

COMPREHENSIVE LAND USE PLAN 2017-2026



Volume II - The Zoning Ordinance



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Republic of the Philippines
Province of Iloilo
MUNICIPALITY OF ANILAO
OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE HONORABLE SANGGUNIANG BAYAN HELD AT THE SANGGUNIANG BAYAN SESSION HALL, ANILAO, ILOILO, ON NOVEMBER 27, 2019 AT 9:30 IN THE MORNING.

Present:

Hon. Meliton E. Buyco III	-	SB Member/Temporary Presiding Officer
Hon. Igmedio D. Cabangal, Jr.	-	SB Member
Hon. Karen Mae B. Mana-ay	-	SB Member
Hon. Remedios P. Araneta	-	SB Member
Hon. Alex D. Araño	-	SB Member
Hon. Andro S. Peniero	-	SB Member
Hon. Rory S. Bayona	-	SB Member
Hon. Eduardo P. Jorque, Jr.	-	SB Member
Hon. Lyka Joy Debuque-Gelle	-	Liga ng mga Barangay President
Hon. John Mark A. Artajo	-	Municipal SK Federation President

On Official Business:

Hon. Ma. Teresa F. Debuque	-	Municipal Vice Mayor/Presiding Officer
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Absent: None

ORDINANCE NO. 2019-08

AN ORDINANCE ADOPTING THE REVISED INTEGRATED ZONING REGULATIONS OF THE MUNICIPALITY OF ANILAO, PROVINCE OF ILOILO AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the implementation of Comprehensive Land Use Plans would require the enactment of regulatory measures to translate its planning goals and objectives into reality and Zoning Ordinance is one such regulatory measure which is important tool for the implementation of the comprehensive land use plan;



WHEREAS, the local government code authorities local government units to enact zoning ordinances subject to and in accordance with the existing laws;

WHEREAS, the local governments are mandated to mainstreaming disaster risk reduction and climate change in development processes such as policy formulation, socio-economic development planning, budgeting, and governance, particularly in the areas of environment, agriculture, water, energy, health, education, poverty reduction, land use and urban planning, and public infrastructure and housing;

NOW THEREFORE, the Sangguniang Bayan of the Municipality of Anilao, Province of Iloilo in a regular session assembled hereby adopts the following zoning ordinance:

Article I. TITLE OF THE ORDINANCE

Section 1. Title of the Ordinance. This Zoning Ordinance shall be known as the Revised Integrated Zoning Ordinance of the Municipality of Anilao and shall hereinafter be referred to as the Ordinance (ZO).

Article II. AUTHORITY AND PURPOSE

Section 2. Authority. This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160 Section 447, “Authorizing the municipality, through the Sangguniang Bayan, 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.

Section 3. Purposes . The ZO is enacted for the following purposes:

1. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the municipality;
2. Guide, control and regulate the growth and development of public and private lands in the Municipality of Anilao in accordance with its Comprehensive Land Use Plan (CLUP);
3. 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;



4. Enhance the character and stability of residential, commercial, industrial, institutional, agricultural, open space and other functional areas within the Municipality of Anilao and promote the orderly and beneficial development of the same; and
5. Ensure the protection and sustainability of the environment taking into consideration climate change adaptation in synergy with disaster risk reduction and management, principles of biodiversity in all development processes.

Section 4. General Zoning Principles. These Zoning Regulations are based on the principles provided for in the approved Comprehensive Land Use Plan of the municipality as per SB Resolution No. 2019-098 dated November 27, 2019, as follows:

1. The Ordinance reflects the municipality’s vision to be. “A model of excellent basic education and premier festival destination of the Province of Iloilo with empowered Anilaoons living progressive, peaceful and resilient environment under an accountable and responsive Leadership.”;
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 municipality’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 municipality continually face;
6. The Ordinance functions as 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 in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community’s common good.

Article III. DEFINITION OF TERMS

Section 5. Definition of Terms. The definition of the terms used in this Zoning Ordinance shall carry 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, Climate Change Act of 2009, Disaster Risk Reduction and Management of 2010 and other Implementing Rules and Regulations promulgated by the Housing and Land Use Regulatory Board. The words, terms and phrases enumerated hereunder shall be understood to have the corresponding meaning indicated as follows:

1. 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.



2. Accessory Use - pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).
3. Actual Use – refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.
4. Adaptation – the adjustment in natural or human systems in response to actual or expected climatic stimuli or their effects, which moderates harm or exploit beneficial opportunities.
5. AFMA – shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA 8435.
6. 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.
7. Agricultural Land – per RA 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.
8. Agricultural Land Use Conversion – per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.
9. Agricultural Zone (AGZ) - an area within a municipality 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.
10. Agri-Industrial Zone (AgIndZ) - an area within a municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.
11. 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.
12. Agro-Forestry – land management which combines agricultural crops with tree crops and forest plants and/or animals simultaneously or sequentially and applies management practice which is compatible with the cultural patterns of the local population.
13. Allowable Uses - uses that conform to those allowed in a specific zone.
14. Base Flood Elevation – the elevation to which floodwater is expected to reach during flood events as calculated by the regional office of the DPWH.



15. Base Zones – refers to the primary zoning classification of areas within the Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.
16. 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 storey’s/ floor above established grade and/ or meters above highest grade.
17. Cemetery/ Memorial Park Zone (Cem/MP-Z) – an area in the municipality intended for the interment of the dead.
18. Certificate of Non-Conformance – certificate issued to Owners of non-conforming uses as provided in this Zoning Ordinance.
19. 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.
20. Class “A” Slaughterhouse/Abattoir – those with facilities and procedures of minimum adequacy that the livestock and fowls slaughtered therein is suitable for distribution and sale only within the municipality where the slaughterhouse is located
21. Climate Change means a change of climate which is attributed directly or indirectly to human activity (such as the emission of greenhouse gases) that alters the composition of the global atmosphere in addition to natural climate variability observed over comparable time periods (United Nations Framework Convention on Climate Change).
22. Cockpit Zone (CPZ) - An area within the municipality intended for cockfighting or cockfighting derbies and its related activities.
23. Cockfighting – is the sport of pitting or evenly matching gamecocks to engage in an actual fight where bets on either side are laid. Cockfighting may also be formed as “cockfighting derby, pintakasi or tupada” or its equivalent terms in different Philippines localities.
24. 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.
25. Comprehensive Land Use Plan – is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan 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, Ancestral Domain, Biodiversity, Heritage Conservation and Green Urbanism.

26. 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.
27. Conflicting Uses – uses or land activities with contrasting characteristics and adjacent to each other e.g. residential units adjacent to industrial plants.
28. Conforming Use – a use that is in accordance with the zone regulations as provided for in this Ordinance.
29. Deed Restrictions - written agreements that place limitations on the use of property in order to maintain the intended character of a neighborhood.
30. Disaster – a serious disruption of the functioning of a community or a society involving widespread human, material, economic or environmental losses and impacts which exceeds the ability of the affected community or society to cope using its own resources. Disasters are often described as a result of the combination of: the exposure to a hazard; the conditions of vulnerability that are present; and insufficient capacity or measures to reduce or cope with the potential negative consequences. Disaster impacts may include loss of life, injury disease and other negative effects on human physical, mental and social wellbeing, together with damage to properties, destruction of assets, loss of services and economic disruption and environmental degradation.
31. 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.
32. 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.
33. 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 AO 2013-19 Guidelines on Ecotourism Planning and Management in Protected Areas).
34. Ecotourism Overlay Zone (ETM-OZ) – an area in the municipality intended for ecotourism uses
35. 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.



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

- All areas declared by law as national parks, watershed reserves, wildlife preserve and sanctuaries;
- Areas set aside as aesthetic potential tourist spots;
- Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
- Areas of unique historic, archaeological, or scientific interests;
- Areas which are traditionally occupied by cultural communities or tribes;
- Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
- Areas with critical slopes;
- Areas classified as prime agricultural lands;
- Recharge areas of aquifers;
- 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
 - which support wildlife and fishery activities.

- 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
 - on which people are dependent on their livelihood.

- 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
 - which 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.



37. 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;
 - forestry projects such as logging, major wood processing, introduction of fauna (exotic animals) in public/private forests, forest occupancy, extraction of mangroves and grazing.; and
 - 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.
 -
- d. Golf course projects

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

38. 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



39. Exception – a device which grants a property owner relief from certain provisions of this Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
40. Fisheries Code – shall refer to the Philippine Fisheries Code of 1998 (RA 8550).
41. Fish Pond Zone (FZ) - an area within the municipality intended for culture of bangus and other brackishwater fishes.
42. Fishpond – a land-based facility enclosed with earthen or stone material to impound water for growing fish.” (Fisheries Code).
43. Flood Overlay Zone (FLD-OZ) – an area in the Municipality that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.
44. 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.
45. Floor Area Ratio or “FAR” – is the ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.
46. Forest Lands – 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).
47. Forest Zone (FZ) – an area within the municipality which is intended primarily for forest purposes. This includes Forest Lands and areas outside of Forest Lands that are declared for forest purposes by this ordinance.
48. Forestry Code – refers to Presidential Decree No. 705 or the Revised Forestry Code of the Philippines, as amended.
49. General Commercial Zone (GCZ) – an area within the municipality intended for trading/ services/ business purposes.
50. General Institutional Zone (GIZ) – an area within the municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.
51. General Residential Zone (GRZ) – an area within the municipality intended principally for dwelling/ housing purposes.



52. 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.

53. Impervious Surface – type of man-made surface which does not permit the penetration of water.

54. Industrial 1 (I-1) Zone – an area within the municipality intended for light manufacturing or production industries that are:

- a. non-pollutive/non-hazardous; and
- b. non-pollutive/hazardous

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

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

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



58. Local Zoning Board of Appeals (LZBA) – a local special body created by virtue of this Ordinance mandated to, among others, handle appeals for Variances and Exceptions.
59. Locational Clearance (LC) – a clearance issued by the Zoning Administrator/Zoning Officer to a project that is allowed under the provisions of this Ordinance.
60. 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.
61. Locational Clearance (Exception) (LC-E) – a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/ Exception provision of this Ordinance.
62. Mangrove Sub-Zone (M-SZ) – an area in the Water Zone of the municipality 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).
63. 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.
64. Municipal Fishing Sub-Zone (MF-SZ) – an area within the Water Zone of the municipality where only municipal fishing, as defined in the Fisheries Code, is allowed.
65. Non-Conforming Use – uses existing prior to the approval of this Zoning Ordinance that are not in conformity with its provisions but are allowed to operate subject to the conditions of this Zoning Ordinance.
66. 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.
67. Official Zoning Map – a duly authenticated map delineating the different zones into which the whole municipality is divided.
68. 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.
69. 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.



70. Parks and Recreation (PR) Zone – an area designed for diversion/amusements and for the maintenance of ecological balance in the community.
71. Production Agricultural Sub-Zone (PDA-SZ) – an area within the Agricultural Zone of the municipality that are outside of NPAAAD and declared by the municipality for agricultural use.
72. Production Forest – an area within the municipality which are forest 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 forest. (DENR DAO 95-15). Forest available for timber and agro-forestry production, range lands for grazing and other forest lands special uses.
73. Protection Agricultural Sub-Zone (PTA-SZ) – an area within the Agricultural Zone of the municipality that include the NAPAAAD which are “agricultural area identified by the Department of Agriculture through the Bureau of Soils and Water Management (BSWN) in coordination with the National Mapping Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth.”
74. Protection Forest – an area within the municipality that are forestlands outside of NIPAS obtained essentially for their beneficial influence on soil and water in particular and environment in general. (DENR DAO 95-15)

Areas wholly or partially covered with woody vegetation manage primarily for its beneficial effects on water, climate, soil aesthetic value and preservation of generic diversity.
75. Quarry Zone (QZ) – an area within the Mineral Land Zone of a 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).
76. Quarrying – shall mean the process of extracting, removing and disposing quarry resources found on or near the surface of private or public land.
77. 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).
78. Rezoning – a process of introducing amendments to or change in the text and maps of this Ordinance. It also includes amendment or change in view of reclassification under Section 20 of the LGC.



79. Socialized Housing Zone (SHZ) – shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279.
80. Storm Surge Overlay Zone - is the abnormal rise in seawater level during a storm, measured as the height of the water above the normal predicted astronomical tide. The surge is caused primarily by a storm's winds pushing water onshore.
81. 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.
82. UDHA – shall mean the Urban Development and Housing Act of 1992 or RA 7279.
83. Utilities, Transportation and Services Zone (UTS-Z) – an area in a municipality designated for a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium rise building/structure for low high intensity community support functions, e.g. terminals, intermodals, multi-modal, depots, power and water generation/distribution facilities, telecommunication, facilities, drainage/wastewater and sewerage facilities; solid waste handling facilities and the like. (NBC)
84. Variance – a device which grants a property owner relief from certain provisions of the Zoning Ordinance 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.
85. Warehouse – refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.
86. Water Code – shall mean the Water Code of the Philippines. (Presidential Decree 1067)
87. Water Zone (WZ) – an area within the municipality comprising bodies of water such as rivers, streams, lakes, seas, shoals, deltas, estuaries and foreshore.
88. 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.
89. Zone/ Sub-Zone – an area within the municipality for specific land use as defined by manmade or natural boundaries.
90. Zoning Administrator/Zoning Officer – a municipal government employee responsible for the implementation/enforcement of this Zoning Ordinance.



91. 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 6. Division into Zones or Sub-Zones. To effectively carry out the provisions of this Ordinance, the municipality is hereby divided into zones or districts as shown in the Official Zoning Maps (Annex 1).

Section 7. Base Zones. The following are designated as Base Zones:

1. Forest Zone(FZ)
 - Protection Forest Sub-Zones (PTF-SZ)
 - Production Forest Sub-Zones (PDF-SZ)
2. Agriculture Zone (AGZ)
 - Protection Agricultural Sub-Zone (PTA-SZ)
 - Production Agricultural Sub-Zone (PDA-SZ)
3. Agri-industrial Zone (AgIndZ)
4. Fishpond Zone (FZ)
5. Light-Industrial Zone(I-1Z)
6. Municipal Waters Zone (WZ)
 - a. Protection Water Sub-Zones
 - Marine Protected Area (Coral Garden) Sub-Zone (MPA- SZ)
 - Mangrove Sub-Zone
 - Seagrass Sub-Zone
 - b. Production Water Sub-Zones
 - Municipal Fishing Sub-Zone
 - Shallow Water Fishing Area
 - Deep-Sea Fishing Area
 - Tidal Flats



5. General Residential Zone (GRZ)
6. Socialized Housing Zone (SHZ)
7. General Commercial Zone (GCZ)
8. General Institutional Zone (GIZ)
9. Parks and Recreation Zone (PRZ)
11. Cemetery/Memorial Park Zone (Cem/MPZ) Zone
12. Quarry Zone (QZ)
13. Easement Zone
14. Utilities, Transportation and Services Zone (UTS-Z)
16. Eco-Park Zone (EPZ)
17. Cockpit Zone (CZ)\

Section 8. Overlay Zones. The following are designated as Overlay Zones:

1. Landslide Overlay Zone (LSD-OZ)
2. Flood Overlay Zone (FLD-OZ)
3. Storm Surge Overlay Zone (SS-OZ)
4. Ecotourism Overlay Zone (ETM-OZ)
5. Key Biodiversity Overlay Zone (KBA-OZ)

Section 9. Zoning Maps. It is hereby adopted as an integral part of this Ordinance, the duly authenticated and Official Zoning Maps (Annex 1) of the Municipality of Anilao showing locations and boundaries of the Base Zones, Sub-zones and Overlay Zones herein established.

Section 10. Zone Boundaries. The locations and boundaries of the above-mentioned various zones into which the Municipality of Anilao has been subdivided are identified and specified in Annex II of this Ordinance.

Section 11. Interpretation of Zone Boundaries. The following rules shall apply in the interpretation of the boundaries indicated on the Official Zoning Maps:

- 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.
- Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.



- 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 therefrom as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
- Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.
- 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.
- 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.
- 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 12. General Provision. Zone regulations refer to Use and Building Regulations as described below:

a. Allowable Uses

The uses enumerated in the succeeding sections are not exhaustive nor all inclusive. The Local Zoning Board of Appeals (LZBA) may allow other uses subject to the requirements of the Mitigating Devices provision of this Ordinance.

b. 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 the relevant provisions of the National Building Code (NBC) and this Ordinance.

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

Section 13. Regulations in Base Zones. Base Zones refer to the primary zoning classification of areas within the Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

Section 13.1 Regulations in Forest Zone. 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 Municipal Forest Land Use Plan (FLUP).

Section 13.1.1 Protection Forest Sub-Zone. Protection Forest is an area within the municipality that are forestlands outside of NIPAS obtained essentially for their beneficial influence on soil and water in particular and environment in general. (DENR DAO 95-15)

Areas wholly or partially covered with woody vegetation manage primarily for its beneficial effects on water, climate, soil aesthetic value and preservation of generic diversity.

- a. Allowable Uses
 - Reforestation

- B. Building Regulations
 - No permanent buildings or structures are allowed.

Section 13.1.2 Production Forest Sub-Zone. An area within the municipality which are forestlands tended primarily for the production of timber. These areas are below 50% slope or less than 1,000 meters in elevation. This includes natural and man-made forest.

- a. Allowable Uses
 - Agro-forestry
 - Ecotourism

- b. Building Regulations



No permanent buildings or structures are allowed.

Section 13.2 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). This include Protected Agricultural Areas (as defined by AFMA, CARL and related issuances) as well as Production Agricultural Areas as may be declared by the municipality.

Regulations shall be in accordance with AFMA, CARL, Republic Act 7160 or the Local Government Code of 1991 (LGC) and related issuances.

Section 13.2.1 Protection Agriculture Sub-Zone. Per the AFMA, this include the Network of Protected Areas for Agriculture and Agro-industrial Development (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.”

a. 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 for units of landowners
- Customary support of facilities such as palay driers, rice threshers and storage bar and warehouses
- Ancillary dwelling units/farmhouses for tenants, fillers 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, odor and electrical 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 users, traffic and equipment as enumerated under Home Occupation of this section.
- b. 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 13.2.2 Production Agricultural Sub-Zone. This refers to areas that are outside of NPAAAD and declared by the Municipality for agriculture use.

- a. 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
 - Backyard raising of livestock and fowl, provided that:
 - For livestock – maximum of 1 sow and 10 heads
 - For fowl – a maximum of 500 heads
 - Rice/corn mill (single pass such as cono mill)
 - Rice/corn warehouses and solar dryers
 - Agricultural research and experimentation facilities such as breeding stations, fish farm, 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/farmhouse 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

- * Class “A” slaughterhouse/abattoir

Building Regulations

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

Section 13.3 Agri-Industrial Zone (AGI-Z). These are areas within the municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

- a. Allowable Uses/Activities
 - Rice/corn mills
 - Rice/corn mill warehouse & 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-dying tobacco leaves
- Miscellaneous processing of tobacco leaves n.e.c.
- 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 n.e.c.
- Canning and preserving of fruits and fruit juice
- Canning and preserving of vegetables and vegetable juices
- Canning and preserving of vegetable sauces
- Miscellaneous canning and preserving of fruit and vegetable n.e.c.
- Fish canning
- Patis factory
- Bagoong factory
- Processing, preserving and canning of fish and other seafood n.e.c.
- 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 warehouse
- Ancillary dwelling unit/farmhouses for landowners. Tenants, tillers and laborers
- Poultry and Piggery (for other regulations refer to HLURB IRR for locational clearance)
- Class “A” slaughterhouse/abattoir
- Class “AA” slaughterhouse/abattoir

b. Building Density and Bulk Regulations

The Building Height Limit is 15.0 meters above established grade as provided in the NBC.

Section 13.4 Fishpond Zone (FZ). An area within the municipality intended for the culture of bangus and other brackish water fishes.

- a. Allowable Uses:
- Aquaculture and agriculture
- b. Building Regulations:
- No permanent buildings or structures are allowed

Section 13.5 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 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 water (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.

Section 13.5.1 Marine Protected 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.

- a. Allowable Uses/Activities:
- Regeneration of marine life



- b. Building Regulations:
 - No permanent buildings or structures are allowed.

Sections 13.5.2 Mangrove Sub-Zone. Per the Fisheries Code and approved Municipal Fishery Ordinance, 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.

- a. Allowable Uses/Activities:
 - Mangrove plantations
 - Educational and Research Studies
 - Aquasilviculture
 - Shell Culture
 - Ecotourism
 - Mangrove Nurseries
- b. Building Regulations
 - No permanent buildings or structures are allowed

Section 13.4.3 Rivers and Creeks Sub-Zone

- a. Allowable Uses
 - Open Space
 - Ecotourism
 - Water Transport
 - Recreation
 - Regulated Fishing

Section 13.4.4. Municipal Fishing Zone. An area within the Water Zone of the municipality where only municipal fishing, as defined in the approved Municipal Fishery Ordinance, is allowed.

- a. Allowable Uses/Activities:
 - Fishing using fishing vessels of three (3) gross tons or less
 - Fishing not requiring the use of fishing vesse



Section 13.4.4.1. Shallow Water Fishing Sub-Zone. This refers to the area with a water depth of 0.5 to 10 meters during lowest tide.

a. Allowable Uses:

- Shallow water fish corral
- Fish Shelter
- Stationary Lift Net
- Crab Pots
- Fish Pots
- Cast Nets
- Push Nets (for catching hipon)
- Culture of mussels and oysters, seaweeds
- Fish Pens
- Fish Cages
- Bangus Fry Gathering

Section 13.4.4.2 Deep-Sea Fishing Sub-Zone. This refers to the area with water depth of more than 10 meters during low tide. This area is open to all gears except for active gears as defined in the Fisheries Code.

a. Allowable Uses

- Use of all fishing gears except active gears as defined in the Municipal Fisheries Ordinance.

Section 13.4.4.3. Tidal Flats. This Refers to the foreshore areas exposed during low tide. No person shall be licensed to fish or any purposes within the municipal zone unless he is duly registered in the Registry of Fisherfolks.

a. Allowable Uses:

- Shell Gathering
- Shell Culture
- Mussel and Oyster Culture
- Mangrove Nurseries
- Research Activities
- Mangrove Plantation

Building Regulations:



- No permanent building and structures are allowed.

Section 13.5. Quarry Zone. An area within the Mineral Land Zone of the 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. (Philippine Mining Act).

a. 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.

b. 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 13.6 Regulations in General Residential Zone (GRZ)

a. Allowable Uses/Activities:

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Townhouses
- Apartments
- Residential condominium
- PD 957 Subdivisions and Condominiums
- Boarding houses
- Dormitories
- Pension houses
- Hotel apartments or apartels
- Hotels
- Museums
- Libraries
- 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
- 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 Ordinance
 - 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 nurseries
- 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, rabbits and the like of not more than 4.00 sq.m. in floor area
 - Pump houses
 - Generator houses

b. Building Regulations:

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

Section 13.7 Regulations in Socialized Housing Zone (SHZ). An area within the municipality 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)

a. Allowable Uses:

All uses allowed according to the provisions of BP 220.

b. Building Density and Bulk Regulations:

Applicable provisions of BP 220.



Section 13.8 Regulations in General Commercial Zone (GCZ). An area within a city or municipality intended for trading/ services/ business purposes.

a. Allowable Uses

All uses allowed in all Residential Zones.

- Offices
- Wholesale stores
- Wet and dry markets
- Shopping center, malls and supermarkets
- Retail stores and shops like:
 - Department store
 - Bookstore and office supply shop
 - Home appliance store
 - Car shop
 - Photo shop
 - Flower shop
 - 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
- Recreational center/ establishments like:
 - Movie house/ theater
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Stadium, coliseum
 - Gymnasium
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishment

- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Plant nurseries
- Restaurants and other eateries
- Bars cocktails, sing – along lounges, bistros, pubs, beer gardens, disco, dance halls
- Vocational/ technical schools
- Special Education (SPED) school
- Short term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Hotel
 - Apartment



- Apartel
- Boarding house
- Dormitory
- Pension house
- Motel
- Condotel
- 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
- Courier services
- Security agencies
- Janitorial services
- Travel Agencies
- Business Process Outsourcing services
- 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
- Radio and television stations
- 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
- Boat storage
- Machinery display shop/ center
- Gasoline/ filling stations/ service stations
- Vehicle emission testing center
- Engraving, photo developing and printing shops
 - Printing, publication and graphics shops
 - Manufacture of insignia, badges and similar emblems except metal
 - Glassware and metal ware stores, household equipment and appliances
 - Signboard and streamer painting and silk screening
 - Printing/ typesetting, copiers and duplicating services
 - Recording and film laboratories
 - Construction supply depots
 - Gravel, and sand stores
 - Lumber/ hardware
 - Paint stores without bulk handling
 - Gardens and landscaping supply/ contractors
 - Funeral parlors (all categories)
 - 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 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
- Machinery display shop/ center
- Welding shops



- Machine shop service operation (repairing/ rebuilding or custom job orders)
- Medium scale junk shop
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/ quarters
 - Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses
 - Other commercial activities not elsewhere classified

b. Building Regulations

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

Section 13.9 Regulations in Light Industrial (I-1) Zone. An area within the municipality intended for light industries that are:

- non-pollutive/ non-hazardous; and
- non-pollutive/ hazardous

a. Allowable Uses:

- 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 seafoods
- 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 supports, 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
 - Power plants (thermal, hydro, geothermal, wind, solar)
- 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

b. Building Density and Bulk Regulations

- Per relevant provisions of the NBC and this ordinance
- Building Height Limit: 15 meters above highest grade.
- Subject to national locational guidelines and standards of concerned agencies

Section 13.10 Regulations in General Institutional Zone (GInZ). An area within the municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.

a. 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
- Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- 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:

b. Building Density and Bulk Regulations

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



Section 13.11 Regulations in Parks and Recreation Zone (PRZ). An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

a. 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

b. Building Density and Bulk Regulations:

- Per relevant provisions of the NBC and this ordinance
- Building Height Limit: 15 meters above highest grade
- Subject to national locational guidelines and standards of concerned agencies

Section 13.12 Regulations in Cemetery/ Memorial Park Zone (Cem/MPZ)

a. 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
- b. Building Density and Bulk Regulations:
- Per relevant provisions of the NBC and this ordinance
 - 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 13.13 Regulations in Eco-Park Zone (EPZ)

- a. Allowable Uses:
- Material Recovery Facility (MRF)
 - Vermiculture Composting
 - Tree Plantation
- b. Building Density and Bulk Regulations
- Building Height Limit: 6 meters above highest grade
 - Subject to national locational guidelines and standards of concerned agencies

Section 13.14 Utilities, Transportation and Services Zone (UTS-Z). An area in the municipality 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, eg. Terminals, intermodals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater handling facilities and the like. (NBC)

- a. Allowable uses:
- Cell Sites
 - Bus/PUJs terminal
 - Power Lines
 - Power and Water Provider Offices
 - Power Plants (solar, windmill, hydro, geothermal etc.)
 - Climate monitoring facilities
 - Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants] accessory
 - Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarter



- 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

b. Building Density and Bulk Regulations:

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

Section 13.15 Cockpit Zone (CPZ). An area within the municipality intended for cockfighting or cockfighting derbies and its related activities. Regulations shall be in accordance with PDs 449 and 1802.

a. Allowable Uses

- Cockpit Arena
- Customary accessory uses incidental to any principal uses such as but not limited to:
 - Garage
 - Guardhouse
 - Pump Houses
 - Generator houses

b. Building Regulations:

Per the relevant provisions of the NBC

Section 14. 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 14.1 Landslide Overlay Zone (LSD-OZ)

a. Objectives:



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.

b. Allowable Uses:

Allowable uses shall be as provided in the Base Zone, subject to the additional regulations that may be approved by the municipality.

c. 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 14.2. Flood Overlay Zone (FLD-OZ)

a. 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.

b. Allowable Uses

Allowable uses shall be as provided in the respective Base Zone , subject to the additional regulations that may be approved by the municipality.

c. Building Density and Bulk Regulations

- MAPSO: (70)% of TLA
- USA: not less than (30)% of TLA

d. 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 14.3 Storm Surge Overlay Zone (SS-OZ)

a. Objective:

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

b. Allowable Uses:

Allowable uses shall be as provided in the respective Base Zone, subject to the additional regulations that may be approved by the municipality.

c. Building Density and Bulk Regulations:



- MAPSO: (70)% of TLA
- USA: not less than (30)% of TLA

d. Building/ Structure Design Regulations:

Buildings shall be made storm surge 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.

For areas identified as high susceptibility to flood, landslide and storm surge, local government units through the Office of Building Administrator shall require project proponents to comply with the above provisions (Sections 13-1 to 13.3) before the issuance of a building permit.

Section 14.4 Ecotourism Overlay Zone (ETM-OZ)

a. Objective:

The objective for this Overlay Zone is to ensure that the dual goals of environmental conservation and tourism economic development are attained.

b. Allowable Uses:

- Accommodation facilities
- Boardwalks
- Dining Facilities
- Dive shops recreation/sports rental equipment shops
- Tourism-oriented retail shops (e.g. souvenirs, clothes, etc.)
- Foreign exchange shops/establishments

c. Building Density and Bulk Regulations:

- Ecotourism facilities such as resorts should have heights of no greater than 8 meters from the highest to roof apex
- The minimum setback of buildings from the inland foreshore is line is 40 meters



- The maximum building footprint shall be 40% of the total lot area.
- d. Building/Structure Design Regulations:
- Ecotourism facilities such as resorts should be made of light indigenous materials.
 - Designs should conform to the applicable standards of the Department of Tourism.
 - Only single-detached or duplex structure shall be allowed.
 - The freeboard elevation of buildings shall be 600 mm measured from the outermost building line facing the foreshore to the building's floor line.
 - Buildings on stilts are encouraged.
 - Electrical appliances should be raised with a minimum height of 600mm from each building's finish floor line.
 - The use of impermeable paving materials outside the building envelopes shall not be allowed.
 - Only picket fences made of wood or bamboo and with heights no greater than 600mm shall be allowed.
 - The use of firewall along property lines shall not be allowed.

Section 15. Zoning Incentives. Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that use CCA/ DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems. Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites.

ARTICLE VI. GENERAL REGULATIONS

Section 16. 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 17. Area Regulations. Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

1. PD 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 Town Planning and Zoning Program
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 7279 or Urban Development and Housing Act (UDHA) – socialized housing and settlements development;
15. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
16. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
17. RA 8550 or Revised Fisheries Code – municipal waters and coastal zones;
18. RA 9593 or Philippine Tourism Act – tourism zones and estates
19. RA 9729 or Philippine Climate Change Act, as amended;
20. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas; and,
21. RA 100121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.
22. Other relevant guidelines promulgated by the national agencies concerned.

Section 18. Easement. Pursuant to the provisions of the Water Code, 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. As required by the municipal government, road widening and road construction as well as other project that may later be identified shall conform to the provision of the National Building Code.



Section 19. Buffer Regulations . A buffer of four (4) meters (or as declared by the LGU) shall be provided along entire boundary length between two or more conflicting 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 20. 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 21. Advertising, Billboards and Business Signs. No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without 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 Administrator/Zoning Officer upon payment of corresponding fees to the Municipality. 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 60 days there from.

ARTICLE VII. PERFORMANCE STANDARDS

Section 22. Application of Performance Standards. The following performance standards are intended to ensure land use and neighborhood compatibility. Proposed developments 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 neighbourhood compatibility. These shall be enforced through the Implementing Guidelines that is made part of this ZO.

Section 23. Environmental Conservation and Protection Standards. It is the intent of the ZO to protect the natural resources of the Municipality. 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. Heavy water using industrial (e.g. soft drink bottling), recreational (golf courses, water theme parks and the like) and other facilities that will cause excessive and non-sustainable draw-out of groundwater shall not be allowed to locate within the Municipality unless the proponent proves that their water requirement will not be detrimental to the residents;



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, regraded, 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 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. Development 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 24. 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 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 Authorizing municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses.

Applications for agricultural land re-classification approved by the municipality shall be submitted to the HLURB/Sangguniang Panlalawigan for review and final approval.



Section 25. Network of Green and Open Spaces. The Municipality 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 to provide 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 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 26. Site Development Standards. The municipality consider 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 27. 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 28. 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 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 allowed 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 29. 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 30. Approved Zoning Maps. The Approved 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:

1. Office of the Mayor
2. Office of the Zoning Administrator
3. Municipal Planning and Development Office
4. Municipal Assessor’s Office
5. Municipal Engineer’s Office
6. Municipal Agrarian Reform Office
7. Municipal Agriculture 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 31. 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 Forest Lands, 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 32. 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. (Paragraph 2 Section 3a of EO 72)

Section 33. 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 34. 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 of 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 35. Planned Unit Development Projects. Proposed Planned Unit Developments (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 compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

Section 36. 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 37. Building Permit. No Building Permit shall be issued by the Municipal Building Official without a valid Locational Clearance in accordance with this Ordinance.

Section 38. Business Permit. The Business and Licensing Division 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 39. 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 40. Validity of Locational Clearance. Upon issuance of a Locational Clearance, 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 41. 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 42. 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 with the provisions of the Revised 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 43. 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 44. Qualifications of the Zoning Administrator/ Zoning Officer. The Zoning Administrator/ Zoning Officer should have at least five years relevant experience in the field of development planning, zoning and related fields and preferably with background in Architecture, Civil Engineering, Environmental Planning, or Law.

Section 45. 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 Revised 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 Municipal Fiscal and or Municipal 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 Revised Zoning Ordinance prior to adoption by the Sangguniang Bayan.

Section 46. Complaints and Oppositions. A complaint for violation of any provision of the Zoning Ordinance 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 47. Functions and Responsibilities of the Local Zoning Board of Appeals. There is hereby created a LZBA which shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
 - a. Variances
 - b. Exceptions
 - c. Non – Conforming Uses



d. Complaints and Oppositions to 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 48. Appeals to LZBA Decisions. Decisions of the LZBA shall be appealable to the HLURB.

Section 49. Composition of the Local Zoning Board of Appeals (LZBA). The LZBA shall be composed of the following members:

1. Municipal Mayor as Chairman
2. Sangguniang Bayan Chairperson on Land Use/Zoning (If said committee is non-existent, the SB may elect a representative)
3. Municipal Legal Officer
4. Municipal Assessor
5. Municipal Engineer
6. Municipal Planning and Development Coordinator (if other than the Zoning Administrator/ Zoning Officer)
7. Municipal Community 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 Municipal 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 50. Review of the Zoning Ordinance. The Local Zoning Review Committee (LZRC) is hereby created under the Municipal Development Council, to review the integrated ZO considering the CLUP, based on the following reasons:

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



Section 51. Composition of the Local Zoning Review Committee (LZRC). The Local Zoning Review Committee shall be composed of the following:

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

The Municipal 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 52. Functions of the Local Zoning Review Committee. The Local Zoning Review Committee 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 Bayan 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 revised zoning ordinance as a result of its review.



Section 53. 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 by a three-fourths (3/4) vote of all the members of Sangguniang Bayan. Any amendment shall take effect only after approval and authentication by Sangguniang Panlalawigan.

Section 54. Penalty. Any person or persons who violate any of the provisions of this Ordinance shall, upon conviction, be punished by a fine of Two Thousand Five Hundred Pesos (Php 2, 500.00), or imprisonment of six (6) months, or both, at the discretion of the court. If the violation is committed by any juridical entity, the President, General Manager, or the individual entrusted with the administration thereof at the time of the commission of the violation shall be held responsible or liable thereof.

Section 55. Suppletory 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 Comprehensive Land Use Plan of the locality.

Section 56. Non-Diminution of National Standards. The rules and standards provided in this Revised 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 57. 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 Integrated ZO.

Section 58. 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 59. 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 60. Effectivity Clause. This Zoning Ordinance take effect upon approval by the Sangguniang Panlalawigan (SP) and after compliance with the publication requirements of the Local Government Code.

CERTIFIED CORRECT:

ANGIE LYN M. PAUCHANO
Secretary to the Sangguniang Bayan

ATTESTED AND CERTIFIED TO BE DULY ENACTED:

MELITON E. BUYCO III
Acting Municipal Vice Mayor/Temporary Presiding Officer

CONCURRED:

IGMEDIO D. CABANGAL
SB Member

KAREN MAE B. MANA-AY
SB Member

REMEDIOS P. ARANETA
SB Member

ALEX D. ARAÑO
SB Member

ANDRO S. PENIERO
SB Member

RORY S. BAYONA
SB Member



EDUARDO P. JORQUE
SB Member

LYKA JOY DEBUQUE-GELLE
Liga ng mga Barangay President

JOHN MARK A. ARTAJO
Municipal SK Fed. President

Approved:

NATHALIE ANN F. DEBUQUE
Municipal Mayor



ANNEXES



ANNEX 1 - ACRONYMS

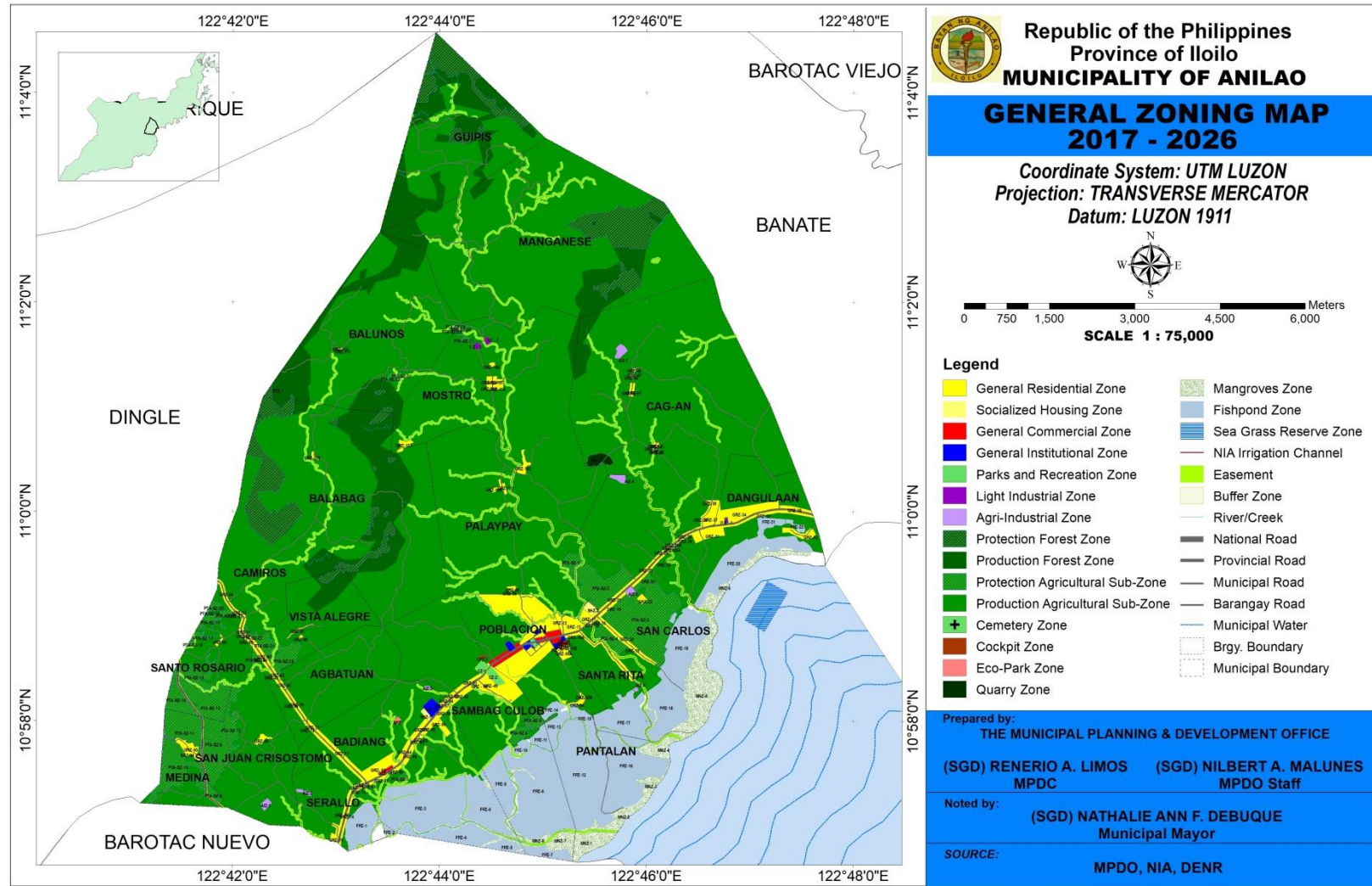
AFMA	-	Agricultural and Fisheries Modernization Act
AGZ	-	Agriculture Zone
B/GZ	-	Buffer/Greenbelts Zone
BHL	-	Building Height Limit
CEM/MP-Z	-	Cemetery Memorial Park Zone
CARL	-	Comprehensive Agrarian Reform Law
CDMP	-	Comprehensive Development Master Plan
CZ	-	Cockpit Zone
DENR	-	Department Environment and Natural Resources
DTI	-	Department of Trade and Industry
ECA	-	Environmentally Critical Areas
EIS	-	Environmental Impact Statement
ECP	-	Environmental Critical Projects
EMB	-	Environmental Management Bureau
ETZ	-	Eco Tourism Zone
FPE	-	Flood Protection Elevation
FZ	-	Fishpond Zone
GCZ	-	General Commercial Zone
GIZ	-	General Institutional Zone
GFA	-	Gross Floor Area
GRZ	-	General Residential Zone
JNR	-	Junction National Road
KBA-OZ	-	Key Biodiversity Overlay Zone
LC	-	Local Clearance
LC-V	-	Locational Clearance
LC-E	-	Locational Clearance (Variance)
LGC	-	Local Government Code
LZBA	-	Local Board of Appeals
LSD-OZ	-	Landslide Overlay Zone
LZRC	-	Local Zoning Review Committee
MAPSO	-	Maximum Allowable Percentage of Site Occupancy
M-SZ	-	Mangrove Sub-Zone



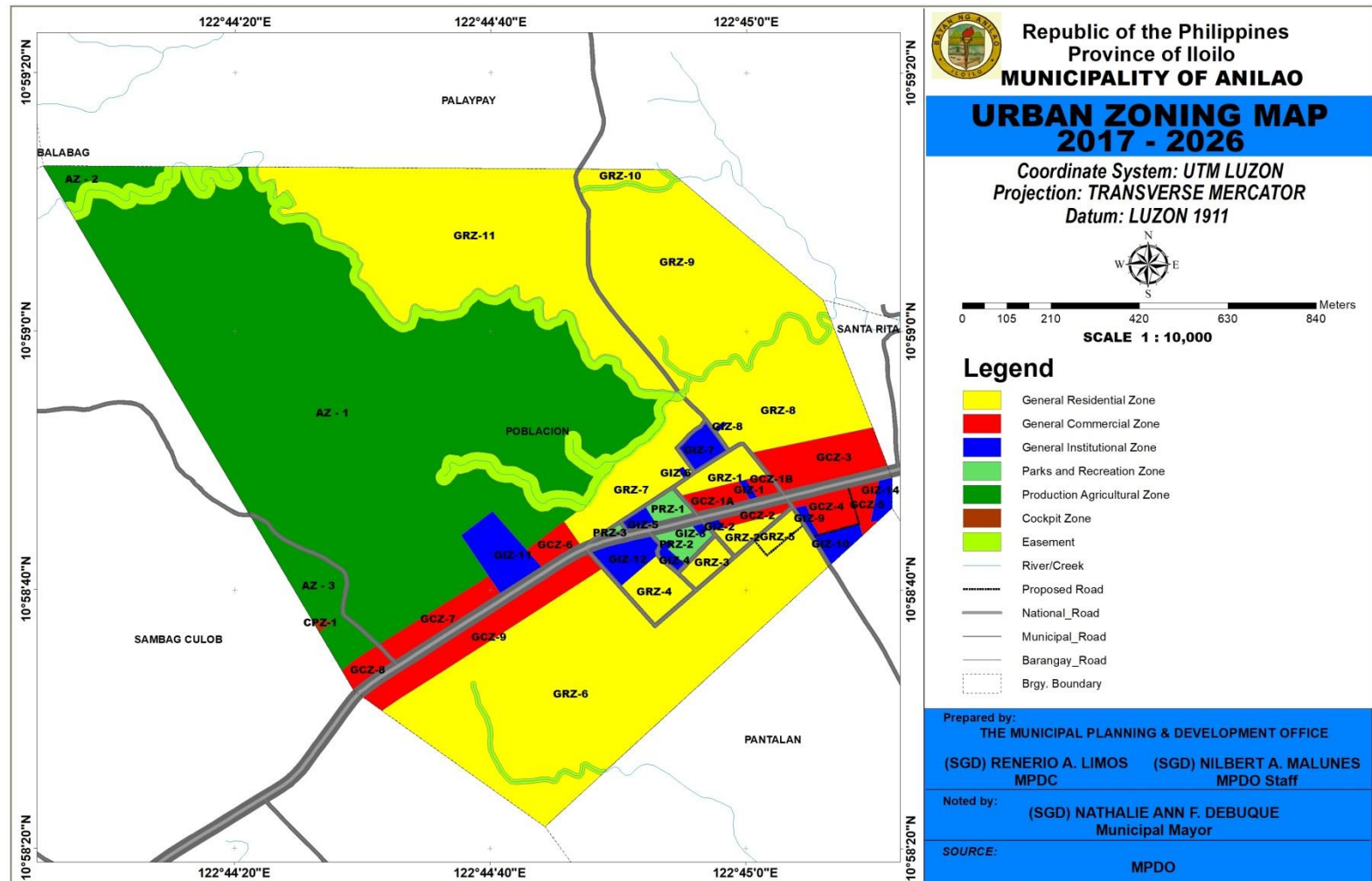
MF-SZ	-	Municipal Fishing Sub-Zone
MRF	-	Material Recovery Facility
OS	-	Open Space
OZ	-	Overlay Zones
PDA-SZ	-	Production Agricultural Sub-Zone
PR	-	Parks and Recreation
PTA-SZ	-	Protection Agricultural Sub-Zone
PUD	-	Planned Unit Developments
PNP	-	Philippine National Police
PRZ	-	Parks and Recreation Zone
QZ	-	Quarry Zone
R-UZ	-	Road Utilities Zone
SHZ	-	Socialized Housing Zone
SUDS	-	Sustainable Urban Drainage System
SPED	-	Special Education School
TZ	-	Tourism Zone
UDHA	-	Urban Development and Housing Act
USA	-	Unpaved Surface Area
WZ	-	Water Zone



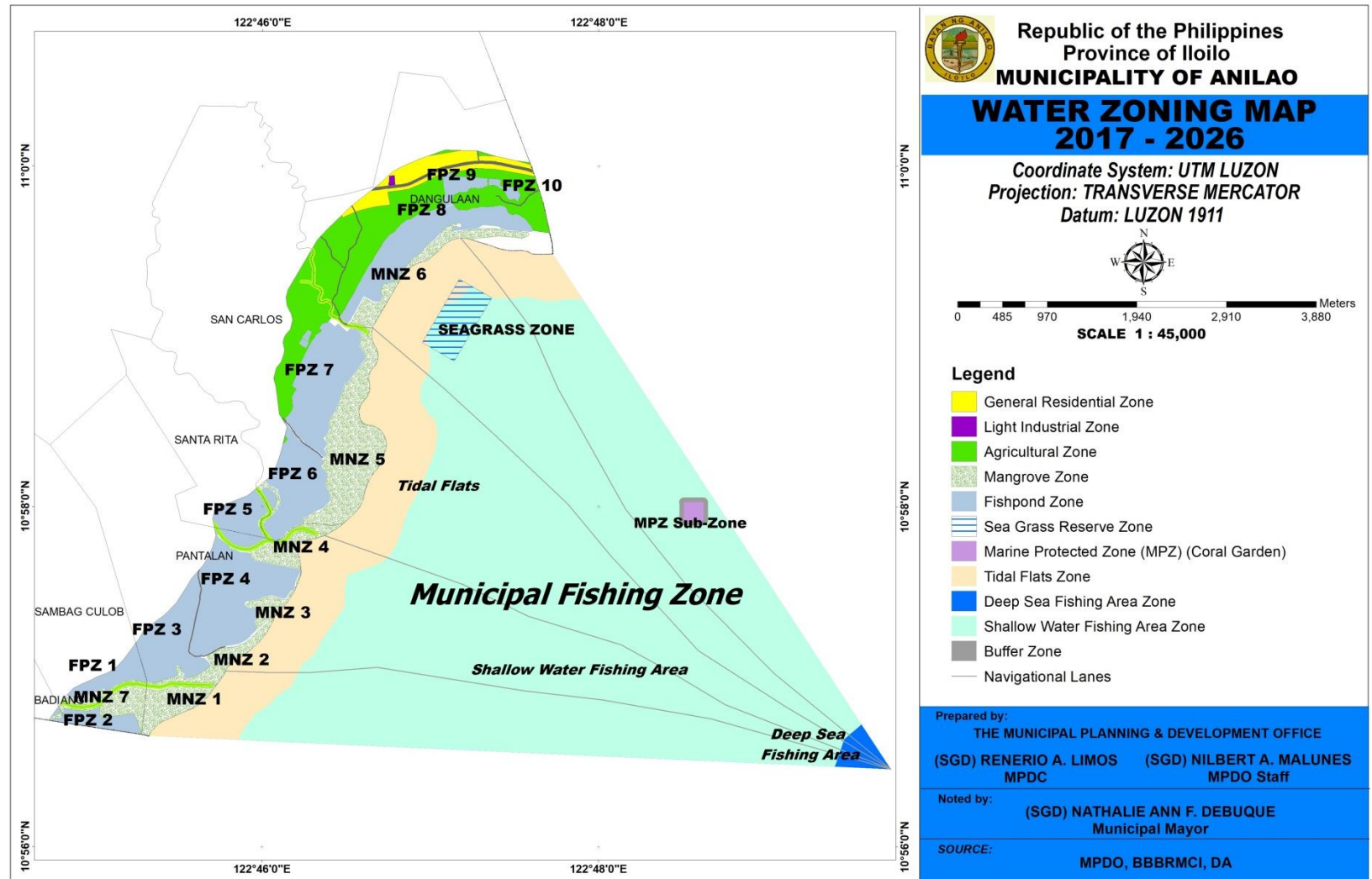
ANNEX 2 –GENERAL ZONING MAP



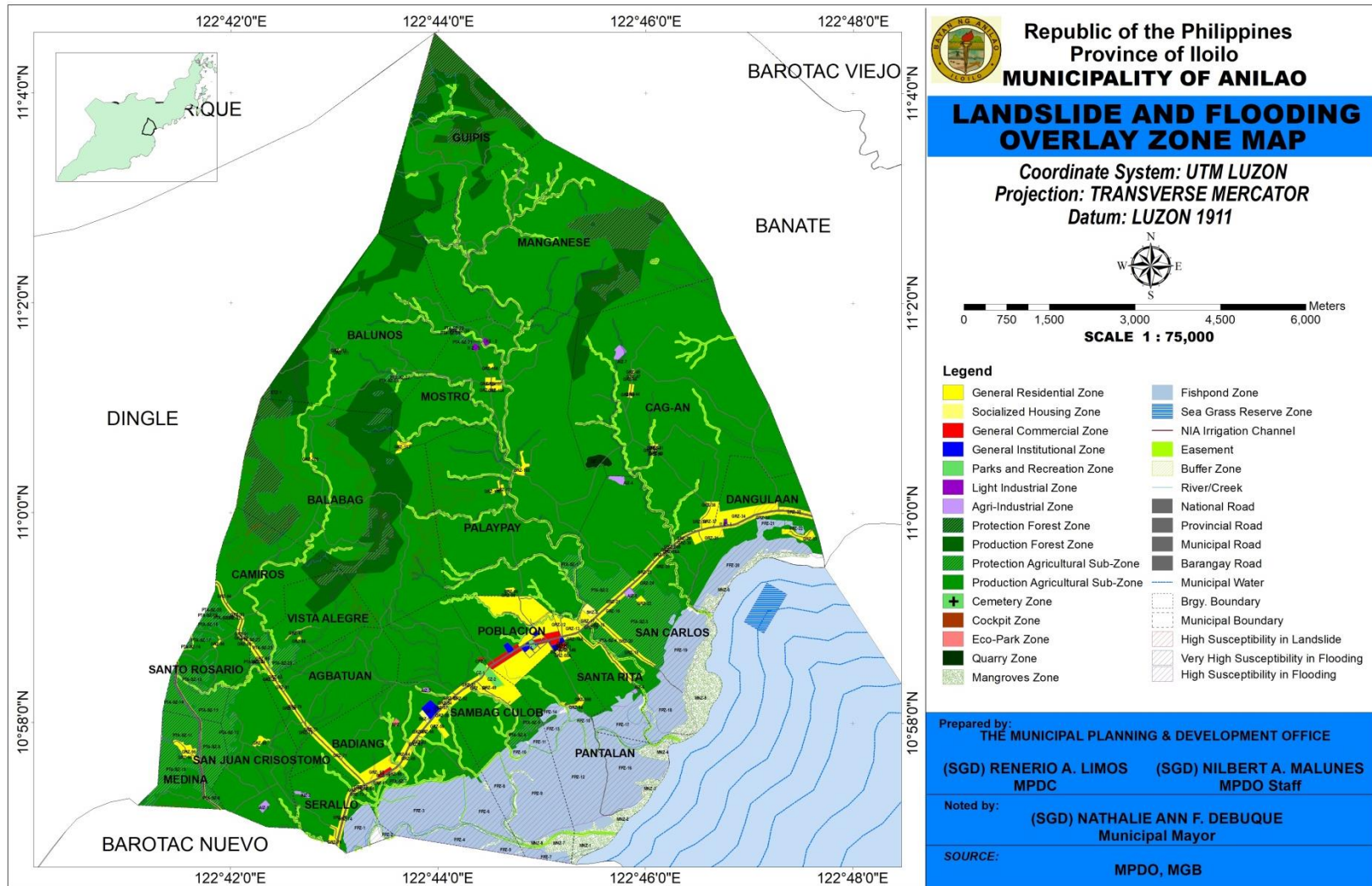
ANNEX 2 A – URBAN ZONING MAP



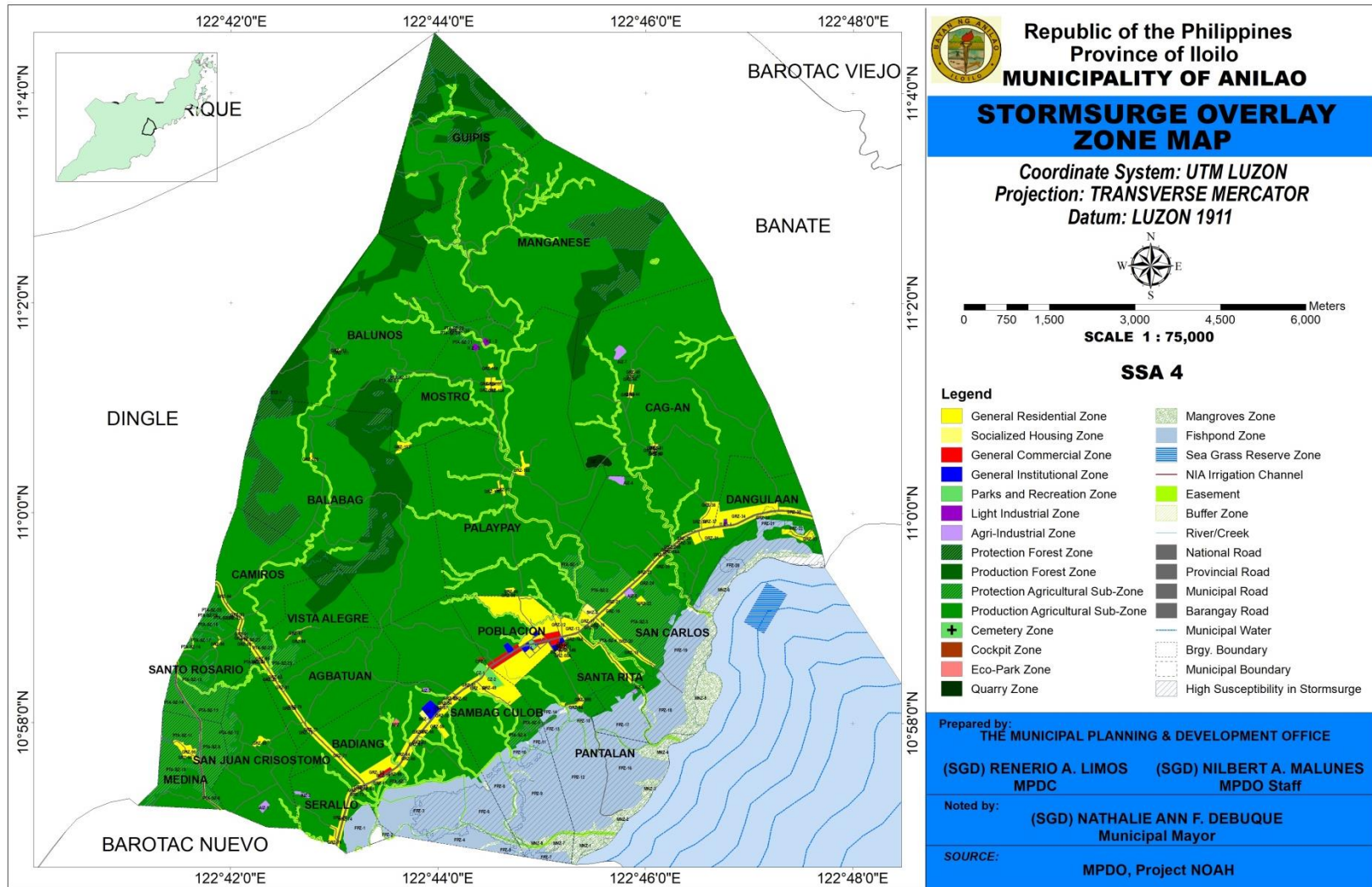
ANNEX 2B – WATER ZONING MAP



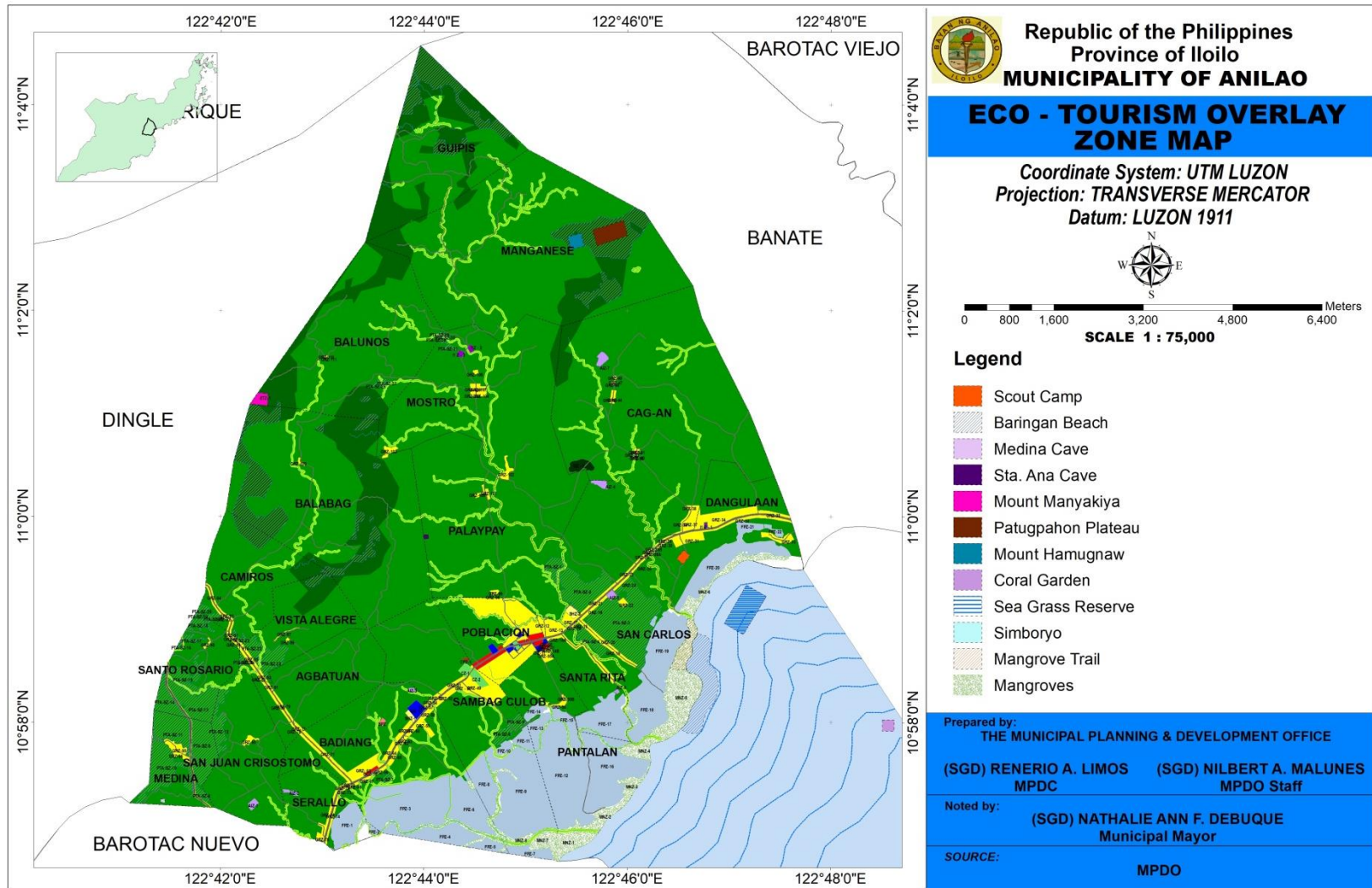
ANNEX 2C – LANDSLIDE AND FLOODING OVERLAY ZONE MAP



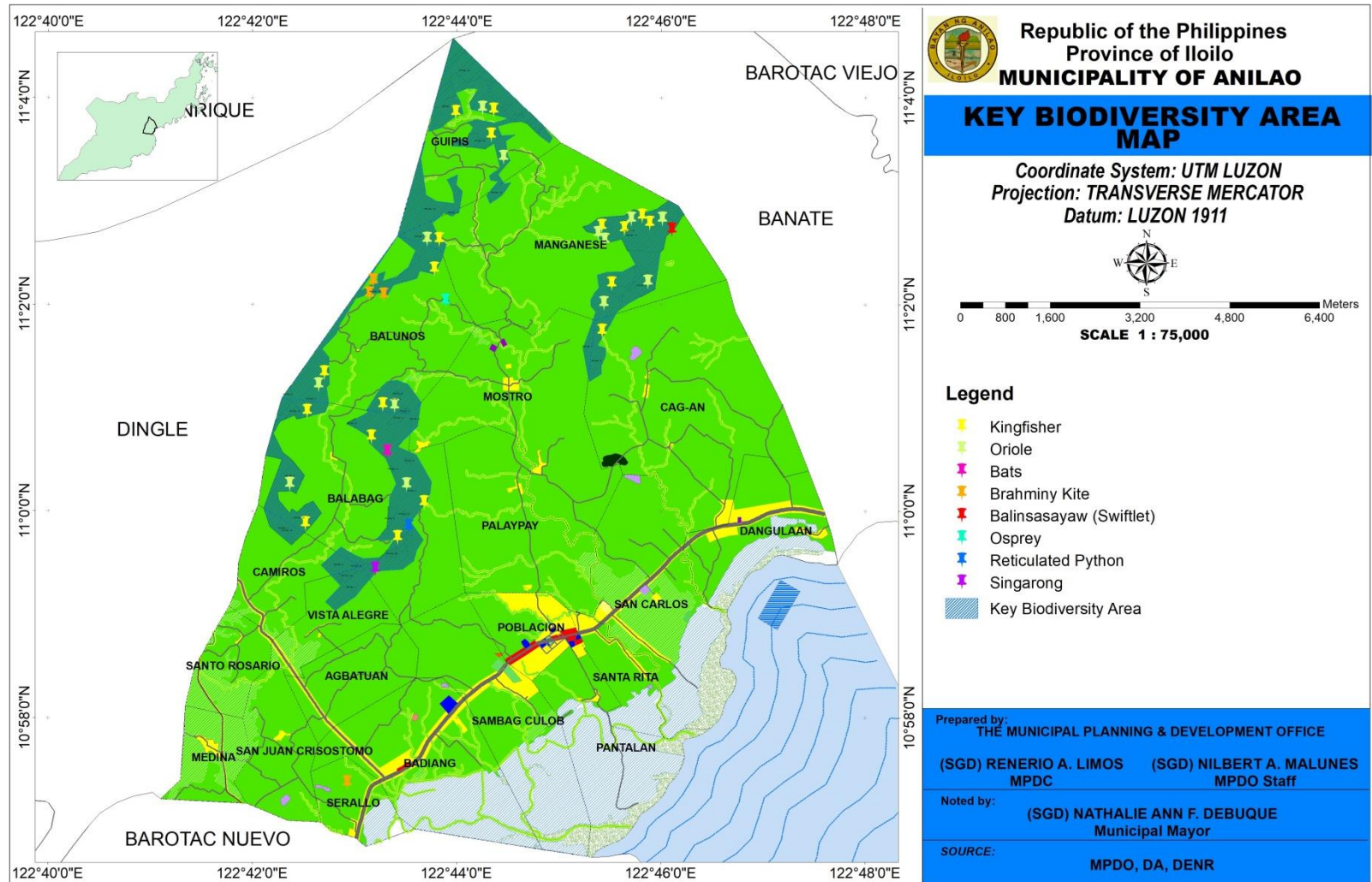
ANNEX 2D – STORMSURGE OVERLAY ZONE MAP



ANNEX 2E – ECOTOURISM OVERLAY MAP



ANNEX 2F - KEY BIODIVERSITY MAP



ANNEX 3 - BOUNDARY DESCRIPTIONS



BARANGAY POBLACION

GRZ – 1	LOT #:	1-A, 1-B, 1-C, 1-D, 1-E, 1-I, 1-H, 1-A (001), 1-B (002), 1-C (003), 1-D (004), 1-E (005)
	PORTION OF LOT #:	11, 1-F, 1-L, 1-M, 1-G (007)
GRZ – 2	LOT #:	15-PT, 48-A, 62
	PORTION OF LOT #:	46, 47, 48-B, 1-H (029), 1-G (028), 1-F (027), 1-E (026), 1-D (025), 1-C (024), 1-B (023)
GRZ – 3	LOT #:	47, 48, 49, 50, 51, 52, 53
GRZ – 4	LOT #:	33, 34, 35, 36
	PORTION OF LOT #:	54-PT, 31
GRZ – 5	PORTION OF LOT #:	1007-PT
GRZ – 6	LOT #:	36, 38, 2-B-7, 2-B-4, 2-B-6, 2-B-3, 2-B-1, 2-B-2, 39, 40, 41, 42, 48-PT, 43-PT, 44, 45, 46
	PORTION OF LOT #:	1007-PT, 1009-PT, 170-PT, 995-PT, 992-PT, 993-PT, 1008-B, 1008-C, 1008-D
GRZ – 7	LOT #:	25-PT (102), 103, 104, 105, 106, 107, 39, 37, 22-PT, 115, 116, 117, 20-PT, 111, 113-A, 113-B, 118-B, 122, 19-PT, 18-PT
GRZ – 8	LOT #:	PSU-230725, 7-B, 7-C, 7-D, 7-B-4, 7-B-2, 2-B-3, 2-B-2, 2-B-1, 2-B-7, 2-B-6, 2-B-5, 2-B-4, 2-B-8, 2-B-10, 2-B-9
	PORTION OF LOT #:	67, 7-A, 2-E, 2-D, 72-PT
GRZ – 9	PORTION OF LOT #:	5-PT
GRZ – 10	PORTION OF LOT #:	5-PT
GRZ – 11	PORTION OF LOT #:	5-PT
GIZ – 1	PORTION OF LOT #:	1-M
GIZ – 2	LOT #:	13
GIZ – 3	PORTION OF LOT #:	2
GIZ – 4	PORTION OF LOT #:	2, 32
GIZ – 5	PORTION OF LOT #:	1, 3, 4
GIZ – 6	PORTION OF LOT #:	123-A
GIZ – 7	LOT #:	18
GIZ – 8	PORTION OF LOT #:	67
GIZ – 9	PORTION OF LOT #:	873-PT
GIZ – 10	PORTION OF LOT #:	873-PT
GIZ – 11	LOT #:	29
GIZ – 12	LOT #:	11, 12-A, 12-B, 30, 31
GIZ – 14	PORTION OF LOT #:	873-PT
GCZ – 1A	LOT #:	9, 10, 11, 12, 1-K-1, 1-K-2, 1-K-3
GCZ – 1B	PORTION OF LOT #:	1-F, 1-G, 1-E



GCZ – 2	PORTION OF LOT #:	46, 47, 48-B, 1-H, 1-G, 1-F, 1-E, 1-D, 1-C, 1-B, 1-A
GCZ – 3	LOT #:	6,5, 69, 2-E, 2-C, A, B, 2-D, 72-PT, 7-E, 7-A
	PORTION OF LOT #:	7-B-4, 7-B
GCZ – 4	PORTION OF LOT #:	873-PT
GCZ – 5	PORTION OF LOT #:	873-PT
GCZ – 6	PORTION OF LOT #:	27, 28
GCZ – 7	PORTION OF LOT #:	189, 194
GCZ – 8	PORTION OF LOT #:	195
GCZ – 9	PORTION OF LOT #:	170-PT, 1009-PT

BARANGAY STA. RITA

GRZ – 12	PORTION OF LOT #:	895-PT, 1139-PT, 894
GRZ – 13	LOT #:	1-B (893-PT), 1-A (893-PT), 889, 890, 891, 892
	PORTION OF LOT #:	894, 1139-PT, 895-PT
GRZ – 14A	PORTION OF LOT #:	873-PT, 1440-B, 870-D, 870-F, 1440-C, 1440-L, 870-I, 870-J, 870-Y, 1440-H, 1459(868-E), 1458(868-D), 1459(868-E), 867, 866, 870-B, 870-C, 1440-G
GRZ – 14B	PORTION OF LOT #:	873-PT, 1440-B
GIZ – 15	PORTION OF LOT #:	873-PT
GCZ – 11	PORTION OF LOT #:	873-PT
AIZ – 6	PORTION OF LOT #:	875(ASS-15)
FPZ – 17	LOT #:	LOT B (PSD-143656), LOT C (PSD-143656), LOT A (PSD-143656)
	PORTION OF LOT #:	877, 881, 878, 879, 880

BARANGAY SAN CARLOS

GRZ – 15	PORTION OF LOT #:	896, 897
GRZ – 16	PORTION OF LOT #:	897, 635, 636, 896, 853, 852, 851, 850, 849, 848, 847, 846, 845, 843, 836, 833
GRZ – 17	PORTION OF LOT #:	1119-PT
GRZ – 18	PORTION OF LOT #:	816, 900, 815, 5
GRZ – 19	PORTION OF LOT #:	816, 900, 815, 5
GRZ – 20	PORTION OF LOT #:	5, 855, 854, 856, 857, 842, 882, 832, 830, 826, 828, 825, 824, 823, 821, 822
GRZ – 21	PORTION OF LOT #:	1119-PT, 1120, 6-B, 5-A-1, 5-A-2, 5-C, 1-B, 1-A, 1-O, 1-G, 1-H, 968-B
GRZ – 22	PORTION OF LOT #:	795-PT, 818, 799, 796-PT, 811-PT



GRZ – 23	PORTION OF LOT #:	918, 1-B, 1-A, 1-C
GRZ – 24	PORTION OF LOT #:	796-PT, 795, 793, 794, 790, 789-B, 786-B, 783-B
GRZ – 25	PORTION OF LOT #:	29-B-1, 29-B-2-B-5, 29-B-2-B-6-A, 26-B-2-A, 29-C, 969, 830-PT
GRZ – 26	PORTION OF LOT #:	1-C, 1-G, 1-I, 968-B
GRZ – 27	PORTION OF LOT #:	968-B, 968-A
SHZ – 2	PORTION OF LOT #:	1119-PT
AIZ – 4	PORTION OF LOT #:	1-D, 2
AIZ – 5	PORTION OF LOT #:	796-PT, 815
PTA – SZ – 2	LOT #:	908, 907, 903, 1121, 2, 3, 4, 5, 6, 7, 8, 1122, 909, 910, 5-B
	PORTION OF LOT #:	906, 902, 904, 1119-PT, 1000, 5-C, 5-A, 912, 911
PTA – SZ – 3	LOT #:	800, 811-PT, 812, 810-PT, 787, 788-PT, 792-PT, 814, 809-PT, 6, 7, 8, 859-PT, 865, 864, 862, 863, 860, 861, 856, 857, 858, 809, 882, 832, 831, 830, 828, 829, 827, 819, 825, 824, 823, 820
	PORTION OF LOT #:	833-A, 833-D, 835, 826, 822, 833-C, 818, 817-PT, 808, 790, 793, 794, 796-PT, 797, 788-PT
PTA – SZ – 4	PORTION OF LOT #:	849, 848, 846, 850, 851, 896
FPZ – 18	PORTION OF LOT #:	PLS-06-00050, PLS-06-000525, PSU-150299
FPZ – 19	PORTION OF LOT #:	PSU-150299, 817-PT, F-6056-Y, FLA-2962, FLA-6015-Y
	ASSESSOR LOT #:	001, 002, 008, 007, 006, 005

BARANGAY DANGULA-AN

GRZ – 29	PORTION OF LOT #:	47
GRZ – 30	PORTION OF LOT #:	96-A, 96-C, 96-D, 96-E, 1312-A, 96-G, 96-H, 49
GRZ – 31	PORTION OF LOT #:	96F-PT, 96-I-C, 96-I-B, 96-I-A, 96-J
GRZ – 32	PORTION OF LOT #:	96-K, 95-A, 71, 63, 60, 61, 59, 56
GRZ – 33	PORTION OF LOT #:	53-PT, 57-PT, 65-A, 52, 54
GRZ – 34	LOT #:	A-R-2, 4-J, 4-I, 4-H, 4-F
	PORTION OF LOT #:	4-R-3-A, 4-R-3-B, 4-R-3-C, 4-R-3-F, 4-R-3-G, 100, 4-M, 4-G, 4-D
GRZ – 35	PORTION OF LOT #:	4-A, 3-PT, 24-A, 24-B, 24-C, 24-D, PLS-811-D
I1Z – 1	LOT #:	4-R-1
FPZ – 20	PORTION OF LOT #:	1-PT, 1, 1(PLS) 06-01, PSU – 196522, 68, 67, 65-B, 52
FPZ – 21	PORTION OF LOT #:	62, 63, PSU-136701, 71, PSU-196522
FPZ – 22	PORTION OF LOT #:	60, 62, 64, 57-PT, 59
MNZ – 6	PORTION OF LOT #:	1-PT, 1 (PLS) 06-01
	ASSESSOR LOT #:	037, 038, 039



BARANGAY CAG-AN

GRZ – 36	PORTION OF LOT #:	PSD – 25475 (106)
GRZ – 37	PORTION OF LOT #:	PSD – 25475 (106)
GRZ – 38	PORTION OF LOT #:	PSD – 25475 (106)
GRZ – 39	PORTION OF LOT #:	152
GRZ – 40	PORTION OF LOT #:	151
GRZ – 41	PORTION OF LOT #:	151
GRZ – 42	PORTION OF LOT #:	PSD – 25475 (109)
GRZ – 43	PORTION OF LOT #:	PSD – 25475 (109)
GRZ – 44	PORTION OF LOT #:	H-198622-D (135)
GRZ – 45	PORTION OF LOT #:	H-198622-D (135)
GRZ – 46	PORTION OF LOT #:	H-198622-D (135)
GRZ – 47	PORTION OF LOT #:	H-198622-D (135)
GRZ – 48	PORTION OF LOT #:	H-198622-D (135)
AIZ – 7	PORTION OF LOT #:	956, 955, 952-PT, 954
QZ – 1	PORTION OF LOT #:	H-196894 (946)
PDF – SZ – 23	PORTION OF LOT #:	F-06-01-010069-A-D, SI-V-17157 (951)

BARANGAY PANTALAN

GRZ – 55A	PORTION OF LOT #:	873-PT, 1007-PT
GRZ – 55B	PORTION OF LOT #:	884-PT
GRZ – 56	PORTION OF LOT #:	883, 1004-PT, 1005, PSU-150128
GIZ – 16	PORTION OF LOT #:	873-PT, 1007-PT
GIZ – 17	PORTION OF LOT #:	873-PT, 1007-PT
GCZ – 10	PORTION OF LOT #:	873-PT, 1007-PT
FPZ – 12	LOT #:	PSU-145628, PSU – 145, LOT 1, FIS-06-000108
FPZ – 13	PORTION OF LOT #:	34-PT, 44-PT
FPZ – 14	PORTION OF LOT #:	44-PT, 1000-J
FPZ – 15	PORTION OF LOT #:	PSU-150128, F-6075-Y, LOT 1 & 2
FPZ – 16	LOT #:	7, 8, 9, 10, 11, 12, 2, 3-A, 4-A, 5-A, 6-A, 6-B
	PORTION OF LOT #:	1, FIS-4508-N-D



BARANGAY SAMBAG CULOB

GRZ – 49	PORTION OF LOT #:	170, 2-C, 2-A
GRZ – 50	PORTION OF LOT #:	170
GRZ – 51	PORTION OF LOT #:	1-A
GRZ – 52	PORTION OF LOT #:	188-B, 188-A-2-B-1, 221-A
GRZ – 53	PORTION OF LOT #:	1-B
GRZ – 54	PORTION OF LOT #:	1-B
CZ – 1	PORTION OF LOT #:	191
CZ – 2	PORTION OF LOT #:	170
PTA – SZ – 5	PORTION OF LOT #:	1000-E, 1000-D
PTA – SZ – 6	PORTION OF LOT #:	1000-A, 1000-B
FPZ – 8	ASSESSOR LOT #:	006
FPZ – 9	LOT #:	1, 2, 3, 4, 5, 6, 7, 8, 9
FPZ – 10	PORTION OF LOT #:	1
FPZ – 11	PORTION OF LOT #:	3, 4

BARANGAY BADIANG

GRZ – 57	PORTION OF LOT #:	F-2-B, F-2-A
GRZ – 58	PORTION OF LOT #:	2-L-3, 2-L-4, 2-L-2
GRZ – 59	LOT #:	2-L-1 PT
GRZ – 60	PORTION OF LOT #:	2-K-1, 2-K-2, 2-J-2
GRZ – 61	PORTION OF LOT #:	1-B, 1-C, 1-D
GRZ – 62	PORTION OF LOT #:	2-J-1
GRZ – 63	PORTION OF LOT #:	2-J-2
GRZ – 64	PORTION OF LOT #:	1-A
GRZ – 65	PORTION OF LOT #:	2-H
GRZ – 66	PORTION OF LOT #:	2-C-4, 2-A-4-E, 2-A-4-A
GRZ – 67	PORTION OF LOT #:	2-A-4-E, 2-A-4-C
GRZ – 68	PORTION OF LOT #:	2-A-3, 2-A-2, 2-A-1
GRZ – 69	LOT #:	1057 (2-H)
	PORTION OF LOT #:	1051-PT (2-C)



GRZ – 70	PORTION OF LOT #:	1054-PT (2-D), 1054-PT (2-E)
GRZ – 71	PORTION OF LOT #:	2-A-1, 2-A-2, 1051-PT (2-B), 1051-PT (2-C)
SHZ – 1	PORTION OF LOT #:	1-D
AIZ – 3	PORTION OF LOT #:	1149-B, 1-E
EPZ	PORTION OF LOT #:	1-B
PTA – SZ – 7	PORTION OF LOT #:	2-D-2, 2-D-4, 2-D-3, 2-E-4, 2-E-2, 2-E-5, 2-D-5
FPZ – 3	LOT #:	2-B-4, 2-B-3, 2-B-2, 2-B-1, 113-PT, T-6259
FPZ – 4		
FPZ – 5		
FPZ – 6	PORTION OF LOT #:	06-0001188, PLAN-LA-114-D

BARABGAY SERALLO

GRZ – 72	PORTION OF LOT #:	227
GRZ – 73	PORTION OF LOT #:	224
GRZ – 74	PORTION OF LOT #:	252, 245, 1134
GRZ – 75	PORTION OF LOT #:	1058, 1057-D, 1057-F, 1059, 1133
GRZ – 76	PORTION OF LOT #:	1133
AIZ – 2	PORTION OF LOT #:	4, 13, 1077
FPZ – 1	ASSESSOR LOT #:	007

BARANGAY AGBATUAN

GRZ – 77	PORTION OF LOT #:	307, 507, 1-N, 1066
GRZ – 78	PORTION OF LOT #:	1-C, 1-B, 1-M
GRZ – 79	PORTION OF LOT #:	573-A, 753-B, 568, 567, 509
GRZ – 80	PORTION OF LOT #:	571-A, 571-B, 511-C, 511-D, 511-G, 511-J, 985, 506
GRZ – 81	PORTION OF LOT #:	573-A

BARANGAY VISTA ALEGRE

GRZ – 82	PORTION OF LOT #:	517, 43
GRZ – 83	PORTION OF LOT #:	530, 551
GRZ – 84	PORTION OF LOT #:	1-E, 552, LOT 1



GRZ – 85	PORTION OF LOT #:	578, 579, 1-F, LOT 1
GRZ – 86	PORTION OF LOT #:	26, 27, 28
GRZ – 87	PORTION OF LOT #:	614, 615, 616, 612, 14-G, 614-PT
PTA – SZ – 23	PORTION OF LOT #:	578, 579, 581, 582, 580-A, LOT 1
PTA – SZ – 24	PORTION OF LOT #:	1-A, 1-B, LOT 1
PTA – SZ – 25	LOT #:	7, 9, 10, 11, 12, 14, 15, 23
	PORTION OF LOT #:	14-H, 14-F, 32, 51, 31, 39, 24, 22, 16, 17

BARANGAY SAN JUAN CRISOSTOMO

GRZ – 95	PORTION OF LOT #:	356, 379, 516-B, 377, 378, 375
AIZ – 1	PORTION OF LOT #:	7, 8, 10, 11, 15, 17
PTA – SZ – 12	LOT #:	404, 430, 405
	PORTION OF LOT #:	427, 429, 528, 524, 425, 424, 422, 421, 522, 427, 486, 483, 353, 352, 347, 346, 345-A, 406

BARANGAY MEDINA

GRZ – 95B	PORTION OF LOT #:	319-PT, 341-PT, 340, 300-PT, 309, 308, 310-PT
GRZ – 96	PORTION OF LOT #:	319-PT, 316, 305, 302-PT, 307-PT, 307-PT, 294, 293, 256
PTA – SZ – 8	PORTION OF LOT #:	1142-PT, 254
PTA – SZ – 9	LOT #:	345-J, 345-H, 345-I, 345-L, 347, 346-G, 345-F
	PORTION OF LOT #:	251, 252, 345-O, 341, 346, 313, 345-H, 381, 382, 383, 385, 403, 345-K, 406, 352
PTA –SZ – 10	LOT #:	298, 299, 325-B, 300, 201, 326, 325-A, 317, 321, 320, 283, 284, 287, 288, 286, 324
	PORTION OF LOT #:	1090, 280, 282, 250, 291-PT, 292, 282, 258-PT, 255, 257, 258-PT, 253, 254, 325-C, 332, 333, 322, 316, 305, 304-PT, 296
PTA – SZ – 11	LOT #:	393, 390, 391, 340, 338, 339, 337, 343-PT, 342, 388, 384
	PORTION OF LOT #:	1094, 336, 341-B, 341-A, 340, 312, 311, 344, 381, 382, 383, 401, 389, 394, 395, 1096, 1095, 1094

BARANGAY STO. ROSARIO

GRZ – 88	PORTION OF LOT #:	596, 601-A, 601-B, 601-C, 601-D, 601-E, 592
GRZ – 89	PORTION OF LOT #:	598, 610
GRZ – 90	PORTION OF LOT #:	474, 470-PT, 466, 443, 469
PTA – SZ – 14	LOT #:	403, 386, 387, 407, 427, 408, 402, 385, 401, 419, 417, 418, 409, 410, 435, 415, 436



	PORTION OF LOT #:	399, 400, 414, 413, 412
PTA – SZ – 15	PORTION OF LOT #:	458, 438, 437, 433, 431, 434, 432, 441, 445, 449, 442, 451, 440, 456, 460, 459
PTA – SZ – 16	PORTION OF LOT #:	1100, 464
PTA – SZ – 17	PORTION OF LOT #:	473, 468, 467-B, 467-A, 469, 667-C-M, 474
PTA – SZ – 18	PORTION OF LOT #:	629, 627, 628, 626, 484, 482, 625
PTA – SZ – 19	PORTION OF LOT #:	629, 628

BARANGAY CAMIROS

GRZ – 91	PORTION OF LOT #:	610, 598, 648-A (648-PT)
GRZ – 92	PORTION OF LOT #:	607, 608, 621, 639-PT, 1731, 1730, 639-PT, 1728, 638, 652, 5362-F
GRZ – 93	PORTION OF LOT #:	650, 648-G, 648-F, 648-E, 648-C, 648-A
GRZ – 94	PORTION OF LOT #:	1049-PT, 651
PTA – SZ – 20	PORTION OF LOT #:	639
PTA – SZ – 21	PORTION OF LOT #:	636, 1728, 639-PT, 625
PTF – SZ – 2	PORTION OF LOT #:	684
PTF – SZ – 11	PORTION OF LOT #:	706, 702, 704
PDF – SZ – 2	PORTION OF LOT #:	684

BARANGAY BALABAG

GRZ – 109	PORTION OF LOT #:	128, 727
PTF – SZ – 3	PORTION OF LOT #:	B-A-2-B-1, 57-PT, 2-C, 8, 7, 61, 12, 11-B, 11-A
PTF – SZ – 4	PORTION OF LOT #:	12, 13, 100
PTF – SZ – 5	PORTION OF LOT #:	12
PTF – SZ – 6	PORTION OF LOT #:	17
PTF – SZ – 7	PORTION OF LOT #:	22-PT, 24
PTF – SZ – 8	ASSESSOR LOT #:	008, 009
PTF – SZ – 9	ASSESSOR LOT #:	009
PTF – SZ – 10	LOT #:	1105, 1103-PT, 1104
	PORTION OF LOT #:	740, 742, 741, 1108, 747, 1106, 748, 1102, 1082, PSU-146928
PDF – SZ – 3	PORTION OF LOT #:	1017, 1148, 1146, 1147, 1016, 1019, 97



PDF – SZ – 4	PORTION OF LOT #:	242, 7-F, 9-F, 7, 10, 8, 11-B, 11-C, 11-D, 14
PDF – SZ – 5	PORTION OF LOT #:	B-A-2-B-1, 2-C, 2-B-2, 13, 12, 16, 25, 24, 22-PT, 21, 20, 6, 5
PDF – SZ – 7	PORTION OF LOT #:	1089, 749, 1084, 1087, 1088
PDF – SZ – 8	PORTION OF LOT #:	1026, 1085

BARANGAY PALAYPAY

GRZ – 98	PORTION OF LOT #:	5-PT
GRZ – 99	PORTION OF LOT #:	5-PT
GRZ – 100	PORTION OF LOT #:	38, 2-A, 2-B, 2-C
GRZ – 101	PORTION OF LOT #:	2-C

BARANGAY MOSTRO

GRZ – 102	PORTION OF LOT #:	LOT 1 SWO-8143
GRZ – 103	PORTION OF LOT #:	101
GRZ – 104	PORTION OF LOT #:	957, 963
GRZ – 105	PORTION OF LOT #:	962-PT
GRZ – 106	PORTION OF LOT #:	957, 963
GRZ – 107	PORTION OF LOT #:	962-PT
GRZ – 108	PORTION OF LOT #:	957, 963
I1Z – 2	PORTION OF LOT #:	957
I1Z – 3	PORTION OF LOT #:	962-PT
PTA – SZ – 30	PORTION OF LOT #:	76
PTA – SZ – 31	PORTION OF LOT #:	77
PDF – SZ – 24	PORTION OF LOT #:	965

BARANGAY BALUNOS

GRZ – 110	PORTION OF ASSESSOR LOT #:	009, 010
GRZ – 111	PORTION OF ASSESSOR LOT #:	009, 010, 018



PTA – SZ – 14	PORTION OF ASSESSOR LOT #:	012
PTA – SZ – 26	PORTION OF ASSESSOR LOT #:	010
PTA – SZ – 27	PORTION OF ASSESSOR LOT #:	010
PTA – SZ – 28	PORTION OF LOT #:	68, 69
PTA – SZ – 29	PORTION OF LOT #:	68, 69
PTF – SZ – 11	PORTION OF ASSESSOR LOT #:	002, 003
PTF – SZ – 12	PORTION OF ASSESSOR LOT #:	005
PTF – SZ – 13	PORTION OF ASSESSOR LOT #:	013
PTF – SZ – 14	PORTION OF ASSESSOR LOT #:	012
PDF – SZ – 6	PORTION OF ASSESSOR LOT #:	008, 009, 011, 012, 013, 014
PDF – SZ – 9	PORTION OF ASSESSOR LOT #:	003, 005, 006, 001, 007, 006, 008

BARANGAY MANGANESE

PTF – SZ – 17	PORTION OF LOT #:	PSU-063006-001045, PSU-063006-001044, 34, 107, 105-PT
	PORTION OF ASSESSOR LOT #:	018, 010, 008, 009
PTF – SZ – 18	PORTION OF LOT #	4, 6
PDF – SZ – 10	PORTION OF ASSESSOR LOT #:	001, 002, 009, 011, 012
PDF – SZ – 11	PORTION OF ASSESSOR LOT #:	004
PDF – SZ – 12	PORTION OF LOT #:	44, 45, 51-A, 51-B, 126
PDF – SZ – 20	PORTION OF LOT #:	PSU-063006-001044, PSU-063006-001045
PDF – SZ – 21	PORTION OF ASSESSOR LOT #:	006, 007
PDF – SZ – 22	PORTION OF LOT #:	1, 2, 3, 4, 5, 6, 7

BARANGAY GUIPIS

PTF – SZ – 15	PORTION OF LOT #:	PSU-189304
	PORTION OF ASSESSOR LOT #:	001
PTF – SZ -16	LOT #:	PSU-189307
	PORTION OF LOT #:	PSU-189315, PSU-189314, PSU-189374
	PORTION OF ASSESSOR LOT #:	003, 004, 006
PDF – SZ – 13	LOT #:	37370
	PORTION OF ASSESSOR LOT #:	001, 002, 003, 006, 007, 008, 009, 012, 013, 015, 016
PDF – SZ – 14	PORTION OF ASSESSOR LOT #:	001, 002, 005



PDF – SZ – 15

PORTION OF LOT #:

PSU-189318, RA – 17066

