



PAMAHALAANG BAYAN  
ALAMINOS LAGUNA



# CLUP

2018-2027

COMPREHENSIVE LAND USE PLAN

Volume 2:

Zoning Ordinance

MUNICIPALITY OF ALAMINOS

PROVINCE OF LAGUNA

**COMPREHENSIVE LAND USE PLAN  
2018 – 2027**

**MUNICIPALITY OF ALAMINOS  
PROVINCE OF LAGUNA**





Republic of the Philippines  
Province of Laguna  
Municipality of Alaminos



## OFFICE OF THE MUNICIPAL MAYOR

### MESSAGE FROM THE MAYOR

Greetings!

Every City or Municipality is mandated to formulate a Comprehensive Land Use Plan enacted through a zoning ordinance as stated in the Local Government Code of 1991 Section 20 and 447. A plan that will shape up the appearance of our municipality, protect public investments, promote economic development, protect environment and valued resources and maintain ecological balance in our municipality. Hence, I would like to present to you our Comprehensive Land Use Plan 2018-2027.

The plan presents new spatial strategy that will benefit from increasing accessibility of our municipality brought about by different national road projects such as by pass roads to Lipa and San Pablo and most importantly the construction of the South Luzon Expressway Extension that will traverse through our lands. As one of the identified growth corridors of the province, our plan is the concentration of commercial and industrial development around these major highways that will serve as main area for the expansion of our urban core and create employment opportunities to our rich productive population.

Through this plan, we also envision the enrichment of our tourism industry through promotion of our rich culture and development of our potential tourist attractions such as Mt. Pataguin where number of falls are located, yet protection and conservation of our forest and environment will still be safeguarded.

We are fortunate that our municipality is situated in a high place where people's exposure to different types of hazard is minimal and farmers can enjoy the continuous cultivation of our rich agricultural land.

Our newly updated CLUP 2018-2027 is crafted through the efforts of all elective and appointive officials. We were assisted by professionals with different areas of expertise who provided us with conceptual inputs and guided us through every step of the process using the HLURB Enhanced Guidelines. Nevertheless, this plan is a product of participative planning through stakeholders' meetings and consultation with representatives from different sectors of our community. Thus, we can proudly say that this Plan is made for and by the people of Alaminos, Laguna.

I therefore urge all the people of Alaminos, Laguna to embrace our plan and all the officials to rally behind the implementation of this plan keeping the realization of our vision as our main goal.

**HON. ELADIO M. MAGAMPON, M.D.**

Municipal Mayor



Republic of the Philippines  
Province of Laguna  
Municipality of Alaminos



## OFFICE OF THE MUNICIPAL VICE MAYOR

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### MESSAGE FROM THE VICE MAYOR

Greetings!

It is a great pride and honor that we are presenting to you and dedicating the Comprehensive Land Use Plan of Alaminos, Laguna for the year 2018 to 2027. The revision of Comprehensive Land Use Plan was formulated over a period of years through various meetings, consultations, conversations and ideas between community members, business and property owners. This plan is designed to represent the voices of the People of Alaminos, Laguna. This is a product of intensive series of research, collation of data and a series of multi-sectoral participatory strategic planning. Alaminos land use and zoning policies will promote investment, facilitate job creation, and improve the urban development. As we all know, our town is admired for so many good physical and economic characteristic. We are quite fortunate to have a well-planned urban core, strategic location, good road network, rich agricultural production, tourism potential and be the ideal point of development opportunities in the entire province. Our Land Use Plan will serve as our guide as we take development undertakings for our town to become more prosperous yet peaceful. This is just the beginning of the path of development. I am encouraging the constituents of Alaminos, Laguna to join our hands and combine our efforts to make Alaminos a true model of development and through this Comprehensive Land Use Plan, we can project a bright future for Alaminos, Laguna.

**HON. RUBEN D. ALVAREZ**

Municipal Vice Mayor

## FOREWORD

The Comprehensive Land Use Plan (CLUP) is a long-term management document that serves as a pillar for a municipality's physical development plan in terms of geography and territory. The detailed spatial development and direction of growth for the ten-year planning period (2018-2027) is clearly provided in the CLUP and it also identifies the area where development can and cannot be located and directs public and private investments accordingly. Furthermore, the land use plan defines the policy direction for the use of land resources within the territorial jurisdiction of the municipality and accounts for available supply of land resources.

Provided in the Local Government Code Sections 447, 458, and 468 (Powers, Duties, Functions and Compensation of the Sangguniang Bayan, Panlungsod and Panlalawigan, respectively), the responsibility of crafting and implementing the CLUP is the responsibility of the Sangguniang Bayan of the local government and should be formulated according to the guidelines provided by the Housing and Land Use Regulatory Board (HLURB). The CLUP of Alaminos, Laguna was crafted with the participation of several stakeholders including the local government, Civil Society Organizations (CSOs), Non-Government Organizations (NGOs), private organizations (POs), National Government Agencies (NGAs), and many others to promote participatory planning.

The CLUP is divided into three volumes: 1) Comprehensive Land Use Plan which provides the detailed information on land supply and demand, the development thrusts of the municipality, and its key strategies to achieve the thrusts; 2) Zoning Ordinance is the implementing tool to achieve the desired land use of the municipality and defines specific zones, the allowable uses therein, and the building regulation in each zone; lastly the 3) Sectoral Assessment and Area Studies which provides comprehensive background of the municipality including its history, geo-physical environment, demography, social sector, economic sector, infrastructure sector, and a brief climate and disaster risk information on each sector.

Implementing the CLUP involves regulating the use of lands that are mainly privately held and this requires the exercise of the political powers of the LGU through legislative action by the Sanggunian Bayan. The zoning ordinance must solidify the 10-year planned spatial development with the help of the municipal government of Alaminos, otherwise, this document will merely be a waste. It is also advisable that the CLUP is reviewed and updated every three years to make sure that the plan is aligned well with the actual situation of the development of the municipality.

## **ACKNOWLEDGEMENT**

The updating of the Comprehensive Land Use Plans of the Municipality of Alaminos was made possible through the active support and participation of the following:

**Honorable ELADIO M. MAGAMPON, M.D., Local Chief Executive;**  
**Honorable RUBEN ALVAREZ, Vice Mayor;**

The Former Mayor **ATTY. LORETO M. MASA** and **ROBERTO V. MASA**, Former Mayor's Executive Assistant;

The Department Heads of the Municipality of Alaminos, Laguna composed of MR. CORSENI R. SALCEDO, Mayor's Executive Assistant; ENGR. MICHAEL B. BUNO, Mun. Planning & Development Coordinator; FLORENTINO J. DESTACAMENTO, Municipal Engineer, EDEN C. GESMUNDO, Municipal Local Government Operations Officer; CHRISTIAN V. SABINOSA, Municipal Disaster Risk Reduction and Management Officer; Ms. GLADYS D. THOMPSON, Municipal Agriculturist; Mr. CIRILO M. MISTA, Municipal Accountant; Ms. IRENE O. BANAWA, Municipal Budget Officer; Ms. JOSEFINA A. TOLOSA, Municipal Treasurer; Ms. ARLENE M. GARACHICO, Municipal Civil Registrar; MARISSA M. AGUILAR, Municipal Social Welfare & Development Officer; Mr. EULOGIO B. SANTILLAN, REA, Municipal Assessor; DR. VICTORIA JOSEFA F. BASILAN, Municipal Health Officer; NEMIA B MONZONES, Sangguniang Bayan Secretary; JANETH B. RIVERA, General Services Officer; FSINSP JOEL A ELEFANTE, Fire Marshall; PSINSP GLENN CUEVAS, Acting Chief of Police;

Former Sangguniang Bayan Members of Alaminos namely: HON. LORELEI M. PAMPOLINA; HON. NIKKI D. CASTILLO; HON. NOEL MONZONES; HON. LINO B. ZUÑIGA; HON. JEYSON C. ABU;

Current Sangguniang Bayan Members of Alaminos namely: HON. BERNADETE V. ALVAREZ; HON. VICTOR L. MITRA; HON. ARTEMIO M. MAMIIT JR; HON. MORRIS ALBERT S. MATIBAG; DARWIN C. TOLENTINO; HON. RAMMEL E. BANZUELA; HON. GORGONIO M. ABRIGO; HON. CANDELARIA V. CALABIA; HON. LORENZO B. ZUÑIGA, JR. (Ex-Officio Member); JACKLYN A. VILLANUEVA, SK Federation President;

The current and former members of the Municipal Development Council: Hon. EDUARDO R. BRIZ (Del Carmen); Hon. VICTOR L. MITRA (Palma); Hon. MEXICO VILLANUEVA (Poblacion I); Hon. ANGELO OBA (Poblacion II); Hon. ROMEO ANURAN (Poblacion III); Hon. BILLY BAUTISTA (Poblacion IV); Hon. ROMEO O. SAGARIO, JR., (San Andres); Hon. GREGORIO L. BERTO (San Agustin); Hon. CESAR VILLANUEVA (San Benito); Hon. LORENZO ZUÑIGA JR., (San Idefonso); Hon. RONY H. PUJANES (San Juan); Hon. URBANO M. BALOG (San Gregorio); Hon. MARS V. LIBANG (San Miguel); Hon. EUSTAQUIO ABRIL., (San Roque); Hon. GREGORIA A. CATIPON (Sta. Rosa) and all the CSO, NGO members;

The Alaminos Water District headed by ENGR. EMILIANO CASTILLO; the Local School Board headed by the Department of Education District Supervisor, EDITHA V. RANA, and the group of professionals who provided us with technical assistance and exceptional service namely CHRISTIROSE JIREH R. BETIA, CHRISTINE JOYCE B. MENDOZA, DANA MAE C JACOBO, MA. CHARIZ A. MONTERO, JOHN JOWARD A. MARTILLANA, Prof. JESUSITA COLLADILLA, and Prof. RAYMUNDO MENDOZA;

Sectoral data requirements were supplied by national government offices namely: The Land Management Bureau; Mines and Geosciences Bureau; Department of Interior and Local Government; Department of Public Works and Highways; Philippine Atmospheric, Geophysical and Astronomical Services Administration; Bureau of Soils and Water Management; Philippine Institute of Volcanology and Seismology; National Statistics Office; and Housing and Land Use Regulatory Board.

Above all, our sincerest gratitude and appreciation to all people of Alaminos who participated in all dialogues, consultations and profiling activities in all barangays who provided the essence for the direction of the municipality's development vision.



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## ACRONYMS

<b>AFMA</b>	Agriculture and Fisheries Modernization Act
<b>BSWM</b>	Bureau of Soil and Water Management
<b>CLUP</b>	Comprehensive Land Use Plan
<b>DENR</b>	Department of Environment and Natural Resources
<b>GIS</b>	Geographic Information System
<b>HLURB</b>	Housing and Land Use Regulatory Board
<b>PNP</b>	Philippine National Police
<b>UDHA</b>	Urban Development and Housing Act

# **VOLUME 2: ZONING ORDINANCE**

**I. ZONING ORDINANCE**

**The Zoning Ordinance**

**COMPREHENSIVE ZONING ORDINANCE FOR  
THE MUNICIPALITY OF ALAMINOS, PROVINCE OF LAGUNA  
Municipal Ordinance No. 07  
Series of 2020  
Resolution No. 60**

**AN ORDINANCE APPROVING THE INTEGRATED ZONING REGULATIONS OF THE  
MUNICIPALITY OF ALAMINOS, PROVINCE OF LAGUNA AND PROVIDING FOR THE  
ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE  
REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.**

Be it enacted by the *Sangguniang Bayan* of the Municipality of Alaminos, Province of Laguna.

**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 a Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the comprehensive land use plan;

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

**WHEREAS**, the local governments are mandated to mainstream disaster risk reduction and climate change in development processes such as policy formulation, socioeconomic 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;

**WHEREAS**, this integrated Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the approved Comprehensive Land Use Plan;

**NOW THEREFORE**, the *Sangguniang Bayan* of the Municipality of Alaminos, Province of Laguna in a session assembled hereby adopts the following Zoning Ordinance.

## **ARTICLE I: TITLE OF THE ORDINANCE**

Section 1. Title of the Ordinance. - This Ordinance shall be known as the Comprehensive Zoning Ordinance of the Municipality of Alaminos and shall be referred to as the Ordinance.

## **ARTICLE II: AUTHORITY AND PURPOSE**

Section 2. Authority. - This Ordinance is enacted pursuant to the provision of the New Local Government Code, RA 7160 Sections 447 and 458 a.2 (7-9) dated 10 October 1991. "Authorizing the Municipality of Alaminos through the Sangguniang Bayan to adopt Zoning Ordinance subject to the provision of existing laws." And in accordance with related laws such as but not limited to Commonwealth Act 141, PD 705 – Forestry Code, PD 1067 – Water Code, PD 1096 – National Building Code and Executive Order No. 72.

Section 3. Purpose. - This Ordinance is enacted for the following purposes:

1. Guide, control and regulate future growth and development of Alaminos, Laguna in accordance with its Comprehensive Land Use Plan.
2. Protect the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.
3. Promote and protect the health, safety peace and comfort, convenience and general welfare of the inhabitants in the locality.
4. Ensure the sustainability of the environment, taking into consideration climate change adaptation, in synergy with disaster risk reduction and management, in all development processes.
5. Mainstream climate change adaptation and disaster risk reduction and management unto CLUP and ZO.
6. Establish a resilient community from the effects of climate change.

Section 4. General Zoning Principle. - This zoning Regulations is based on the approved General and Urban Land Use Plan as per Resolution No. 59 dated March 11 for Municipality of Alaminos.

### ARTICLE III: DEFINITION OF TERMS

The definition of technical terms used in the 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 HLURB. The words, terms and phrases enumerated hereunder shall be understood to have the meaning corresponding indicated as follows:

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

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

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

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

**Agricultural Activity** – per the Comprehensive Agrarian Reform Law of 1988 (RA 6657), means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical.

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

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

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

**Agri-Processing Activities** – “refers to the processing of raw agricultural and fishery products into semi-processed or finished products which include materials for the manufacture of food and/or non-food products, pharmaceuticals and other industrial products.” (AFMA)

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

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

**Base Flood Elevation** – the elevation to which floodwater is expected to reach during flood events as calculated by the regional office of the DPWH.

**Base Zones** – refers to the primary zoning classification of areas within the City/Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

**Basic R-2 Sub-Zone (BR2-SZ)** – an area within the R-2 Zone of a city/municipality where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade (NBC).

**Basic R-3 Sub-Zone (BR3-SZ)** – an area within the R-3 Zone of a city/municipality where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade (NBC).



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

**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.

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

**Certificate of Non-Conformance** – certificate issued to Owners of non-conforming uses as provided in this Zoning Ordinance.

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

**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.

**Class "A" Slaughterhouse/Abattoir** – those with facilities and procedures of minimum adequacy that the livestock and the fowls slaughtered therein are suitable for distribution and sale only within the city or municipality where the slaughterhouse is located.

**Commercial-1 Zone (C1-Z)** – a low density commercial area within a city/municipality intended for neighborhood or community scale trade, service and business activities.

**Commercial-2 Zone (C2-Z)** – a medium to high density commercial area within a city/municipality intended for trade, service and business activities performing complementary/supplementary functions to the CBD.

**Commercial Garage** – a garage where automobiles and other motor vehicles are housed, cared for, equipped, repaired or kept for remuneration, for hire or sale.

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

**Comprehensive Land Use Plan (CLUP)** – is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the 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.

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

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

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

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

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

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

**Ecotourism** – a form of sustainable tourism within a natural and cultural heritage area where community participation, protection and management of natural resources, culture and indigenous knowledge and practices, environmental education and ethics, as well as economic benefits are fostered and pursued for the enrichment of host communities and the satisfaction of visitors.” (Tourism Act and DENR AO2013-19 Guidelines on Ecotourism Planning and Management in Protected Areas)

**Ecotourism Overlay Zone (ETM-OZ)** –an area in a city/municipality intended for ecotourism uses.

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

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

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

**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:

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

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

**Environmental Impact Statement (EIS) System** – pursuant to PD 1586 of 1978, refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within the purview of the EIS System include:

1. Environmentally Critical Projects
2. Projects located in Environmentally Critical Areas

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

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

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

**Flood Overlay Zone (FLD-OZ)** – an area in a city/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.

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

**Floor Area Ratio or “FAR”** – is the ratio between the gross floor area of a building and the area of the lot 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.

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

and dynamics have been largely the result of natural succession process. A natural forest is classified as either 1) primary or virgin forest which has not never been subjected to significant human disturbance, or has not been significantly affected by the gathering of forest products such that its natural structure, functions and dynamics have not undergone any major ecological change; or 2) secondary or residual forest that maybe classified into either degraded or productive type (DENR DAO No. 99-53).

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

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

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

**Forest Zone (FZ)** – an area within a city/municipality which are intended primarily for forest purposes. This includes Forestlands and areas outside of Forestlands that are declared for forest purposes by this Ordinance.

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

**General Commercial Zone (GC-Z)** – an area within a city/municipality intended for trading/services/ business purposes.

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

**General Residential Zone (GR-Z)** – an area within a city/municipality intended principally for dwelling/ housing purposes.

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

1. Office areas
2. Residential areas
3. Corridors
4. Lobbies
5. Mezzanine
6. Vertical penetrations, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls
7. Rest rooms or toilets
8. Machine rooms and closets
9. Storage rooms and closets
10. Covered balconies and terraces
11. Interior walls and columns, and other interior features

But excluding:

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

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

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

**Historic Center** – 1) historic zone, district, core, precinct, town, legacy zone, heritage area, zone or town; 2) a designated area with historical and other special significance, consisting of buildings or group of buildings and their environs that collectively contribute to the area’s importance and character; 3) a place where a significant event in history occurred; 4) any town, district, or ancient settlement site with specific history and/or cultural significance. Historic centers are sometimes called living museums, outdoor museums, or museum preserves. Whether inhabited or uninhabited, historic centers are preservation areas. (Heritage Act)

**Industrial-1 Zone (I1-Z)** – an area within cities/municipalities intended for light manufacturing or production industries that are:

1. non-pollutive/non-hazardous; and
2. non-pollutive/hazardous

**Industrial-2 Zone (I2-Z)** – an area within cities or municipalities intended for medium intensity manufacturing or production industries that are:

1. pollutive/non-hazardous; and
2. pollutive/hazardous.

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

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

**Landslide Overlay Zone (LSD-OZ)** – an area in a city/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.

**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.

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

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

**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.

**Maximum R-2 Sub-Zone (MR2-SZ)** – an area within the R-2 Zone of a city/municipality where the number of allowable storeys/floors above established grade is five (5) and the BHL is 15.00 meters above highest grade (NBC).

**Maximum R-3 Sub-Zone (MR3-SZ)** – an area within the R-3 Zone of a city/municipality where the number of allowable storeys/floors above established grade is twelve (12) and the BHL is 36.00 meters above established grade (NBC).

**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.

**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.

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

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

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



**Official Zoning Map** – a duly authenticated map delineating the different zones into which the whole City/Municipality is divided.

**Open Space (OS)** – as used in this Ordinance, an area where permanent buildings shall not be allowed and which may only be used as forest, buffer/greenbelts, parks and playgrounds.

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

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

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

**Production Agricultural Sub-Zone (PDA-SZ)** – an area within the Agricultural Zone of cities/ municipalities that are outside of NPAAAD and declared by the City/Municipality for agricultural use.

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

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

**Protection Agricultural Sub-Zone (PTA-SZ)** – an area within the Agricultural Zone of cities/ municipalities that include the NPAAAD which are “agricultural areas identified by the Department (Agriculture) through the Bureau of Soils and Water Management (BSWM) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agri-industrial development and promote sustainable growth.”

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

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

**Residential-1 Zone (R1-Z)** – an area within a city/municipality intended for low density residential use. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings.

**Residential-2 Zone (R2-Z)** – an area within cities or municipalities intended for medium density residential use. Per the National Building Code, R-2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structures residential buildings for exclusive use as multi-family dwellings.

**Residential-3 Zone (R3-Z)** – an area within cities or municipalities intended for medium to high density residential use. Per the National Building Code, R3 Zone is

characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.

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

**Scenic Corridor Overlay Zone (SCD-OZ)** – an area in a city/municipality that have high scenic vistas and where specific regulations are provided in order to ensure that these vistas are preserved for the enjoyment of the general public.

**Socialized Housing** – refers to housing [programs and] projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA)

**Socialized Housing Zone (SH-Z)** – an area in a city/municipality designated for socialized housing projects.

**Special Institutional Zone (SI-Z)** – an area in a city/municipality intended principally for particular types of institutional establishments e.g. welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservation/bases/ training grounds, etc.

**Strategic Agriculture and Fisheries Development Zone (SAFDZ)** – refers to “areas within the NPAAAD identified for production, agro-processing and marketing activities to help develop and modernize, with the support of government, the agriculture and fisheries sectors in an environmentally and socio-culturally sound manner” (AFMA).

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

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

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

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

**Tree Farm** – “refers to any tract of forest land purposely and extensively planted to trees of economic value for their fruits, flowers, leaves, barks or extractives, but not for the wood thereof” (Forestry Code).

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

**Utilities, Transportation and Services Zone (UTS-Z)** – an area in a city/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, e.g. terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like” (NBC).

**Variance** – a device which grants a property owner relief from certain provisions of the 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.

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

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

**Yard** – as defined in the National Building Code, this is “the required open space left between the outermost face of the building/ structure and the property lines, e.g. front, rear, right and left side yards. The width of the yard is the setback.”

**Zone/Sub-Zone** – an area within a city/municipality for specific land use as defined by manmade or natural boundaries.

**Zoning Administrator/Zoning Officer** – a city/municipal government employee responsible for the implementation/enforcement of the Zoning Ordinance.

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

## ARTICLE IV: ZONE CLASSIFICATIONS

Section 5. Division into Zones or Districts. – To effectively carry out the provision of the Ordinance, the municipality is hereby divided into the following zones or districts as shown in the Official Zoning Maps.

*Settlement Area*

1. General Residential Zone
2. Residential 1 Zone
3. Residential 2 Zone

*Production Area*

4. Agricultural Zone
5. Agri-Industrial Zone
6. General Commercial Zone
7. Commercial 1 Zone
8. Commercial 2 Zone
9. Industrial 1 Zone
10. Industrial 2 Zone
11. Tourism Zone

*Protection Area*

12. Forest Zone
13. Buffer Zone

*Infrastructure Area*

1. General Institutional Zone
2. Cemetery/Memorial Park Zone
3. Parks and Recreation Zone
4. Utilities, Transportation and Services Zone

Section 6. Overlay Zone. – The following are designated as Overlay Zones (see p.56 -56).

1. Flood Overlay Zone (refer to [Map 2](#))
2. Rain Induced Landslide Overlay Zone (refer to [Map 1](#)[Map 3](#))
3. Ecotourism Overlay Zone (refer [Map 4](#))
4. Scenic Corridor Overlay Zone (refer to [Map 5](#))

Section 7. Zoning Maps. – It is hereby adopted as an integral part of this Ordinance, the official zoning maps for urban areas and for the whole municipality, wherein the designation, location and boundaries of the districts/zones herein established are shown and indicted. Such Official Zoning Maps shall be signed by the local chief executive and duly authenticated by the Sangguniang Panlalawigan. [Map 1](#) shows the zoning map of the municipality.

*Table 1 - ZO: Estimated Area of Zones in Alaminos, Laguna*

Zone	Area (Ha)
<b>Settlement Area</b>	
General Residential Zone (GRZ) (Mixed Use Zpne)	189.64
Low Density Residential Zone (R-1)	256.59
Medium Density Residential Zone (R-2)	58.96
<b>Production Area</b>	
Agricultural Zone (AZ)	3,163.75
Agri-Industrial Zone (AIZ)	55.87
Low Density Commercial Zone (C1)	12.22

Medium Density Commercial Zone (C2)	35.67
Light Industrial Zone (I-1)	6.51
Medium Industrial Zone (I-2)	245.81
Tourism Zone (TZ)	6.58
Protected Area	
Forest Zone (FZ)	796.11
Buffer Zone	222.60
Infrastructure Area	
General Institutional Zone (GIZ)	16.59
Parks and Recreation Zone (PRZ)	0.19
Cemetery/Memorial Zone	18.04
Utilities, Transportation and Services Zone	135.41
Water Zone	124.82

Section 8. Zone Boundaries. – The location and boundaries of the abovementioned various zones into which the municipality has been divided are hereby identified and specified as follows.

*Table 2 - ZO: Zone boundaries of Alaminos, Laguna*

Zone Classification	Location
Settlement Area	
General Residential Zone (GRZ)	All areas in yellow (RGB:255,255,0) 70 meters from the center of Maharlika Highway and CALABARZON road networks are also considered as mixed areas of development – Industrial 1, Commercial 1, Commercial 2, General Institutional, Residential 1 and Residential 2 zones
Low Density Residential Zone (R-1)	Portions of barangays Del Carmen, Palma, San Gregorio, San Roque, San Ildefonso and San Miguel
Medium Density Residential Zone (R-2)	Portions of barangays San Benito, San Miguel and Sta. Rosa
Production Area	
Agricultural Zone (AZ)	All areas in green (RGB:0,150,0)
Agri-Industrial Zone (AIZ)	All areas in light violet (RGB:200,150,255) Particularly in barangays San Ildefonso and Palma
General Commercial Zone (GCZ)	All areas in red (RGB:255,0,0) Other areas (yellow) based on the allowable uses of residential zones. Mixed areas of Development
Low Density Commercial Zone (C1)	100 meters from road networks are also considered as mixed areas of development - Commercial 1
Medium Density Commercial Zone (C2)	Barangays San Juan, San Miguel, Palma and San Benito

Zone Classification	Location
Industrial Zone	All areas in violet (RGB: 150,0,200) Other areas (yellow) based on the allowable uses of residential zones
Light Industrial Zone (I-1)	70 meters from road networks are also considered as mixed areas of development Barangays San Juan, San Miguel, San Agustin, San Andres, Sta Rosa
Medium Industrial Zone (I-2)	Barangays San Agustin, and San Miguel, Ayala Land
Tourism Zone (TZ)	All areas in orange (RGB: 255,153,0) Barangays Del Carmen, and Sta. Rosa
Protected Area	
Forest Zone (FZ)	All areas in dark green (RGB:0,100,0)
Buffer Zone	Buffer zones based on policies – river systems, roads easements and forest area.
Eco-tourism Zone (ETZ)	All areas in orange (RGB: 255,153,0)
Infrastructure Area	
General Institutional Zone (GIZ)	All areas in blue (RGB: 0,0,255)
Special Institutional Zone	
Parks and Recreation Zone (PRZ)	All areas in light green (RGB: 100,225,100)
Cemetery/Memorial Zone	
Utilities, Transportation and Services Zone	All areas in gray (RGB: 190,190,190)

Section 9. Interpretation of Zone Boundary. – In the interpretation of the boundaries for any of the zones indicated on the Zoning Map, the following rules shall apply:

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highways, the street or highways rights-of-way lines, shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot lines, such lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they approximately parallel to the center lines or right-of-way lines of streets or highways, such zone boundaries shall construe as being parallel thereto and at such a distance from as indicated in the zoning map. If nor distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
4. Where the boundary of zone follows approximately railroad line, such boundary shall be deemed to be the railroad right-of-way.
5. Where the boundary of zone follows a stream, lake or bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdictions of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construes to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
6. Where a lot of one's ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construes 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.
7. Where zone boundary is indicated one-lot-step, said depth shall be construes to be the average lot depth of the lots involved within each particular municipality

block. Where, however, any lot has a depth greater than said average, the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot, then the average lot depth shall apply

- a. To the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be
- b. In case of any remaining doubt as to the location of any property along zone boundary lines, such property shall be considered as falling within the less restrictive zone.
- c. The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

## ARTICLE V: ZONE REGULATIONS

**Section 10. General Provision.** – Zone regulations refer to the use, and Building Regulations as described below:

### **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.

### **Building Regulations**

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

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

**Section 11. Regulations in Base Zones.** – Base Zones refer to the primary zoning classification of areas within the Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

**Section 11.1. Regulations in Forest 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), if any.

**Section 11.2. Regulations in Agricultural Zone** – The Agricultural Zone includes areas intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations (AFMA). These include Protected Agricultural Areas (as defined by AFMA, CARL and related issuances) as well as Production Agricultural Areas as may be declared by cities/ municipalities.

Regulations shall be in accordance with but not limited to AFMA, CARL, Republic Act No. 7160 or the Local Government Code of 1991 (LGC) and related issuances such as HLURB Resolution No. R-674 - Amendments to the Implementing Rules and Regulations Governing the Processing of Application for Locational Clearance of Poultry and Piggery

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



**Allowable Uses/Activities**

1. All uses allowed in agriculture zone
2. Rice mills
3. Rice mill warehouses & solar dryers
4. Agricultural and/or agri-industrial research & experimentation facilities
5. Drying, cleaning, curing and preserving of meat and its by-products and derivatives
6. Drying, smoking and airing of tobacco
7. Flour mill
8. Cassava flour mill
9. Manufacture of coffee
10. Manufacture of unprepared animal feeds and other grain milling
11. Production of prepared feeds for animals
12. Cigar and cigarette factory
13. Curing and re-drying tobacco leaves
14. Manufacture of charcoal
15. Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
16. Butter and cheese processing plants
17. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
18. Other dairy products n.e.c.
19. Canning and preserving of fruits and fruit juices
20. Canning and preserving of vegetables and vegetable juices
21. Canning and preserving of vegetable sauces
22. Miscellaneous canning and preserving of fruit and vegetables n.e.c.
23. Manufacture of desiccated coconut
24. Manufacture of starch and its products
25. Vegetable oil mills, including coconut oil
26. Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
27. Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials
28. Other accessory uses incidental to agri-industrial activities
29. Ancillary dwelling units/farmhouses for landowners, tenants, tillers and laborers
30. Class "A" slaughterhouse/abattoir
31. Class "AA" slaughterhouse/abattoir

**Building Density and Bulk Regulations**

1. Per the relevant provisions this Ordinance and Land Use Plan.
2. The Building Height Limit is 15.00 meters above established grade as provided in the NBC.

**Section 11.4 Regulations in General Residential Zone.** – This is an area within a municipality intended principally for dwelling/housing purposes.

**Allowed Uses**

1. Single-detached dwelling units
2. Semi-detached family dwelling units, e.g. duplex
3. Townhouses
4. Apartments
5. Residential condominium
6. PD 957 Subdivisions
7. PD 957 Condominiums

8. Boarding houses
9. Dormitories
10. Pension houses
11. Hotel apartments or apartelles
12. Hotels
13. Museums
14. Libraries
15. 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:
  - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
  - b. There shall be no change in the outside appearance of the building premises;
  - c. That in no case shall more than 20% of the building be used for said home occupation;
  - d. No home occupation shall be conducted in any customary accessory uses cited above;
  - e. 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
  - f. 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.
16. Home Industry classified as cottage industry, provided that:
  - a. 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;
  - b. It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
  - c. Allotted capitalization shall not exceed the capitalization as set by the DTI; and
  - d. Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.
17. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
  - a. Swimming pool
  - b. Tennis courts
  - c. Basketball courts
18. Parks and Open Spaces
19. Nursery/Elementary school
20. High school
21. Vocational school
22. Tutorial services
23. Sports club
24. Religious Use
25. Multi-purpose/Barangay hall
26. Clinic, nursing and convalescing home, health center

27. Plant nursery
28. Parking buildings (aboveground/underground)
29. Commercial 1 and 2 Zones
30. Industrial 1 Zone
31. General Institutional Zone
32. 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:
  - a. Servants quarters
  - b. Private garage
  - c. Guardhouse
  - d. Laundries
  - e. Non-commercial garages
  - f. Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
  - g. Pump houses
  - h. Generator houses

### **Building Regulations**

1. Per the relevant provisions of the NBC, PD 957, this Ordinance and Land Use Plan.

***Section 11.5 Regulations in Residential - 1 (R-1) Zone.*** – An area within cities or municipalities intended for low density residential use of 20 dwelling units per hectare. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings.

### **Allowable Uses**

1. Single-detached dwelling units
2. Semi-detached family dwelling units, e.g. duplex
3. Residential Subdivisions approved per P.D. 957 standards
4. 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:
  - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
  - b. There shall be no change in the outside appearance of the building premises;
  - c. That in no case shall more than 20% of the building be used for said home occupation;
  - d. No home occupation shall be conducted in any customary accessory uses cited above;
  - e. 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
  - f. 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.

5. Home Industry classified as cottage industry, provided that:
  - a. 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;
  - b. It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
  - c. Allotted capitalization shall not exceed the capitalization as set by the DTI; and
  - d. Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.
6. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
  - a. Swimming pool
  - b. Tennis courts
  - c. Basketball courts
7. Parks and Open Spaces
8. Nursery/Elementary School
9. Tutorial services
10. Sports club
11. Religious use
12. Multi-purpose/Barangay hall
13. Clinic, nursing and convalescing home, health center
14. Plant nursery
15. Commercial 1 Zone
16. General Institutional Zone
17. 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:
  - a. Servants quarters
  - b. Private garage
  - c. Guardhouse
  - d. Laundries
  - e. Non-commercial garages
  - f. Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
  - g. Pump houses
  - h. Generator houses

**Building Regulations**

2. Per the relevant provisions of the NBC, PD 957, this Ordinance and Land Use Plan.
3. The number of allowable storeys/floors above established grade is three (3) as provided in the NBC.
4. The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.

**Section 11.6 Regulations in Residential – 2 (R-2) Zone.** – An area within cities or municipalities intended for medium density residential use. Per the National Building Code, R-2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structures residential buildings for exclusive use as multi-family dwellings.

### **Allowable Uses**

1. All uses allowed in R-1 Zone
2. Apartments
3. Boarding houses
4. Dormitories
5. Museums
6. Libraries
7. High School
8. Vocational School

### **Building Regulations**

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

Section 11.6.1. Basic R-2 Sub-Zone. – This is an area within the R-2 Zone of a municipality where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade (NBC).

### **Allowable Uses**

1. All uses allowed in R-2 Zone

### **Building Regulations**

1. Per the relevant provisions of the NBC, PD 957 and this Ordinance.
2. The number of allowable storeys/floors above established grade is three (3) as provided in the NBC
3. The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.

Section 11.6.2. Maximum R-2 Sub-Zone. – This is an area within the R-2 Zone of a municipality where the number of allowable storeys/floors above established grade is five (5) and the BHL is 15.00 meters above highest grade (NBC).

### **Allowable Uses**

1. All uses allowed in R-2 Zone

### **Building Regulations**

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

**Section 11.7 Regulation in General Commercial Zone.** –An area within a municipality intended for trading/services/business purposes.

### **Allowable Uses**

1. Wholesale stores
2. Wet and dry markets

3. Shopping center, malls and supermarkets
4. Retail stores and shops like:
  - a. Department store
  - b. Bookstores and office supply shops
  - c. Art supplies and novelties
  - d. Home appliance stores
  - e. Car display and dealer stores
  - f. Photo shops
  - g. Flower shops
  - h. Curio or antique shops
  - i. Pet shops and aquarium stores
  - j. Jewelry shops
  - k. Consumer electronics such as cellular phones, cameras, lap tops, home appliances and the like
  - l. Drugstores
5. Food market and shops like:
  - a. Bakery, cake, pastry and delicatessen shops
  - b. Liquor and wine stores
  - c. Groceries
  - d. Supermarkets
  - e. Convenience stores
6. Product showroom/display store
7. Warehouse/storage facility for non-pollutive/non-hazardous finished products
8. Personal service shops like:
  - a. Medical, dental, and similar clinics
  - b. Beauty parlor
  - c. Barber shop
  - d. Wellness facilities such as sauna, spa, massage, and facial clinics
  - e. Dressmaking and tailoring shops
9. Bayad centers
10. Laundries
11. Internet café and cyber stations
12. Photo/video, lights & sounds services
13. Catering services
14. Event planners
15. Water stations
16. Courier services
17. Security agencies
18. Janitorial services
19. Travel agencies
20. Repair shops like:
  - a. House furniture and appliances repair shops
  - b. Motor vehicles and accessory repair shops
  - c. Battery shops and repair shops
  - d. Bicycle repair shops
  - e. Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
21. Recreational centers/establishments like:
  - a. Movie house/theater
  - b. Play courts e.g. tennis court, bowling lane, billiard hall
  - c. Swimming pool
  - d. Gymnasium
  - e. Stadium, coliseum
  - f. Tennis courts and sports complex

- g. Billiard halls, pool rooms and bowling alleys
- h. Sports clubhouses
- i. Other sports and recreational establishment
- 22. Restaurants and other eateries
- 23. Sing-along lounges, disco, dance halls
- 24. Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- 25. Parks, playgrounds, pocket parks, parkways, promenades and play lots
- 26. Plant nurseries
- 27. Vocational/technical schools
- 28. Special Education (SPED) school
- 29. Short term special education like:
  - a. Dance schools
  - b. Schools for self-defense
  - c. Driving school
  - d. Speech clinics
  - e. Tutorial centers
- 30. Libraries/museums
- 31. Exhibit halls
- 32. Financial institutions/services like:
  - a. Banks
  - b. Stand-alone automated teller machines
  - c. Insurance
  - d. Foreign exchange
  - e. Money lending
  - f. Pawnshops
- 33. Offices
- 34. Business Process Outsourcing services
- 35. Radio and television stations
- 36. Parking lots, garage facilities
- 37. Parking buildings (aboveground/underground)
- 38. Transportation terminals/garage with and without repair
- 39. Display for cars, tractors, etc.
- 40. Motor pool
- 41. Hauling services and garage terminals for trucks, tow trucks and buses
- 42. Auto repair, tire, vulcanizing shops and carwash
- 43. Auto sales and rentals, automotive handicraft, accessory and spare parts shops
- 44. Gasoline filling stations/service stations
- 45. Vehicle emission testing center
- 46. Machinery display shop/center
- 47. Machine shop service operation (repairing/rebuilding or custom job orders)
- 48. Welding shops
- 49. Medium scale junk shop
- 50. Engraving, photo developing and printing shops
- 51. Printing, publication and graphics shops
- 52. Manufacture of insignia, badges and similar emblems except metal
- 53. Glassware and metalware stores, household equipment and appliances
- 54. Signboard and streamer painting and silk screening
- 55. Printing/typesetting, copiers and duplicating services
- 56. Recording and film laboratories
- 57. Construction supply stores/ depots
- 58. Gravel, sand and CHB stores
- 59. Lumber/hardware
- 60. Paint stores without bulk handling
- 61. Gardens and landscaping supply/contractors

62. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
63. Lechon stores
64. Chicharon factory
65. Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
66. Doughnut and hopia factory
67. Other bakery products not elsewhere classified (n.e.c.)
68. Shops repacking of food products e.g. fruits, vegetables, sugar and other related products
69. Manufacture of wood furniture including upholstered
70. Manufacture of rattan furniture including upholstered
71. Manufacture of box beds and mattresses
72. Funeral parlors (all categories)
73. Commercial condominium (with residential units in upper floors)
74. Commercial housing like:
  - a. Hotel
  - b. Apartment
  - c. Apartel
  - d. Boarding house
  - e. Dormitory
  - f. Pension house
  - g. Motel
  - h. Condotel
75. All uses allowed in Residential Zone 1
76. Customary accessory uses incidental to any of the above uses such as:
  - a. Staff houses/quarters
  - b. Parking lots/Building garage
  - c. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - d. Pump houses
  - e. Generator houses

### **Building Regulations**

1. Per the relevant provisions of the NBC and this Ordinance.
2. Subject to national locational guidelines and standards of concerned agencies.
3. The distance of gasoline refilling stations shall be 200 meters from each other.
4. Other regulations such as but not limited to Implementing rules and regulations to govern the processing of application for locational clearance of markers as amended shall also be implemented, and HLURB Resolution No. R-638 s.1999.

***Section 11.8 Regulations in Commercial-1 (C-1) Zone.*** – A low density commercial area within a municipality intended for neighborhood or community scale trade, service and business activities.

### **Allowable Uses**

1. Retail stores and shops like:
  - a. Department stores
  - b. Bookstores and office supply shops
  - c. Art supplies and novelties
  - d. Home appliance stores
  - e. Car display and dealer stores
  - f. Photo shops



- g. Flower shops
  - h. Curio or antique shops
  - i. Pet shops and aquarium stores
  - j. Jewelry shops
  - k. Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like
  - l. Drugstores
2. Food market and shops like:
    - a. Bakery, cake, pastry and delicatessen shops
    - b. Liquor and wine stores
    - c. Groceries
    - d. Supermarkets
    - e. Convenience stores
  3. Product showroom/display store
  4. Warehouse/storage facility for non-pollutive/non-hazardous finished products
  5. Personal service shops like:
    - a. Medical, dental, and similar clinics
    - b. Beauty parlor
    - c. Barber shop
    - d. Wellness facilities such as sauna, spa, massage and facial clinics
    - e. Dressmaking and tailoring shop
  6. Bayad centers
  7. Laundries
  8. Internet café and cyber stations
  9. Photo/video, lights & sounds services
  10. Catering services
  11. Event planners
  12. Water stations
  13. Courier services
  14. Security agencies
  15. Janitorial services
  16. Travel agencies
  17. Photo and portrait studios
  18. Repair shops like:
    - a. House furniture and appliances repair shops
    - b. Motor vehicles and accessory repair shops
    - c. Battery shops and repair shops
    - d. Bicycle repair shops
    - e. Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
  19. Recreational centers/establishments like
    - a. Play courts e.g. tennis court, bowling lane, billiard hall
    - b. Swimming pool
    - c. Gymnasium
  20. Restaurants and other eateries
  21. Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
  22. Parks, playgrounds, pocket parks, parkways, promenades and play lots
  23. Plant nurseries
  24. Vocational/technical school
  25. Special Education (SPED) school
  26. Short term special education like:
    - a. Dance schools
    - b. Schools for self-defense
    - c. Driving school

- d. Speech clinics
- e. Tutorial centers
- 27. Libraries/museums
- 28. Financial institutions/services like:
  - a. Banks
  - b. Stand-alone automated teller machines
  - c. Insurance
  - d. Foreign exchange
  - e. Money lending
  - f. Pawnshops
- 29. Offices
- 30. Parking lots/garage facilities
- 31. Parking buildings (aboveground/underground)
- 32. Auto repair, tire, vulcanizing shops and car wash
- 33. Gasoline filling stations/services stations
- 34. Engraving, photo developing and printing shops
- 35. Printing, publication and graphics shops
- 36. Manufacture of insignia, badges and similar emblems except metal
- 37. Construction supply stores/depots
- 38. Funeral parlors (Category II and III)
- 39. Residential 1 Zone
- 40. General Institutional Zone
- 41. Commercial housing like:
  - a. Hotel
  - b. Apartment
  - c. Apartel
  - d. Boarding house
  - e. Dormitory
  - f. Pension house
- 42. All uses allowed R-1 Zones
- 43. Customary accessory uses incidental to any of the above uses such as:
  - a. Staff houses/quarters
  - b. Parking lots/Building garage
  - c. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - d. Pump houses
  - e. Generator houses

### **Building Regulations**

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

***Section 11.9 Regulations in Commercial-2 (C-2) Zone.*** – A medium to high density commercial area within a municipality intended for trade, service and business activities performing complementary/ supplementary functions to the CBD.

### **Allowable Uses**

1. All uses allowed in C-1 Zone except General Institutional Zone

2. Wholesale stores
3. Wet and dry markets
4. Shopping centers, malls and supermarkets
5. Recreational center/establishments like:
  - a. Movie house/theater
  - b. Stadium, coliseum
  - c. Tennis courts and sports complex
  - d. Billiard halls, pool rooms and bowling alleys
  - e. Sports clubhouses
  - f. Other sports and recreational establishments
6. Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
7. Exhibit halls
8. Convention centers and related facilities
9. Business Process Outsourcing services
10. Radio and television stations
11. Transportation terminals/garage with and without repair
12. Display for cars, tractors, etc.
13. Motor pool
14. Hauling services and garage terminals for trucks, tow trucks and buses
15. Auto sales and rentals, automotive handicraft, accessory and spare parts shops
16. Vehicle emission testing center
17. Machinery display shop/center
18. Welding shops
19. Machine shop service operation (repairing/rebuilding or custom job orders)
20. Welding shop
21. Medium scale junk shop
22. Glassware and metalware stores, household equipment and appliances
23. Signboard and streamer painting and silk screening
24. Printing/typesetting, copiers and duplicating services
25. Recording and film laboratories
26. Gravel and sand stores
27. Lumber/hardware
28. Paint stores without bulk handling
29. Gardens and landscaping supply/contractors
30. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
31. Lechon stores
32. Chicharon factory
33. Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
34. Doughnut and hopia factory
35. Other bakery products not elsewhere classified (n.e.c.)
36. Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products
37. Manufacture of wood furniture including upholstered
38. Manufacture of rattan furniture including upholstered
39. Manufacture of box beds and mattresses
40. Funeral parlors (all categories)
41. Commercial condominium (with residential units in upper floors)
42. Commercial housing like:
  - a. Motel
  - b. Condotel
43. All uses allowed in R-1 and R-2 Zones

### **Building Regulations**

1. Per the relevant provisions of the NBC and this Ordinance.
2. The number of allowable storeys/floors above established grade is six (6) as provided in the NBC
3. The Building Height Limit is 18.00 meters above highest grade as provided in the NBC.
4. Subject to national locational guidelines and standards of concerned agencies.
5. Junkshops shall have gate or fence to maintain aesthetic value of the area.

**Section 11.10 Regulations in Industrial-1 (I-1) Zone.** –An area within cities or municipalities intended for light manufacturing or production industries that are:

1. non-pollutive/non-hazardous; and
2. non-pollutive/hazardous

### **Allowable Uses**

#### **Non-Pollutive/Non-Hazardous Industries**

1. Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
2. Doughnut and hopia factory
3. Manufacture of macaroni, spaghetti, vermicelli and other noodles
4. Other bakery production not elsewhere classified (n.e.c.)
5. Life belts factory
6. Manufacture of luggage, handbags, wallets and small leather goods
7. Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
8. Manufacture of shoes except rubber, plastic and wood
9. Manufacture of slipper and sandal except rubber and plastic
10. Manufacture of footwear parts except rubber and plastic
11. Printing, publishing and allied industries and those n.e.c.
12. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
13. Manufacture or assembly of electronic data processing machinery and accessories
14. Renovation and repair of office machinery
15. Manufacture or assembly of miscellaneous office machines and those n.e.c.
16. Manufacture of rowboats, bancas and sailboats
17. Manufacture of animal-drawn vehicles
18. Manufacture of children vehicles and baby carriages
19. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
20. Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
21. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
22. Ice plants and cold storage buildings
23. Quick freezing and cold packaging for fruits and vegetables
24. Popcorn/rice factory
25. Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
26. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
27. Manufacture of photographic equipment and accessories
28. Manufacture or assembly of optical instruments
29. Manufacture of eyeglasses and spectacles

30. Manufacture of optical lenses
31. Manufacture of watches and clocks
32. Manufacture of pianos
33. Manufacture of string instruments
34. Manufacture of wind and percussion instruments
35. Manufacture or assembly of electronic organs
36. Manufacture of sporting gloves and mitts
37. Manufacture of sporting balls (not of rubber or plastic)
38. Manufacture of gym and playground equipment
39. Manufacture of sporting tables (billiards, pingpong, pool)
40. Manufacture of other sporting and athletic goods n.e.c.
41. Manufacture of toys and dolls except rubber and mold plastic
42. Manufacture of pens, pencils and other office and artist materials
43. Manufacture of umbrella and canes
44. Manufacture of buttons except plastic
45. Manufacture of brooms, brushes and fans
46. Manufacture of needles, pens, fasteners and zippers
47. Manufacture of insignia, badges and similar emblems (except metal)
48. Manufacture of signs and advertising displays (except printed)
49. Small-scale manufacturing of ice cream
50. Dairies and creameries
51. Warehouse/Storage facility for non-pollutive/non-hazardous industries
52. Parks, playgrounds, pocket parks, parkways and promenades
53. Commercial 1 Zone
54. General Institutional Zone
55. Customary accessory uses incidental to any of the above uses such as:
  - a. Staff houses/quarters
  - b. Offices
  - c. Eateries/canteens
  - d. Parking lots/garage facilities
  - e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - f. Pump houses
  - g. Generator houses

### **Non-Pollutive/Hazardous Industries**

1. Manufacture of house furnishing
2. Textile bag factories
3. Canvass bags and other canvass products factory
4. Jute bag factory
5. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
6. Manufacture of fiber batting, padding and upholstery filling except coir
7. Men's and boys' garment factory
8. Women's and girls' and ladies' garments factory
9. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
10. Manufacture of raincoats and waterproof outer garments except jackets
11. Manufacture of miscellaneous wearing apparel except footwear
12. Manufacture of miscellaneous fabricated mill work and those n.e.c.
13. Manufacture of wooden and cane containers
14. Sawali, nipa and split cane factory
15. Manufacture of bamboo, rattan and other cane baskets and wares
16. Manufacture of cork products

17. Manufacture of wooden shoes, shoe lace and other similar products
18. Manufacture of miscellaneous wood products and those n.e.c.
19. Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
20. Manufacture of paper stationery, envelopes and related articles
21. Manufacture of dry ice
22. Repackaging of industrial products e.g. paints, varnishes and other related products
23. Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants]
24. Warehouse/Storage Facility for non-pollutive/hazardous industries
25. Parks, playgrounds, pocket parks, parkways and promenades
26. Customary accessory uses incidental to any of the above uses such as:
  - a. Staff houses/quarters
  - b. Offices
  - c. Eateries/canteens
  - d. Parking lots/garage facilities
  - e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - f. Pump houses
  - g. Generator houses

#### **Building Density and Bulk Regulations**

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

**Section 11.11 Regulations in Industrial-2 (I-2) Zone.** – An area within cities or municipalities intended for medium intensity manufacturing or production industries that are:

1. pollutive/non-hazardous; and
2. pollutive/hazardous.

#### **Allowable Uses**

##### **Pollutive/Non-Hazardous Industries**

1. Manufacturing and canning of ham, bacon and native sausage
2. Poultry processing and canning
3. Large-scale manufacturing of ice cream
4. Ice plants and cold storage
5. Corn mill
6. Chocolate and cocoa factory
7. Candy factory
8. Chewing gum factory
9. Peanuts and other nuts factory
10. Other chocolate and confectionery products
11. Manufacturing of flavoring extracts
12. Manufacture of food products n.e.c. (vinegar, vetsin)
13. Manufacture of medicinal and pharmaceutical preparations
14. Manufacture of stationery, art goods, cut stone and marble products
15. Manufacture of abrasive products

16. Manufacture of miscellaneous non-metallic mineral products n.e.c.
17. Manufacture of cutlery, except table flatware
18. Manufacture of hand tools
19. Manufacture of general hardware
20. Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
21. Manufacture of household metal furniture
22. Manufacture of office, store and restaurant metal furniture
23. Manufacture of metal blinds, screens and shades
24. Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.
25. Manufacture of fabricated structural iron and steel
26. Manufacture of architectural and ornamental metal works
27. Manufacture of boilers, tanks and other structural sheet metal works
28. Manufacture of other structural products n.e.c.
29. Manufacture of metal cans, boxes and containers
30. Manufacture of stamped coated and engraved metal products
31. Manufacture of fabricated wire and cable products
32. Manufacture of heating, cooking and lighting equipment except electrical
33. Sheet metal works generally manual operation
34. Manufacture of other fabricated metal products except machinery and equipment n.e.c.
35. Manufacture or assembly of agricultural machinery and equipment
36. Native plow and harrow factory
37. Repair of agricultural machinery
38. Manufacture or assembly of service industry machines
39. Manufacture or assembly of elevators and escalators
40. Manufacture or assembly of sewing machines
41. Manufacture or assembly of cooking ranges
42. Manufacture or assembly of water pumps
43. Refrigeration industry
44. Manufacture or assembly of other machinery and equipment except electrical n.e.c.
45. Manufacture or assembly of electrical apparatus
46. Manufacture or assembly of electrical cables and wires
47. Manufacture of other electrical industrial machinery and apparatus n.e.c.
48. Manufacture or assembly of electric equipment—radio, television, tape recorder, stereo
49. Manufacture or assembly of radio and television transmitting, signaling and detection equipment
50. Manufacture or assembly of telephone and telegraphic equipment
51. Manufacture of other electronic equipment and apparatus n.e.c.
52. Manufacture of industrial and commercial electrical appliances
53. Manufacture of household cooking, heating and laundry appliances
54. Manufacture of other electrical appliances n.e.c.
55. Manufacture of electric lamp fixtures
56. Warehouse/Storage Facility for pollutive/non-hazardous
57. Parks, playgrounds, pocket parks, parkways and promenades
58. Customary accessory uses incidental to any of the above uses such as:
  - a. Staff houses/quarters
  - b. Offices
  - c. Eateries/canteens
  - d. Parking lots/garage facilities
  - e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - f. Pump houses

g. Generator houses

**Pollutive/Hazardous Industries**

1. Flour mill
2. Cassava flour mill
3. Manufacture of coffee
4. Manufacturing of unprepared animal feeds, other grain milling n.e.c.
5. Production prepared feeds for animals
6. Grains and cement silos
7. Cigar and cigarette factory
8. Textile and fiber spinning mills
9. Weaving hemp textile
10. Jute spinning and weaving
11. Miscellaneous spinning and weaving mills n.e.c.
12. Hosiery mill
13. Underwear and outwear knitting mills
14. Garment and undergarment factories
15. Fabric knitting mills
16. Miscellaneous knitting mills n.e.c.
17. Manufacture of mats and mattings
18. Manufacture of carpets and rugs
19. Manufacture of cordage, rope and twine
20. Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
21. Manufacture of linoleum and other surface coverings
22. Manufacture of artificial leather, oil cloth and other fabrics except rubberized
23. Manufacture of coir
24. Manufacture of miscellaneous textile n.e.c.
25. Manufacture of rough lumber, unworked
26. Manufacture of worked lumber
27. Re-sawmills
28. Woodworking establishments, lumber and timber yards
29. Planning mills and sawmills, veneer plants
30. Manufacture of veneer, plywood and hardwood
31. Manufacture of doors, windows and sashes
32. Treating and preserving of wood
33. Wood drying kilns
34. Manufacture of charcoal
35. Manufacture of wood and cane blinds, screens and shades
36. Pulp, paper and paperboard factories
37. Manufacture of containers and boxes of paper and paper boards
38. Wood and cardboard box factories
39. Manufacture of miscellaneous pulp and paper products n.e.c.
40. Manufacture of perfumes, cosmetics and other toilet preparations
41. Manufacture of waxes and polishing preparations
42. Manufacture of candles
43. Manufacture of inks
44. Tire retreating and rebuilding
45. Manufacture of industrial and molded rubber products
46. Manufacture of plastic footwear
47. Manufacture of plastic furniture
48. Manufacture of other fabricated plastic products n.e.c.
49. Manufacture of table and kitchen articles



50. Manufacture of pottery, china and earthen ware n.e.c.
51. Manufacture of flat glass
52. Manufacture of glass containers
53. Manufacture of miscellaneous glass and glass products n.e.c.
54. Manufacture of clay bricks, clay tiles and hollow clay tiles
55. Manufacture of miscellaneous structural clay products n.e.c
56. Manufacture of structural concrete products
57. Manufacture of asbestos products
58. Manufacture of metal cutting, shaving and finishing machinery
59. Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
60. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
61. Manufacture, assembly, rebuilding, repairing of paper industry machinery
62. Manufacture, assembly, rebuilding, repairing of trade machinery and equipment
63. Manufacture of rice mills
64. Manufacture of machines for leather and leather products
65. Manufacture of construction machinery
66. Manufacture of machines for clay, stove and glass industries
67. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
68. Manufacture of locomotives and parts
69. Manufacture of railroad and street cars
70. Manufacture of rattan furniture including upholstered
71. Manufacture of box beds and mattresses
72. Dry cleaning plants using flammable liquids
73. Paint stores with bulk handling
74. Paint shops and spray painting rooms
75. Signs and billboards painting shops
76. Customary accessory uses incidental to any of the above uses such as:
  - a. Staff houses/quarters
  - b. Offices
  - c. Eateries/canteens
  - d. Parking lots/garage facilities
  - e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - f. Pump houses
  - g. Generator houses
77. Class "A" slaughterhouse/abattoir
78. Class "AA" slaughterhouse/abattoir

#### **Building Density and Bulk Regulations**

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

**Section 11.12 Regulations in General Institutional Zone.** – An area within a municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.

#### **Allowable Uses**

1. Government or civic centers to house national, regional or local offices in the area
2. Police and fire stations

3. Other types of government buildings
4. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
5. Learning facilities such as training centers, seminar halls and libraries
6. Civic centers and community centers
7. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,
8. Places of worship, such as churches, mosques, temples, shrines, chapels
9. Seminaries and convents
10. Parking buildings
11. Parks, playgrounds, pocket parks, parkways, promenades and play lots
12. Customary accessory uses incidental to any of the above uses such as:
  - a. Staff houses/quarters
  - b. Offices
  - c. Eateries/canteens
  - d. Parking lots/garage facilities
  - e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - f. Pump houses
  - g. Generator houses

**Building Density and Bulk Regulations**

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

**Section 11.13 Regulations in Parks and Recreation Zone.** – An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

**Allowable Uses**

1. Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
2. All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
3. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
4. Ball courts, skating rinks and similar uses
5. Memorial/Shrines monuments, kiosks and other park structures
6. Sports clubs
7. Parking structures/facilities
8. Open space buffers and easements
9. Customary accessory uses incidental to any of the above uses such as:
  - a. Staff houses/quarters
  - b. Offices
  - c. Eateries/canteens
  - d. Parking lots/garage facilities
  - e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - f. Pump houses
  - g. Generator houses

**Building Density and Bulk Regulations**

1. Per the relevant provisions of the NBC and this Ordinance.

2. The Building Height Limit is 15 meters above highest grade as provided in the NBC.
3. Subject to national locational guidelines and standards of concerned agencies.

**Section 11.14 Regulations in Cemetery/Memorial Park Zone.** – An area in a municipality intended for the interment of the dead.

**Allowable Uses**

1. Memorial Parks
2. Cemetery
3. Columbarium
4. Crematorium
5. Ossuary
6. Customary accessory uses such as crypts, chapels, parks, playgrounds, pocket parks, parkways, promenades, parking, and toilet facilities

**Building Density and Bulk Regulations**

1. Per the relevant provisions of the NBC and this Ordinance.
2. The Building Height Limit is 15 meters above highest grade as provided in the NBC.
3. Subject to HLURB Rules and Regulations for Memorial Parks and Cemeteries and other applicable guidelines/standards of concerned agencies
4. Subject to national locational guidelines and standards of concerned agencies, such as but not limited to Rules and Regulations for Memorial Parks and Cemeteries – HLURB Resolution Nos R-681 s. 2000, R-279 s. 2002 and R-747 s. 2003.

**Section 11.15 Regulations in Buffer/Greenbelt Zone.** – These are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

**Allowable Uses**

1. Open spaces/gardens
2. Parks and park structures such as playgrounds, jogging trails, bicycle lanes
3. Plant nurseries
4. Ground-level or underground parking structures/facilities
5. Agriculture, silviculture, horticulture
6. Customary accessory uses incidental to any of the above such as offices, eateries/ canteens, parking, kiosks, retail stores and toilet facilities

**Building Density and Bulk Regulations**

1. Per the relevant provisions of the NBC, this Ordinance and Land Use Plan.
2. The Building Height Limit is six (6) meters above highest grade as provided in the NBC.
3. Subject to national locational guidelines and standards of concerned agencies.

**Section 11.16 Regulations in Utilities, Transportation, and Services Zone.** – An area in cities/municipalities designated for “a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/ structure for low to high intensity community support functions, e.g. terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities,

drainage/wastewater and sewerage facilities, solid waste handling facilities and the like” (NBC).

**Allowable Uses**

1. Bus and railway depots and terminals
2. Port facilities
3. Airports and heliport facilities
4. All other types of transportation complexes
5. Power plants (thermal, hydro, geothermal, wind, solar)
6. Pumping plants (water supply, storm drainage, sewerage, irrigation and waste treatment plants)
7. Liquid and solid waste management facilities
8. Climate monitoring facilities
9. Telecommunication facilities such as cell (mobile) phone towers
10. All other types of large complexes for public services
11. Customary accessory uses incidental to any of the above uses such as:
  - a. Staff houses/quarters
  - b. Offices
  - c. Parking lots/garage facilities
  - d. Eateries/canteens
  - e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - f. Pump houses
  - g. Generator houses

**Building Density and Bulk Regulations**

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

**Section 11.17 Tourism Zones.** – No tourism project or tourist related activities shall be allowed in Tourism Zones unless developed or undertaken in compliance with the Department of Tourism (DOT) Guidelines and Standards.

**Allowable Uses**

1. Agri-tourism
2. Resort areas, e.g. mountain resort including accessory uses
3. Theme parks
4. Heritage and Historical Sites
5. Other related activities such as tree parks and botanical gardens
6. Tourism accommodation such as:
  - a. Cottages
  - b. Lodging inns
  - c. Restaurants
  - d. Home stays
7. Souvenir shops
8. Open air or outdoor sports activities
9. Food production and processing activities such as vegetables, fruits and plantation crop production to sustain tourism industry

## 10. Parking areas

**Section 12. Regulations in Overlay Zones.** – A “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations may pertain to additionally allowable uses, building density and bulk and building/ structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

**Section 12.1 Landslide Overlay Zone (LSD-OZ).** – LSD-OZ regulations are applied in areas identified in the CLUP as highly susceptible to landslides. The objectives of these regulations are to avoid/minimize potentials for landslide occurrence, and to protect lives and properties from its impacts.

### **Allowable Uses**

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

### **Building Density and Bulk Regulations**

1. 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:
  - a. 50% for Parks and Recreation uses
  - b. 50% for all other uses/ activities

The MAPSO shall include all buildings and structures built or to be built on the lot.

2. The Unpaved Surface Area (USA) of developments shall:
  - a. Not be less than 70% for Parks and Recreation uses
  - b. 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.

- a. Buildings and structures should be laid out and designed to harmonize with the terrain to minimize earth moving activities
- b. Appropriate slope, erosion and soil stabilization measures shall be applied, either through hard or soft engineering measures
- c. Indigenous and mature vegetation should be retained
- d. Natural drainage patterns should not be altered; and
- e. Use sustainable drainage systems to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

**Section 12.2 Flood Overlay Zone (FLD-OZ).** – FLD-OZ regulations are applied in areas that have been determined in the CLUP as flood-prone. The objective of the Flood Overlay Zone is to protect lives and properties from the harmful effects of flood.

### **Allowable Uses**

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

### **Building Density and Bulk Regulations**

1. MAPSO: 70% of TLA
2. USA: not less than (50) % of TLA

### **Building/Structure Design Regulations**

1. Buildings shall be made flood proof through any or combination of the following means:
  - a. 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;
  - b. Providing roof decks that can be used for evacuation purposes;
  - c. Building utility connections such as those for electricity, potable water and sewage shall be located at elevations higher than the FPE;
  - d. Natural drainage patterns should not be altered; and
  - e. 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.
  - f. Per the relevant provisions of this Ordinance and Land Use Plan, and other relevant policies.

**Section 12.4 Scenic Corridor Overlay Zone (SCD-OZ).** SCD-OZ regulations are applied in areas identified in the CLUP as having significant scenic values. The objective of these regulations is to preserve view access to said natural landscape for the enjoyment of the general public.

### **Allowable Uses**

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

### **Building Density and Bulk Regulations**

1. The height of buildings shall be no higher than the measured from the said street crown to its topmost part (such as roof apex or parapet wall line);
2. The lateral distance between adjacent buildings shall not be less than 5 meters.
3. Per the relevant provisions of this Ordinance and Land Use Plan, and other relevant policies.

### **Building/Structure Design Regulations**

1. Building facades, roofs and other exterior elements shall be either be painted with earth-tone colors or made of natural stone;
2. Perimeter fences along the front, rear and sides of properties shall have a maximum height of (5) meters, base may be made of opaque materials, such as concrete hollow blocks or rock, with a maximum height of 400mm reckoned from the said street crown and the upper portion shall be made of see-through materials; and
3. Landscape materials, particularly continuous hedge planting, should not obstruct views from the road. These shall have maximum heights of 600mm reckoned from the said street crown.

**Section 12.5 Ecotourism Overlay Zone (ETM-OZ).** - The objective for this Overlay Zone is to ensure that the dual goals of environmental conservation and tourism economic development are attained.

**Allowable Uses**

In addition to those uses that may be allowed in the Base Zone, the following are uses and activities that may be allowed in the Ecotourism Overlay Zone:

1. Accommodation facilities
2. Boardwalks
3. Dining facilities
4. Dive shops/Diving lesson establishments
5. Water-oriented recreation/sports rental equipment shops
6. Tourism-oriented retail shops (e.g. souvenirs, clothes, etc.)
7. Foreign exchange shops/establishments

**Building Density and Bulk Regulations**

1. Ecotourism facilities such as resorts should have heights of no greater than 10 meters from highest grade to roof apex line.
2. The maximum building footprint shall be (50)% of the total lot area.

**Building/Structure Design Regulations**

1. Ecotourism facilities such as hotels, resorts, should be made of light indigenous materials.
2. Designs should conform to the applicable standards of the Department of Tourism.
3. Only single-detached or duplex structures shall be allowed.
4. The freeboard elevation of buildings shall be 600mm measured from the outermost building line facing the foreshore to the building's finish floor line.
5. Buildings on stilts are encouraged.
6. Electrical appliances should be raised with a minimum height of 600mm from each building's finish floor line.
7. The use of impermeable paving materials outside of building envelopes shall not be allowed.
8. Only picket fences made of wood or bamboo and with heights no greater than 600mm shall be allowed.
9. The use of firewalls along property lines shall not be allowed.
10. Per the relevant provisions of this Ordinance and Land Use Plan, and other relevant policies.

## ARTICLE VI: GENERAL REGULATION

**Section 13. Height Regulations.** – Notwithstanding the Building Height provisions of this ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP).

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

**Section 14. Area Regulations.** – Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

1. PD 957, “Subdivision and Condominium Buyers’ Protective Law” and its revised implementing rules and regulations.
2. *BatasPambansa220*, “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. PD 344 – Accessibility Law
8. RA 6541 – Structural Code
9. *Batas Pambansa 344* – Accessibility Law
10. Rules and Regulations – HLURB Locational Guidelines and CLUP Guidebook 2013-2014
11. CA 141 or Public Land Act – public lands, including foreshore and reclaimed lands;
12. PD 705 or Revised Forestry Code – forestlands;
13. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements;
14. RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands.
15. RA 8749 – Clean Air Act
16. RA 9003 – Ecological Solid Waste Management Act
17. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
18. RA 8371 or Indigenous People’s Rights Act (IPRA) – ancestral lands;
19. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
20. RA 8550 or Revised Fisheries Code – municipal waters and coastal zones;
21. RA 9593 or Philippine Tourism Act – tourism zones and estates
22. RA 9729 or Philippine Climate Change Act, as amended;
23. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas; and,
24. RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.
25. RA 10884 – Balanced Housing Program Amendments Act
26. Resolution No. R-638, Series of 1999 – Approving the amendments to the implementing rules and regulations to govern the Processing of Applications for Locational Clearance of Funeral Establishments as Amended.



27. Rules and regulations on RA 10884 or Balanced Housing Development Program Amendments
28. Other relevant guidelines promulgated by the national agencies concerned.

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

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

Mandatory five-meter easement on both sides of earthquake fault traces on the ground identified by PHIVOLCS.

As required by the Municipal Government, road widening and road construction program as well as other projects that may later on be identified.

**Section 16. 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/sub-zones allocating two (2) meters from each side of the zone/sub-zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

**Section 17. Specific Provisions in the National Building Code.** – Specific provisions stipulated in the National Building Code (P.D. 1096), as amended thereto, relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

**Section 18. Advertising, Billboards and Business Signs.** - No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without locational clearance from the Zoning Administrator/Zoning Officer. Locational clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot.

Obnoxious signs that would constitute nuisance to adjoining property owners, distract motorists or constitute as hazards to public safety shall not be allowed in any area. No sign should project to public property unless expressly allowed by the Zoning Administrator/ Zoning Officer. Temporary signs and billboards for not more than two months may be allowed by the Zoning Officer/Administrator upon payment of corresponding fees to the 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. In addition, other provisions under the Revised Implementing Rules and Regulations on Advertisements – HLURB Memorandum Circular No 01, Series of 2015 shall be adopted and followed.

## **ARTICLE VII: Performance Standards**

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

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

**Section 20. Environmental Conservation and Protection Standards.** – It is the intent of the ZO to protect the natural resources of the 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. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.
3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, re-graded, developed, piped, diverted or built upon.
4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;
6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Ambient Water Quality Criteria;
7. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters;
8. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;
9. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties;
10. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's latest Air Quality Standards.

12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
13. Industrial processes/activities should not cause negative impacts to the environment. The Zoning Administrator/Zoning Officer may request for descriptions of these as part of the requirements for Locational Clearance.

**Section 21. Agricultural Land Conservation and Preservation Criteria.** – Agricultural lands are recognized as valuable resources that provide employment, amenity and biodiversity. 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 Cities and 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 22. 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:

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.

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.

- Roof decks of all buildings shall be landscaped, as applicable.
- Parking lots having at least 20 car parking slots shall be:
  - 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.
  - 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

**Section 23. 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:

- a. 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.
- b. 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;
- c. 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.
- d. 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.
- e. 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.
- f. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
- g. Fencing along roads shall be see-through. Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

**Section 24. Infrastructure Capacities.** – All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacities of the system/s serving them.

The Zoning Administrator shall require the following:

- 1. Drainage Impact Assessment Study
  - a. 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
  - a. 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: MISCELLANEOUS PROVISIONS**

**Section 25. Projects of National Significance.** – Projects may be declared by the NEDA Board as projects of national significance pursuant to Section 3 of EO 72. When a project is declared by the NEDA Board as a project of national significance the national clearance shall be issued by HLURB pursuant to EO 72.

**Section 26. Environmental Compliance Certificate (ECC).** – Notwithstanding the issuance of the locational clearance under Section 33 of this ordinance, neither environmentally critical projects nor projects located in environmentally critical areas shall be commenced, developed or operated unless the requirements of ECC have been complied with.

**Section 27. Subdivision Projects.** – All owners and/or developers of the subdivision projects shall be addition to securing a locational clearance under Section 33 of this ordinance be required to secure a development permit pursuant to provision of PD 957 and its implementing rules and regulations of BP 220 and its implementing rules and regulations in the case of socialized housing projects in accordance with the procedure laid down in EO 71, series of 1993.

#### **ARTICLE IX: 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 Building Bulk and Density Regulations, Building Design Regulations and Performance Standards)
  - a. Variance may be allowed provided that proposals satisfy all of the following provisions:
  - b. 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.
  - c. The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
  - d. 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.
  - e. That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
  - f. The variance will be in harmony with the spirit of this Ordinance.
2. Exceptions (deviations from Allowable Use provisions)
  - a. Exceptions may be allowed provided that proposals satisfy all of the following conditions:
  - b. 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.
  - c. 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.

- d. 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.
- e. The exception will not alter the essential character and general purpose of the zone where the exception sought is located.

**Section 29. Procedures for Granting Exceptions and Variances.** – The procedure for granting of exception and/or variance is as follows:

1. A written application or variance shall be filed with the Local Zoning Board of Adjustment and Appeals (LZBAA) citing the section of this ordinance under which the same is sought and stating the ground/s thereto.
2. Upon filing the application, a visible project sign, (indicating the same and nature of the proposed project) shall be posted at the projects site.
3. The Local Zoning Board of Adjustment and Appeals shall conduct preliminary studies on the application.
4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision exception or variance.
5. In case of objection, the LZBAA shall hold public hearing.
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 LZBAA 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 no-objection and the public hearing in case of any objection of the granting of exception/variance.

## **ARTICLE X: 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 Agriculture Office
7. Municipal Environment Office

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

**Section 31. Locational Clearance.** – All owners/developers shall secure locational clearance from the Zoning Administration/Zoning Officer or in cases of variances and exemptions, from the Local Zoning Board of Adjustment and Appeals (LZBAA) prior to conducting any activity or construction on their property/land.

**Section 32. Major and/or Innovative Projects.** – The Zoning Administrator/Zoning Officer or the LZBA, as the case may be, seek the assistance of the HLURB or external consultants in the evaluation of proposed Major and/or Innovative Projects such as oil depots, shopping malls, special economic zones, tourism enterprise zones, and the like.

**Section 33. 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 of compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

**Section 34. Building Permit.** – Building Permit shall not be issued by the Municipal Building Official without a valid Locational Clearance in accordance with the integrated ZO.

**Section 35. 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 36. Occupancy Permit.** – No Occupancy Permit shall be issued by the Local Building Official without certification from the Zoning Administrator/Zoning Officer that the building has complied with the conditions stated in the Locational Clearance.

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

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

**Section 38. Notice of Non-Conformance.** – Upon approval of this Ordinance, the Zoning Administrator/Zoning Officer shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same Notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section.

It may also provide conditions by which the non-conforming use can reduce its non-conformity.

**Section 39. Existing Non-Conforming Uses, Buildings and Structures.** – The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provisions of the integrated ZO, provided:

1. That no such non-conforming use shall be expanded or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use exists at the time of the adoption of this Ordinance.
2. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as non-conforming use.
3. A vacant/idle building or structure may not be used for non-conforming activity;
4. That any non-conforming building/structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.
5. That should such non-conforming portion of any building/structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
6. That no such non-conforming use maybe moved to displace any conforming use;
7. That no such non-conforming use and/or structure may be expanded or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
8. That should such use and/or structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the zone in which it is moved or relocated.
9. That such non-conforming use and/or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.
10. The owner of a non-conforming use and/or structure shall program the phase-out and relocation within ten (10) years from the effectivity of this Ordinance.

**Section 40. Responsibility for Administration and Enforcement.** – This Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Administrator/Zoning Officer who shall be appointed by the former in accordance with existing rules and regulations on the subject.

**Section 41. Qualifications of the Zoning Administrator/ Zoning Officer.** – The Zoning Administrator/Zoning Officer must comply with the requirements of RA No. 10587, also known as the Environmental Planning Act of 2013.

**Section 42. Powers and Functions of a Zoning Administrator/Zoning Officer.** – Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following:

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



- b. Issuance of Notice of Non-Conformance to owners/ operators of uses, buildings or structures that are non-conforming to the applicable provisions of this Ordinance.
  - c. Monitor on-going/existing projects and issue Notices of Violation and Show Cause Order to owners, developers, or managers of projects that are in violation of the provisions of the integrated ZO.
  - d. Coordinate with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of this Ordinance.
  - e. Coordinate with the Municipal Fiscal and/or Municipal Legal Officer for other legal actions/remedies relative to the foregoing.
2. Planning
  3. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the integrated ZO prior to adoption by the *Sangguniang Bayan*.

**Section 43. Complaints and Oppositions.** – A complaint for violation of any provision of the integrated ZO or any clearance or permit issued pursuant thereto shall be filed with the LZBA. Oppositions to applications for Locational Clearance, Variance or Exception shall be treated as a complaint and shall likewise be filed with the LZBA.

**Section 44. Functions and Responsibilities of the Local Zoning Board of Appeals.** – There is hereby created a LZBA which shall perform the following functions and responsibilities:

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

**Section 45. Appeals to LZBA Decisions.** – Decisions of the LZBA shall be appealable to the HLURB.

**Section 46. Composition of the Local Zoning Board of Appeals.** – The LZBA shall be composed of the following members:

1. Municipal Mayor as Chairman
2. SP/SB Committee Chairperson on Land Use/Zoning (If said committee is non-existent, the SP/SB may elect a representative)
3. 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 47. 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/ situations:

- a. Updating/Revision of the CLUP
- b. Introduction of projects of national and/ or local significance
- c. Force majeure events with Municipal-wide land use implications
- d. Petition for re-zoning/re-classification with Municipal-wide implications
- e. Increasing number of applications/issuances invoking Variances and Exceptions

**Section 48. 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, Association of Barangay Captains
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 49. 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:
2. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
3. 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.
4. Recommend to the *Sangguniang Bayan* necessary legislative amendments on the needed changes in the integrated ZO as a result of the review conducted.
5. Coordinate with HLURB of the recommended changes to the integrated ZO as a result of its review.

**Section 50. Amendments to the Integrated ZO.** – Changes in the integrated ZO, as a result of the review by the LZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the *Sangguniang Bayan*.

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

**Section 51. Violation and Penalty.** – Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine or imprisonment as provided under the Local Government Code or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

**Section 52. Supplementary Effect of Other Laws and Decrees.** – The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

**Section 53. Non-Diminution of National Standards.** – The rules and standards provided in this ZO shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

**Section 54. Consistency between National and Local Plans, Programs, and Projects.** – Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the ZO.

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

**Section 56. Repealing Clause.** – All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

**Section 57. Effectivity Clause.** – This Zoning Ordinance takes effect upon approval by the Sangguniang Panlalawigan (SP)/Housing and Land Use Regulatory Board (HLURB) and after compliance with the publication requirements of the Local Government Code.

## II. Schedule of Fees and Fines

### Schedule of Fees

1. The municipality shall adopt and implement Resolution No. 912 Series of 2013 – Approving the 2013 Revised Schedule of Fees.

### Schedule of Fines

1. For violation of TPZ and URLZ/APD laws, rules and regulations. Failure to Secure Locational Clearance prior to the start of the project

*Table 3 - ZO: Schedule of Fines on Failure to Secure Locational Clearance in Alaminos, Laguna*

Project type	Conforming (PhP)	Non-Conforming (PhP)
Industrial	1,000-5,500	2,501-10,000
Agri-industrial	750 - 5,000	2,501 - 10,000
Agricultural	700 - 3,000	1,501 - 9,000
Commercial	700 - 3,000	1,501 - 9,000
Institutional	600 - 2,400	1,201 - 7,000
Residential 2	500 - 1,500	1,001 - 4,000
Special Project	1,000 – 6,500	
Violations of the Terms and conditions in clearance and all other violations on the requirements for locational clearance		500 - 5,000

As per approved Sangguniang Panlalawigan (SP) or HLURB Comprehensive Land Use Plan and Zoning Ordinance - Excludes single-detached family dwelling units.

2. For violation of REM laws, rules and regulations

*Table 4 - ZO: Schedule of Fines for Violation of REM laws, rules and regulations in Alaminos, Laguna*

Violation	Fine
Failure to secure development permit	1,000 - 10,000
Alteration of approved development permit	1,000 - 10,000
Non-compliance with approved development plan	1,000 - 10,000
Incomplete development	1,000 - 10,000
Non-development	1,000 - 10,000
Violation of other provisions of P.D. 957	1,000 - 10,000

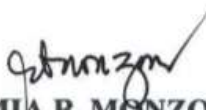
3. Other provisions of Resolution No. 675 Series of 2000 – Amending the Schedule of Fines imposed by the Housing and Land Use Regulatory Board in the Performance of its functions, not included in this chapter (III) shall be still adopted and implemented by the municipality, unless specifically stated.

**NOW THEREFORE**, on motion of Hon. Gorgonio M. Abrigo and duly seconded by Hon. Candelaria V. Calabia and unanimously approved by all present, it is **RESOLVED** as it is hereby **RESOLVED** to **APPROVE** the Zoning Ordinance of the Municipality of Alaminos, Laguna.

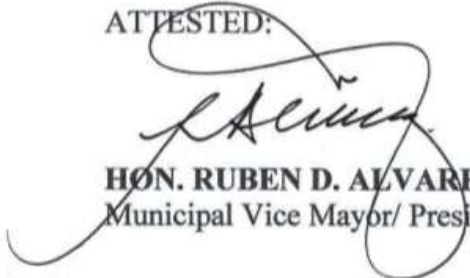
**RESOLVED FURTHER**, to submit copies of the plan to the Sangguniang Panlalawigan for review and approval of the plan.

APPROVED this 11<sup>th</sup> day of March 2020.

I hereby certify that the foregoing is a true and accurate copy of the Resolution which was duly approved by the Sangguniang Bayan of Alaminos, Laguna during its Regular Session held on March 11, 2020.

  
**NEMIA B. MONZONES**  
Secretary to the Sangguniang Bayan

ATTESTED:

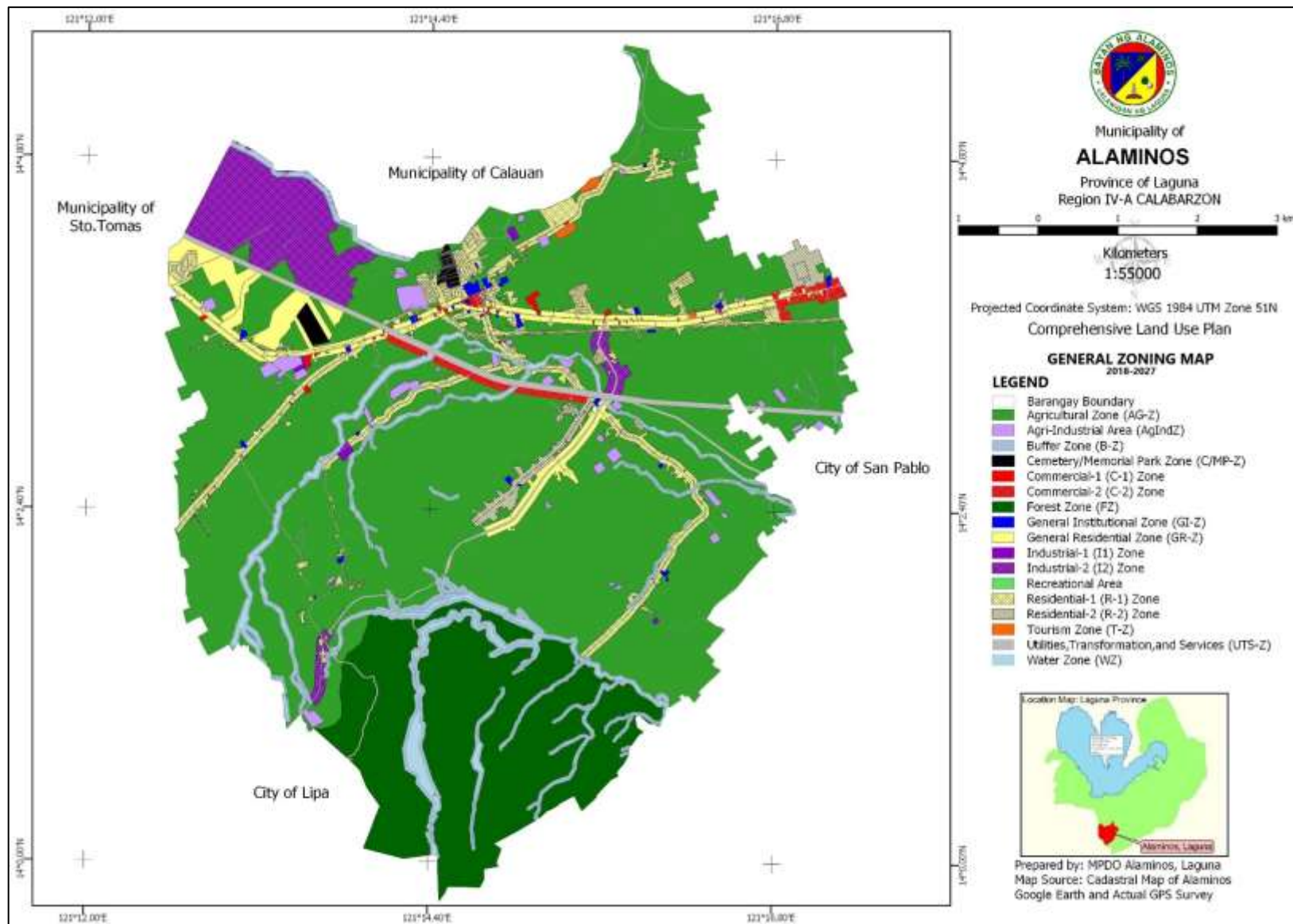
  
**HON. RUBEN D. ALVAREZ**  
Municipal Vice Mayor/ Presiding Officer

APPROVED BY:

  
**HON. ELADIO M. MAGAMPON , M.D.**  
Municipal Mayor

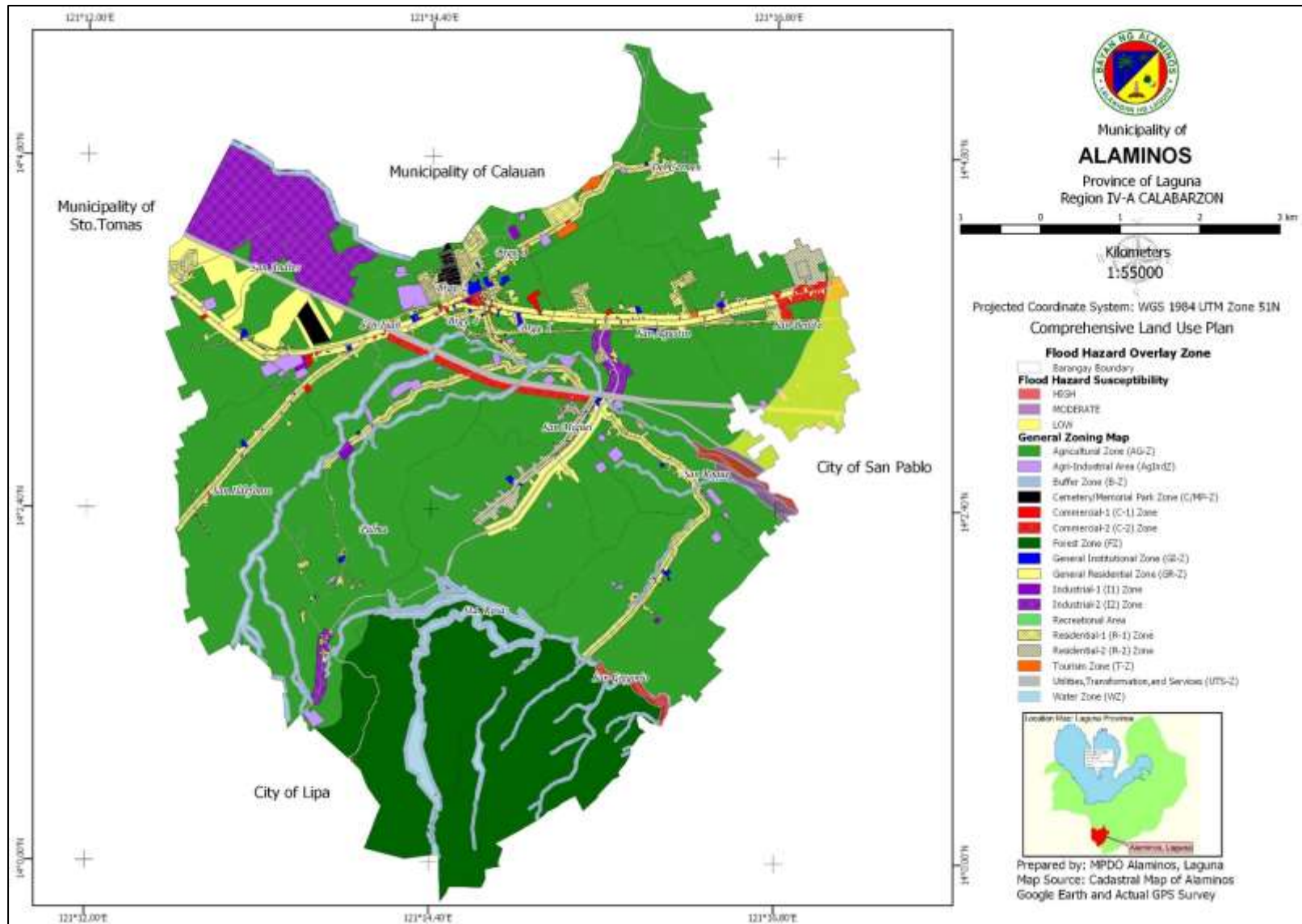
# Maps

Map 1: Zoning Map of Alaminos, Laguna



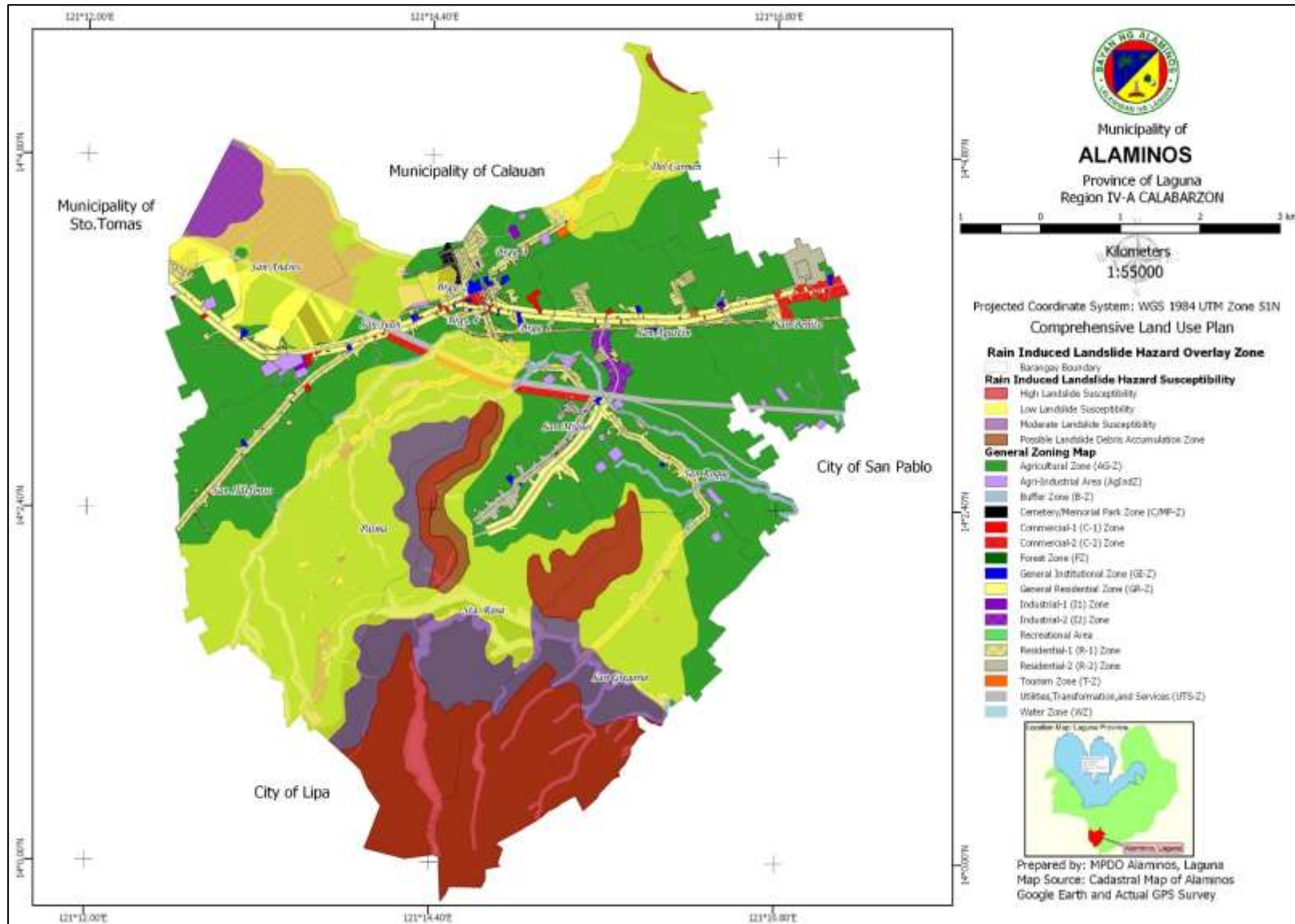


Map 2: Flood Overlay Zone of Alaminos, Laguna

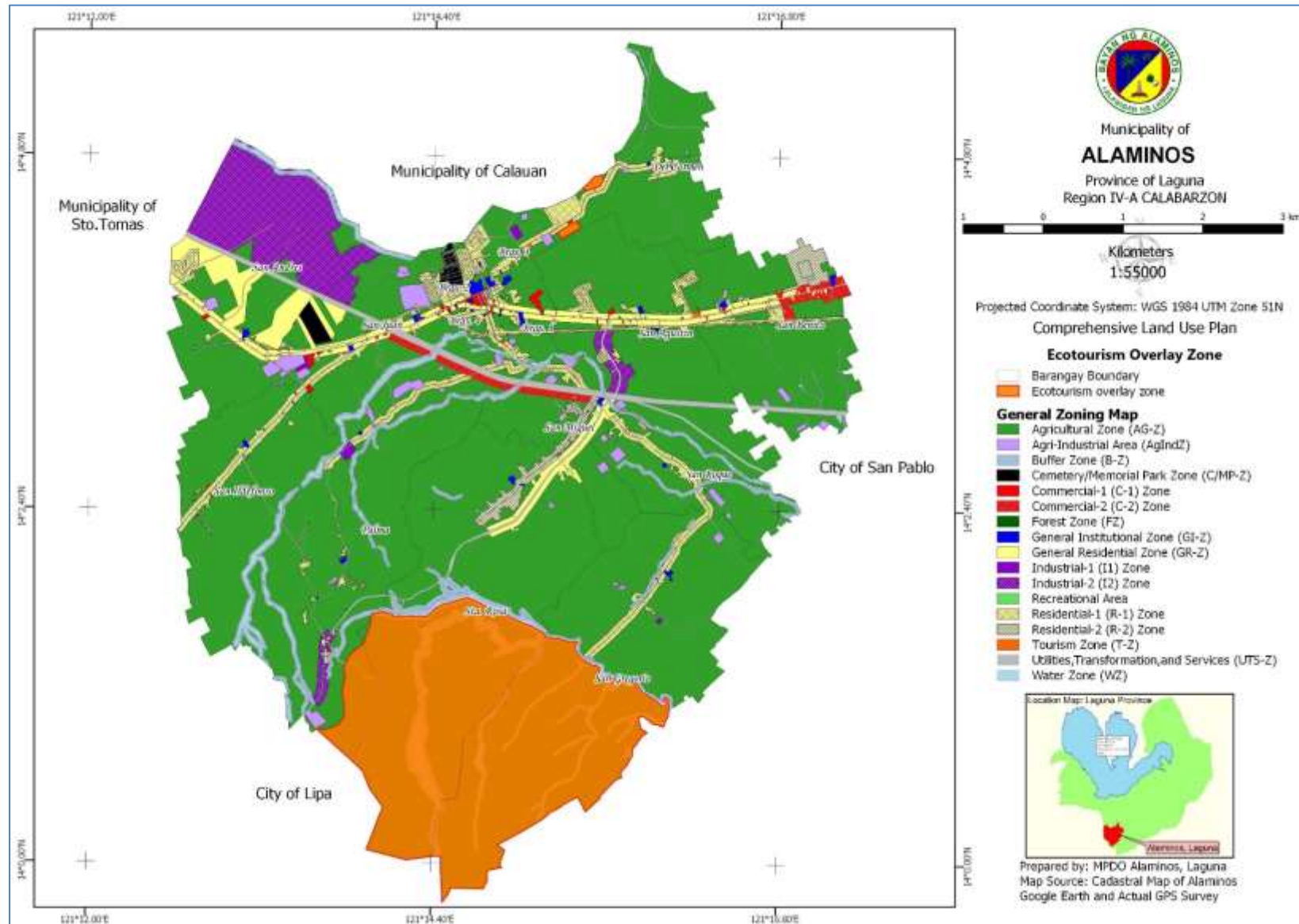




Map 3: RIL Overlay Zone of Alaminos, Laguna



Map 4: Ecotourism Overlay Zone of Alaminos, Laguna



Map 5: Scenic Corridor Overlay Zone of Alaminos, Laguna

