities

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture and the like
- Pastoral activities such as goat and cattle raising
- Fishpond activities
- Backyard raising of livestock and fowl, provided that:
 - For livestock – maximum of 1 sow and 10 heads
 - For fowl – a maximum of 500 heads
- Single-detached dwelling units of landowners

- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for tenants, tillers and laborers
- Engaging in home businesses such as dressmaking, tailoring, baking, running a sari-sari store 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;
 - No home occupation shall be conducted in any customary accessory uses cited 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 detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry provided that:
 - Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
 - There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance; and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.

Building Regulations

- When allowed, buildings and structures shall be designed, constructed and operated in accordance with the requirements of the NBC and with the provisions of this Ordinance.
- The Building Height Limit is 15.00 meters above established grade as provided in the NBC.

Section 11.2.2. Production Agricultural Zone

These are areas that are outside of NPAAAD and declared by the City/Municipality for agricultural use.

Allowable Uses/Activities

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture and the like
- Pastoral activities such as goat raising and cattle fattening
- Fishpond activities
- Poultry and piggery subject to the HLURB Rules and Regulation Governing the Processing of Applications for Locational Clearance of Poultry and Piggery
- Rice/corn mill (single pass)
- Rice/corn warehouses and solar dryers
- Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
- Plant nursery
- Single-detached dwelling units of landowners
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for tillers and laborers
- Engaging home business such as dressmaking, tailoring, baking, running a sari-sari store 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 customary accessory uses cited 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 detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
 - Home Industry Classified as cottage industry provided that:
- Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
- There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.

Building Regulations

- The Building Height Limit is 15.00 meters above established grade as provided in the NBC.

Section 11.3. Regulations in Agri-Industrial Zone. These are areas within the City intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

Allowable Uses/Activities

- All uses allowed in agriculture zone
- Rice/corn mills
- Rice/corn mill warehouses & solar dryers
- Agricultural and/or agri-industrial research & experimentation facilities
- Drying, cleaning, curing and preserving of meat and its by-products and derivatives
- Drying, smoking and airing of tobacco
- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacture of unprepared 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
- Weaving hemp textile
- Jute spinning and weaving
- Manufacture of charcoal
- Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
- Butter and cheese processing plants
- Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
- Other dairy products
- 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 fruit and vegetables
- Fish canning
- Patis factory
- Bagoong factory

- Processing, preserving and canning of fish and other seafood
- Manufacture of desiccated coconut
- Manufacture of starch and its products
- Manufacture of wines from fruit juices
- Vegetable oil mills, including coconut oil
- Muscovado sugar mill
- Cotton textile mill
- Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
- Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials
- Other accessory uses incidental to agri-industrial activities
- Sugarcane milling (centrifugal and refined)
- Sugar refining Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for landowners, tenants, tillers and laborers
- Class "A" slaughterhouse/abattoir
- Class "AA" slaughterhouse/abattoir

Building Density and Bulk Regulations

- The Building Height Limit is 15.00 meters above established grade as provided in the NBC.

Section 11.4. Regulations in Municipal Waters Zone. Per Republic Act No. 8550 or the Philippines Fisheries Code of 1998, this zone covers the Municipal Waters which "include not only streams, lakes, inland bodies of water and tidal waters within the City (Inland Water Sub-Zone or IW-SZ), which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters...(boundary delineation defined in the Fisheries Code)."

Regulations shall be in accordance with the Fisheries Code, Presidential Decree No. 1067 or the Water Code of the Philippines, Republic Act No. 9275 or the Philippine Clean Water Act of 2004 and related issuances. The same holds true for the Inland Water Sub-Zone (bodies of water found inland) to include the 1955 Sewage Disposal IRR of the Sanitation Code, the National Policy on Urban Sewerage and Sanitation of 1994, the Revised DENR Effluent Regulations of 1990, the NPCC IRR on Domestic Wastewater Disposal of 1981, and other provisions for wastewater disposal in the Plumbing Code, National Building Code, Local Government Code, and Civil Code of the Philippines.

Section 11.4.1. Fishery Refuge and Sanctuary Sub-Zone. Per 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."

Allowable Uses/Activities

- Regeneration of marine life

Building Regulations

- No permanent buildings or structures are allowed

Section 11.4.2. Foreshore Land Sub-Zone. Per the Fisheries Code, this is "a string of land margining a body of water; the part of a seashore between the low-water line usually at the seaward margin of a low tide terrace and the upper limit of wave wash at high tide usually marked by a beach scarp or berm."

Allowable Uses/Activities

- Legal Easement

Building Regulations

- Except for duly-approved protective coastal structures, no other permanent buildings or structures are allowed.

Section 11.4.3. Mangrove Sub-Zone. Per the Fisheries Code, this zone is characterized as “a community of intertidal plants including all species of trees, shrubs, vines and herbs found on coasts, swamps or border of swamps.”

Allowable Uses/Activities

- Mangrove plantations

Building Regulations

- No permanent buildings or structures are allowed.

Section 11.4.4. Delta / Estuary Sub-Zone. These are landforms at the mouth of a river where it flows into an ocean, sea, estuary, lake or reservoir that is formed by deposition of sediments carried by the river.

Allowable Uses/Activities

- Shell gathering
- Regulated fishing

Building Regulations

- Except for duly-approved protective coastal structures, no other permanent buildings or structures are allowed.

Section 11.4.5. Municipal Fishing Sub-Zone. An area within the Municipal Waters Zone of a city or municipality where only municipal fishing, as defined in the Fisheries Code, is allowed.

Allowable Uses/Activities

- Fishing using fishing vessels of three (3) gross tons or less
- Fishing not requiring the use of fishing vessels

Building Regulations

- No permanent buildings or structures are allowed.

Section 11.5. Regulations in Mineral Land Zone. The Mineral Land Zone (ML-Z) includes “any area where mineral resources are found” as provided in Republic Act No. 7942 or the Philippine Mining Act of 1995.

The following regulations shall be applied in accordance with the relevant provisions of the Philippine Mining Act, People’s Small-scale Mining Act, Revised Forestry Code, Revised Public Land Act of 1937, NIPAS Act of 1992, and related national and local issuances.

Section 11.5.1. Small-Scale Mining Sub-Zone. Per Republic Act No. 7976 or the People’s Small-Scale Mining Act of 1991, these are areas identified, segregated and reserved by the DENR from certain mineral lands as people’s small-scale mining areas.

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Allowable Uses/Activities

- Mining activities which rely heavily on manual labor using simple implements and methods and do not use explosives or heavy mining equipment. Rules and regulations related to small-scale mining shall be in accordance with those promulgated by the Provincial Mining Regulatory Board.

Building Regulations

- Except for duly-approved small-scale mining-related structures, no other permanent buildings or structures are allowed.
- When allowed, buildings and structures shall be designed and constructed in accordance with the requirements of the governing authority, NBC and with the provisions of this Ordinance.

Section 11.5.2. Quarry Sub-Zone. In accordance with the Philippine Mining Act, these are areas declared by the Director of Mines and Geosciences Bureau as having "quarry resources such as, but not limited to, andesite, basalt, conglomerate, coral sand, diatomaceous earth, diorite, decorative stones, gabbro, granite, limestone, marble, marl, red burning clays for potteries and bricks, rhyolite, rock phosphate, sandstone, serpentine, shale, tuff, volcanic cinders, and volcanic glass."

Allowable Uses/Activities

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

Building Regulations

- Except for duly-approved small-scale mining-related structures, no other permanent buildings or structures are allowed.
- When allowed, buildings and structures shall be designed and constructed in accordance with the requirements of the governing authority, NBC and with the provisions of this Ordinance.

Section 11.6. Regulations in General Residential Zone. This is an area within the City intended principally for dwelling/housing purposes.

Allowed Uses

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Townhouses
- Apartments
- Residential condominium
- PD 957 Subdivisions
- PD 957 Condominiums
- Boarding houses
- Dormitories
- Pension houses
- Hotel apartments or apartelles
- Hotels
- Museums
- Libraries
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed five (5), 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 customary accessory uses cited 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 detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified 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 alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;

- It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
- Allotted capitalization shall not exceed the capitalization as set by the DTI; and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process 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
- High school
- Vocational school
- Tutorial services
- Sports club
- Religious Use
- Multi-purpose/Barangay hall
- Clinic, nursing and convalescing home, health center
- Plant nursery
- Parking buildings (aboveground/underground)
- 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
 - Guardhouse
 - Laundries
 - Non-commercial garages
 - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - Pump houses
 - Generator houses

Building Regulations

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

Section 11.6.1. Regulations in Residential-1 (R-1) Zone. An area within the City intended for low density residential use of 20 dwelling units per hectare. Per 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.

Allowable Uses

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Residential Subdivisions approved per P.D. 957 standards
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business / industry shall not exceed five (5), 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 customary accessory uses cited 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 detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified 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 alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
 - Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process 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
- Tutorial services
- Sports club
- Religious use
- Multi-purpose/Barangay hall
- Clinic, nursing and convalescing home, health center
- Plant 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
 - Guardhouse
 - Laundries
 - Non-commercial garages
 - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - Pump houses
 - Generator houses

Building Regulations

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC.
- The Building Height Limit is 20 meters above the highest grade as provided in the NBC.

Section 11.6.2. Regulations in Residential-2 (R-2) Zone. An area within the City intended for medium density residential use. Per the National Building Code, R-2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structures residential buildings for exclusive use as multi-family dwellings.

Allowable Uses

- All uses allowed in R-1 Zone
- Apartments
- Boarding houses
- Dormitories
- Museums
- Libraries

- High School
- Vocational School

Building Regulations

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is five (5) as provided in the NBC.
- The Building Height Limit is 15.00 meters above highest grade as provided in the NBC.

Section 11.6.3. Regulations in Residential-3 (R-3) Zone. An area within cities or municipalities intended for medium to high density residential. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.

Allowable Uses

- All uses allowed in R-1 and R-2 Zones
- Residential condominiums
- Pension houses
- Hotel apartments or apartelles
- Hotels
- Parking buildings (aboveground/ underground)

Building Regulations

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is twelve (12) as provided in the NBC
- The Building Height Limit is 36.00 meters above highest grade as provided in the NBC.

Section 11.7. Regulations in Socialized Housing Zone. An area within the city 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 homeless citizens (UDHA)

Allowable Uses

- All uses allowed according to the provisions of BP 220.

Building Regulations

- Applicable provisions of BP 220.

Section 11.8. Regulations in General Commercial Zone. An area within a city or municipality intended for trading/services/business purposes.

Allowable Uses

- Wholesale stores
- Wet and dry markets
- Shopping center, malls and supermarkets
- Retail stores and shops like:
 - Department store
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops

- Consumer electronics such as cellular phones, cameras, lap tops, 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 store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor
 - Barber shop
 - Wellness facilities such as sauna, spa, massage, and facial clinics
 - Dressmaking and tailoring shops
- Bayad centers
- Laundries
- Internet café and cyber stations
- Photo/video, lights & sounds services
- Catering services
- Event planners
- Water stations

- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like:
 - Movie house/theater
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishment
- Restaurants and other eateries
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Plant nurseries
- Vocational/technical schools
- Special Education (SPED) school
- Short term special education like:
 - Dance schools
 - Schools for self-defense
 - Tutorial centers
- Libraries/museums
- Exhibit halls
- Convention centers and related facilities
- Financial institutions/services like:

- Banks
- Stand-alone automated teller machines
- Insurance
- Foreign exchange
- Money lending
- Pawnshops
- Offices
- Parking lots, garage facilities
- Parking buildings (aboveground/underground)
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto repair, tire, vulcanizing shops and carwash
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Gasoline filling stations/service stations
- Vehicle emission testing center
- Machinery display shop/center
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shops
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Glassware and metalware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Construction supply stores/ depots
- Gravel, sand and CHB stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Lechon stores
- Other bakery products not elsewhere classified (n.e.c.)
- Shops repacking of food products e.g. fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of box beds and mattresses
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Ice plant
- Commercial housing like:
 - Apartment
 - Apartelle
 - Pension house
 - Condotel
- All uses allowed in all Residential Zones
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Parking lots/Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.8.1. Regulations in Commercial-1 (C-1) Zone. A low density commercial area within a city or municipality intended for neighborhood or community scale trade, service and business activities.

Allowable Uses

- Retail stores and shops like:
 - Department stores
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, laptops, home appliances and like
 - Drugstores
- Food market and shops like:
 - Bakery, cake, pastry and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets
 - Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service 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
- Bayad centers
- Laundries
- Internet café and cyber stations
- Photo/video, lights & sounds services
- Catering services
- Event planners
- Water stations
- 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
 - Battery shops and repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
- Restaurants and other eateries
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots

- Plant 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
- Embassies/consulates
- Libraries/museums
- Financial institutions/services like:
 - Banks
 - Stand-alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops
- Offices
- Parking lots/garage facilities
- Parking buildings (aboveground/underground)
- Auto repair, tire, vulcanizing shops and car wash
- Gasoline filling stations/services stations
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Construction supply stores/depots
- Funeral parlors (Category II and III)
- Commercial housing like:
 - Hotel
 - Apartment
 - Apartelle
 - Boarding house
 - Dormitory
 - Pension house
- All uses allowed R-1 Zones
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Parking lots/Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC
- The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.8.2. Regulations in Commercial-2 (C-2) Zone. A medium to high density commercial area within a city or municipality intended for trade, service and business activities performing complementary/ supplementary functions to the CBD.

Allowable Uses

- All uses allowed in C-1 Zone
- Wholesale stores

- Wet and dry markets
- Shopping centers, malls and supermarkets
- Recreational center/establishments like:
 - Movie house/theater
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishments
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Exhibit halls
- Convention centers and related facilities
- Business Process Outsourcing services
- Radio and television stations
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Vehicle emission testing center
- Machinery display shop/center
- Welding shops
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shop
- Glassware and metalware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Recording and film laboratories
- Gravel and sand stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- Lechon stores
- Chicharon factory
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Motel
 - Condotel
- All uses allowed in R-1 and R-2 Zones

Building Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is six (6) as provided in the NBC

- The Building Height Limit is 18.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.8.3. Regulations in Commercial-3 (C-3) Zone. A high density commercial area within a city or municipality intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadium or sports complexes area also allowed in this zone. This zone may also be called as the Central Business District (CBD).

Allowable Uses

- All uses allowed in C-1 and C-2 Zones
- All uses allowed in R-3, R-4 and R-5 Zones
- Regional shopping malls/centers

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is sixty (60) as provided in the NBC.
- The Building Height Limit is 180.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.9. Regulations in General Industrial Zone. The industries in the City of Naga are classified into 4 categories, to wit:

1. Non-pollutive, non-hazardous
2. Non-pollutive, hazardous
3. Pollutive, non-hazardous
4. Pollutive, hazardous

Section 11.9.1. The area in the City with light manufacturing or production is in the General Industrial Zone with non-pollutive/non-hazardous and non-pollutive/hazardous industries or I1-Z.

Allowable Uses in Non-Pollutive/Non-Hazardous Industries

- Drying fish
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Manufacture of macaroni, spaghetti, vermicelli and other noodles
- Other bakery production not elsewhere classified (n.e.c.)
- Life belts factory
- Manufacture of luggage, handbags, wallets and small leather goods
- Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
- Manufacture of shoes except rubber, plastic and wood
- Manufacture of slipper and sandal except rubber and plastic
- Manufacture of footwear parts except rubber and plastic
- Printing, publishing and allied industries and those n.e.c.
- Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
- Manufacture or assembly of electronic data processing machinery and accessories
- Renovation and repair of office machinery
- Manufacture or assembly of miscellaneous office machines and those n.e.c.
- Manufacture of rowboats, bancas and sailboats
- Manufacture of animal-drawn vehicles
- Manufacture of children vehicles and baby carriages

- Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
- Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
- Manufacture or assembly of surgical, medical, dental equipment and medical furniture
- Ice plants and cold storage buildings
- Quick freezing and cold packaging for fish and other seafood
- Quick freezing and cold packaging for fruits and vegetables
- Popcorn/rice factory
- Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
- Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle support, arch support, artificial limb, kneecap supporters, etc.)
- Manufacture of photographic equipment and accessories
- Manufacture or assembly of optical instruments
- Manufacture of eyeglasses and spectacles
- Manufacture of optical lenses
- Manufacture of watches and clocks
- Manufacture of pianos
- 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 balls (not of rubber or plastic)
- Manufacture of gym and playground equipment
- Manufacture of sporting tables (billiards, pingpong, pool)
- Manufacture of other sporting and athletic goods n.e.c.
- Manufacture of toys and dolls except rubber and mold plastic
- Manufacture of pens, pencils and other office and artist materials

- Manufacture of umbrella and canes
- Manufacture of buttons except plastic
- Manufacture of brooms, brushes and fans
- Manufacture of needles, pens, fasteners and zippers
- Manufacture of insignia, badges and similar emblems (except metal)
- Manufacture of signs and advertising displays (except printed)
- Small-scale manufacturing of ice cream
- Dairies and creameries
- Warehouse/Storage facility for non-pollutive/non-hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Allowable Uses in Non-Pollutive/Hazardous Industries

- Manufacture of house furnishing
- Textile bag factories
- Canvass bags and other canvass products factory
- Jute bag factory
- Manufacture of miscellaneous textile goods, embroideries and weaving apparel
- Manufacture of fiber batting, padding and upholstery filling except coir
- Men's and boys' garment factory

- Women's and girls' and ladies' garments factory
- Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
- Manufacture of raincoats and waterproof outer garments except jackets
- Manufacture of miscellaneous wearing apparel except footwear
- Manufacture of miscellaneous fabricated mill work and those n.e.c.
- Manufacture of wooden and cane containers
- Sawali, nipa and split cane factory
- Manufacture of bamboo, rattan and other cane baskets and wares
- Manufacture of cork products
- Manufacture of wooden shoes, shoe lace and other similar products
- Manufacture of miscellaneous wood products and those n.e.c.
- Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
- Manufacture of paper stationery, envelopes and related articles
- Manufacture of dry ice
- Repackaging of industrial products e.g. paints, varnishes and other related products
- Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants]
- Warehouse/Storage Facility for non-pollutive/hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.9.2. The area in the City with medium intensity manufacturing or production light manufacturing or production is in the General Industrial Zone with pollutive/non-hazardous and pollutive/hazardous industries or I2-Z.

Allowable Uses in Pollutive/Non-Hazardous Industries

- Manufacturing and canning of ham, bacon and native sausage
- Poultry processing and canning
- Large-scale manufacturing of ice cream
- Ice plants and cold storage
- Corn mill/rice mill
- Chocolate and cocoa factory
- Candy factory
- Chewing gum factory
- Peanuts and other nuts factory
- Other chocolate and confectionery products
- Manufacturing of flavoring extracts
- Manufacture of food products n.e.c. (vinegar, vetsin)
- Manufacture of fish meal
- Oyster shell grading
- Manufacture of medicinal and pharmaceutical preparations
- Manufacture of stationery, art goods, cut stone and marble products
- Manufacture of abrasive products
- Manufacture of miscellaneous non-metallic mineral products n.e.c.

- Manufacture of cutlery, except table flatware
- Manufacture of hand tools
- Manufacture of general hardware
- Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
- Manufacture of household metal furniture
- Manufacture of office, store and restaurant metal furniture
- Manufacture of metal blinds, screens and shades
- Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.
- Manufacture of fabricated structural iron and steel
- Manufacture of architectural and ornamental metal works
- Manufacture of boilers, tanks and other structural sheet metal works
- Manufacture of other structural products n.e.c.
- Manufacture of metal cans, boxes and containers
- Manufacture of stamped coated and engraved metal products
- Manufacture of fabricated wire and cable products
- Manufacture of heating, cooking and lighting equipment except electrical
- Sheet metal works generally manual operation
- Manufacture of other fabricated metal products except machinery and equipment n.e.c.
- Manufacture or assembly of agricultural machinery and equipment
- Native plow and harrow factory
- Repair 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 n.e.c.
- Manufacture or assembly of electrical apparatus
- Manufacture or assembly of electrical cables and wires
- Manufacture of other electrical industrial machinery and apparatus n.e.c.
- Manufacture or assembly of electric equipment—radio, television, tape recorder, stereo
- Manufacture or assembly of radio and television transmitting, signaling and detection equipment
- Manufacture or assembly of telephone and telegraphic equipment
- Manufacture of other electronic equipment and apparatus n.e.c.
- Manufacture of industrial and commercial electrical appliances
- Manufacture of household cooking, heating and laundry appliances
- Manufacture of other electrical appliances n.e.c.
- Manufacture of electric lamp fixtures
- Warehouse/Storage Facility for pollutive/non-hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Pollutive/Hazardous Industries

- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacturing of unprepared animal feeds, other grain milling n.e.c.

- Production prepared feeds for animals
- Grains and cement silos
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing tobacco leaves n.e.c.
- Textile and fiber spinning mills
- Weaving hemp textile
- Jute spinning and weaving
- Miscellaneous spinning and weaving mills n.e.c.
- Hosiery mill
- Underwear and outwear knitting mills
- Garment and undergarment factories
- Fabric knitting mills
- Miscellaneous knitting mills n.e.c.
- Manufacture of mats and matings
- Manufacture of carpets and rugs
- Manufacture of cordage, rope and twine
- Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
- Manufacture of linoleum and other surface coverings
- Manufacture of artificial leather, oil cloth and other fabrics except rubberized
- Manufacture of coir
- Manufacture of miscellaneous textile n.e.c.
- Manufacture of rough lumber, unworked
- Manufacture of worked lumber
- Re-sawmills
- Woodworking establishments, lumber and timber yards
- Planing mills and sawmills, veneer plants
- Manufacture of veneer, plywood and hardwood
- Manufacture of doors, windows and sashes
- Treating and preserving of wood
- Wood drying kilns
- Manufacture of charcoal
- Manufacture of wood and cane blinds, screens and shades
- Pulp, paper and paperboard factories
- Manufacture of containers and boxes of paper and paper boards
- Wood and cardboard box factories
- Manufacture of miscellaneous pulp and paper products n.e.c.
- Manufacture of perfumes, cosmetics and other toilet preparations
- Manufacture of waxes and polishing preparations
- Manufacture of candles
- Manufacture of inks
- Manufacture of miscellaneous chemical products n.e.c.
- Tire retreating and rebuilding
- Manufacture of rubber shoes and slippers
- Manufacture of industrial and molded rubber products
- Manufacture of plastic footwear
- Manufacture of plastic furniture
- Manufacture of other fabricated plastic products n.e.c.
- Manufacture of table and kitchen articles
- Manufacture of pottery, china and earthen ware n.e.c.
- Manufacture of flat glass
- Manufacture of glass containers
- Manufacture of miscellaneous glass and glass products n.e.c.
- Manufacture of clay bricks, clay tiles and hollow clay tiles
- Manufacture of miscellaneous structural clay products n.e.c.
- Manufacture of structural concrete products
- Manufacture of asbestos products

- Manufacture of engines and turbines except motor vehicles, marine and aircraft
- Manufacture of metal cutting, shaving and finishing machinery
- Manufacture of wood working machinery
- Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
- Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
- Manufacture, assembly, rebuilding, repairing of paper industry machinery
- Manufacture, assembly, rebuilding, repairing of trade machinery and equipment
- Manufacture of rice mills
- Manufacture of machines for leather and leather products
- Manufacture of construction machinery
- Manufacture of machines for clay, stove and glass industries
- Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
- Manufacture of dry cells, storage battery and other batteries
- Boat building and repairing
- Ship repairing industry, dock yards, dry dock, shipways
- Miscellaneous shipbuilding and repairing n.e.c.
- Manufacture of locomotives and parts
- Manufacture of railroad and street cars
- Manufacture or assembly of automobiles, cars, buses, trucks and trailers
- Factories for engines and turbines and attached testing facilities
- Hangars
- Manufacture and assembly plants of aircraft engine
- Repair and testing shops for aircraft engines and parts
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Dry cleaning plants using flammable liquids
- Paint stores with bulk handling
- Paint shops and spray painting rooms
- Signs and billboards painting shops
- Warehouses where highly combustible materials are stored
- Factories where loose combustible fiber or dirt are manufactured, processed or generated
- Warehouse for pollutive/hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses
- Class "A" slaughterhouse/abattoir
- Class "AA" slaughterhouse/abattoir

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 21 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.9.3. An area within the City intended for heavy manufacturing or production industries or I3-Z that are:

- a. highly pollutive/non-hazardous
- b. highly pollutive/hazardous
- c. highly pollutive/extremely hazardous

- d. pollutive/extremely hazardous
- e. non-pollutive/extremely hazardous

Allowable Uses

Highly Pollutive/Non-Hazardous Industries

- Meat processing, curing, preserving except processing of ham, bacon, sausage and chicharon (pork rind)
- Milk processing plants (manufacturing filled, reconstituted, or recombined milk, condensed or evaporated)
- Butter and cheese processing plants
- Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream-related products)
- Other dairy products n.e.c.
- 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 n.e.c.
- Fish canning
- Patis factory
- Bagoong factory
- Processing, preserving and canning of fish and other seafood i.e.
- Manufacture of desiccated coconut
- Manufacture of starch and its by-products
- Manufacture of wines
- Manufacture of malt and malt liquors
- Manufacture of soft drinks, carbonated water
- Manufacture of instant beverages and syrups
- Other non-alcoholic beverages n.e.c.
- Other slaughtering, preparing and preserving meat products n.e.c.
- Cooking oil and soap processing plants
- Warehouse for highly pollutive/non-hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Highly Pollutive/Hazardous Industries

- Vegetable oil mills, 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 n.e.c.
- Sugar cane milling (centrifugal and refined)
- Sugar refining
- Muscovado sugar mill
- Distilled, rectified and blended liquors n.e.c.
- Cotton textile mill
- Ramie textile mill
- Rayon and other man-made fiber textile mill
- Bleaching and drying mills
- Manufacture of narrow fabrics
- Tanneries and leather finishing plants
- Pulp mill

- Paper and paperboard mills
- Manufacture of fiberboard
- Manufacture of inorganic salts and compounds
- Manufacture of soap and cleaning preparations
- Manufacture of hydraulic cement
- Manufacture of lime and lime kilns
- Manufacture of plaster
- Products of blast furnaces, steel works and rolling mills
- Products of iron and steel foundries
- Manufacture of smelted and refined non-ferrous metals
- Manufacture of rolled, drawn or extruded non-ferrous metals
- Manufacture of non-ferrous foundry products
- Oil depot/terminal (greater than 7.950 kilo-liters)
- Warehouse for highly pollutive/hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses
- Class "A" slaughterhouse/abattoir
- Class "AA" slaughterhouse/abattoir
- Class "AAA" slaughterhouse/ abattoir

Highly Pollutive/Extremely Hazardous Industries

- Manufacture of industrial alcohols
- Factories for highly flammable chemicals
- Other basic chemicals n.e.c.
- Manufacture of fertilizers
- Manufacture of pesticides
- Manufacture of synthetic resins, plastic materials and man-made fibers except glass
- Plastics resin plants [monomer and polymer
- Plastics compounding and processing plants
- Petroleum refineries
- Manufacture of reclaimed, blended and compound petroleum products
- Manufacture of miscellaneous products of petroleum and coal, n.e.c.
- Warehouse for highly pollutive/extremely hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Pollutive/Extremely Hazardous Industries

- Manufacture of paints
- Manufacture of varnishes, shellac and stains
- Manufacture of paint removers
- Manufacture of other paint products
- Manufacture of matches

- Manufacture of tires and inner tubes
- Manufacture of processed natural rubber not in rubber plantation
- Manufacture of miscellaneous rubber products n.e.c.
- Water and power generation complexes
- Liquid and solid waste management complexes
- Power plants (thermal, hydro or geothermal)
- All other types of complexes for public utilities
- Warehouse for pollutive/extremely hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Non-pollutive/Extremely Hazardous Industries

- Manufacture of compressed and liquefied gases
- Storage tanks, buildings for storing gasoline, acetylene, liquefied petroleum gas, calcium, carbides, oxygen, hydrogen and the like
- Armories, arsenals and munitions factories
- Match and fireworks factories
- Acetylene and oxygen generating plants
- Warehouse for non-pollutive/extremely hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 27 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.10. Regulations in General Institutional Zone. An area within the city intended principally for general types of institutional establishments, e.g. government offices, hospitals/clinics, academic/research and convention centers.

Allowable Uses

- Government or civic centers to house national, regional or local offices in the area
- Police and fire stations
- Other types of government buildings
- Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
- Learning facilities such as training centers, seminar halls and libraries
- Museums, exhibition halls and art galleries
- Convention center and related facilities
- Civic centers and community centers
- General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,

- Places of worship, such as churches, mosques, temples, shrines, chapels
- Seminaries and convents
- Parking buildings
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is fifteen (15) meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.11. Regulations in Parks and Recreation Zone. An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

Allowable Uses

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- 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 stadia, gyms, amphitheaters and swimming pools
- Ball courts, skating rinks and similar uses
- Memorial/Shrines monuments, 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/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.12. Regulations in Cemetery/Memorial Park Zone. An area in a city/municipality intended for the interment of the dead.

Allowable Uses

- Memorial Parks
- Cemetery
- Columbarium
- Crematorium
- Ossuary

- Customary accessory uses such as crypts, chapels, parks, playgrounds, pocket parks, parkways, promenades, parking, and toilet facilities

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is fifteen (15) meters above highest grade as provided in the NBC.
- Subject to HLURB Rules and Regulations for Memorial Parks and Cemeteries and other applicable guidelines/standards of concerned agencies
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.13. Regulations in Utilities, Transportation, and Services Zone. An area in the City designated for "a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g. terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like" (NBC).

Allowable Uses

- Bus and railway depots and terminals
- Port facilities
- Airports and heliport facilities
- All other types of transportation complexes
- Power plants (thermal, hydro, geothermal, wind, solar)
- Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants]
- Liquid and solid waste management facilities
- Climate monitoring facilities
- Telecommunication facilities such as cell (mobile) phone towers
- All other types of large complexes for public services
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Parking lots/garage facilities
 - Eateries/canteens
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is fifteen (15) meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 11.14. Tourism Zone. No tourism project or tourist related activities shall be allowed in Tourism Zones unless developed or undertaken in compliance with the Department of Tourism (DOT) Guidelines and Standards.

Allowable Uses

- Agri-tourism
- Industrial tourism
- Scenic corridor
- Resort areas, e.g. beach/mountain resort including accessory uses
- Theme parks
- Heritage and Historical Sites
- Other related activities such as tree parks and botanical gardens
- Tourism accommodation such as:

- Cottages
- Lodging inns
- Restaurants
- Home stays
- Souvenir shops
- Open air or outdoor sports activities
- Food production and processing activities such as vegetables, fruits and plantation crop and fish production to sustain tourism industry
- Parking areas

SECTION 12. REGULATIONS IN OVERLAY ZONES. A "transparent zone" that is overlain 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 additionally allowable uses, building density and bulk and building/ structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

Section 12.1 Landslide Overlay Zone (LSD-OZ).

Objective

- LSD-OZ regulations are applied in areas identified in the CLUP as highly susceptible to landslides. The objectives of these regulations are to avoid/minimize potentials for landslide occurrence, and to protect lives and properties from its impacts.

Allowable Uses

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

Building Density and Bulk Regulations

- The Maximum Allowable Percentage of Site Occupancy (MAPSO) (defined in the NBC as the area of ground coverage of Allowable Maximum Building Footprint), expressed as a percentage of the total lot area, shall be:
 - 20% 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 Unpaved Surface Area (USA) of developments shall:
 - Not be less than 70% for parks and recreation uses
 - Not be less than 60% for all other uses/ activities

As defined in the NBC, USA is the "true open space which should be of exposed soil and planted." The USA is located outside the building envelope.

Building/Structure Design Regulations

- Site development shall be designed with consideration to avoiding/minimizing (1) risks that it will be affected by landslides; (2) its adverse impacts to the soil; (3) and risks that it will cause landslides to nearby areas/properties.
- 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
- Indigenous and mature vegetation should be retained
- Natural drainage patterns should not be altered; and
- Use 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 12.2. Flood Overlay Zone (FLD-OZ)

Objective

- FLD-OZ regulations are applied in areas that have been determined in the CLUP as flood-prone. The objective of the Flood Overlay Zone is to protect lives and properties from the harmful effects of flood.

Allowable Uses

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

Building Density and Bulk Regulations

- MAPSO: 67-70% of TLA
- USA: 30% of TLA

Building/Structure Design Regulations

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

Section 12.3. Fault Overlay Zone (FLT-OZ)**Objective**

- FLT-OZs are applied in areas defined by five (5)-meter wide strips on both sides of and running along identified earthquake faults. The objective of these regulations is to minimize the possible harmful effects of fault movements to properties.

Allowable Uses

Only the following uses shall be allowed within identified FOZs:

- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Legal easements

The above uses supersede the list of Allowed Uses in the Base Zones affected by FOZs.

Building Density and Bulk Regulations

- No permanent buildings/structures shall be built within FLT-OZs.

Section 12.4. Heritage Overlay Zone (HTG-OZ)**Objective**

- The HTG-OZ is applied in areas with historic centers/heritage zones, including heritage houses.
- The objectives are: 1) to preserve existing historic structures/sites; and 2) to harmonize the design and construction of new ones with the design of these historic structures/sites.

Allowable Uses

- Uses allowed under Rule II. Land Use Policies and Regulations of the *Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones* by the National Historical Commission of the Philippines (NHCP) shall apply to sites that the NHCP or National Museum (NM) has declared Historic Centers or Heritage Zones, by virtue of RA 10066 (Heritage Act).
- For declared heritage houses, allowable uses shall be limited to:
 - Single-detached residential
 - Museum
 - Shops, offices, restaurants, craftsmen's workshops and retail outlets (only at the ground floor)
- For new construction, allowable uses shall be as provided in the base residential zone.

Building Density and Bulk Regulations

- The following regulations supersede those provided in the base residential zone:
- For declared heritage houses:
 - The height and floor area of the existing building shall not be altered.

- For new construction:
 - BHL: Building height limit for buildings within the buffer zone shall not be more than the roof apex of the declared heritage structure (Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones, NHCP 2012)

Building/Structure Design Regulations

- Rule III. Building Requirements of the *Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones* by the National Historical Commission of the Philippines (NHCP) shall apply to sites that the NHCP or National Museum (NM) has declared Historic Centers or Heritage Zones, by virtue of RA 10066 (Heritage Act).
- For declared heritage houses:
 - Repair and renovation works, to include building and landscape, shall ensure that the original architectural design at the interior and exterior are maintained.
 - The size and appearance of business and other signs shall be made to blend with the period design of the house.
- For new construction:
 - Designs, to include building and landscape, shall be made similar to the period designs of the declared houses of ancestry.

Other Regulations

- Other regulations, policies and standards may be promulgated by the Heritage Cultural Conservation Council/Committee (or its equivalent body) to suit local needs and conditions.

Section 12.5. Ecotourism Overlay Zone (ETM-OZ) Objective

- 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 those 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
- Dive shops/Diving lesson establishments
- Water-oriented recreation/sports rental equipment shops
- Tourism-oriented retail shops (e.g. souvenirs, clothes, etc.)

Section 12.6. Urban Corridor Overlay Zone (UCD-OZ)

Objectives

UCD-OZ regulations are applied to properties fronting both sides of (name of road) from (name of junction) to (name of junction). These overlay regulations are intended to:

- Minimize roadside friction by reducing contact between vehicular through traffic and vehicle movement to and from individual properties
- Ensure that pedestrian walks are free from encroachments of parked vehicles
- Ensure a friendly and vibrant urban environment by reducing the rigidity of streetscapes

The Urban Zoning Map of the City of Naga is attached as Annex 67.

Allowable Uses

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

Parking Layouts

- Under no circumstances shall vehicular parking be made to occupy road rights-of-way;
- The minimum setback of buildings from the right-of-way line of (name of road) shall be 10 meters;

- Parking layouts that cause the backing of vehicles onto (name of road) shall not be allowed;
- Parking spaces shall be provided with distinct entry and exit points, i.e., through driveways; and
- Parking spaces may be laid out along the building frontage within the property line.

Fencing

- Fences along the main road shall have a maximum height of 2.4 meters; and
- The base may be made of opaque materials, such as concrete hollow blocks, with a height no greater than three (3) meters from the street sidewalk elevation; the top portion of the fence shall be made of see-through materials such as steel grills.

Section 12.7. Transit-Oriented Overlay Zone (TOD-OZ)

Objectives

The Transit-Oriented Overlay Zone covers all properties having a radial distance of more or less ½ kilometer (or as may be declared by the LGU) from the City Multi-Modal Terminal. The objectives of these regulations are:

- To facilitate the development of a walkable and compact urban center thereby reducing opportunities for urban sprawl
- To encourage the use of public vehicles thereby reducing vehicular traffic volumes

Allowable Uses

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

Building Density and Bulk Regulations

- Buildings that provide ground level commercial spaces shall be provided with a density bonus equivalent to additional 2 storeys from the Building Height Limit provided in the Base Zone; and
- Buildings that provide ground level commercial spaces and 20% percent ground level landscaped open space accessible to pedestrians shall be provided with a density bonus equivalent to additional two (2) storeys from the Building Height Limit provided in the Base Zone.

Section 12.8. Billboards Overlay Zone (BB-OZ)

Objectives

The Billboards Overlay Zone includes all lots fronting the National Road. The objectives of these regulations are:

- To rationalize the location of billboards to minimize their potentials to create hazards to lives and properties;
- To ensure that billboards do not obstruct the view of any scenic spot;
- To ensure that billboards would not constitute nuisance to adjoining property owners, distract motorists or constitute as hazard to public safety; and
- To ensure that billboards are in harmony with the intended urban character of the Base Zone.

Design Regulations

The following are the regulations:

- Setback Requirements. Regulated signs shall be subject to the following front, side and rear Setback Requirements:
 - Minimum Distance Between Signs. No billboard or billboard structure shall be located within the distance of fifty (50) meter radius from another; Provided: That in determining compliance with this section, regulated signs that were earlier granted a permit by the local government unit (LGU) shall enjoy preference over Regulated Signs whose LGU permits were issued thereafter.
 - Non-obstruction of Traffic Signs. No regulated sign shall be erected in such a manner as to confuse or obstruct the view or interpretation of any official traffic sign, signal, or device.

- Non obstruction of Landscape. No regulated sign shall be constructed as to unduly obstruct the natural view of the landscape, distract or obstruct the view of the public as to constitute a traffic hazard, or otherwise defile, debase or offend aesthetic and cultural values and traditions.
- Restrictions on Combustible Materials. All regulated signs erected in highly restrictive fire zones as defined in the NBC and its IRRs shall have structural members of incombustible materials. Ground Signs may be constructed of any material meeting the requirements of the NBC. Combination signs, roof signs, wall signs, projecting signs, and signs on marquees shall be constructed of incombustible materials. No combustible material other than approved plastics shall be used in the construction of electric signs.
- Display Surfaces. Display surfaces in regulated signs may be made of metal, glass or approved plastics.
- Clearances from Fire Escapes, Exits or Standpipes. No regulated sign shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe.
- Obstruction of Openings. No Regulated Sign shall obstruct any opening to such an extent that light or ventilation is reduced to a point below that required by the NBC. Regulated Signs erected within 1.50 meters of an exterior wall in which there are openings within the area of the Regulated Sign shall be constructed of incombustible material or approved plastics.
- Roof Signs. Roof signs shall not be allowed.
- Material Requirements. Sign structures carrying signs and signboards made of banners, pennants, tarpaulins and other similar non-rigid materials shall not be installed near power lines, and shall maintain a horizontal clearance from such power lines in accordance with Rule XIII, Table XIII.1 of the NBC IRRs.
- Clearances from High Voltage Power Lines. Clearances of regulated signs from high voltage power lines shall be in accordance with the Philippine Electrical Code. In areas near electric distribution facilities including that of any power substations, the minimum horizontal distance measured from the property line abutting the RROW and all the adjoining properties to the nearest base of the sign structure shall be the height of the structure plus one (1.00) meter.
- All regulated signs, temporary signs and LED signs, installed over or across and along public thoroughfares, center islands and RROW, whether it be national road or secondary road are strictly prohibited.
- Markers of historical sites and tourist destinations including directional signs shall not be combined with advertisement signs even if these signs are sponsored by private businesses. Sponsors may put their advertisement in the periphery of the historical sites upon acceptance and permission of the sites' administrators and upon signing of a Memorandum of Understanding or Agreement (MOU/MOA) witnessed by the LGU.
- No signs shall be installed in trees, electric or lighting posts, center islands, side strips and fences that will destroy, alter or deface the natural landscape or seascape of historical sites and tourist destinations.
- No Sign shall be allowed to cross or straddle along carriageways.
- All regulated signs, temporary signs and LED signs along covered areas shall automatically be put down or turned off by the owners and advertisers upon the announcement by the Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA) that there would be a low pressure area or other weather disturbance in Metropolitan Cebu.

Notwithstanding the foregoing provisions, the LGU in the City of Naga may provide for stricter billboards regulations and may prohibit certain kinds of billboard signs and structures as may be provided in its respective local ordinances.

ARTICLE VI

General Regulations

SECTION 13. HEIGHT REGULATIONS. Notwithstanding the Building Height provisions of this Ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP).

Exempted from the imposition of height regulations in residential zones are the following: towers, church, steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code and/or the CAAP.

SECTION 14. AREA REGULATIONS. Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

1. PD 957, "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations,
2. Batas Pambansa 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations,
3. RA 7279 – Urban Development and Housing Act
4. PD 1096 – National Building Code
5. PD 1185 – Fire Code
6. PD 856 – Sanitation Code
7. RA 6541 – Structural Code
8. Batas Pambansa 344 – Accessibility Law
9. Rules and Regulations – HLURB Locational Guidelines and CLUP Guidebook 2013-2014
10. CA 141 or Public Land Act – public lands, including foreshore and reclaimed lands
11. PD 705 or Revised Forestry Code – forestlands
12. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements
13. RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands
14. RA 8749 – Clean Air Act
15. RA 9003 – Ecological Solid Waste Management Act
16. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas
17. RA 7942 or Philippine Mining Act – mining areas
18. RA 8371 or Indigenous People's Rights Act (IPRA) – ancestral lands
19. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands
20. RA 8550 or Revised Fisheries Code – municipal waters and coastal zones
21. RA 9593 or Philippine Tourism Act – tourism zones and estates
22. RA 9729 or Philippine Climate Change Act, as amended
23. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas
24. RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas
25. Other relevant guidelines promulgated by the national agencies concerned

SECTION 15. EASEMENT. Pursuant to the provisions of the Water Code: 1) the banks of rivers and streams and the shores of the seas and lakes throughout their entire length within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easements of public use in the interest of recreation, navigation, floatage, fishing and salvage.

No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build structures of any kind.

A fifty (50)-meter easement is required on both sides of the earthquake fault traces on the ground identified by PHIVOLCS.

SECTION 16. BUFFER REGULATIONS. A buffer of four (4) meters shall be provided along entire boundary length between two or more conflicting zones/sub-zones allocating two (2) meters from each side of the zone/sub-zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

SECTION 17. SPECIFIC PROVISIONS IN THE NATIONAL BUILDING CODE. Specific provisions stipulated in the National Building Code (P.D. 1096), as amended thereto,

relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

SECTION 18. 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 locational clearance from the Zoning Administrator/Zoning Officer. Locational clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or 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.

Obnoxious signs that would constitute nuisance to adjoining property owners, distract motorists or constitute as hazards to public safety shall not be allowed in any area. No sign should project to public property unless expressly allowed by the Zoning Administrator/Zoning Officer. Temporary signs and billboards for not more than two months may be allowed by the Zoning Officer/Administrator upon payment of corresponding fees to the City. The permit for such sign shall indicate the location, size, slope, contents and type of construction.

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

ARTICLE VII

Performance Standards

SECTION 19. APPLICATION OF PERFORMANCE STANDARDS. The following performance standards are intended to ensure land use and neighborhood compatibility. Proposed developments shall comply with the applicable performance standards which shall form part of the requirements for Locational Clearance. These standards are by no means exhaustive or all inclusive. The Local Zoning Board of Appeals (LZBA) may require other standards, when deemed necessary, to ensure land use and neighborhood compatibility.

These shall be enforced through the Implementing Guidelines that is made part of this ZO.

SECTION 20. 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 shall comply with the following regulations:

1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
2. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.
3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, re-graded, developed, piped, diverted or built upon.
4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage.
6. The internal 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/Ambient Water Quality Criteria.
7. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically 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" Inland Waters.

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 in sloping areas, shall undertake adequate 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 maintained 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/activities 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 Locational Clearance.

SECTION 21. AGRICULTURAL LAND CONSERVATION AND PRESERVATION CRITERIA. Agricultural lands are recognized as valuable resources that provide employment, amenity and bio-diversity. All agricultural lands in the City and Municipality shall not be prematurely re-classified. Requests for re-classification shall be evaluated on the merits of conditions prevailing at the time of application, compatibility with the CLUP, and subject to the provisions of Memorandum Circular No. 54 Prescribing the Guidelines Governing Section 20 of RA 7160, an act Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses.

Applications for agricultural land re-classification approved by the City shall be submitted to the HLURB/Sangguniang Panlalawigan 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 minimize the occurrence of urban heat islands. Developments shall 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 953, PD 957 and BP 220, are respectively required providing tree-planted strips along their internal roads.
2. Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws. These mandated open spaces shall be classified as non-alienable public lands, and non-buildable.
3. Roof decks of all buildings shall be landscaped, as applicable.
4. Parking lots having at least twenty (20) car parking slots shall be:
 - 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 pavers and the like.

SECTION 23. 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 shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets.

Further, designs should consider the following:

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. Abutments 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 Locational Clearance;

3. The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
4. Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.
5. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing operations. Noise levels shall be maintained according to levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
6. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
7. Fencing along roads shall be see-through. Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

SECTION 24. INFRASTRUCTURE CAPACITIES. All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacities of the system/s serving them. The Zoning Administrator shall require the following:

1. **Drainage Impact Assessment Study**

All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings or condominiums, shopping malls, public markets, schools, universities, residential and industrial, and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.

2. **Traffic Impact Statement**

Major, high intensity facilities such as commercial-residential buildings or condominiums having four floors and above, shopping malls, public markets, transportation terminals/ garages, schools, universities, residential and industrial subdivisions, cock fighting arena, sports stadia 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 25. DEVIATION. Variances and/ or exceptions from the provisions of this Ordinance may be allowed by the Local Zoning Board of Appeals (LZBA) only when the following terms and conditions exist:

1. **Variances (deviation from applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards)**

Variance may be allowed provided that proposals satisfy all of the following provisions:

- a. 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.
- b. The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- c. The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like.
- d. That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- e. The variance will be in harmony with the spirit of this Ordinance.

2. Exceptions (deviations from Allowable Use provisions)

Exceptions may be allowed provided that proposals satisfy all of the following conditions:

- a. 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.
- b. The proposed project shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.
- c. 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.
- d. The exception will not alter the essential character and general purpose of the zone where the exception sought is located.

SECTION 26. PROCEDURES FOR EVALUATING VARIANCES AND/OR EXCEPTIONS. The procedure for evaluating applications for Variances and/or Exceptions is as follows:

1. The project proponent shall file a written application for Variance and/or Exception with the LZBA citing the section(s) of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site. This 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 affidavit of no objection to the project by the owners of the properties immediately in front of and abutting the project site shall be filed by the applicant with the LZBA within fifteen (15) days upon filing of application.
5. The LZBA shall hold public hearing(s) to be held in the concerned barangay.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing(s).

All expenses to be incurred in evaluating proposals for Variances and/ or Exceptions shall be shouldered by the project proponent.

ARTICLE IX

Administration and Enforcement

SECTION 27. APPROVED ZONING MAPS. The Approved City/Municipal Zoning Maps, printed in standard color codes and with minimum dimensions of 1.20m x 1.20m, 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
- City Engineer's Office
- City Agriculture Office
- City Environment Office

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

SECTION 28. LOCATIONAL CLEARANCE. All owners/developers shall secure Locational Clearance from the Zoning Administrator/ Zoning Officer or, in cases of Variances and/or Exceptions, from the LZBA prior to conducting any activity or construction on their property/land. This will include property/land located in Forestlands, Special Economic Zones and other areas administered by national and special agencies, except for facilities for national security as certified by the Department of National Defense.

SECTION 29. PROJECTS OF NATIONAL SIGNIFICANCE. Based on established national standards and priorities, the HLURB shall continue to issue locational clearances 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 presumed locally-significant. (Para. 2 Section 3a, of EO 72)

SECTION 30. MAJOR AND/OR INNOVATIVE PROJECTS. The Zoning Administrator/Zoning Officer or the LZBA, as the case may be, may seek the assistance of the HLURB or external consultants in the evaluation of proposed Major and/or Innovative Projects such as seaports, airports, oil depots, reclamation areas, shopping malls, special economic zones, tourism enterprise zones, and the like.

SECTION 31. SUBDIVISION PROJECTS. All owners and/or developers of subdivision projects shall, in addition to securing a Locational 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 1993.

Proposed subdivision projects shall prepare their respective Deed Restrictions (to include, among others, regulations pertaining to allowable uses within their project sites. The list of allowable uses within subdivisions 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 Locational Clearance.

SECTION 32. PLANNED UNIT DEVELOPMENT PROJECTS. Proposed Planned Unit Development (PUD) projects shall be accompanied by Comprehensive Development Master Plans (CDMPs) showing, at the minimum, proposed land uses, building density and bulk, road network layout, road and sidewalk section details, and master layouts of all utilities such as those for potable water, storm drainage, sewerage, power supply, telecommunication and solid waste management.

CDMPs shall also be provided with Deed Restrictions where, upon approval of the Zoning Administrator/Zoning Officer or LZBA, as the case may be, proof of compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

SECTION 33. ENVIRONMENTAL COMPLIANCE CERTIFICATE. No Locational Clearance shall be issued to proposals covered by the EIS System unless the requirements of ECC have been complied with.

SECTION 34. BUILDING PERMIT. No Building Permit shall be issued by the City Building Official without a valid Locational Clearance in accordance with the integrated ZO.

SECTION 35. BUSINESS PERMIT. The Business Permit and Licensing Office shall require a Locational Clearance for new developments. Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

SECTION 36. OCCUPANCY PERMIT. No Occupancy Permit shall be issued by the Local Building Official without certification from the Zoning Administrator/Zoning Officer that the building has complied with the conditions stated in the Locational Clearance.

SECTION 37. VALIDITY OF LOCATIONAL CLEARANCE. Upon issuance of an LC, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of LC within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

SECTION 38. NOTICE OF NON-CONFORMANCE. Upon approval of this Ordinance, the Zoning Administrator/Zoning Officer shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. 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 39. EXISTING NON-CONFORMING USES, BUILDINGS AND STRUCTURES. The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform to the provisions of the integrated ZO, 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 this Ordinance or moved in whole 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 this Ordinance.
2. That no such non-conforming use, which has ceased operation for more than one (1) year, be again revived as non-conforming use.
3. A vacant/idle building or structure may not be used for non-conforming activity.
4. That any non-conforming building/structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.
5. That should 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.
6. That no such non-conforming use maybe moved to displace any conforming use.
7. 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.
8. That should such use and/or structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the zone in which it is moved or relocated.
9. That such non-conforming use and/or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.
10. The owner of a non-conforming use and/or structure shall program the phase-out and relocation within ten (10) years from the effectivity of this Ordinance.

SECTION 40. RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT. This Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Administrator/Zoning Officer who shall be appointed by the former in accordance with existing rules and regulations on the subject.

SECTION 41. QUALIFICATIONS OF THE ZONING ADMINISTRATOR/ZONING OFFICER. The Zoning Administrator/Zoning Officer must comply with the requirements of RA No. 10587, also known as the Environmental Planning Act of 2013.

SECTION 42. POWERS AND FUNCTIONS OF A ZONING ADMINISTRATOR/ZONING OFFICER. Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following:

1. Enforcement
 - a. Act on all applications for Locational Clearance.

- b. Issuance of Notice of Non-Conformance to owners/operators of uses, buildings or structures that are non-conforming to the applicable provisions of this Ordinance.
 - c. Monitor on-going/existing projects 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 integrated ZO.
 - 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 other legal actions/remedies relative to the foregoing.
2. Planning
- a. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the integrated ZO prior to adoption by the Sangguniang Panlungsod.

SECTION 43. COMPLAINTS AND OPPOSITIONS. A complaint for violation of any provision of the integrated ZO or any clearance or permit issued pursuant thereto shall be filed with the LZBA.

Oppositions to applications for Locational Clearance, Variance or Exception shall be treated as a complaint and shall likewise be filed with the LZBA.

SECTION 44. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF APPEALS (LZBA). 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 Application/s
2. Act on appeals on Grant or Denial of Locational Clearance 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 this Ordinance.
4. Decisions of the LZBA shall be carried by an absolute majority vote (50% + 1) of its members.

SECTION 45. APPEALS TO LZBA DECISIONS. Decisions of the LZBA shall be appealable to the HLURB.

SECTION 46. COMPOSITION OF THE LZBA. The LZBA shall be composed of the following members:

1. City Mayor as Chairperson
2. SP Committee 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
7. City Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
8. Two (2) representatives of the private sector nominated by their respective organizations
9. Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.

The City Planning and Development Office shall serve as the Secretariat to the LZBA. The LZBA may invite resource persons in support of the performance of its functions.

SECTION 47. REVIEW OF THE ZONING ORDINANCE. The Local Zoning Review Committee (LZRC) is hereby created under the City Local Development Council, to review the integrated ZO considering the CLUP, based on the following reasons/ situations:

1. Updating/Revision of the CLUP
2. Introduction of projects of national and/ or local significance
3. Force majeure events with City-wide land use implications
4. Petition for re-zoning/re-classification with City-wide implications
5. Increasing number of applications/issuances invoking Variances and Exceptions

SECTION 48. COMPOSITION OF THE LZRC. The LZRC shall be composed of the following:

1. Sangguniang Panlungsod Chairperson on Land Use/Zoning (or equivalent committee)
2. City Planning and Development Coordinator
3. City Zoning Administrator/Zoning Officer
4. City Assessor
5. City Legal Officer
6. City Engineer
7. City Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
8. City Agriculturist
9. President, Association of Barangay Captains
10. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe
11. Two (2) non-government and civil society organization representatives

The City Planning and Development Office shall serve as the Secretariat to the LZRC. The LZRC may invite resource persons in support of the performance of its functions.

SECTION 49. FUNCTIONS OF THE LZRC. The LZRC shall have the following functions:

1. Review the Zoning Ordinance for the following purposes:
 - a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 - b. Recommend changes to be introduced in the Comprehensive Land Use Plan and the Zoning Ordinance in the light of permits granted such as variances and exceptions, and increasing applications for rezoning and reclassification.
2. Recommend to the Sangguniang Panlungsod necessary legislative amendments on the needed changes in the integrated ZO as a result of the review conducted.
3. Coordinate with HLURB of the recommended changes to the integrated ZO as a result of its review.

SECTION 50. AMENDMENTS TO THE INTEGRATED ZO. Changes in the integrated ZO, as a result of the review by the LZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the Sangguniang Panlungsod.

Any amendment shall take effect only after approval and authentication by HLURB or Sangguniang Panlalawigan.

SECTION 51. VIOLATION AND PENALTY. Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine or imprisonment as provided under the Local Government Code 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 erring officers thereof.

SECTION 52. SUPPLEMENTARY EFFECT OF OTHER LAWS AND DECREES. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting 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 City of Naga, Cebu.

SECTION 53. NON-DIMINUTION OF NATIONAL STANDARDS. The rules and standards provided in this ZO 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 54. CONSISTENCY BETWEEN NATIONAL AND LOCAL PLANS, PROGRAMS AND PROJECTS. Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the ZO.

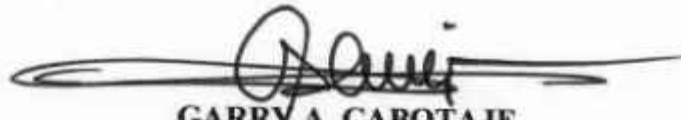
SECTION 55. SEPARABILITY CLAUSE. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 56. 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.

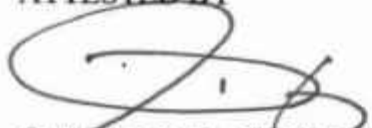
SECTION 57. EFFECTIVITY CLAUSE. This ZO shall take effect upon approval by the Sangguniang Panlalawigan and after compliance with the publication requirements of the Local Government Code.

UNANIMOUSLY APPROVED this 23rd day of May 2018, on motion of Hon. Rodrigo A. Navarro, seconded by Hon. Porferio V. Resaba, Jr.

CERTIFIED CORRECT:


GARRY A. CABOTAJE
Secretary to the Sanggunian

ATTESTED BY


OTHELLO M. CHIONG
Vice Mayor/Presiding Officer

APPROVED BY:


KRISTINE VANESSA T. CHIONG
City Mayor