



CITY GOVERNMENT OF NAGA

City Planning and Development Office

Zoning Ordinance of the City of Naga

Volume II

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ORDINANCE NO. 2017-

AN ORDINANCE ESTABLISHING AND ADOPTING A REVISED COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF NAGA, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, AND FOR OTHER PURPOSES:-

Sponsor: Hon. _____

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

WHEREAS, RA 7160 otherwise known as the Local Government Code of 1991 (LGC), provides that local government units (LGUs) shall in conformity with existing laws, continue to prepare their respective comprehensive land use plans enacted through zoning ordinances which shall be the primary and dominant bases for the future use of land resources;

WHEREAS, the LGC further provides that the requirements for food production, human settlements, and industrial expansion shall be taken into consideration in the preparation of comprehensive land use plans;

WHEREAS, the city's comprehensive land use plan can only be effectively carried out and implemented by enacting regulatory measures to translate its planning goals and objectives into reality;

WHEREAS, the Local Government Code also provides that the powers and duties for the proper enforcement of the zoning rules and regulations have been devolved to the local government units as part of its primary responsibilities;

WHEREAS, a zoning ordinance is one of the regulatory powers of the government to protect and enhance the public health, safety, morals and general welfare of its citizens;

NOW THEREFORE, the Sangguniang Panlungsod of Naga, in a session assembled, hereby adopts the following integrated Zoning Ordinance:

ARTICLE I TITLE

SECTION 1. TITLE – This Ordinance shall be known as the 2017 Comprehensive Zoning Ordinance of Naga City.

ARTICLE II AUTHORITY AND PURPOSE

SECTION 2. AUTHORITY. This Ordinance is enacted pursuant to the provisions of Section 20 of Republic Act No. 7160 and DILG Memorandum Circular No. 99-234 promulgated on December 14, 1999, and in accordance with related laws such as but not limited to Commonwealth Act 141, RA 8550 (Fisheries Code), PD 705 (Forestry Code), PD 1067 (Water Code), PD 1096 (National Building Code), and Executive Order No. 72.

SECTION 3. PURPOSES. This Ordinance is enacted to achieve the following purposes:

- a. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the City;
- b. Guide, control and regulate the growth and development of public and private lands in Naga City in accordance with its Comprehensive Land Use Plan (CLUP);
- c. Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of good governance and community participation; and
- d. Enhance the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the City and promote the orderly and beneficial development of the same.

SECTION 4. GENERAL ZONING PRINCIPLES. These Zoning Regulations are based on principles provided for in the approved CLUP as per SP Resolution No. _____ dated _____, as follows:

- a. The Ordinance reflects the City's vision:

Naga, "An Maogmang Lugar"

By 2030, Naga City shall be a recognized model of

- *People-centered development, anchored on quality and accessible services in health, education and other social services, especially for the vulnerable; that enables the private sector to generate the best value from local talents, technology and resources, and provide gainful jobs and entrepreneurial opportunities for the Nagueño;*
- *Good governance and responsible citizenship, driven by a shared development direction crafted, implemented and continually improved in an inclusive manner; and sustained by a citizenry that asserts their rights and accepts their roles and responsibilities in nation building; and*
- *Abiding faith that expresses itself in social solidarity and a culture of excellence flourishing in a city that is peaceful, safe, resilient and in accord with nature; where cultural values are nurtured and religious diversity respected; and where technology enables the Nagueño to be part of a global community of people and nations.*

In the process, it shall set the pace in participatory urban development in the Philippines and in Southeast Asia, and inspire others in their own path to development.

- b. The city government recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Ordinance;
- c. The Ordinance gives the free market the maximum opportunity to spur the City's development within a framework of environmental integrity and social responsibility;
- d. The Ordinance encourages the evolution of high-quality developments rather than regulating against the worst type of projects;
- e. The Ordinance was crafted in a manner that is fully responsive to the ever-changing conditions that the City continually face;

- f. The Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
- g. The Ordinance provides a direct venue for community empowerment where stakeholders become involved especially in critical development decisions; and
- h. The regulations in the Zoning Ordinance are considered as land use management tools necessary to provide a clear guidance to land development in order to ensure the community's common good.

ARTICLE III DEFINITION OF TERMS AND RULES OF CONSTRUCTION

SECTION 1. DEFINITION OF TERMS. Words and phrases used in this ordinance are hereby defined in Annex "A" of this ordinance, which is attached herewith and made an integral part hereof, and they shall be construed as being covered by such terms.

SECTION 2. CONSTRUCTION AND INTERPRETATION OF TERMS. Words and phrases used in this ordinance shall be interpreted and understood liberally in the generic sense unless otherwise indicated and shall as far as practicable be construed in favor of applicants seeking to comply with the provisions hereof. The listing of uses shall unless otherwise indicated, be similarly construed. In addition, the following rules shall be observed:

- a. generic terms, such as others and the like, etc., shall be construed to mean as including all specific terms similar to or compatible with those enumerated;
- b. the singular includes the plural, subject to density regulations;
- c. the present tense includes the future sense;
- d. the word person includes both natural and juridical persons;
- e. the word lot includes the phrases "plot and parcel";
- f. the term "shall" shall always be mandatory; and
- g. the word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged", designed to be "used" or "occupied."

SECTION 3. INTERPRETATION OF ZONE BOUNDARIES. Whenever it is or has become difficult or impracticable to determine the accurate location of zone boundaries, or determine the land use zone to which lots are located at or near such boundaries belong, the following rules shall be applicable:

- a. Where zone boundaries are so indicated that they approximately follow the center of streets or highways, street lines, or highway right-of-way lines, such center lines, street lines or highway right-of-way lines shall be construed to be the boundaries;
- b. When zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries;
- c. When zone boundaries are so indicated that they are approximately parallel to the center lines or street lines or streets, or the center lines or right-of-way lines of highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown on said zoning map;
- d. When the zone boundaries follow a railroad line, such boundary shall be deemed to be located in the middle of the main tracts of said railroad line;
- e. When the boundary of a district follows a stream or other bodies of water, said boundary lines shall be deemed to be at the limit of the political jurisdiction of the community, unless

otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shoreline and in the event of change in the shoreline as moving with the actual shorelines, boundaries indicated as approximately following the center lines of streams, rivers, canals, and other bodies of water shall be construed to follow such center lines. Boundaries indicated as parallel to, or extension of indicated features not specifically indicated on the Zoning Map shall be determined by the scale of the Map;

- f. When a boundary line divides a lot or crosses subdivided property, the location of such boundary shall be indicated upon the zoning map using the scale appearing on such maps;
- g. When a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the district where the principal uses fall;
- h. When a zone boundary is indicated as one-lot deep, said depth shall be construed to be the average lot depth of the lots involved within each particular city block. Where, however, any lot has a depth greater than said average, the remaining portion of the said lot shall be construed as covered by the one-lot-deep zoning district if the remaining portion has an area less than fifty percent of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent or more of the total area of the lot, then the average depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning boundaries, as the case may be;
- i. When a zoning boundary line is indicated in the zoning map, one block deep or a fraction thereof, such boundary line shall be scaled or determined by the City Zoning Administrator; and
- j. All areas already declared or identified as blighted and/or suitable for socialized housing or resettlement shall remain classified as a Socialized Housing Zone.

ARTICLE IV ZONE CLASSIFICATION

SECTION 1. DIVISION INTO ZONES OR SUB-ZONES. To effectively carry out the provisions of this Ordinance, the city is hereby divided into the following zones or districts as shown in the Official Zoning Maps.

SECTION 2. BASE ZONES. The following are designated as Base Zones:

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

- **National Park Sub-Zone (NP-SZ)** –an area within the Forest Zone of a city that “refers to a forest land reservation essentially of primitive or wilderness character which has been withdrawn from settlement or occupancy and set aside as such exclusively to preserve the scenery, the natural and historic objects and the wild animals or plants therein, and to provide enjoyment of these features in such a manner as will leave them unimpaired for future generations.”
- **NIPAS Multiple Use Sub-Zone (NMU-SZ)** – an area that "pertains to the management zone of protected areas" of a city/municipality "where settlement, traditional and/or sustainable land use, including agriculture, agroforestry and other income generating or livelihood activities may be allowed consistent with the Management Plan.”
- **Forest Buffer Sub-Zone (FB-SZ)** – an area within the Forest Zone of a city which are “outside the boundaries and immediately adjacent to designated protected areas that need special development control in order to prevent or minimize harm to the protected area.”

b. **Agricultural Zone (AGZ)** – an area within a city intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations.

- **Protection Agricultural Sub-Zone (PTA-SZ)** – an area within the Agricultural Zone of cities that include the Network of Protected Areas for Agriculture and Agro-Industrial Development (NPAAAD) which are “agricultural areas identified by the Department (Agriculture) through the Bureau of Soils and Water Management (BSWM) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth.”
- **Production Agricultural Sub-Zone (PDA-SZ)** – an area within the Agricultural Zone of cities that are outside of NPAAAD and declared by the City for agricultural use.

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

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

e. **Residential-2 Zone (R2-Z)** – an area within cities 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.

- **Basic R-2 Sub-Zone (BR2-SZ)** – an area within the R-2 Zone of a city where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade.
- **Maximum R-2 Sub-Zone (MR2-SZ)** – an area within the R-2 Zone of a city where the number of allowable storeys/floors above established grade is five (5) and the BHL is 15.00 meters above highest grade.

f. **Residential-3 Zone (R3-Z)** – an area within cities 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.

- **Basic R-3 Sub-Zone (BR3-SZ)** – an area within the R-3 Zone of a city where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade.
- **Maximum R-3 Sub-Zone (MR3-SZ)** – an area within the R-3 Zone of a city where the number of allowable storeys/floors above established grade is twelve (12) and the BHL is 36.00 meters above established grade.

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

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

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

j. **Commercial-3 Zone (C3-Z)** – a high density commercial area within a city intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadium or sports complexes area also allowed in this zone. This zone may also be called as the Central Business District (CBD).

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

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

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

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

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

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

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

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

q. **Buffer/Greenbelt Zone (B/GZ)** – an area within a city 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.

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

SECTION 3. OVERLAY ZONES. The following are designated as Overlay Zones:

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

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

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

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

SECTION 4. OFFICIAL ZONING MAP. The designation, location and boundaries of the zones herein established is shown in the Official Zoning Map of the city as prepared by the City Planning and Development Office and hereby adopted as an integral part hereof.

The Official Zoning Map shall be signed by the City Mayor and bear the seal of the City.

In the event that the Official Zoning Map is damaged, destroyed, lost or become difficult to interpret because of the nature of number of changes and additions, the Sangguniang Panlungsod may by resolution adopt a new Official Zoning Map which shall supersede the prior Official Zoning Map.

Unless the prior Official Zoning Map has been lost, or has been totally destroyed, the prior map or any significant parts thereof remaining, shall be preserved, together with all available records pertaining to its adoption or amendment.

SECTION 5. ZONING BOUNDARIES. – The Zoning Boundaries for the City of Naga as reflected in the Official Zoning Map is herewith attached as Annex “B” and made an integral part hereof.

ARTICLE V ZONE REGULATIONS

SECTION 1. GENERAL PROVISIONS. Zone regulations refer to Use and Building Regulations as described below:

a. **Allowable uses.** The uses allowable for each zone are hereby identified in accordance with Sections 2 and 3 of Article IV.

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

b. **Building regulations.** Building regulations specify whether buildings/structures may be allowed in specific zones/sub-zones. When allowed, buildings/structures shall be designed, constructed and operated in accordance with the requirements of each zone or sub-zone’s governing authority as well as with 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 2. REGULATIONS IN BASE ZONES. Base Zones refer to the primary zoning classification of areas within the City and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

The list of Allowable Uses is provided in Annex “C” and made an integral part hereof.

SECTION 3. REGULATIONS IN OVERLAY ZONES. Overlay Zones are “transparent zones” overlain on top of the Base Zone or another Overlay Zone that provide additional set (or layer) of regulations. These additional layers of regulations 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.

The list of additional regulations is provided in Annex “D” and made an integral part hereof.

SECTION 4. ZONING INCENTIVES. Density bonuses, such as allowable building height increases, may be provided as incentives for projects that use CCA/DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/building systems.

Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites.

SECTION 5. 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.

Where an R-2 district adjoins a C2 or C3 without an intervening street or permanent open spaces over 3 meters in width, the proposed structure of C2 or C2A district adjacent to R2 zone shall be limited to a height of 15 meters or 5-storey building whichever is lesser.

SECTION 6. AREA REGULATIONS. Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

- a. PD 957, “Subdivision and Condominium Buyers’ Protective Law” and its revised implementing rules and regulations.
- b. Batas Pambansa 220, “Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects” and its revised implementing rules and regulations.
- c. RA 7279 – Urban Development and Housing Act;
- d. PD 1096 – National Building Code
- e. PD 1185 – Fire Code
- f. PD 856 – Sanitation Code
- g. RA 6541 – Structural Code
- h. Batas Pambansa 344 – Accessibility Law
- i. Rules and Regulations – HLURB Town Planning and Zoning Program
- j. CA 141 or Public Land Act – public lands, including foreshore and reclaimed lands;
- k. PD 705 or Revised Forestry Code – forestlands;
- l. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements;
- m. RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands.
- n. RA 7279 or Urban Development and Housing Act (UDHA) – socialized housing and settlements development;
- o. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
- p. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;

- q. RA 9593 or Philippine Tourism Act – tourism zones and estates
- r. RA 9729 or Philippine Climate Change Act, as amended;
- s. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas;
- t. RA 100121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas; and
- u. Other relevant guidelines promulgated by the national agencies concerned.

SECTION 7. EASEMENT. Pursuant to provisions of the Water Code, the banks of rivers and streams and the shores of the seas and lakes throughout their entire length within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easements of public use in the interest of recreation, navigation, floatage, fishing and salvage.

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

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

Should land, or any portion thereof revert to private ownership and the said street or public land does not appear on the zoning map as included in any district, the regulation provided for in this Ordinance which are applicable to the most restricted district immediately adjacent to the land under consideration shall be applied to such land or portion thereof.

SECTION 8. BUFFER REGULATIONS. Existing area with extremely conflicting land uses must be separated with the use of buffer zone, such as parks, tree-lined avenue, tree-shaded parking space or any such form of green open spaces of size that existing land space allows in the case of already built-up areas and a maximum of 50 meters width where areas for development exist. 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 9. 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.

These include the following:

a. Building or structure use. No building, structure or land shall hereafter be occupied or used and no building or structure or part thereof shall be erected, constructed, moved or structurally altered except in conformity with the provisions of this zoning ordinance.

b. Yard, off-street parking space. No part of a road, off-street parking space, loading space, or other open space required of any building shall, for the purpose of complying with this Ordinance, be included as part of the yard, open space, off-street parking or loading space similarly required of any adjacent neighboring building. However, this shall not apply to building/s with common party walls or adjacent building lines, in which case, only the yard for the free or non-abutting sides will be required.

c. Traffic generators. All traffic-generating buildings and structures allowed in any of the districts must provide for adequate parking spaces for their employees, clients and visitors. Such shall, however, be subject to additional parking requirements as evaluated by the Office of the City

Zoning Administrator and the Sangguniang Panlungsod based on PD 1096 and other related laws or ordinances.

e. Erection of more than one principal structure. In any district where more than one structure may be permitted to be erected on a single lot, the yard and other requirements of this Ordinance shall be met for each structure as though it were to be erected on an individual lot.

f. Dwelling on rear lots. No building used or designated to be used as residence shall be allowed in any rear lots unless such lot has a right-of-way easement over a path of at least four (4) meters leading to a street. Two (2) or more buildings, however, may be allowed on a common path if the right-of-way easement is at least six (6) meters wide.

g. Accessory building. No accessory building shall be erected in any required yard and no separate accessory building shall be erected within five (5 ft.) feet of any other building.

h. Structure to have access. Every building hereafter erected or moved shall have access to a public street or to a private street open to the public and all structures shall be located on lots so as to provide safe and convenient access for reserving fire protection units.

i. Yard requirements along boundary line. Lots abutting on a district boundary line shall conform to the yard requirements of the more restrictive district bounded by the line.

j. Dwelling group. When it is impractical to apply the requirements of these Zoning Regulations to individual building unit in a residential compound consisting of two or more buildings, a permit for the construction of such compound may be issued, provided that the plan conform to the following conditions:

1. That the buildings are to be used for residential purposes and such uses are permitted in the district where the compound is located;
2. That the average lot area per family of dwelling unit in the compound, exclusive of the area used or to be used for street or driveways, is not less than the lot area per family required in the district;
3. That there is provided within the tract on which the residential compound is to be located an open space for playground purposes with an area equivalent to at least an aggregate area of five (5%) percent of the required lot area per family, but in no case less than one hundred square meters; provided that where the residential compound is intended for less than ten families, the setting aside of such area for playground purposes may be dispensed with; and provided further, that an open space may be used as part of the yard requirements for the compound; and
4. That there is provided within the tract on which the residential compound is to be erected or immediately adjacent thereto, an adequate private garage or off-street parking area, depending on the needs of the residents and their visitors.

k. Visibility at intersection residential district. On a corner lot in any residential district, nothing shall be created, placed or planted or allowed to grow in such manner as materially to impede vision between a height of two and a half (2 ½ feet) above the center line grade of interacting streets in the area bounded by the street lines of such corner lots and a line joining points said street lines fifty (50 ft.) feet from the point of the interaction.

l. Road setback. The following road setback shall be applied:

ROAD SETBACK

Zoning Classification	Major Thoroughfare (30 m. above)	Secondary Road	Tertiary Road (6 m. & below)
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	Diversion/Railways	Provincial	City/Brgy.
Residential	10 m.	10 m.	3 m.
Commercial	20 m.	20 m.	7 m.
Industrial	30 m.	25 m.	10 m.
Agricultural	20 m.	20 m.	7 m.
Agro-industrial	30 m.	25 m.	10 m.
Institutional	20 m.	20 m.	10 m.
Forest	30 m.	10 m.	3 m.
Parks & Recreation	10 m.	25 m.	10 m.

SECTION 10. 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 City Zoning Administrator. 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 City Zoning Administrator. Temporary signs and billboards for not more than two months may be allowed by the City Zoning Administrator upon payment of corresponding fees to the City. The permit for such sign shall indicate the location, size, slope, contents and type of construction.

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

ARTICLE VI INNOVATIVE TECHNIQUES

SECTION 1. INNOVATIVE TECHNIQUES. – For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development (PUD), the City Zoning Administrator shall on grounds of innovative development techniques forward applications to the City Zoning Review Committee for further studies and the Committee on Land Use of the Sangguniang Panlungsod for consideration.

Innovative techniques such PUDs involve the development of mixed-use large-scale projects on a single tract of land or in a particular compact integrated areas employing creativity, flexibility and economy in land uses. Conventional standards and criteria are liberalized in an area where innovative techniques are employed.

SECTION 2. REQUIREMENTS AND PROCEDURES FOR GRANTING OF PERMITS TO INNOVATIVE TECHNIQUES. Before any project involving innovative techniques may be permitted, the owner or developer must first submit his plans to the City Zoning Administrator who will review the zoning viability of the site and discuss viability of the project with the City Planning and Development Coordinator and other concerned public officials and agencies. In addition, he may conduct a public hearing on the application, following the procedures prescribed for the conduct of hearings prior to the grant of variances as set forth in Article IX herein.

SECTION 3. CONDITIONS FOR THE ALLOWANCE OF INNOVATIVE TECHNIQUES. The establishment of projects employing innovative techniques in any area shall be permitted only if the following conditions are complied with:

- a. It would be economically impracticable to apply conventional standards of this Ordinance to a particular area or the compliance with such requirements would render it less efficient, less economical in design, space utilization and creativity.
- b. The proposed development will not be incompatible with existing and proposed adjacent and surrounding uses, and it should not defeat the purposes and objectives of the development plan and Zoning Ordinance of the City;
- c. The area of the proposed projects employing innovative techniques shall be a consolidated parcel of land measuring at least two (2) hectares.

SECTION 4. PERMIT FOR INNOVATIVE TECHNIQUES

a. Initiation

Any person who wishes to apply for a permit for innovative techniques shall secure the appropriate form from the Office of the City Zoning Administrator provided that the terms and conditions specified in this Article are satisfactorily met.

The owner/developer must also submit to the City Council and the City Zoning Administrator preliminary and final plans including the project feasibility study for review:

1. The preliminary plan must generally set forth any existing or proposed arrangements of lots, streets, access points, buffer strips and rail, water, highway or other transport arrangements, and the relation (in terms of existing and potential economic influence and environmental impact) of the tract of land involved with the surrounding properties; and
2. The final plan must, in addition to the above requirements, describe the noise, odor, smoke, vibrations, dust, noxious gases, glare and heat, fire hazards, industrial wastes and traffic which may be produced by the development.

b. Procedure for application

1. Together with a vicinity map drawn to the scale of 1:10,000 meters which shows the land use of the adjacent area, approximately 100 meters radius distance from the proposed site, the applicant shall submit the form containing the detailed description of the project.
2. The Office of the City Zoning Administrator and the Sangguniang Panlungsod shall evaluate the viability of the proposed project in relation to its environmental impact.
3. The Office of the City Zoning Administrator and the Sangguniang Panlungsod shall then decide and describe such terms and conditions under which the project may be allowed to locate and operate.

SECTION 34. 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.

ARTICLE VII PERFORMANCE STANDARDS

SECTION 1. 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 Ordinance.

SECTION 2. ENVIRONMENTAL CONSERVATION AND PROTECTION STANDARDS. It is the intent of this Ordinance to protect the natural resources of the City. In order to achieve this objective, all developments shall comply with the following regulations:

a. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.

b. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.

c. 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.

d. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.

e. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage.

f. 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.

g. 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.

h. 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.

i. 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.

j. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures.

k. 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.

l. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities; and

m. Industrial processes/activities should not cause negative impacts to the environment. The City Zoning Administrator shall request for descriptions of these as part of the requirements for Locational Clearance.

n. The emission of foul odors and gases deleterious to public health, safety and general welfare shall not be permitted. Activities emitting foul odors and obnoxious gases shall be enclosed by airtight buildings provided with air conditioning system, filters, deodorizing and other air cleaning equipment.

SECTION 3. AGRICULTURAL LAND CONSERVATION AND PRESERVATION CRITERIA.

Agricultural lands are recognized as valuable resources that provide employment, amenity and biodiversity. All agricultural lands in the City shall not be prematurely reclassified. Requests for reclassification 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 reclassification approved by the City shall be submitted to the HLURB for review and final approval.

SECTION 4. NETWORK OF GREEN AND OPEN SPACES. The City intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following provisions, as applicable:

a. 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.

b. 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.

c. Roof decks of all buildings shall be landscaped, as applicable.

d. Parking lots having at least 20 car parking slots shall be:

1. 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.
2. 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

SECTION 5. SITE DEVELOPMENT STANDARDS. The City considers it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets.

Further, designs should consider the following:

- 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.
- All noise and vibration-producing machinery shall be enclosed by a building and shall be provided with effective noise-absorbing materials, noise silencers and mufflers. A machinery should be mounted on shock-absorbing mountings to reduce all noise and vibration to a reasonable minimum. Noise which is objectionable due to intermittence beat frequency or high pitch shall not be allowed unless enclosed in sound proof buildings as tested and approved by the city officials concerned.
- 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 6. ENVIRONMENTAL IMPACT STATEMENT. Major constructions, developments or activities may be required by the City Zoning Administrator or by the city government to submit an Environmental Impact Statement for review by the authorities concerned. The following requirements shall be submitted by the applicant/s:

- a. Detailed description of the proposed development or activity.
- b. Detailed description of the physical, biological, social environment within which the proposed development or activity will be placed.
- c. Detailed description of the existing plants, if applicable, which will be affected by the proposed development or activity.

- d. Detailed description of probable direct or induced impact of the proposed activity on the physical, biological and social environment.
- e. Comparison of impact of alternative actions.
- f. Detailed description of the proposed measures that will be provided or to be incorporated in the project development to ensure the environmental soundness and acceptability of the project.

ARTICLE VIII SUPPLEMENTARY REGULATIONS

SECTION 1. SPECIAL USE PERMITS. A special use permit shall be required for each of the following uses, subject to such terms and conditions as are hereunder prescribed:

a. RADIO TRANSMITTING STATIONS

- 1. Radio transmitting stations shall be located within transport/utilities and/or commercial zones.
- 2. The sound maintenance of such station shall be the exclusive responsibility of the proponent and/or persons operating them.
- 3. When the public welfare demands, however, radio transmitting stations may be located in some residential zones provided the preceding conditions are complied with strictly and no interference or damage to local electrical appliances or other property will likely result.
- 4. Radiation and other emissions produced by these facilities/stations shall be strictly monitored and reported to the City ENRO and other concerned agencies from time to time.

b. HELIPORTS, HELIPADS, RUNWAYS AND PRIVATE LANDING STRIPS

- 1. The abovementioned facilities may be allowed along commercial, industrial or institutional buildings, except residential zones, provided rigid safety requirements are complied with.
- 2. They must be at least 200-300 meters from the nearest residential zone or residence.
- 3. A written authority to operate shall be obtained from the Civil Aeronautics Administration (CAA) Administrator by the applicant at least 90 days before the intended date of operation, and a notice shall be posted or published in at least one of the daily newspapers to determine public opposition to the proposed landing site.
- 4. Sworn statements of the owners of the adjoining lands signifying their conformity to the proposed landing site shall be obtained by the applicant at least 30 days before the intended date of operation.

c. FILLING STATIONS

- 1. They must conform to standards set by the Department of Energy.
- 2. Filling stations shall be located at least 200-meter distance from the nearest schools, churches, hospitals and other similar buildings/institutions.
- 3. They shall not constitute safety hazards in a community developed entirely for residential purposes.
- 4. Buffer strip and adequate fire fighting equipment must be provided.

d. OPEN STORAGE

1. An open storage shall be located within at least two to three-hundred meters from schools, churches, hospitals and other similar institutions.
2. Their sound maintenance shall be the sole responsibility of the applicant.

e. ABATTOIR/SLAUGHTERHOUSE

3. Abattoir shall be located within a reasonable distance from residential and commercial areas as determined by the Office of the City Zoning Administrator and the Sangguniang Panlungsod, provided that they shall not be located within the same premises as public markets.
4. A written authority to operate shall be secured from the local health and sanitation office by the applicant at least 120 days before the intended date of operation, and a notice shall be posted within City Hall to determine public opposition, if any, to the proposed abattoir.
5. Proper waste disposal, odor control and other abatement procedures must be adopted.
6. The proponent shall obtain sworn statements of owners of land immediately adjacent to the proposed site signifying their conformity or non-conformity to the proposed activity as one of the prerequisites for the granting of a special use permit.

f. COCKPITS

1. Cockpits shall be located in parks and recreation zones and shall at least be two hundred (200) meters away from the nearest residence or institutional use.
2. Adequate parking space and loading/unloading areas capable of accommodating the maximum expected number of *aficionados*/spectators during major derbies shall be provided.
3. The applicant shall have the duty of maintaining the premises in sanitary condition.
4. Other pertinent laws, rules and regulations of the national and local governments shall be complied with.

g. DUMPING SITES

1. Adequate fencing shall be put up to prevent undue scattering of wastes.
2. Pest control and the general maintenance of the dumping site shall be the sole responsibility of the applicant.
3. The dumping site shall not be located outside the applicant's premises, if private, and shall be located within a reasonable distance from residential zones, if public.
4. Other sanitary requirements of the City shall be complied with.

h. NIGHT CLUBS, CABARETS, BARS, VIDEOKES, PUB HOUSES, SAUNA BATHS OR DISCOTHEQUES

1. No night clubs, cabarets, bars, videokes, pub houses, sauna baths or discotheques shall be established, operated and maintained when their operating hours overlap with any public office, church, mosque, hospital, public or private school, seminary, missionary or charitable houses and other similar institutions within 100 meters of their location.
2. Night clubs, cabarets, bars, videokes, pub houses, sauna baths or discotheques already existing prior to the enactment of this Ordinance are hereby given a period of one (1) year from effectivity hereof within which to comply, relocate or stop operations.
3. Adequate space, lighting and proper ventilation shall be maintained under satisfactory sanitary conditions at all times.

4. 4, Night clubs, cabarets, bars, videokes, pub houses, sauna baths or discotheques shall be located within a sound-proofed building equipped with noise-absorbing materials, noise silencers and mufflers capable of meeting levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
5. Adequate parking spaces for vehicles, dressing rooms for ladies, clean kitchen, regularly-sanitized and separate lavatories for male and female, emergency lights, medical kits and communications facilities, fire exits, fire fighting equipment and adequate sound-proofing shall be provided by the owner/operator.
6. The building shall be properly enclosed or fenced, provided with a single ingress and egress and shall have no direct or indirect communication whatsoever with any dwelling place, house or building except the single ingress and egress.
7. The building or premises shall be certified safe and suited for the purpose by the City Engineer, City Health and the local Labor and Employment office.

SECTION 2. INITIATION AND PROCEDURE. The following steps shall govern the issuance of special use permits:

- a. The applicant shall secure the appropriate form from the City Zoning Administrator. The application form shall contain but not be limited to the following:
 - Description of the project, its nature of operation or use, location, boundaries and size or volume of operations
 - Probable impacts or consequences of the project on the environment, and
 - Compliance with applicable requirements identified in Section 1 of this Article.
- b. The form shall be supplemented by a vicinity map showing the location and a lay-out showing the physical plan of the proposed project.
- c. The application shall be filed with the Office of the City Zoning Administrator for evaluation and transmitted to the Sangguniang Panlungsod for appropriate action.
- d. Once approved, the permit shall be valid for a period of two (2) years from date of issuance after which it shall be deemed null and void unless the same is renewed within three (3) months prior to its expiration.

SECTION 3. TEMPORARY USE PERMIT. A temporary use permit for a use or activity not allowed under the list of Permitted Uses in a given area or zone may be allowed, subject to the following conditions:

- a. That the proposed project shall not in any way pose danger or hazard to the environment and the health and safety of its surrounding neighborhood
- b. That the project is capable of achieving return on investment within the maximum period allowed for temporary use by this Ordinance
- c. That the proposed activity shall be subjected to and must pass a mandatory initial environmental examination and environmental impact assessment
- d. That the permit shall be granted on an annual basis and may be renewed from year to year upon satisfactory showing of compliance with all the conditions imposed by this Ordinance and the permit itself, for a maximum period of five (5) years
- e. That the proponent shall submit a semestral report on the progress of its operations; and

f. That the proponent shall relocate the project to another site at his own cost in the event the City Zoning Administrator finds that its continued existence is undesirable. Relocation shall take place upon the expiration of the permit as stated in the notice of relocation, which will be given at least six (6) months before expiration of the permit.

SECTION 4. INITIATION AND PROCEDURE. The following steps shall govern the issuance of special use permits:

- a. Any person who wishes to set up a project which would not conform to the zoning district regulations may apply for a permit for temporary use, provided that the conditions set forth in Section 3 of this Article are satisfactorily met.
- b. The applicant shall secure the appropriate form from the City Zoning Administrator. The application form shall contain but not be limited to the following:
 - A complete description of the proposed project showing the processes and machineries involved therein
 - A vicinity map showing existing facilities, structures and uses within a 100 meter-radius from the proposed site, and
 - A certificate obtained from the homeowner's association and/or barangay council to the effect that said organizations pose no objection to the proposed use or activity.
- c. Upon receipt of the application, the City Zoning Administrator shall undertake site inspection of the proposed site and evaluate all pertinent records, including a mandatory environmental impact assessment of the proposed activity.
- d. The Local Zoning Board of Appeals (LZBA) shall then decide on the merits of the application.
- e. If found favorable, the LZBA shall set the terms and conditions under which the Permit for Temporary Use shall be granted, including the number of years for which it shall be valid.

ARTICLE IX MITIGATING DEVICES

SECTION 1. DEVIATIONS. Exceptions and variances from the provisions of this Ordinance may be allowed by the City Zoning Administrator only when all of the following terms and conditions obtain.

- a. **Variances** (deviation from applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards)
 1. Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property.
 2. The hardship is not self-created.
 3. The proposed variance is the minimum deviation necessary to permit a reasonable use of the property.
 4. The variance will not alter the essential character of the zones where the property for which the variance sought is located, and will not substantially or permanently injure the use of other property in the same zone.
 5. The variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety and welfare.
 6. The variance will be in harmony with the spirit of this Ordinance.

b. Exceptions (deviations from Allowable Use provisions)

1. 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.
2. 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 or community.
3. The exception will not alter the essential character of the zone where the exception sought is located, and will be in harmony with the general purpose of the Ordinance.
4. The exception will not weaken the general purpose of the regulation established for the specific zone.

SECTION 2. PROCEDURES FOR EVALUATING VARIANCES AND/OR EXCEPTIONS. The procedure for evaluating applications for Variances and/or Exceptions is as follows:

- a. The project proponent shall file a written application for Variance and/or Exception with the LZBA citing the section(s) of this Ordinance under which the same is sought and stating the ground/s thereof.
- b. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site. This sign shall be maintained until the LZBA has rendered a decision on the application.
- c. The LZBA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.
- d. A written affidavit of no objection to the project by the owners of the properties immediately in front of and abutting the project site shall be filed by the applicant with the LZBA within fifteen (15) days upon filing of application.
- e. The LZBA shall hold public hearing(s) to be held in the concerned barangay. A written notice of the public hearing shall be served on the applicant and the owners of the properties adjacent to the property which is the subject of the application, at least fifteen (15) days prior to the scheduled public hearing. Notice of such hearing shall also be posted on the property for which the exception is sought, at the City Hall, and in other public places at least fifteen (15) days prior to said public hearing.
- f. 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.
- g. The LZBA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing(s).

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

SECTION 3. EXISTING NON-CONFORMING USES AND BUILDING. The lawful use of any building, structure or land at the time of the adoption or amendment of this Ordinance may be continued, although such use does not conform to its provisions, provided:

a. That no such non-conforming use shall be enlarged or increased 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 its adoption.

b. That no such non-conforming use which has ceased operation for more than one (1) year or has been changed to a use permitted in the zone it is located be again revived as non-conforming use.

c. That a vacant/idle building or structure may not be used for non-conforming activity.

d. That any non-conforming structure, or one or more of a group of non-conforming structures related to one use and under one ownership, which have been damaged may be reconstructed and used as before provided, that such reconstruction is not more than fifty (50%) percent of the replacement cost.

e. That should such non-conforming portion of any building or 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.

f. That no such non-conforming use may be enlarged, increased or moved to displace any conforming use.

g. That no such non-conforming use shall be changed to another non-conforming use.

h. No such non-conforming structure may be enlarged or altered in a way which increased its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

j. 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.

k. The owner of a non-conforming use shall program the phase-out and relocation of the non-conforming use within ten (5) years from the effectivity of this Ordinance.

SECTION 4. CERTIFICATE OF NON-CONFORMANCE. A certificate of non-conformance for all non-conforming uses shall be applied for by the owner or agent of the property involved with the City Zoning Administrator within twelve (12) months from approval of this Ordinance; otherwise, the non-conforming use may be condemned at the owner's expense. Failure on the part of the owner to apply for a Certificate of Non-Conformance shall be considered in violation of this Ordinance and is subject to applicable fine and other penalties.

a. **Procedure.** The following steps shall govern the issuance of a certificate of non-conformance:

1. Application forms for a certificate of non-conformance shall be secured from the Office of the City Zoning Administrator.
2. All requests for such certificate shall be made in writing, stating the reasons for non-conformance and accompanied by a 1:10,000 vicinity map showing the exact location of the non-conforming use, lot or structure and the accurate distances from nearby landmarks such as roads, intersections, rivers, existing buildings etc.
3. The request for such certificate shall be transmitted to and acted upon by the LZBA within fifteen (15) days from receipt of the request.

b. **Validity.** The certificate shall be valid for a period of two (2) years from date of issuance after which it shall be deemed null and void unless the same is renewed within three (3) months prior to its expiration.

ARTICLE X ADMINISTRATION AND ENFORCEMENT

SECTION 1. RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT. This Ordinance shall be enforced and administered by the City Mayor through the City Zoning Administrator who will function under the administrative and technical supervision of City Planning and Development Coordinator.

SECTION 2. QUALIFICATIONS OF THE CITY ZONING ADMINISTRATOR. The City Zoning Administrator must comply with the requirements of RA No. 10587, also known as the Environmental Planning Act of 2013.

SECTION 3. POWERS AND DUTIES. 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 February 7, 1981, the City Zoning Administrator shall perform the following::

- 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 applicable provisions of this Ordinance.
- c. Monitor on-going or 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 Ordinance.
- d. Coordinate with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of this Ordinance.
- e. Coordinate with the City Prosecutor and/or the City Legal Officer for other legal actions or remedies relative to the foregoing.
- f. Report to the City Zoning Review Committee every quarter all exceptions and variances granted so that the zoning map can be correspondingly updated; and the progress and problems encountered in the administration and enforcement of this Ordinance, making the necessary recommendations therefor.
- g. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the Ordinance prior to adoption by the Sangguniang Panlungsod; and
- h. Submit to the City Mayor and the Sangguniang Panlungsod a semestral report on the status of land uses of the city including the number, nature and character of permits granted or denied, non-conforming uses, variances, exceptions, innovative techniques, special and temporary uses and conditions imposed thereon.

SECTION 4. COMPLAINTS AND OPPOSITIONS. A complaint for violation of any provision of the Ordinance or any clearance or permit issued pursuant thereto shall be filed with the LZBA.

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

SECTION 5. THE LOCAL ZONING BOARD OF APPEALS (LZBA). There is hereby created a LZBA which shall perform the following functions and responsibilities:

- a. Act on applications of the following nature:
 1. Variances
 2. Exceptions
 3. Non-Conforming Uses
 4. Temporary Use Permit
 5. Complaints and Oppositions to Application/s
- b. Act on appeals on Grant or Denial of Locational Clearance by the City Zoning Administrator.
- c. Act on appeals regarding the non-conformity of existing uses, buildings or structures to the applicable provisions of this Ordinance.

Decisions of the LZBA shall be carried by an absolute majority vote (50% + 1) of its members.

SECTION 6. COMPOSITION OF THE LZBA. The LZBA shall be composed of the following members:

- a. City Mayor as Chairman
- b. SP Committee Chairperson on Land Use/Zoning (If said committee is non-existent, the SP may elect a representative)
- c. City Legal Officer
- d. City Municipal Assessor
- e. City Engineer
- b. City Planning and Development Coordinator
- c. City Community Environment and Natural Resources Officer
- d. Two (2) representatives of the private sector nominated by their respective organizations
- e. Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.

The City Planning and Development Office shall serve as Secretariat to the LZBA.

The LZBA may invite resource persons in support of the performance of its functions.

SECTION 7. LZBA PROCEDURES. The LZBA shall adopt rules necessary for the conduct of its affairs. Meetings shall be held at the call of the chairman and at such other times as the Board may determine. The Chairman, or in his absence, the acting chairman, may administer oaths and compel the attendance of witnesses. All meetings shall be open to the public.

The Board shall keep a minute of its proceedings showing the vote of each member upon each question raised and keep a record of its official actions, all of which shall constitute a public record.

SECTION 8. APPEALS. Any person aggrieved by the decision of the City Zoning Administrator regarding the interpretation, administration or enforcement of this Ordinance may appeal to the Board. Such appeal shall be taken within a reasonable time, but not exceeding sixty (60) days from receipt of the notice of the decision or action taken by the City Zoning Administrator, by filing a notice of appeal with the Board specifying the grounds therefore. The City Zoning

Administrator shall forthwith transmit to the Board all papers constituting the record upon which the action appealed from was taken. The Board shall fix the time and place for the hearing of the appeal, give due notice to the parties and decide the same within a reasonable time. Unless appealed to the HLURB, decisions of the Board shall be final and executory.

SECTION 9. LIMITATIONS ON THE POWER AND AUTHORITY OF THE LZBA. The LZBA is a quasi-judicial body. As such, it shall have no power and authority to amend, alter, repeal or legislate a zoning ordinance. Its territorial jurisdiction shall be limited to Naga City.

Decisions of the LZBA shall be appealable to the HLURB.

SECTION 10. REVIEW OF THE ZONING ORDINANCE. The Local Zoning Review Committee (LZRC) is hereby created under the City Development Council (CDC) to review the integrated Zoning Ordinance in respect to 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 city-wide land use implications
- d. Petition for rezoning or reclassification with city-wide implications
- e. Increasing number of applications/issuances invoking Variances and Exceptions

SECTION 11. COMPOSITION OF THE LZRC. The Local Zoning Review Committee shall be composed of the following:

- a. Sangguniang Panlungsod Chair of Land Use Committee
- b. City Planning and Development Coordinator
- c. City Zoning Administrator
- d. City Assessor
- e. City Legal Officer
- f. City Engineer
- g. City Community Environment and Natural Resources Officer
- h. City Agriculturist
- i. Municipal Agrarian Reform Officer
- j. President, Association of Barangay Captains
- k. Three (3) Private Sector Representatives from the Metro Naga Chamber of Commerce and Industry, the local housing industry and the federation of homeowner's associations
- l. Two (2) non-government and civil society organization representatives to be nominated by the Naga City People's Council

The City Planning and Development Office shall serve as the Secretariat to the LZRC.

The LZRC may invite resource persons in support of the performance of its functions.

SECTION 10. FUNCTIONS OF THE LZRC. The Local Zoning Review Committee shall have the following functions:

- a. Review the Zoning Ordinance for the following purposes:
 1. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 2. 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.
- b. Recommend to the Sangguniang Panlungsod necessary legislative amendments on the needed changes in the integrated ZO as a result of the review conducted.
- c. Coordinate with HLURB in regard to the recommended changes to the Ordinance as a result of its review.

The Committee shall meet at least once every six months to review the nature of developments that occurred during the preceding six months and the corresponding effects of all exceptions, variances and special use permits granted on the areas where they have been allowed to locate.

SECTION 11. AMENDMENTS TO THE ZONING ORDINANCE. Changes in the Ordinance as a result of the review by the LZRC shall be treated as an amendment, provided that any proposed amendment or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the Sangguniang Panlungsod.

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

SECTION 12. APPROVED ZONING MAPS. The approved City Zoning Maps, printed in standard color codes and with minimum dimensions of 1.20m x 1.20m, shall be posted at the following offices:

- Office of the Mayor
- Office of the City Zoning Administrator
- City Planning and Development Office
- City Assessor's Office
- City Engineer's Office
- Municipal Agrarian Reform Office
- City Agriculture Office
- City Environment and Natural Resources 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 13. LOCATIONAL CLEARANCE. All owners/developers shall secure Locational Clearance from the City Zoning Administrator or, in cases of Variances and/or Exceptions, from the LZBA prior to conducting any activity or construction on their property/land. This will include property/land located in Forest Lands, Special Economic Zones and other areas administered by national and special agencies, except for facilities for national security as certified by the Department of National Defense.

SECTION 14. VALIDITY OF LOCATIONAL CLEARANCE. Upon issuance of a Locational Clearance (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 15. PROJECTS OF NATIONAL SIGNIFICANCE. Based on established national standards and priorities, the HLURB shall continue to issue locational clearances for projects considered to be of vital and national or regional economic or environmental significance. Unless otherwise declared by the NEDA Board, all projects shall be presumed to be locally significant.

SECTION 16. MAJOR AND/OR INNOVATIVE PROJECTS. The City Zoning Administrator or the LZBA, as the case may be, may seek the assistance of the HLURB or external consultants in the evaluation of proposed major and/or innovative projects such as seaports, airports, oil depots, reclamation areas, shopping malls, special economic zones, tourism enterprise zones, and the like.

SECTION 17. SUBDIVISION PROJECTS. All owners and/or developers of subdivision projects shall, in addition to securing a Locational Clearance, be required to secure a Development Permit pursuant to the provisions of PD 957 and its Implementing Rules and Regulations or BP 220 and its Implementing Rules and Regulations and in accordance with the procedures laid down in EO 71, Series of 1993.

Proposed subdivision projects shall prepare their respective Deed Restrictions (to include, among others, regulations pertaining to allowable uses within their project sites. The list of allowable uses within subdivisions shall be within the list of allowable uses within the Zone. Proof of compliance of future projects with the provisions of the Deed Restrictions for the said subdivision shall form part of the requirements for Locational Clearance.

SECTION 18. BUILDING PERMIT. No Building Permit shall be issued by the City Building Official without a valid Locational Clearance in accordance with the integrated ZO.

SECTION 19. BUSINESS PERMIT. The Business and Licensing Division of the City Treasurer's Office shall require a Locational Clearance for new developments.

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

SECTION 38. OCCUPANCY PERMIT. No Occupancy Permit shall be issued by the Local Building Official without certification from the City Zoning Administrator that the building has complied with the conditions stated in the Locational Clearance.

SECTION 17. ENVIRONMENTAL COMPLIANCE CERTIFICATE (ECC). Notwithstanding the issuance of locational clearance, development permit and building permit, no environmentally critical projects nor projects located in environmentally critical areas as defined by Presidential Proclamation No. 2146 shall be commenced, developed or operated unless the requirements of ECC have been satisfactorily complied with.

SECTION 18. COLLECTION OF PROCESSING FEES. The collection of processing fees for locational clearance in Naga City and other services by the City Zoning Administrator for its personnel, maintenance and operating expenses shall be as follows:

- a. For Locational Clearance, the applicable rates prescribed under Resolution No. 912, series of 2013 of the HLURB shall be adopted.
- b. For Petition/Request for reclassification or rezoning, a filing fee of 3,000.00 per hectare or its proportionate amount, and an inspection fee of 1,500.00 per hectare
- c. For Complaints, except those involving pauper litigant which shall be free of charge, a filing fee of P1,500.00
- d. For Motions for Consideration, a filing fee of P1,000.00

The processing fees shall be collected by the City Treasurer. A surcharge of fifty (50%) percent based on and added to the corresponding processing fee plus interest of fourteen (14%) percent per annum shall be imposed on all development/structures/operations without any locational clearance, certificate of conformance/non-conformance, building permit, license or permit to operate to operate upon implementation of this Ordinance.

SECTION 19. 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 20. PROCEDURES FOR REZONING. Any association or group of persons who wishes to propose a rezoning or reclassification of a certain area, may file a petition with the City Zoning Administrator for initial evaluation. A site inspection of the vicinity being applied for rezoning shall be made as part of the initial evaluation.

The City Zoning Administrator shall then endorse the proposal together with its preliminary findings to the Sangguniang Panlungsod for further evaluation and final decision.

If the Sangguniang Panlungsod finds that the proposed rezoning has city-wide implications, it will be referred to the Local Zoning Review Committee (LZRC) for review and evaluation. The LZRC

After preliminary findings and recommendations, a public hearing shall be conducted, especially in the community affected by the rezoning. If found meritorious, the Sangguniang Panlungsod then approves and adopts the proposal an amendment to this Ordinance.

ARTICLE XI SPECIAL PROVISIONS

SECTION 1. MAINTAINING A LINEAR PARK ALONG NAGA AND BICOL RIVERS AND OTHER MAJOR WATERWAYS WITHIN NAGA CITY. In consonance with the provisions of P.D. 296 (Water Code), the series of local Executive Orders creating the Salvar Salog program and other efforts to revitalize Naga River) and other legislations, a minimum setback of 3 meters from existing shoreline banks or streams shall be maintained as linear park.

Should there be a change in the existing shorelines or banks of the rivers or streams, the setback shall be construed as moving with the actual riverbanks or shorelines.

SECTION 2. SUPPLETORY EFFECT OF OTHER LAWS AND DECREES. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan (CLUP) of the city.

SECTION 3. 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 4. 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 this Ordinance.

ARTICLE XII FINAL PROVISIONS

SECTION 1. PENAL PROVISION. Any person violating any provisions of this Ordinance, shall upon conviction, be punished by a fine of not more than five thousand pesos (P5,000.00) or by imprisonment for not more than six (6) months, or both, at the discretion of the court.

If the violation is committed by a firm, corporation, or partnership, institution or any other juridical person, the manager, managing partner, director, superior or any other person charged with management of such firm, corporation, or partnership, institution or any other juridical person shall be criminally responsible thereof.

SECTION 2. SEPARABILITY CLAUSE. If any portion or provision of this Ordinance is declared invalid or unconstitutional, the remaining portions or provisions shall not be affected thereby.

SECTION 3. REPEALING CLAUSE. Ordinance No.78, Series of 1978, Ordinance No. 94-076, Series of 1994, Ordinance No. 2000-071 as amended, and all other Ordinances and Resolutions, rules and regulations inconsistent with this Ordinance are hereby repealed or modified accordingly.

SECTION 4. EFFECTIVITY CLAUSE – This Ordinance shall take effect upon approval by the Housing and Land Use Regulatory Board.

ENACTED: _____.

xxx

xxx

xxx

WE HEREBY CERTIFY to the correctness of the foregoing ordinance.

GIL A. DE LA TORRE
Secretary to the
Sangguniang Panlungsod

NELSON S. LEGACION
City Vice Mayor & Presiding Officer

APPROVED:

JOHN G. BONGAT
City Mayor



ZONING ORDINANCE, 2016-30

City Government of Naga

Annexes

ANNEX “A”

Definition of Terms

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

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 (AGZ) – an area within a city intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations... (AFMA)

Agri-Industrial Zone (AgIndZ) - an area within a city intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

Agri-Processing Activities – “refers to the processing of raw agricultural and fishery products into semi-processed or finished products which include materials for the manufacture of food and/or non-food products, pharmaceuticals and other industrial products.” (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 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 where the number of allowable storeys/floors above established grade is three (3) and the building height level (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 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 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 storeys/floor above established grade and/or meters above highest grade.

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

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

Class "AAA" Slaughterhouse/Abattoir – those with facilities and operational procedures appropriate to slaughter livestock and fowls for sale in any market, domestic or international.

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 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 intended for trade, service and business activities performing complementary/ supplementary functions to the CBD.

Commercial-3 Zone (C3-Z) – a high density commercial area within a city intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation.

High rise hotels, sports stadium or sports complexes area also allowed in this zone. This zone may also be called as the Central Business District (CBD).

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 imposes 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 intended for ecotourism uses.

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

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

- a. All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries;
- b. Areas set aside as aesthetic potential tourist spots;
- c. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
- d. Areas of unique historic, archaeological, or scientific interests;
- e. Areas which are traditionally occupied by cultural communities or tribes;
- f. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
- g. Areas with critical slopes;
- h. Areas classified as prime agricultural lands;
- i. Recharge areas of aquifers;
- j. Water bodies characterized by one or any combination of the following conditions:
 - tapped for domestic purposes;
 - within the controlled and/or protected areas declared by appropriate authorities; and
 - which support wildlife and fishery activities.

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

Environmentally Critical Projects (ECP) – refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981, as follows:

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

- a. Environmentally Critical Projects
- b. Projects located in Environmentally Critical Areas

Exception – a device which grants a property owner relief from certain provisions of the Ordinance because 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 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 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)

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

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

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

Forest Zone (FZ) – an area within a city which are intended primarily for forest purposes. This includes Forest Lands and areas outside of Forest Lands 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 Institutional Zone (GI-Z) – an area within a city intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/research and convention centers.

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

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

But excluding:

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

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

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

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

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

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

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

- a. pollutive/non-hazardous; and
- b. 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 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 City Zoning Administrator 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 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 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.

National Park Sub-Zone (NP-SZ) – an area within the Forest Zone of a city that “refers to a forest land reservation essentially of primitive or wilderness character which has been withdrawn from settlement or occupancy and set aside as such exclusively to preserve the scenery, the natural and historic objects and the wild animals or plants therein, and to provide enjoyment of these features in such a manner as will leave them unimpaired for future generations.” (NIPAS Act)

Navigational Lane – areas in cities designated for the passage of water vessels.

NIPAS Act – shall refer to the National Integrated Protected Areas System Act of 1992 or RA 7586.

NIPAS Multiple Use Sub-Zone (NMU-SZ) – an area that "pertains to the management zone of protected areas" of a city/municipality "where settlement, traditional and/or sustainable land use, including agriculture, agroforestry and other income generating or livelihood activities may be allowed consistent with the Management Plan." (5.10 of DENR Administrative Order No. 2008-26)

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:

- a. Reserved second growth forests
- b. Mangroves
- c. Buffer strips
- d. Freshwater swamps and marshes, and
- e. Unproclaimed watersheds.

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

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

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

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

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

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

Parks and Recreation Zone (PR-Z) – an area in a city 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 that are outside of NPAAAD and declared by the City 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:

- a. Strict nature reserves;
- b. Natural parks;
- c. National monuments;

- d. Wildlife sanctuary;
- e. Protected landscapes and seascapes;
- f. Resource reserves;
- g. Natural biotic areas; and
- h. Other categories established by law, conventions or international agreements which the Philippine Government is a signatory

Protected Area Management Board (PAMB) – per the NIPAS Act's IRR, a board established for NIPAS areas that shall, among others:

- a. Decide matters relating to planning, resource protection and general administration of the area in accordance with the General Management Planning Strategy (GMPS);
- b. Approve proposals, work plans, action plans, guidelines, for management of the protected area in accordance with the approved Management Plan;
- c. Delineate and demarcate protected area boundaries, buffer zones, ancestral domains;
- d. Promulgate rules and regulations to promote development programs and projects on biodiversity conservation and sustainable development; and
- e. Control and regulate the construction, operation and maintenance of roads, trails, water works, sewerage, fire protection and sanitation systems and other utilities within the protected area

Protected Area Management Plan (PAMP) – a document required for NIPAS areas that “shall, as a minimum, promote the adoption and implementation of innovative management techniques including if necessary, the concept of zoning, buffer zone management for multiple use and protection, habitat conservation and rehabilitation, site-specific policy development, pest management, and fire control...” (NIPAS Act)

Protection Agricultural Sub-Zone (PTA-SZ) – an area within the Agricultural Zone of cities 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 agro-industrial development and promote sustainable growth.”

Protection Forest – an area within a city that are “forestlands outside NIPAS obtained essentially for their beneficial influence on soil and water in particular and the environment in general.” (DENR DAO 95-15)

Areas wholly or partially covered with woody vegetation manage 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 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 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 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.

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 designated for socialized housing projects.

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

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

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

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

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

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 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)

Wharf – an area within a city intended as a landing place where ships may be tied-up or unloaded.

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

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

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

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

Annex “B”

Zone Boundaries of Zoning Map, 2016-2030

ZONE CODE	ZONE CLASSIFICATION	LAND USE CODE	BOUNDARY DESCRIPTION			
			NORTH	EAST	SOUTH	WEST
1	Forest Park/Preservation	FP	Naga-Calabanga boundary	Naga-Goa boundary	Naga Pili boundary	MBM 7 follows the boundary of forest reserve area including the tourist area located at the foot of Mt. Isarog
2	Residential – 1 (R-1) Zone	R-1	50 m. from Panicuason Road running parallel	200 m. from the junction of Carolina-Panicuason Curry Road running perpendicular to the Carolina-Panicuason Road going to south; then running parallel to Panicuason-Curry Road with a uniform distance of 50 m. from the Panicuason-Curry Road.	Northern part of Panicuason Central School; then going south to the southern boundary of barangay site.	Boundary of barangay site; then going north at 200 m. from Panicuason-Curry Road; also 200 m. from junction of Philippine Union College Road and Carolina-Panicuason Road; then 50 m. distance from Phil. Union College running parallel
3	Institutional Zone	IN	Northern boundary of Panicuason Elementary School	Eastern boundary of Panicuason Elementary School	Southern boundary of Panicuason Elementary School	Western boundary of Panicuason Elementary School
4	Institutional Zone	IN	Northern boundary of Philippine Union College	Eastern boundary of Philippine Union College	Southern boundary of Philippine Union College	Western boundary of Philippine Union College
5	Light Industrial Zone	I-1	Northern boundary of Bicol Hydropower Co. lot	Eastern boundary of Bicol Hydropower Co. lot	Southern boundary of Bicol Hydropower Co. lot	Western Boundary of Bicol Hydropower Co. lot
6	Residential – 1 (R-1) Zone	R-1	Approximately 200 m. from junction of Carolina-Panicuason Road and following the center line of the nearest creek running alongside the northern part of Naga-Carolina Road going westward up to the eastern boundary of Wellville Subd., Naga City Employees Housing Project and Maryville Subd. At barangay San Felipe or approximately 50 m. distance running parallel to the San Felipe-Pacol Road up to Pacol Elementary School.	Approximately 400 m. from Carolina-Sibao road junction running perpendicular to Carolina-Panicuason Road and approximately 100 m. running parallel along Carolina-Sibao Road	200 meters at the southern portion of San Felipe-Pacol-Carolina Road and the southern boundary of Laguna Properties Holdings, Inc.	Western boundary lines of Maryville Subd. Going southward following the Almeda Road and the northern boundary of Almeda property.

7	Light Intensity Commercial Zone	C-2	Approximately 50 m. running parallel along Carolina-Sibao Road and Naga-Carolina Road junction.	Approximately 50 m. running parallel along Carolina-Sibao Road	Approximately 50 m. running parallel along Naga-Carolina-Panicuason Road and the road right of way of Naga-Carolina Road	Approximately 100 m. from the junction of Carolina-Sibao Road and Naga Carolina Road.
7-A	High Intensity Commercial Zone	C-2	Boundary lines of Peñafrancia Resort			
7-B	High Intensity Commercial Zone	C-2	Boundary lines of Casa Catalina Resort			
7-C	High Intensity Commercial Zone	C-2	Boundary lines of Kayumanggi Resort			
8	Institutional Zone	IN	Northern boundary of Carolina National High School	Eastern boundary of Carolina National High School	Southern boundary of Carolina National High School	Western boundary of Carolina National High School
9	Institutional Zone	IN	Northern boundary of Mt. Carmel Church	Eastern boundary of Mt. Carmel Church	Southern boundary of Mt. Carmel Church	Western boundary of Mt. Carmel Church
10	Institutional Zone	IN	Northern boundary of Carolina Elementary School	Eastern boundary of Carolina Elementary School	Southern boundary of Carolina Elementary School	Western boundary of Carolina Elementary School
11	Agro-ecotourism Zone	EZ	The nearest creek running alongside the Naga-Pacol-Carolina Road and the municipal boundaries of Naga and Calabanga	The Western boundary of the Forest Park and Reserve	Approximately 1 km. distance running parallel along Carolina-Panicuason Road going westward and then the second creek nearest to the Naga-Pacol-Carolina Road.	The entrance road to the Laguna Properties Holdings, Inc.
12	Transition Areas	TZ	The second creek nearest to the Naga-Pacol-Carolina Road	Nursery Road	Langon Creek	Western boundary lines of Sison's property
13	Transition Areas	TZ	Northern boundary line of the property of the heirs of Mercado	Eastern boundary lines of the property of the heirs of Mercado except the irrigated areas under the NIA administration	Southern boundary lines of the property owned by the heirs of Mercado	Western boundary lines of the property owned by the heirs of Mercado except the irrigated areas under the NIA administration
13-A	Institutional Zone	IN	Boundary lines of Palaro Site			
13-B	Institutional Zone	IN	Boundary lines of Pacol Elementary School			
14	Medium Intensity Commercial Zone	C-2	Bounded on the Northern , Eastern, Southern and Western , from Junction of Felipe Road and Cokeville Subdivision up to Junction of Francia Road, Magsaysay, MT Villanueva Avenue felipe Road, running parallel from			

			the road 50 meters away both side			
14-A	Institutional Zone	IN	Boundary lines of Caritas Mariae			
14-B	Parks/Plazas and Open Spaces	PO	Boundary lines of Eco-Park			
15	Residential – 1 (R-1) Zone	R-1	Boundary of Municipality of Magarao	Boundary of Naga City Employees Housing Project, Bagong Sirang	Boundary of Gasoline Station	Boundary of Wellville Subdivision and Paz Village Subdivision
16	Residential – 2 (R-2) Zone	R-2	Almeda Road	San Felipe Road and 50 m. distance from San Felipe Road running parallel	San Felipe River	Approximately 50 m. distance from Magsaysay Avenue
17	Residential – 2 (R-2) Zone	R-2	Proposed Calauag-San Felipe Circumferential Road	Naga-San Felipe Road	Boundary of San Felipe Urban Poor	San Felipe Cemetery
17-A	Institutional Zone	IN	Boundary lines of Calauag Elementary School			
18	Light Intensity Commercial Zone	C-2	Entrance Road to Urban Poor and Lomeda Subd.	Approximately 50 meters running parallel to Naga-San Felipe Road	Magsaysay Avenue	Approximately 50 meters running parallel along Naga-San Felipe Road
19	Cemeteries and Memorial Parks	CM	Northern boundary lines of San Felipe Cemetery	Eastern boundary lines of San Felipe Cemetery	Southern boundary lines of San Felipe Cemetery	Western boundary lines of San Felipe Cemetery
19-A	Institutional Zone	IN	Boundary lines of MV Maramba Elementary School			
20	Cemeteries and Memorial Parks	CM	Existing property line of Peñafrancia Cemetery	Existing property line of Peñafrancia Cemetery	Existing property line of Peñafrancia Cemetery	Existing property line of Peñafrancia Cemetery
20-A	Institutional Zone	IN	Boundary lines of CSNHS Annex			
20-B	Institutional Zone	IN	Boundary lines of Peñafrancia Shrine			
20-C	Institutional Zone	IN	Boundary lines of Peñafrancia Museum and Pagoda Dockyard			
21	Commercial – 3 (C-3) Zone	C-3	Bounded on the Northern, Eastern, Southern and Western , from Queborac Marupit Road – Magsaysay Avenue up to Rotonda, running parallel from the road 50 meters away both side			
21-A	Commercial – 2 (C-2) Zone	C2	Bounded on the Northern , Eastern, Southern and Western , from J.P Rizal Street - up to Abella Street,			

			running parallel from the road 50 meters away both side			
22	Commercial – 2 (C-2) Zone	C-2	Boundary of municipality of Canaman; then follows 50 m. running eastward to Capilihan Road	50 m. from Bagumbayan Road running parallel then follows 150 m. from Jacob St. going southward	Junction of Jacob and Bagumbayan St. then follows 50 m. going northward to Bagumbayan St.; then follows 50 m. westward to Ateneo Avenue	50 m. from Bagumbayan St. running parallel
22-A	Commercial – 2 (C-2) Zone	C-2	Bounded on the Northern , Eastern, Southern and Western , from Ateneo De Naga University up to Bagumbayan Street , running parallel from the Ateneo road 50 meters away , Northern Portion only			
23	Residential – 2 (R-2) Zone	R-2	Naga-Canaman boundary	50 m. from Bagumbayan Road running parallel starting from city boundary; then follows southward to Abcede Subd.	50 m. from Bagumbayan-Marupit Road running parallel	Naga-Canaman boundary
24	Residential – 3 (R-3) Zone	R-3	50 m. from Bagumbayan-Marupit Road running parallel	50 m. from Bagumbayan Road running parallel and boundary lines of Naga Parochial School and Holy Rosary Minor Seminary and Sta. Cruz Poro St.	Bayawas St., and 50 m. from Abella St. running parallel	50 meters away running parallel to J.P Rizal Street (21-A – Commercial Zone)
24	High Density Residential Zone	R-3	50 m. from Bagumbayan-Marupit Road running parallel	50 meters away running parallel to J.P Rizal Street (21-A – Commercial Zone)	50 meters away running parallel to Abella Street (34-A – Industrial Zone)	Municipality of Camaligan boundary lines
25	Medium Density Residential Zone	R-2	50 m. from Bagumbayan-Marupit Road running parallel	Proposed Abella-Queborac Road	50 m. from Abella Road running parallel	Municipality of Camaligan boundary lines
26	Institutional Zone	IN	Property lines of Abcede Elem. School			
26-A	Transportation/Utilities	TU	Boundary lines of Manubay Property			
27	Institutional Zone	IN	Properties lines of Ateneo de Naga University			
28	Institutional Zone	IN	Property lines of Sta. Cruz Elem. School			
29	Institutional Zone	IN	Property lines of University of Nueva Caceres			
30	Institutional Zone	IN	Property lines of Naga Parochial School, Metropolitan Cathedral Compound and Holy Rosary Minor Seminary			
31	Commercial – 1 (C-3) Zone	C-3	Arana and Santonja Sts.	Naga River	Naga River	50 m. from J. Hernandez Ave. running parallel

						and from boundary line of Public Market
31-A	Parks and Recreation Zone	PR-Z	Boundary lines of Plaza Rizal			
31-B	Parks and Recreation Zone	PR-Z	Boundary lines of Plaza Quezon			
31-C	Parks and Recreation Zone	PR-Z	Boundary lines of Plaza Quince Martires			
32	Commercial – 2 (C-2) Zone	C-2	Property lines of Holy Rosary Minor Seminar and Cathedral Church	50 m. from J. Hernandez Ave. running parallel	Arana St. and property lines of University of Nueva Caceres	50 m. distance from J. Hernandez Ave. running parallel and proposed Abella-Queborac Road
33	Commercial – 2 (C-2) Zone	C-2	Property lines of University of Nueva Caceres	50 m. from J. Hernandez Ave. running parallel	Naga River	FelizPlazo St. going south up to Sabang Bridge
33-A	Commercial – 2 (C-2) Zone	C-2	Abella Street	Felix Plazo Street	Bicol River	LCC Property
34	Residential – 3 (R-3) Zone	R-3	50 m. from Abella St. running parallel	Felix Plazo St. up to Sabang Bridge	Bicol River	Boundary lines of Municipality of Camaligan
34-A	Industrial Zone	I-Z	50 m. distance from Abella running parallel	Proposed Abella-Queborac Road	50 m. distance from Abella running parallel	Municipality of Camaligan
35	Institutional Zone	IN	Property lines of Sabang Elem. Central School			
36	Commercial – 2 (C-2) Zone	C-2	Panganiban Drive	Boundary lines of Bgy. Lerma then follows PNR property lines	Bicol River	Naga River
36-A	Institutional Zone	IN	Boundary lines of Tabuco Elementary School			
37	Commercial – 2 (C-2) Zone	C-2	Bounded on the Northern , Eastern, Southern and Western , from Junction Road of Magsaysay Avenue and Dayangdang Street up to Panganiban, running parallel from the Ateneo road 50 meters away , Eastern Portion only			
37-A	Commercial – 2 (C-2) Zone	C-2	Bounded on the North Western Portion by Naga River and South Eastern by Dayandang Street , from Junction Road of Magsaysay Avenue and Dayangdang Street up to Panganiban Drive			
37-B	Institutional Zone	IN	Boundary lines of Mariner's Polytechnic Colleges			
37-C	Institutional Zone	IN	Boundary lines of Tinago Elementary School			
38	Commercial – 2 (C-2) Zone	C-2	Sta. Cruz. Iglesia and Paz Sts.	Peñafrancia Ave.	Arana St.	Barlin St.
39	Institutional Zone	IN	Property lines of Naga College Foundation	Peñafrancia Ave.	Paz and IglesiaSts.	Elias Angles and KacobSts.
40	Residential – 2 (R-2) Zone	R-2	50 m. distance running parallel o Liboton St.	Property lines DECS, Jacob St. and CSI	Approximately 200 m. from Santonja St. perpendicular line to Jacob St.	50 m. distance running parallel to Bagumbayan St.

41	Commercial – 2 (C-2) Zone	C-2	Magsaysay Ave.	50 m. distance running parallel to Peñafrancia Ave.	Colgante St.	Peñafrancia Ave.
41-A	Commercial – 2 (C-2) Zone	C-2	Bounded on the Northern , Eastern, Southern and Western , from Junction of Felipe Road and Cokeville Subdivision up to 14-A (Caritas Mariae) running parallel from the road 50 meters away Southern portion only .			
41-B	Commercial – 2 (C-2) Zone	C-2	Bounded on the Northern , Eastern, Southern and Western , from Junction of Almeda Road and Felipe Road up to Junction Road of Balatas – Cararayan Road and Almeda Road , running parallel from the road 50 meters away , Northern and Eastern Portion only			
42	Commercial – 2 (C-2) Zone	C-2	50 m. distance running parallel to Magsaysay Ave.	50 m. distance running parallel to Magsaysay Ave.	Boundary lines of Concepcion Church; then follows 50 m. distance from Panganiban Ave. running parallel	50 m. distance running parallel to Magsaysay Ave., the 50 m. distance running parallel to Magsaysay Ave., then follows Kayanga Ext., then 50 m. distance running parallel to Magsaysay Ave. up to Naga River
43	Commercial – 2 (C-2) Zone	C-2	Bulusan and J. Miranda St.	50 m. distance running parallel to Tall Ave.; then to Mayon St. up to Panganiban Drive	Panganiban Drive	50 m. distance running parallel to Mayon Ave.; then to Taal Ave. up to Bulusan St.
43-A	Commercial – 2 (C-2) Zone	C-2	Bounded on the Northern , Eastern, Southern and Western , from Junction of Taal Avenue and J. Miranda Avenue up to Junction of Panganiban Drive and J. Miranda Avenue , running parallel from the road 50 meters away , Northern and Eastern Portion only			
44	Parks/Plaza, Open Spaces and Recreation	PO	Boundary lines of Naga City Civic Center			
45	Residential – 3 (R-3) Zone	R-3	50 m. from Magsaysay Ave. running parallel up to Kayanga Ext.	50 m. from Taal Ave. running parallel; then follows 50 m. from Mayon Ave running parallel	50 m. from Panganiban Drive running parallel; then goes northward 50 m. distance parallel to Isarog Ave. up to 50 m. distance northside of Peninsula St., running	50 m distance running parallel from Misericordia St. up to Colgante St., then to Naga River

					parallel up to short road going to Mariner's Polytechnic School; then 50 m. running to Panganiban Drive	
46	Residential – 1 (R-3) Zone	R-1	50 m. distance from Taal St. and Magsaysay Ave. running parallel	50 m. distance from Masaysay Ave., running parallel	50 m. distance from Panganiban Ave. running parallel then goes northward along J. Miranda Ave. up to Yorktown St.; then goes southward along Maria Cristina St.; then follows boundary lines of Provincial Government up to 50 m. distance from Magsaysay Ave.	50 m. distance from Mayon Ave. and Taal Ave. Running parallel
47	Institutional Zone	IN	Property lines of Naga City Government Center	Property lines of Naga City Government Center and the Bicol Medical Center	Property lines of the Bicol Medical Center and Provincial Government Property	Property lines of the Government Center
48	Commercial – 2 (C-2) Zone	C-2	Panganiban Drive	Roxas Avenue	PNR Property	Lerma boundary
48-A	Residential – 3 (R-3) Zone	R-3	Boundary lines of Naga City Subdivision			
49	Commercial – 2 (C-2) Zone	C-2	PNR Property	Roxas Avenue	Roxas Avenue then goes northward along Carnation Street	From Carnation Street 50 m. distance from Roxas Avenue running parallel up to the property lines of Mother Seton Hospital; then from the road beside Mother Seton Hospital (northside) going straight to the property lines of hope Christian School
49-A	Institutional Zone	IN	Boundary lines of Hope Christian School			
50	Institutional Zone	IN	Property lines of Mother Seton Hospital			
50-A	Institutional Zone	IN	Boundary lines of Jose Rizal Elementary School			
51	Commercial – 3 (C-3) Zone	C-3	Property lines of Ruby Shelter Development Corporation	50 m. distance running parallel from Carnation Street	Roxas Avenue; then follows property lines of Arago Subdivision	PNR property lines
51-A	Transportation Utilities	TU	Boundary lines of Central Bus Terminal Property			
51-B	Institutional Zone	IN	Boundary lines of t. Joseph School			
52	Residential – 3 (R-3) Zone	R-3	Property lines of Arago Subdivision			

52-A	Institutional Zone	IN	Boundary lines of Triangulo Elementary School			
53	Commercial – 2 (C-2) Zone	C-2	PNR Property	PNR Property and Roxas Avenue	Roxas Avenue	PNR Property
53-A	Utilities, Transportation and Services Zone	UTS-Z	Boundary line of PNR Property			
54	Commercial – 3 (C-3) Zone	C-3	Roxas Avenue and PNR Property	50 m. running parallel along Roxas Avenue	50 m. running parallel along Roxas Avenue	Maharlika Highway
54-A	Commercial – 3 (C-3) Zone	C3	Bounded on the Northern, Eastern, Southern and Western , from Junction of Diversion Road –Almeda Highway up to Junction of Villa grande Homes, running parallel from the road 100 meters away both side			
55	Industrial Zone	I-Z	50 m distance running parallel from Roxas Avenue	Proposed Naga Diversion Road	Creek	Bicol River
55-A	Residential – 3 (R-3) Zone	R-3	Boundary lines of Naga City Subdivision			
56	Commercial – 3 (C-3) Zone	C-2	Ferdinand Street	Maharlika Highway	Bicol River	PNR Property
57	Industrial Zone	I-Z	Bicol River	100 m. distance running parallel along Mabulo Drive	Municipality of Milaor boundary lines	PNR Property
57-A	Residential – 2 (R-2) Zone	R-2	Bicol River	PNR Road	58(C-2 Commercial Zone) Running Parallel of San Miguel Street	Boundary of Municipality of Gainza
57-B	Commercial – 2 (C-2) Zone	C-2	50 meters away from portion of San Miguel Street to 58-A – remaining portion of San Miguel Street	National Highway	50 m. distance running parallel from San Miguel Street	Municipality of Camaligan Property lines
57-C	Commercial – 2 (C-2) Zone	C-2	50 meters away from portion of San Miguel Street	58 (C-2 Commercial Zone) 50 meters running parallel away from Naga – Milaor Diversion Road	Boundary of Municipality of Milaor	Boundary of Municipality of Gainza
57-D	Commercial – 2 (C-2) Zone	C-2	50 meters away from portion of San Miguel Street	PNR Road	Boundary of Municipality of Milaor	58 (C-2 Commercial Zone) 50 meters running parallel away from Naga – Milaor Diversion Road
58	Commercial – 2 (C-2) Zone	C-2	From portion of San Miguel Street	50 meters away from Naga – Milaor Diversion Road	Boundary of Naga Milaor	50 meters away from Milaor – Naga Diversion Road
58-A	Institutional Zone	IN	Boundary lines of Mabulo Elementary School			

59	Residential – 3 (R-3) Zone	R-3	PNR Property	Creek	Creek	50 m. distance from Roxas Avenue running parallel
60	Institutional Zone	IN	Concepcion Pequeña Elementary School property lines			
61	Institutional Zone	IN	Concepcion Barangay High School property lines			
62	Residential – 1 (R-1) Zone	R-1	100 m. distance from Concepcion Road running parallel; then the rear property line of Concepcion Public Cemetery	Entrance Road of Villa Concepcion Subd., up to the entrance of Caritas Mariae Center then goes straight perpendicular line to PNR Property	PNR Property	PNR Property
63	Cemetery /Memorial Park Zone	C/MP-Z	Concepcion Road (Maharlika Highway)	Concepcion Public Cemetery property lines	Concepcion Public Cemetery property lines	Greenland Street
64	Cemetery /Memorial Park Zone	C/MP-Z	Heavenly Peace Memorial Park property lines			
65	Institutional	IN	Maharlika Highway	Property lines of Holy Rosary Major Seminary and Mt. Carmel Convent	Property lines of Mt. Carmel Convent and Holy Rosary Major Seminary	Property lines of Holy Rosary Major Seminary
66	Commercial – 2 (C-2) Zone	C-2	Maharlika Highway	Greenland Street	100 m distance from Maharlika Highway running parallel	Roxas Avenue
67	Commercial – 2 (C-2) Zone	C-2	Maharlika Highway	Entrance Road to Villa Concepcion Subdivision	100 m distance from Maharlika Highway running parallel	Concepcion Public Cemetery property lines
68	Commercial – 2 (C-2) Zone	C-2	Maharlika Highway	Entrance Road of Monte Cielo Subdivision	100 m distance from Maharlika Highway running parallel	Property lines of Mt. Carmel Convent and Ago Hospital
69	Institutional Zone	IN	Property lines of Concepcion Grande Elementary School			
70	Institutional Zone	IN	Property lines of PNP Provincial Command			
71	Residential – 1 (R-1) Zone	R-1	100 m. distance from Maharlika Highway running parallel	Municipality of Milaor Boundary lines	Municipality Naga Diversion Road II	100 m. distance from Concepcion Grande barangay boundary running parallel; then follows the property lines of Ago Hospital Compound
72	Industrial Zone	I-1	Maharlika Highway	NAPOCOR property lines	100 m distance from Maharlika Highway running parallel except the areas which are irrigated under NIA administration	Entrance Road to Monte Cielo Subdivision
73	Institutional Zone	IN	Property lines of NAPOCOR			

74	Commercial – 2 (C-2) Zone	C-2	100 m. distance from Maharlika Highway running parallel except the Compounds of Naga City, Slaughterhouse, CASURECO II, and GSIS; then goes northward at 50 m. (both sides) from the entrance road of Monte Cielo Subdivision (Phase II) up to the creek	Municipality of Pili boundary lines	Maharlika Highway	Entrance Road to the Regional Equipment Depot
75	Institutional Zone	IN	Property lines of the Naga City Slaughterhouse and the BJMP District Jail			
76	Institutional Zone	IN	Property lines of the CASURECO II			
77	Institutional Zone	IN	Property lines of the GSIS			
78	Industrial Zone	I-Z	Creek	Entrance Road to Bicol Regional Depot	Maharlika Highway	Creek
79	Commercial – 2 (C-2) Zone	C-2	Roxas Street	Quirino Street	National Road (Maharlika Highway)	Reno Street
80	Institutional Zone	IN	Property lines of Concepcion Pequeña Parish Church			
81	Residential – 2 (R-2) Zone	R-2	50 m. from Balatas Road running parallel; then follows southern boundaries of Basilica Minore property; then follows property lines of McMariano Elementary School	Property lines of McMariano Subdivision and Jimenez Park Subdivision	Creek and Reno Street, Quirino Street	50 m. distance running parallel to Magsaysay Avenue
82	Institutional Zone	IN	Property lines of Basilica Minore			
83	Institutional Zone	IN	Property lines of McMariano Elementary School			
84	Institutional Zone	IN	Property lines of Naga City Science High School			
85	Institutional Zone	IN	Property lines of St. Niño Memorial Park			
86	Residential – 2 (R-2) Zone	R-2	Naga River	Property lines of Dumping Site	Balatas-Cararayan Road	Property lines of Sto. Niño Memorial Park
87	Dumpsite	DS	San Felipe River	San Felipe River	Balatas-Cararayan Road	Property line of Dumpsite
88	Residential – 3 (R-3) Zone	R-3	San Felipe River	San Felipe River	Balatas-Cararayan Road	Dumpsite
89	Residential – 1 (R-1) Zone	R-1	Balatas-Cararayan Road	Approximately 800 m. distance from the bridge running perpendicular to Balatas-Cararayan Road with a distance of 100 m. ; then the Proposed Concepcion Grande-Cararayan Road	Naga River	Naga River
90	Residential – 1 (R-1) Zone	R-1	Cararayan Creek; then from the eastern most point of the urban poor property	About 50 m. distance running parallel to the Road; then goes south	About 50 m. distance running parallel to the	About 600 m. from the boundary of the BLISS Site going west

			boundary goes straight south towards Cararayan Road; then 50 m. distance from Cararayan Road running parallel up to the Barangay High School Site; then goes northward with a distance of 200 m.; then follows the boundary line of the urban poor site at the back of Cararayan Elementary School; then goes northward at 50 m. distance from the road running parallel up to 200 m. from the road corner	following the property line of the barrio site up to the Cararayan Road; then goes eastward to the junction of Cararayan and Del Rosario-Cararayan Road	Naga-Cararayan Road; then goes southward	
90-A	Institutional Zone	IN	Boundary lines of Cararayan National High School			
90-B	Institutional Zone	IN	Boundary lines of Cararayan Elementary School			
91	Residential – 1 (R-1) Zone	R-1	50 m. distance from the Cararayan Road running parallel	running parallel Cararayan-Del Rosario Road	About 100 m. distance from Maharlika Highway	Boundary of Camella , Eastern portion
91-A	Commercial – 2 (C-2) Zone	C-1	Bounded on the Northern, Eastern, Southern and Western , from Junction of Cararayan Road and Del Rosario Road up to Maharlika Highway running parallel from the road 50 meters away Eastern portion side only			
91-B	Residential – 1 (R-1) Zone	R-1	Cararayan Road	Agri Industrial Zone	Agri Industrial Zone	(91-A, Commercial Zone) Running Parallel to Cararayan-Del Rosario Road)
92	Residential – 1 (R-1) Zone	R-1	50 m. distance running parallel to the Cararayan-San Isidro Road up to the boundary of San Isidro and Carolina	Boundary line of San Isidro and Carolina	50 m. distance running parallel to the Cararayan-San Isidro Road	50 m. distance running parallel to the Cararayan-Del Rosario Road; then follows the boundary lines of the urban poor site of Del Rosario
93	Residential – 1 (R-1) Zone	R-1	San Felipe River	Property lines of Villa Corazon Subdivision; then goes eastward to the boundary lines of the Proposed Agri-industrial Zone	100 m. distance from Maharlika Highway running parallel	Property lines of Magdalena Subdivision going northward to the San Felipe River
94	Residential – 2 (R-2) Zone	R-2	Property of Villa Corazon Subdivision			
95	Agri-Industrial Zone	AgIndZ	Creek	Boundary lines of San Isidro and Carolina	Boundary lines of the municipality of Pili and Naga City	Approximately 500 mm. running parallel to the Del Rosario-Cararayan Road
95-A	Institutional Zone	IN	Boundary lines of San Isidro			
96	Agricultural District	AG	NOTE: All areas within the territorial boundaries of Naga City not otherwise zoned for urban use shall comprise the agricultural zone			

Annex “C”

Regulations in Base Zones

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

SECTION 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 City Forest Land Use Plan (FLUP), if any.

SECTION 1.1. NATIONAL PARK SUB-ZONE

Per the NIPAS Act, this “refers to a forest land reservation essentially of primitive or wilderness character which has been withdrawn from settlement or occupancy and set aside as such exclusively to preserve the scenery, the natural and historic objects and the wild animals or plants therein, and to provide enjoyment of these features in such a manner as will leave them unimpaired for future generations.”

Allowable Uses/Activities

- Reforestation
- Religious ceremonies of Indigenous Peoples (IPs)
- Burial sites of IPs
- Scientific studies that do not involve gathering of species or any alteration in the area

Building Regulations

No permanent buildings or structures are allowed.

SECTION 1.2. NIPAS MULTIPLE USE SUB-ZONE

This is an area “where the following may be allowed consistent with the protected area management plan; settlement, traditional and/ or sustainable land use, including agriculture, agroforestry and other income generating or livelihood activities.” (10.3.2, DENR Administrative Order No. 2008-26)

Allowable Uses/Activities

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

- Existing settlement, traditional and/or sustainable land use, including agriculture, agroforestry and other income generating or livelihood activities.
- Areas of high recreational tourism
- Areas of educational or environmental awareness values
- Areas consisting of existing installations of national significance/interest such as development of renewable energy sources, telecommunication and electric power lines

Building Regulations

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

SECTION 1.3. FOREST BUFFER SUB-ZONE

Per the NIPAS Act, this is an area “outside the boundaries and immediately adjacent to designated protected areas that need special development control in order to prevent or minimize harm to the protected area.”

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

Allowable Uses/Activities

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

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

Building Regulations

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

SECTION 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 AFMA, CARL, Republic Act No. 7160 or the Local Government Code of 1991 (LGC) and related issuances.

SECTION 2.3. PROTECTION AGRICULTURE SUB-ZONE

Per the AFMA, these include the Network of Protected Areas for Agriculture and Agro-industrial Development (NPAAAD) which are “agricultural areas identified by the Department (Agriculture) through the Bureau of Soils and Water Management (BSWM) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth.”

Allowable Uses/Activities

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

- Single-detached dwelling units of landowners
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for tenants, tillers and laborers
- Engaging in home businesses such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - The number of persons engaged in such business/industry shall not exceed five, inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry provided that:
 - Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
 - There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance; and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.

Building Regulations

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

SECTION 2.3 PRODUCTION AGRICULTURAL SUB-ZONE

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

Allowable Uses/Activities

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture and the like
- Pastoral activities such as goat raising and cattle fattening
- Fishpond activities
- Backyard raising of livestock and fowl, provided that:
 - For livestock – maximum of 1 sow and 10 heads
 - For fowl – a maximum of 500 heads
- Rice/corn mill (single pass such as cono mill)
- Rice/corn warehouses and solar dryers
- Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
- Plant nursery
- Single-detached dwelling units of landowners
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses

- Ancillary dwelling units/farmhouses for tillers and laborers
- Engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - The number of persons engaged in such business/industry shall not exceed five, inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry Classified as cottage industry provided that:
 - Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
 - There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.
- Class "A" slaughterhouse/abattoir

Building Regulations

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

SECTION 3. REGULATIONS IN AGRI-INDUSTRIAL ZONE

These are areas within Cities intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

Allowable Uses/Activities

- Rice/corn mills
- Rice/corn mill warehouses & solar dryers
- Agricultural and/or agri-industrial research & experimentation facilities
- Drying, cleaning, curing and preserving of meat and its by-products and derivatives
- Drying, smoking and airing of tobacco
- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacture of unprepared animal feeds and other grain milling
- Production of prepared feeds for animals
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing of tobacco leaves not elsewhere classified (n.e.c.)
- Weaving hemp textile
- Jute spinning and weaving
- Manufacture of charcoal
- Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated)

- Butter and cheese processing plants
- Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
- Other dairy products n.e.c.
- Canning and preserving of fruits and fruit juices
- Canning and preserving of vegetables and vegetable juices
- Canning and preserving of vegetable sauces
- Miscellaneous canning and preserving of fruit and vegetables n.e.c.
- Fish canning
- Patis factory
- Bagoong factory
- Processing, preserving and canning of fish and other seafood n.e.c.
- Manufacture of desiccated coconut
- Manufacture of starch and its products
- Manufacture of wines from fruit juices
- Vegetable oil mills, including coconut oil
- Muscovado sugar mill
- Cotton textile mill
- Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
- Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials
- Other accessory uses incidental to agri-industrial activities
- Sugarcane milling (centrifugal and refined)
- Sugar refining
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for landowners, tenants, tillers and laborers
- Class "A" slaughterhouse/abattoir
- Class "AA" slaughterhouse/abattoir

Building Density and Bulk Regulations

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

SECTION 4. REGULATIONS IN RESIDENTIAL-1 (R-1) ZONE

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

Allowable Uses

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Residential Subdivisions approved per P.D. 957 standards
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;

- No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
- No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry, provided that:
 - Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
 - Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.
- Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - Swimming pool
 - Tennis courts
 - Basketball courts
- Parks and Open Spaces
- Nursery/Elementary School
- Tutorial services
- Sports club
- Religious use
- Multi-purpose/Barangay hall
- Clinic, nursing and convalescing home, health center
- Plant nursery
- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
 - Servants quarters
 - Private garage
 - Guardhouse
 - Laundries
 - Non-commercial garages
 - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - Pump houses
 - Generator houses

Building Regulations

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

SECTION 5. REGULATIONS IN RESIDENTIAL–2 (R-2) ZONE

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

Allowable Uses

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

Building Regulations

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

SECTION 5.1 BASIC R-2 SUB-ZONE

This is an area within the R-2 Zone of a city 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

All uses allowed in R-2 Zone

Building Regulations

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

SECTION 5.2. MAXIMUM R-2 SUB-ZONE

This is 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).

Allowable Uses

All uses allowed in R-2 Zone

Building Regulations

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

SECTION 6. REGULATIONS IN RESIDENTIAL-3 (R-3) ZONE

An area within cities intended for medium to high density residential. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.

Allowable Uses

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

Building Regulations

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

SECTION 6.1. BASIC R-3 SUB-ZONE

This is an area within the R-3 Zone of a city 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

All uses allowed in R-3 Zone

Building Regulations

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

SECTION 6.2. MAXIMUM R-3 SUB-ZONE

This is an area within the R-3 Zone of a city where the number of allowable storeys/floors above established grade is twelve (12) and the BHL is 36.00 meters above established grade (NBC).

Allowable Uses

All uses allowed in R-3 Zone

Building Regulations

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

SECTION 7. REGULATIONS IN SOCIALIZED HOUSING ZONE

An area within cities designated to housing [programs and] projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA)

Allowable Uses

All uses allowed according to the provisions of BP 220.

Building Regulations

Applicable provisions of BP 220.

SECTION 8. REGULATIONS IN COMMERCIAL-1 (C-1) ZONE

A low density commercial area within a city intended for neighborhood or community scale trade, service and business activities.

Allowable Uses

- Retail stores and shops like:
 - Department stores
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like
 - Drugstores
- Food market and shops like:
 - Bakery, cake, pastry and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets
 - Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor
 - Barber shop
 - Wellness facilities such as sauna, spa, massage and facial clinics
 - Dressmaking and tailoring shop
- Bayad centers
- Laundries
- Internet café and cyber stations
- Photo/video, lights & sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Photo and portrait studios
- Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops

- Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
- Restaurants and other eateries
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Plant nurseries
- Vocational/technical school
- Special Education (SPED) school
- Short term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
- Embassies/consulates
- Libraries/museums
- Financial institutions/services like:
 - Banks
 - Stand-alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops
- Offices
- Parking lots/garage facilities
- Parking buildings (aboveground/underground)
- Auto repair, tire, vulcanizing shops and car wash
- Gasoline filling stations/services stations
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Construction supply stores/depots
- Funeral parlors (Category II and III)
- Commercial housing like:
 - Hotel
 - Apartment
 - Apartel
 - Boarding house
 - Dormitory
 - Pension house
- All uses allowed R-1 Zones
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Parking lots/Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Regulations

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

SECTION 9. REGULATIONS IN COMMERCIAL–2 (C-2) ZONE

A medium to high density commercial area within a city intended for trade, service and business activities performing complementary/ supplementary functions to the CBD.

Allowable Uses

- All uses allowed in C-1 Zone
- Wholesale stores
- Wet and dry markets
- Shopping centers, malls and supermarkets
- Recreational center/establishments like:
 - Movie house/theater
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishments
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Exhibit halls
- Convention centers and related facilities
- Business Process Outsourcing services
- Radio and television stations
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Vehicle emission testing center
- Machinery display shop/center
- Welding shops
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shop
- Medium scale junk shop
- Glassware and metalware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Recording and film laboratories
- Gravel and sand stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- Lechon stores

- Chicharon factory
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Motel
 - Condotel
- All uses allowed in R-1 and R-2 Zones

Building Regulations

- Per relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is six (6) as provided in the NBC
- The Building Height Limit is 18.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

SECTION 10. REGULATIONS IN COMMERCIAL–3 (C-3) ZONE

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

Allowable Uses

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

Building Density and Bulk Regulations

- Per relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is twelve (12) as provided in the NBC
- The Building Height Limit is 36.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

SECTION 11. REGULATIONS IN INDUSTRIAL–1 (I-1) ZONE

An area within cities intended for light manufacturing or production industries that are:

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

Allowable Uses

Non-Pollutive/Non-Hazardous Industries

- Drying fish
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Manufacture of macaroni, spaghetti, vermicelli and other noodles
- Other bakery production not elsewhere classified (n.e.c.)
- Life belts factory
- Manufacture of luggage, handbags, wallets and small leather goods
- Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
- Manufacture of shoes except rubber, plastic and wood
- Manufacture of slipper and sandal except rubber and plastic
- Manufacture of footwear parts except rubber and plastic
- Printing, publishing and allied industries and those n.e.c.
- Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
- Manufacture or assembly of electronic data processing machinery and accessories
- Renovation and repair of office machinery
- Manufacture or assembly of miscellaneous office machines and those n.e.c.
- Manufacture of rowboats, bancas and sailboats
- Manufacture of animal-drawn vehicles
- Manufacture of children vehicles and baby carriages
- Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
- Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
- Manufacture or assembly of surgical, medical, dental equipment and medical furniture
- Ice plants and cold storage buildings
- Quick freezing and cold packaging for fish and other seafoods
- Quick freezing and cold packaging for fruits and vegetables
- Popcorn/rice factory
- Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
- Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
- Manufacture of photographic equipment and accessories
- Manufacture or assembly of optical instruments
- Manufacture of eyeglasses and spectacles
- Manufacture of optical lenses
- Manufacture of watches and clocks
- Manufacture of pianos
- Manufacture of string instruments
- Manufacture of wind and percussion instruments
- Manufacture or assembly of electronic organs
- Manufacture of sporting gloves and mitts
- Manufacture of sporting balls (not of rubber or plastic)
- Manufacture of gym and playground equipment
- Manufacture of sporting tables (billiards, pingpong, pool)
- Manufacture of other sporting and athletic goods n.e.c.
- Manufacture of toys and dolls except rubber and mold plastic
- Manufacture of pens, pencils and other office and artist materials
- Manufacture of umbrella and canes
- Manufacture of buttons except plastic
- Manufacture of brooms, brushes and fans
- Manufacture of needles, pens, fasteners and zippers

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

Non-Pollutive/Hazardous Industries

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

Building Density and Bulk Regulations

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

SECTION 12. REGULATIONS IN INDUSTRIAL-2 (I-2) ZONE

An area within cities intended for medium intensity manufacturing or production industries that are:

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

Allowable Uses

Pollutive/Non-Hazardous Industries

- Manufacturing and canning of ham, bacon and native sausage
- Poultry processing and canning
- Large-scale manufacturing of ice cream
- Ice plants and cold storage
- Corn mill/rice mill
- Chocolate and cocoa factory
- Candy factory
- Chewing gum factory
- Peanuts and other nuts factory
- Other chocolate and confectionery products
- Manufacturing of flavoring extracts
- Manufacture of food products n.e.c. (vinegar, vetsin)
- Manufacture of fish meal
- Oyster shell grading
- Manufacture of medicinal and pharmaceutical preparations
- Manufacture of stationery, art goods, cut stone and marble products
- Manufacture of abrasive products
- Manufacture of miscellaneous non-metallic mineral products n.e.c.
- Manufacture of cutlery, except table flatware
- Manufacture of hand tools
- Manufacture of general hardware
- Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
- Manufacture of household metal furniture
- Manufacture of office, store and restaurant metal furniture
- Manufacture of metal blinds, screens and shades
- Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.
- Manufacture of fabricated structural iron and steel
- Manufacture of architectural and ornamental metal works
- Manufacture of boilers, tanks and other structural sheet metal works
- Manufacture of other structural products n.e.c.
- Manufacture of metal cans, boxes and containers
- Manufacture of stamped coated and engraved metal products
- Manufacture of fabricated wire and cable products
- Manufacture of heating, cooking and lighting equipment except electrical
- Sheet metal works generally manual operation
- Manufacture of other fabricated metal products except machinery and equipment n.e.c.
- Manufacture or assembly of agricultural machinery and equipment
- Native plow and harrow factory
- Repair of agricultural machinery
- Manufacture or assembly of service industry machines

- Manufacture or assembly of elevators and escalators
- Manufacture or assembly of sewing machines
- Manufacture or assembly of cooking ranges
- Manufacture or assembly of water pumps
- Refrigeration industry
- Manufacture or assembly of other machinery and equipment except electrical n.e.c.
- Manufacture or assembly of electrical apparatus
- Manufacture or assembly of electrical cables and wires
- Manufacture of other electrical industrial machinery and apparatus n.e.c.
- Manufacture or assembly of electric equipment—radio, television, tape recorder, stereo
- Manufacture or assembly of radio and television transmitting, signaling and detection equipment
- Manufacture or assembly of telephone and telegraphic equipment
- Manufacture of other electronic equipment and apparatus n.e.c.
- Manufacture of industrial and commercial electrical appliances
- Manufacture of household cooking, heating and laundry appliances
- Manufacture of other electrical appliances n.e.c.
- Manufacture of electric lamp fixtures
- Warehouse/Storage Facility for pollutive/non-hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Pollutive/Hazardous Industries

- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacturing of unprepared animal feeds, other grain milling n.e.c.
- Production of prepared feeds for animals
- Grains and cement silos
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing tobacco leaves n.e.c.
- Textile and fiber spinning mills
- Weaving hemp textile
- Jute spinning and weaving
- Miscellaneous spinning and weaving mills n.e.c.
- Hosiery mill
- Underwear and outerwear knitting mills
- Garment and undergarment factories
- Fabric knitting mills
- Miscellaneous knitting mills n.e.c.
- Manufacture of mats and mattings
- Manufacture of carpets and rugs
- Manufacture of cordage, rope and twine
- Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
- Manufacture of linoleum and other surface coverings

- Manufacture of artificial leather, oil cloth and other fabrics except rubberized
- Manufacture of coir
- Manufacture of miscellaneous textile n.e.c.
- Manufacture of rough lumber, unworked
- Manufacture of worked lumber
- Re-sawmills
- Woodworking establishments, lumber and timber yards
- Planning mills and sawmills, veneer plants
- Manufacture of veneer, plywood and hardwood
- Manufacture of doors, windows and sashes
- Treating and preserving of wood
- Wood drying kilns
- Manufacture of charcoal
- Manufacture of wood and cane blinds, screens and shades
- Pulp, paper and paperboard factories
- Manufacture of containers and boxes of paper and paper boards
- Wood and cardboard box factories
- Manufacture of miscellaneous pulp and paper products n.e.c.
- Manufacture of perfumes, cosmetics and other toilet preparations
- Manufacture of waxes and polishing preparations
- Manufacture of candles
- Manufacture of inks
- Manufacture of miscellaneous chemical products n.e.c.
- Tire retreating and rebuilding
- Manufacture of rubber shoes and slippers
- Manufacture of industrial and molded rubber products
- Manufacture of plastic footwear
- Manufacture of plastic furniture
- Manufacture of other fabricated plastic products n.e.c.
- Manufacture of table and kitchen articles
- Manufacture of pottery, china and earthen ware n.e.c.
- Manufacture of flat glass
- Manufacture of glass containers
- Manufacture of miscellaneous glass and glass products n.e.c.
- Manufacture of clay bricks, clay tiles and hollow clay tiles
- Manufacture of miscellaneous structural clay products n.e.c.
- Manufacture of structural concrete products
- Manufacture of asbestos products
- Manufacture of engines and turbines except motor vehicles, marine and aircraft
- Manufacture of metal cutting, shaving and finishing machinery
- Manufacture of wood working machinery
- Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
- Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
- Manufacture, assembly, rebuilding, repairing of paper industry machinery
- Manufacture, assembly, rebuilding, repairing of trade machinery and equipment
- Manufacture of rice mills
- Manufacture of machines for leather and leather products
- Manufacture of construction machinery
- Manufacture of machines for clay, stove and glass industries
- Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
- Manufacture of dry cells, storage battery and other batteries
- Manufacture or assembly of automobiles, cars, buses, trucks and trailers

- Factories for engines and turbines and attached testing facilities
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Dry cleaning plants using flammable liquids
- Paint stores with bulk handling
- Paint shops and spray painting rooms
- Signs and billboards painting shops
- Warehouses where highly combustible materials are stored
- Factories where loose combustible fiber or dirt are manufactured, processed or generated
- Warehouse for pollutive/hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses
- Class "A" slaughterhouse/abattoir
- Class "AA" slaughterhouse/abattoir

Building Density and Bulk Regulations

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

SECTION 13. REGULATIONS IN GENERAL INSTITUTIONAL ZONE

An area within a city intended principally for general types of institutional establishments, e.g. government offices, hospitals/clinics, academic/research and convention centers.

Allowable Uses

- Government or civic centers to house national, regional or local offices in the area
- Police and fire stations
- Other types of government buildings
- Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
- Learning facilities such as training centers, seminar halls and libraries
- Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- Museums, exhibition halls and art galleries
- Convention center and related facilities
- Civic centers and community centers
- General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,
- Places of worship, such as churches, mosques, temples, shrines, chapels
- Seminaries and convents
- Embassies/consulates
- Parking buildings
- Parks, playgrounds, pocket parks, parkways, promenades and playlots

- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

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

SECTION 14. REGULATIONS IN SPECIAL INSTITUTIONAL ZONE

An area within a city intended principally for particular types of institutional establishments e.g. welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservation/bases/training grounds, etc.

Allowable Uses

- Welfare home, orphanages, boys and girls town, nursing homes, homes for the aged and the like
- Rehabilitation and vocational training centers for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, ex-sanitaria inmates and similar establishments
- Military camps/reservations/bases and training grounds
- Jails, prisons, reformatories and correctional institution
- Penitentiaries and correctional institutions
- Leprosaria
- Psychiatric facilities, such as mental hospitals, mental sanitaria/asylums,
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

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

SECTION 15. REGULATIONS IN PARKS AND RECREATION ZONE

An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

Allowable Uses

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

Building Density and Bulk Regulations

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

SECTION 16. REGULATIONS IN CEMETERY/MEMORIAL PARK ZONE

An area in a city intended for the interment of the dead.

Allowable Uses

- Memorial Parks
- Cemetery
- Columbarium
- Crematorium
- Ossuary
- Customary accessory uses such as crypts, chapels, parks, playgrounds, pocket parks, parkways, promenades, parking, and toilet facilities

Building Density and Bulk Regulations

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

SECTION 17. 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

- Open spaces/gardens
- Parks and park structures such as playgrounds, jogging trails, bicycle lanes
- Plant nurseries
- Ground-level or underground parking structures/facilities
- Agriculture, silviculture, horticulture
- 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

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

SECTION 18. REGULATIONS IN UTILITIES, TRANSPORTATION AND SERVICES ZONE

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

Allowable Uses

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

Building Density and Bulk Regulations

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

Annex “D”

Regulations in Overlay Zones

Overlay Zones refer to 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 1. LANDSLIDE OVERLAY ZONE (LSD-OZ)

Objective

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

Allowable Uses

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

Building Density and Bulk Regulations

- The Maximum Allowable Percentage of Site Occupancy (MAPSO) (defined in the NBC as the area of ground coverage of Allowable Maximum Building Footprint), expressed as a percentage of the total lot area, shall be:
 - 20% for Parks and Recreation uses
 - 30% for all other uses/activities

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

- The Unpaved Surface Area (USA) of developments shall:
 - Not be less than 70% for Parks and Recreation Uses
 - Not be less than 60% for all other uses/ activities

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

Building/Structure Design Regulations

Site development shall be designed with consideration to avoiding/ minimizing (1) risks that it will be affected by landslides; (2) its adverse impacts to the soil; and (3) risks that it will cause landslides to nearby areas/properties.

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

SECTION 2. FLOOD OVERLAY ZONE (FLD-OZ)

Objective

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

Allowable Uses

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

Building Density and Bulk Regulations

- MAPSO: 80% of TLA

- USA: not less than 20% of TLA

Building/Structure Design Regulations

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

SECTION 3. HERITAGE OVERLAY ZONE (HTG-OZ)

Objective

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

Allowable Uses

- Uses allowed under Rule II. Land Use Policies and Regulations of the Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/ Heritage Zones by the National Historical Commission of the Philippines (NHCP) shall apply to sites that the NHCP or National Museum (NM) has declared Historic Centers or Heritage Zones, by virtue of RA 10066 (Heritage Act).
- For declared heritage houses, allowable uses shall be limited to:
 - Single-detached residential
 - Museum
 - Shops, offices, restaurants, craftsmen's workshops and retail outlets (only at the ground floor)
- For new construction, allowable uses shall be as provided in the base R-1 Zones.

Building Density and Bulk Regulations

The following regulations supersede those provided in the base R-1 zone:

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

Building/Structure Design Regulations

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

Other Regulations

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

SECTION 4. AGRI-ECOTOURISM OVERLAY ZONE (ETM-OZ)

Objective

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

Allowable Uses

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

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

Building Density and Bulk Regulations

- Ecotourism facilities such as resorts should have heights of no greater than 10 meters from highest grade to roof apex line.
- The minimum setback of buildings from the inland foreshore line is 20 meters.
- The maximum building footprint shall be 50% of the total lot area.

Building/Structure Design Regulations

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

Annex "E" Zoning Map, 2016-30

