



Republic of the Philippines
Tanggapan ng Sangguniang Panlungsod
City of Naga



ORDINANCE NO. 2001-081

AN ORDINANCE PRESCRIBING THE RULES AND REGULATIONS FOR THE DEVELOPMENT, IMPLEMENTATION AND PROPER USE OF THE CENTRAL BUSINESS DISTRICT II:-

Sponsor: Hon. John G. Bongat

Be it ordained by the Sangguniang Panlungsod of the City of Naga, that:

SECTION 1. - TITLE OF ORDINANCE. - This ordinance shall be known as the Central Business District (CBD II) Ordinance.

SECTION 2. - SCOPE OF ORDINANCE. - This ordinance shall cover the following:

- a. Identification of commercial establishments to be allowed and not to be allowed in the area;
- b. Proper setback or easement of buildings to be constructed;
- c. Provision of the required facilities/amenities;
- d. Sanctions and penalties to be imposed for non-compliance of the rules and regulations of the project;
- e. Proper utilization of roads.

SECTION 3. - COVERAGE AREA OF THE CENTRAL BUSINESS DISTRICT II. - The CBD II Ordinance shall cover two areas: The CBD II Central which covers the area owned by Ruby Shelter Development Corporation and the CBD II Peripheral which covers the area along the boundary of the Naga City Subdivision and the PNR Property on its northern and eastern boundaries, the small river and creek which traverses the southern portion of Roxas Avenue as the southern boundary and the Bicol River and the PNR property as the western boundary. (See Annex "A" showing the Map of CBD II).

SECTION 4. - LOT UTILIZATION. -

- a. All buildings in the CBD II shall not be limited in height. However, all buildings more than 3 storey in height shall be subject to all the regulations of the building code like the conduct of soil bearing capacity test and the conduct of structural computations, etc.
- b. All buildings shall be made of reinforced concrete materials.
- c. All buildings to be constructed on lot parcels with an area of 500 square meters or more shall provide a front yard setback or easement of at least 6.0 meters; while buildings to be constructed on lot parcels with an area of less than 500 square meters shall provide a front yard setback or easement of at least 3.0 meters;

- d. All buildings/establishments in the area shall provide sufficient space for parking following the standard ratio of one (1) parking slot for every 100 square meter building area except malls, hotels/motels and the like and banks which will be required to provide a higher number of parking slots following the ratio of one (1) parking slot for every 50 square meter building area. NO ON-STREET PARKING WILL BE ALLOWED IN THE CBD II CENTRAL.
- e. All lamp posts in the area shall be uniform in height and to be installed with underground wiring connections.
- f. All building owners shall be required to plant shade trees at least one (1) tree for every 5.0 meters width distance in the front yard of their building. No occupancy permit shall be granted to a building owner unless there are grown trees in their front yard at least 4.0 feet in height.
- g. All building/establishment owners with a compound area of 500 square meters or more shall provide lamp posts with sodium lights and with underground wiring around their compound.
- h. All electrical, cable and telephone service lines to be connected to the company's service posts shall be installed underground (for all buildings at CBD II Central).
- i. All building owners shall provide the needed special underground box the measurement of which to be determined by CASURECO II to contain the necessary electrical facilities to facilitate power connections.
- j. All buildings situated in corner lots shall not be allowed to open a vehicular entrance right at the corner. All entrances shall be made seven (7.0) meters from corners.
- k. All buildings are required to comply strictly with all the provisions of the sanitary and fire code of the Philippines.
- l. All building owners are required to provide regular repair and maintenance to their buildings and to have it repainted as often as it is necessary or as requested by the city government to maintain its attractive appearance.
- m. All establishment owners shall provide sufficient number of waste receptacles following the garbage segregation scheme of the city government.
- n. Sidewalk vending is strictly prohibited in CBD II.
- o. All utility posts to be installed in the area should be of uniform design and must be coordinated with the city prior to installation.
- p. All public facilities to be constructed in the area like waiting sheds, pumping station, outposts, etc. shall be coordinated with the city government before construction or installation.

SECTION 5. - TYPES OF COMMERCIAL ESTABLISHMENTS TO BE ALLOWED AND NOT TO BE ALLOWED AT CBD II. - All commercial establishments that are allowed in the C-1 and C-2 Zoning District Codes as enumerated in the City's Comprehensive Zoning Ordinance may be allowed at the CBD II Central except the following:

- a. Funeral parlor/booking office & related establishments

- b. Auto repair/vulcanizing shops except those allied services of car dealers/service centers
- c. Warehouses
- d. Lumber dealer
- e. Gravel & sand with stockpile; CHB manufacturing and other concrete products
- f. Junk shops
- g. Welding and iron works
- h. Furniture shops except display shops
- i. Machine shops
- j. Gasoline stations with crude facilities like overhead tanks
- k. All commercial and manufacturing establishments that are considered highly pollutive and hazardous as classified under HLURB guidelines.

SECTION 8. - PENALTY CLAUSE. - Any violation of any provision of this ordinance shall be imposed with the following penalties:

Any business establishment found to violate any provision of this ordinance shall be imposed a fine of not less than P5,000.00 or cancellation of business permit or both at the discretion of the court.

SECTION 7. - SEPARABILITY CLAUSE. - If any portion or provision of this ordinance is declared unconstitutional, the same shall not affect the validity and effectivity of the rest of this ordinance.

SECTION 8. - REPEALING CLAUSE. - Ordinances, executive orders, rules and regulations, and other issuances of the city government, or parts thereof, inconsistent with this ordinance are hereby repealed or modified accordingly.

SECTION 9. - EFFECTIVITY. - This ordinance shall take effect upon its approval and after publication in a newspaper of local circulation.

ENACTED: November 7, 2001.

WE HEREBY CERTIFY to the correctness of the foregoing ordinance.

JOSE C. RAÑOLA, M.D.
Acting City Vice Mayor & Presiding Officer

GIL A. DE LA TORRE
Board Secretary II
& Secretary Designate

APPROVED:

ESTEBAN R. ABONAL
Acting City Mayor