



Republic of the Philippines
Tanggapan ng Sangguniang Panlungsod
City of Naga



ORDINANCE NO. 2002-043

AN ORDINANCE AMENDING ORDINANCE NO. 2000-071, OTHERWISE KNOWN AS “THE NAGA CITY ZONING ORDINANCE”:-

Sponsor: Hon. Julian C. Lavadia, Jr.

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

SECTION 1. - Article IV, Section 1 is hereby amended by deleting a phrase thereto, now to read as follows:

“SECTION 1. - ZONE CLASSIFICATIONS - In order to effectively carry out the purposes and objectives of this Zoning Ordinance, the City of Naga is hereby divided into major zones consisting of areas with determined predominant uses. Major zones shall include”:

SECTION 2. - Land Use Codes C-1, C-2A, IZ, AIZ, AGZ, PRZ, CMZ, FZ and ETZ of Section 1, Article IV are hereby amended, now to read as follows:

“XXXXXXXXXXXXXXXXXX

C-1 District for Light Intensity Commercial Uses on a Neighborhood Scale

XXXXXXXXXXXXXXXXXX

C-2A District for Arcaded High Intensity Commercial Zone

Xxxxxxxxxxxxxxxxxx

- A. IN District for Institutional Uses
- AIZ District for Agri-Industrial Uses
- B. AG District for Agricultural Uses
- C. PO District for Parks/Plazas, Open Spaces and Recreation Areas
- D. CM District for Cemeteries and Memorial Parks
- E. FP District for Forest Park and Preservation Areas
- F. AEZ District for Agro- Ecotourism Areas”

SECTION 3. - Land Use Code TAZ of Section 1, Article IV is hereby deleted and changed, now to read as follows:

- G. TU District for Transportation Utilities

SECTION 4. - Article IV, Section 3, subsections 6, 8, 9, 10, 11, 12, 13 & 14 are hereby amended, now to read as follows:

“XXXXXXXXXXXXXXXXXX

- 6. C-2A ARCADED HIGH INTENSITY COMMERCIAL ZONE – characterized by heavy commercial development and high use

commercial structures, including trade, service and entertainment on a metropolitan (regional) scale of operations, as well as miscellaneous support services; increasingly commercial in nature without necessary limitation in height.

XXXXXXXXXXXXXXXXXX

8. IN INSTITUTIONAL ZONE – shall be characterized by governmental and protective uses as well as institutional and social services for the entire community and shall be characterized further by specialized governmental agencies providing institutional, protective, security and social services for the region or the country, as a whole, and which are governed by specialized regulations, including mental, hospitals, rehabilitation and training centers, military and security services.
9. AIZ AGRI-INDUSTRIAL ZONE – an area intended primarily for integrated farm operations and related product processing such as plantation for bananas, sugar, pineapple, etc.
10. AG AGRICULTURAL ZONE – an area intended for cultivation/fishing and pastoral activities such as but not limited to farming, fishing, cultivation of crops, goat/cattle raising, etc.
11. PO PARKS/PLAZAS, OPEN SPACES AND RECREATION ZONES – an area designated for diversion/amusements and for the maintenance of the ecological balance of the community.
12. CM CEMETERIES AND MEMORIAL PARKS AREAS – an area consisting of public and private graveyards and burial areas.
13. FP FOREST PARK AND PRESERVATION ZONE – an area intended primarily for the preservation/conservation of forest and watershed.
14. AEZ AGRO-ECOTOURISM ZONE – sites within the City endowed with natural or man-made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities”.

16. **SECTION 5.** - Article IV, Section 3, is further amended by deleting subsections 15 and

SECTION 6. - Article IV, Section 3, is further amended by adding a new Land Use Code, TU, to read as follows:

- “15. TU TRANSPORTATION UTILITIES - For purposes of this Ordinance, these are facilities used for public conveyance whether via land, sea, rail or air, communication, energy generation, sewerage and water treatment and other related support facilities”.

SECTION 7. - Article VI (INNOVATIVE TECHNIQUES) is hereby deleted.

SECTION 8. - Article VII is hereby amended, now to read as Article VI.

SECTION 9. - Article VIII is hereby amended, now to read as Article VII.

SECTION 10. - Article IX is hereby amended, now to read as Article VIII.

SECTION 11. - Article X is hereby amended, now to read as Article IX.

SECTION 12. - Article XI is hereby amended, now to read as Article X.

SECTION 13. - Article XII is hereby amended, now to read as Article XI.

SECTION 14. - District Zone Code No. 7 of Annex B is hereby amended, now to read as follows:

District Zone Code	District Classification	Land Use Code	Boundary Description			
			North	East	South	West
7	Light Intensity Commercial Zone	C-1	xxxxxxxxx	xxxxxxxxx	xxxxxxxxx	xxxxxxxxx

SECTION 15. - District Zone Code Nos. 11, 12 and 13 of Annex B-1 are hereby amended, now to read as follows:

District Zone Code	District Classification	Land Use Code	Boundary Description			
			North	East	South	West
11	Agro-Ecotourism Zone	AEZ	xxxxxxxxx	xxxxxxxxx	xxxxxxxxx	xxxxxxxxx
12	Light Industrial Zone	I-1	xxxxxxxxx	xxxxxxxxx	xxxxxxxxx	xxxxxxxxx
13	Low Density Residential Zone	R-1	xxxxxxxxx	xxxxxxxxx	xxxxxxxxx	xxxxxxxxx

SECTION 16. - Annex B-1 is further amended by adding a new district zone code, to read as follows:

District Zone Code	District Classification	Land Use Code	Boundary Description			
			North	East	South	West
12-A	Low Density Residential Zone	R-1	The second creek nearest to the Naga-Pacol-Carolina Road	Northwest boundary lines of Sison property		Western boundary of original Sison property

SECTION 17. - District Zone Code Nos. 25 and 31 of Annex B-2 are hereby amended, now to read as follows:

District Zone Code	District Classification	Land Use Code	Boundary Description			
			North	East	South	West
25	Medium Density Residential Zone	R-2	xxxxxxxxx	xxxxxxxxx	xxxxxxx	xxxxxxxxx
31	Arcaded Intensity Commercial Zone	High C-2A	xxxxxxxxx	xxxxxxxxxxx	xxxxxxx	xxxxxxxxx

SECTION 18. - District Zone Code Nos. 47, 48, 49, 50 and 51 of Annex B-4 are hereby amended, now to read as follows:

District Zone Code	District Classification	Land Use Code	Boundary Description			
			North	East	South	West
47	Institutional Zone	IN	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
48	High Intensity Commercial Zone	C-2	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
49	High Intensity Commercial Zone	C-2	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
50	Institutional Zone	IN	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
51	Arcaded High Intensity Commercial Zone	C-2A	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx

SECTION 19. - District Zone Code Nos. 58, 60, 61, 65, 69 & 70 of Annex B-5 are hereby amended, now to read as follows:

District Zone Code	District Classification	Land Use Code	Boundary Description			
			North	East	South	West
58	Agri-Industrial Zone	AIZ	xxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
60	Institutional Zone	IN	xxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
61	Institutional Zone	IN	xxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
65	Institutional Zone	IN	xxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
69	Institutional Zone	IN	xxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
70	Institutional Zone	IN	Xxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx

SECTION 20. - District Zone Code Nos. 73, 75, 76, 77, 80, 82, 83, 84 & 85 of Annex B-6 are hereby amended, now to read as follows:

District Zone Code	District Classification	Land Use Code	Boundary Description			
			North	East	South	West
73	Institutional Zone	IN	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
75	Institutional Zone	IN	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
76	Institutional Zone	IN	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
77	Institutional Zone	IN	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx
80	Institutional Zone	IN	xxxxxxxx	xxxxxxxx	xxxxxxxx	xxxxxxxx

82	Institutional Zone	IN	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx
83	Institutional Zone	IN	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx
84	Institutional Zone	IN	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx
85	Institutional Zone	IN	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx

SECTION 21. - District Zone Code Nos. 90 and 95 of Annex B-7 are hereby amended, now to read as follows:

District Zone Code	District Classification	Land Use Code	Boundary Description			
			North	East	South	West
90	Low Density Residential Zone	R-1	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxx
95	Agri-Industrial Zone	AIZ	xxxxxxxxxx	xxxxxxxxxx	xxxxxxxxxx	xxxxxxx

SECTION 22. - Annex C is hereby amended by deleting the item Innovative Techniques/Design.

SECTION 23. - Annex C-1 is hereby amended by deleting the item Planned Unit Development (PUD).

SECTION 24. - Annex D-3 is hereby amended, now to read as follows:

- “C-1 LIGHT INTENSITY COMMERCIAL ZONE – It is the intent of this Ordinance that the C-1 Light Intensity Commercial Zone be developed and reserved for local or neighborhood-oriented business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy and compatible environment for uses that are located so as to provide nearby residential areas with convenient shopping and service facilities; reduce traffic and parking congestion and discourage industrial and other encroachment capable of adversely affecting the localized commercial character of the district”.

SECTION 25. - Annex D-6 is hereby amended, now to read as follows:

- “C-2 HIGH INTENSITY COMMERCIAL ZONE – It is the intent of this Ordinance that the C-2 High Intensity Commercial Zone be developed and reserved for general business purposes. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy and compatible environment for business, financial, service and professional uses which benefit from being located in close proximity to each other”.

SECTION 26. - Annex D-7 is hereby amended, now to read as follows:

- “C-2A ARCADED HIGH INTENSITY COMMERCIAL ZONE – It is the intent of this Ordinance that the C-2A Arcaded High Intensity Commercial Zone be developed and reserved for heavy commercial developments and high rise commercial structures, including trade, service and entertainment on a metropolitan (regional) scale of operations, as well as miscellaneous, support services, increasingly commercial in nature without necessary limitations in height. The regulations which apply within this district are designed to encourage the formation and continuance of a stable, healthy

and compatible environment for a highly-intensified business, financial, service and professional uses”.

SECTION 27. - Annex D-11 is hereby amended, now to read as follows:

- “AIZ AGRI-INDUSTRIAL ZONE – It is the intent of this Ordinance that the AIZ Agri-Industrial Zone shall be developed for the establishment of activities for the processing and storage of farm products and other compatible uses”.

SECTION 28. - Annex D-12 is hereby amended by changing the prefix Agro- to Agri- now to read as follows:

- “CONDITIONAL USES. The following uses may be permitted in any Agri-Industrial Zoning District, subject to the conditions set forth”:

SECTION 29. - Annex D-12 is further amended, now to read as follows:

- “AG AGRICULTURAL ZONE – It is the intent of this Ordinance that the (AGR) Zoning District shall be intended for agricultural production and related compatible uses”.

SECTION 30. —Annex D-13 is hereby amended, now to read as follows:

- “PO PARKS/PLAZAS, OPEN SPACES AND RECREATION ZONES – This district shall be mainly for parks and open spaces to provide ecological balance within the community and at the same time provide inexpensive recreation places for the inhabitants”.

SECTION 31. - Annex D-14 is hereby amended, now to read as follows:

- “CM CEMETERIES AND MEMORIAL PARKS AREAS – This district shall be for the burial grounds which must be undertaken pursuant to the provisions of existing laws and regulations”.

SECTION 32. - Annex D-14 is further amended, now to read as follows:

- “FP FOREST PARK AND PRESERVATION ZONE - No development use or activity shall be allowed in this district unless consistent with the DENR’s development regulations and a permit, lease or license is issued by the DENR for the following”:

SECTION 33. - Annex D-15 is hereby amended, now to read as follows:

- “AEZ AGRO-ECOTOURISM ZONE - This district shall be for agro eco-tourism activities which must be undertaken pursuant to the provisions of existing laws and regulations and the requirements and supervision of the DOT.

The following shall be the permitted uses in the Agro-Eco-tourism Zones”:

SECTION 34. - Annex D-15 is further amended by deleting the items INNOVATIVE TECHNIQUE AREAS and TAZ TRANSITION AREAS/ZONE.

SECTION 35. - Annexes E, E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10 and E-11 are hereby amended-by deleting the entire column under TZ.

SECTION 36. - Annexes E, E-1, E-2, E-3, E-4, E-5, E-6, E-7, E-8, E-9, E-10 and E-11 are hereby amended by changing the column heading EZ to AEZ, now to read as follows:

Zone Activities R1 R2 R3 C1 C2 C2A II IN CM AG AIZ FP PO AEZ
xxxxxxx

SECTION 37. - Annex E-11 is hereby amended by deleting the item PLANNED UNIT DEVELOPMENT (PUD).

SECTION 38. - Land Use Code EZ of Annex E-11 LEGEND is hereby amended, now to read as follows:

“LEGEND: xxxxxxxxx
AEZ District for Agro Eco-Tourism”

SECTION 39. - The LEGEND in Annex E-11 is further amended by deleting the Land Use Code TZ (District for Transition Areas/Zones).

SECTION 40. - This ordinance shall take effect upon approval by the Housing and Land Use Regulatory Board.

ENACTED: July 3, 2002.

WE HEREBY CERTIFY to the correctness of the foregoing ordinance.

GIL A. DE LA TORRE
Board Secretary III
& Secretary-Designate

ESTEBAN R. ABONAL
City Vice Mayor & Presiding Officer

APPROVED:

JESSE M. ROBREDO
City Mayor