

MUNICIPAL ORDINANCE NO. 9902

Series of 1999

AN ORDINANCE ADOPTING THE ZONING REGULATIONS WHICH SHALL GOVERN THE ADMINISTRATION, ENFORCEMENT AND MANAGEMENT OF LAND CLASSIFICATION AND ITS CORRESPONDING USE WITHIN THE TERRITORIAL JURISDICTION OF THE MUNICIPALITY OF POLANCO, ZAMBOANGA DEL NORTE.

Be it ordained by the honorable Sangguniang Bayan of Polanco, Zamboanga del Norte in its regular session assembled that:

ARTICLE I

Section 1. Title of the Ordinance . This Ordinance shall be known as the Comprehensive Zoning Ordinance of the Municipality of Polanco, Zamboanga del Norte.

Section 2. **Authority.** This Ordinance is enacted pursuant to the provisions of the New Local Government Code, R.A. 7160 Sections 458 a.2 (7-9) and 447 a.2 (7-9), "Authorizing the City/Municipality through the Sangguniang Panglunsod/Bayan to adopt Zoning Ordinance subject to the provisions of existing laws", and in conformity with E.O. No. 72.

Section 3. **General Scope.** This Ordinance shall be made on the basis of land classification and its corresponding use in accordance with the existing laws, rules and regulations promulgated by the duly constituted authorities, but not limited to the following:

1. Guide, control and regulate future growth and development of the municipality of Polanco in accordance with its Comprehensive Land Use Plan.
2. Protect the general aspect and stability of residential, commercial, industrial, institutional, forestal, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.
3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the locality.

Section 4. **General Zoning Principle.** This zoning regulations is based on the approved General and Urban Land Use Plans as per Resolution No. 99-34 dated February, 9, 1999 for Polanco, Zamboanga del Norte.

ARTICLE II

DEFINITION OF TERMS

Section 5. The following terms mentioned in this Ordinance are hereby defined as follows;

1. **Agricultural Zone (AGZ)** - an area within the municipality intended for cultivation/fishing and pastoral activities e.g. fish, farming, cultivation of crops, goat/cattle raising, etc.
2. **Agro-Industrial Zone (AIZ)** - an area within the municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.
3. **HLRB/BOARD** - shall mean the HOUSING AND LAND USE REGULATORY BOARD.
4. **Buffer Area** - 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.
5. **Built-up Area** - a contiguous grouping of ten (10) or more structures.
6. **Central Business District** - shall refer to areas designated principally for trade services and business purposes (Commercial 1 Zone).

7. **Certificate of Non-Conformance** - Certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform in a zone as per provision of the said Ordinance.
8. **Compatible Use** - uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.
9. **Comprehensive Land Use Plan (CLUP)** - a document embodying specific proposal for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan in this usage are the sectoral studies i.e. Demography, Socio-Economic, Infrastructure and Utilities, Local Administration and Land Use.
10. **Conflicting Uses** - uses or land activities with contrasting characteristics sites adjacent to each other e.g. residential units adjacent to industrial plants.
11. **Conforming Use** - a use which is in accordance with the zone classification as provided for in the Ordinance.
12. **Easement** - open space imposed on any land/activities sited along waterways, road-right-of-ways, cemeteries/memorial parks and utilities.
13. **Environmentally critical areas** - refers to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 14, 1981. (Refer to Annex A)
14. **Environmentally critical Projects** - refers to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981. (Refer to Annex A)

15. **Exception** - a device which grants a property owner relief from certain provisions of a Zoning Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
16. **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. (Refer to Annexes B-F)
17. **Forest Zone (FZ)** - an area within the municipality intended primarily for forest purposes.
18. **General Commercial Zone (GCZ)** - an area within the municipality for trading/services/business purposes.
19. **General Institutional Zone (GIZ)** - an area within the municipality principally for general types of institutional establishments e.g. government offices, schools, hospital/clinics, academic/research, convention centers.
20. **General Residential Zone (GRZ)** - an area within the municipality principally for dwelling/housing purposes.
21. **General Zoning Map (GZM)** - a duly authenticated map delineating the different zones in which the whole municipality is divided.
22. **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:

- o OFFICE AREAS
 - o RESIDENTIAL AREAS;
 - o CORRIDORS;
 - o LOBBIES;
 - o MEZZANINE;
 - o VERTICAL PENETRATIONS, WHICH SHALL MEAN STAIRS, FIRE ESCAPES, ELEVATOR SHAFTS, FLUES, PIPE-SHAFTS, VERTICAL DUCTS, AND THE LIKE, AND THEIR ENCLOSING WALLS;
 - o REST ROOMS OR TOILETS;
 - o MACHINE ROOMS AND CLOSETS;
 - o STORAGE ROOMS AND CLOSETS;
 - o COVERED BALCONIES AND TERRACES;
 - o INTERIOR WALLS AND COLUMNS, AND OTHER INTERIOR FEATURES;
- BUT EXCLUDING:
- o COVERED AREAS USED FOR PARKING AND DRIVEWAYS, INCLUDING VERTICAL PENETRATIONS IN PARKING

FLOORS WHERE NO RESIDENTIAL OR OFFICE UNITS ARE PRESENT:

- o UNCOVERED AREAS FOR AC COOLING TOWERS, OVERHEAD WATER TANKS, ROOF DECKS LAUNDRY AREAS AND CAGES, WADING OR SWIMMING POOLS, WHIRLPOOLS OR JACUSSIS, COURTS OR PLAZAS.

23. High Density Residential Zone (R-3) - a subdivision of an area principally for dwelling/housing purposes with a density of 66 or more dwelling units per hectare.
24. Innovative Design -- introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development (PUD), Newtown, etc.
25. Light Industrial Zone (I-1) - a subdivision of an area principally for the following types of industries:
 - a. non-pollutive/non-hazardous
 - b. non-pollutive/hazardous
26. Locational Clearance - a clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.
27. Low Density Commercial Zone (C-1) - an area within a municipality principally for trade, services and business activities ordinarily referred to as the Central Business District.

28. **Low Density Residential Zone (R-1)** - an area within a municipality principally for dwelling/housing purposes with a density of 20 dwelling units and below per hectare.
34. **Medium Density Commercial Zone (C-2)** - an area within the municipality with quasi-trade business activities and service industries performing complementary/supplementary functions to principally commercial zone CBD).
35. **Medium Density Residential Zone (R-2)** - an area within the municipality principally for dwelling/housing purposes with a density of 21 to 65 dwelling units per hectare.
36. **Medium Industrial Zone (I-2)** - an area within the municipality principally for the following types of industries:
 - a. Pollutive/non-hazardous
 - b. Pollutive/hazardous
37. **Mitigating Device** - a means to grant relief in complying with certain provisions of the Ordinance.
38. **New Town** - shall refer to a town deliberately planned and built which provides, in addition to houses, employment, shopping, education, recreation, culture, and other services normally associated with a town.
39. **Non-Conforming Use** - existing non-conforming uses/establishments in an area allowed to operate inspite of the non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.

40. **Parks and Recreation Zone (PRZ)** - an area designed for diversion/amusements and for the maintenance of ecological balance of the community.
41. **Planned Unit Development (PUD)** - it is a land development scheme wherein project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning/design, building siting, complementarily of building types and land uses, usable open spaces and the preservation of significant natural land features.
42. **Rezoning** - A process of introducing amendments to or a change in the text and maps of the zoning ordinance. It also includes amendment or change in view of reclassification under section 20 of RA 7160.
43. **Rural Area** - area outside of designated urban area.
44. **Setback** - the open space left between the building and lot lines.
45. **Socialized Housing Zone (SHZ)** - Shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA7279.
46. **Special Institutional Zone (SIZ)** - an area within municipality 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.

47. **Tourist Zone (TZ)** - Are sites within the municipality endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

ARTICLE III

ZONE CLASSIFICATIONS

Section 6 - Division into Zones or Districts. To effectively carry out the provisions of the Ordinance, the municipality is hereby divided into the following zones or districts as shown in the Official Zoning Maps. (Refer to Annexes G and H for appropriate color codes)

1. **General Residential Zone (GRZ)**
2. **Socialized Housing Zone (SHZ)**
3. **Low Density Residential Zone (R-1)**
4. **Medium Density Residential Zone (R-2)**
5. **High Density Residential Zone (R-3)**
6. **General Commercial Zone (GCZ)**

7. **Low Density Commercial Zone (C-1)**
8. **Medium Density Commercial Zone (C-2)**
9. **High Density Commercial Zone (C-3)**
10. **Light Industrial Zone (I-1)**
11. **Medium Industrial Zone (I-2)**
12. **Heavy Industrial Zone (I-3)**
13. **General Institutional Zone (GIZ)**
14. **Special Institutional Zone (SIZ)**
15. **Agricultural Zone (AGZ)**
16. **Agro-Industrial Zone (AIZ)**
17. **Forest Zone (FZ)**
18. **Parks and other Recreation Zone (PRZ)**
19. **Water Zone (WZ)**
20. **Tourist Zone (TZ)**

Section 7. Zoning Maps It is hereby adopted as an integral part of this Ordinance, the Official Zoning Maps for urban areas and for the whole municipality (General), wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated.

Such Official Zoning Maps shall be signed by the local chief executive and duly authenticated by the HLRB/Sangguniang Panlalawigan.

The Urban Zoning Maps shall be drawn to the scale of 1:2,000 to 1:10,000 and the General Zoning Maps shall be drawn to the scale of 1:5,000 1:10,000 or 1:50,000 .

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

ZONING BOUNDARIES

I. URBAN LAND USE PLAN

Zone	Block	Boundaries
R-1	1	Starting from a point of the northern portion of Quezon Bridge a line is projected along the course of Dipolog river downstream until it intersect with the boundary of Pryce Corporation, thence following its property line eastward until it reaches the lot of Ocupe and the provincial road, thence south-east until it intersect the Canibongan creek, thence following the course of the creek upstream until it intersect the Pob. North-Guinles boundary, thence south following the boundary until it intersect the Dipolog river, thence following the course of the river down-stream until it reaches the point of beginning.
R-2	2	The point of beginning is at the junction of Rizal and Libertad Streets, a line is projected along Rizal Street 650 m southward until it intersect proposed road "J", thence following proposed road "J" 1000 meters westward until it intersect proposed road "K", thence north following proposed road "K" until it intersect the Pob.-Anastacio Barangay road, thence east following the same road until it intersect another barangay road leading to Anastacio Elementary School, thence following the said barangay road until it intersect the national road, thence south following the national road until it intersect the Tillated Creek then south following the course of the creek until it intersect Burgos Street, thence east following the same street until it intersect B.Ocupe Street, thence following B.Ocupe Street until it intersect Libertad Street, thence east following Libertad Street until it reaches the point of beginning.

R 3

3

The point of beginning is at the intersection between the national road and Dipolog-Polanco boundary, a line is projected 600 m north-east following the boundary until it intersect proposed road "M", thence south following the proposed road "M" until it intersect proposed road "D", thence west following the proposed road "D" until it intersect the national road, thence north following the national road until it reaches the point of beginning.

C- 1

4

The point of beginning is at the intersection of national road and proposed road "D", a line is projected 600 meters east following proposed road "D", thence south until it intersect Dipolog river, thence following Dipolog river upstream until it intersect with Layawan river, thence following Layawan river upstream until it intersect proposed road "J" at sitio crasher, thence west following the proposed road until it intersect Rizal Street, thence north following the same street until it intersect the national road thence west following the same road until it reaches the point of beginning.

C- 2

5

The point of beginning is at the intersection of the National Road and 8 de Diciembre Street, a line is projected south following 8 de Diciembre Street until it reaches Quezon Street, thence east following Quezon Street until it reaches Ocupe Street, thence south following B. Ocupe st. until it reaches Burgos st., thence west following Burgos st. until it reaches Tillated creek, thence following the creek downstream until it reaches the point of beginning.

6,7,8,9

The blocks bounded on the north by the National Road, on the south by Roxas Street, on the east by Rizal Street and on the west by 8 de Diciembre Street.

10

The block bounded on the north by Roxas Street, on the south by Quirino Street,

on the east by Rizal Street and on the west by Alberto Street.

- | | | |
|-----|------------------------|--|
| | 11, 12, 13, 14, 15, 16 | The blocks bounded on the north by Quezon Street, on the south by La Libertad Street, on the east by Rizal Street and on the west by Ocupe Street. |
| | 20 | The point of beginning is at the intersection of 8 de Diciembre & Roxas streets, thence south following 8 de Diciembre st. until it reaches the lot of Macute, thence east following the boundary of Polanco Central School and the lot of Macute in straight line, thence north in straight line until it reaches Roxas st., thence west following Roxas st. until it reaches the point of beginning. |
| C-3 | 17 | The point of beginning is at the intersection of the national Road and the barangay road of Anastacio leading to the school site; thence west following the said barangay road at a distance of 200 meters thence north parallel to the national road until it reaches the Provincial Engineering Office at Obay, thence east following the boundary of the Provincial Engineering Office until it reaches the Substation of ZANECO, by which the whole lots of the Provincial Engineering and ZANECO are segregated and declared under other uses, from the boundary of ZANECO, thence north until it reaches Galas-Obay Provincial Road, thence north-west following Galas-Obay Road until it reaches the boundary of Polanco and Dipolog, thence north-east following the boundary of Polanco and Dipolog until it reaches the national road, thence south following the national road until it reaches the point of beginning. |
| AIZ | 18 | The point of beginning is at the barangay road leading to Anastacio Elementary School with a distance of 200 meters from the national road, thence south-west following the barangay road until it intersect another barangay road leading to the barangay hall of Anastacio, thence west following the said road at a distance of |

200 meters, hence north until it reaches the boundary of Dipolog City, thence north-east following the boundary of Polanco and Dipolog City until it reaches the area of the Provincial Engineering Office, thence east in straight line following the boundary of the PEO until it reaches the area declared as commercial zone which is 200 meters from the National road, thence south following in parallel to the line declared as commercial zone which line bears the proposed road "B" until it reaches the point of beginning

19

The point of beginning is at the intersection of Rizal st. and the existing crusher road leading to Layawan river, thence east following the same road until it reaches Layawan river, thence following upstream of the river until it reaches the main gate of Dipolog-Polanco Irrigation System, thence north-west following the irrigation canal at a distance of 300 meters from the main gate, thence north-east following a line parallel to Polanco-Dapdap provincial road until it reaches the proposed road "J", thence east following the proposed road "J" until it reaches the point of beginning.

IZ

21

The point of beginning is at the intersection of the boundary of Dipolog City and the area declared as Agro-Industrial Zone; thence west following the boundary of Dipolog and Polanco having west and south direction until it reaches the boundary of barangay Bandera and Anastacio; thence east following the same boundary until it reaches the area declared as Agro-Industrial Zone; thence north following proposed road "G" until it reaches the point of beginning.

GIZ

22, 23, 25, 26, 27

The areas presently occupied by Polanco National high School, Polanco Central School, Municipal Hall, Regional Rehabilitation Center for Youth, Provincial Engineering Office are hereby declared general institutional zone.

Parks and Recreation Zone 28, 29

The present Public Plaza, Polanco Memorial Park, Roman Catholic Cemetery, UCCP Memorial Park and Duterte Memorial Park are hereby declared parks and recreation zone.

Special Zone 30

The present areas utilized by the North Zamboanga Gardens and Millenium Park which are all intended for Memorial Park are hereby declared special zone.

AGZ

All areas left unappropriated to any other land uses (i. e. residential, commercial, institutional, parks and open spaces, industrial, agro- industrial) within the urban core are hereby declared as agricultural zone, as indicated in the Urban Land Use Plan.

II. GENERAL LAND USE PLAN

General Residential Use

The following areas are hereby declared under general residential zone, viz:

1. Both sides of the Provincial and National Roads at a distance of 115 meters from the road center.
2. Both sides of the municipal and barangay roads at a distance of 60 meters from the road center.

General Commercial Zone

Portion of the following barangays which are considered or growth centers and suitable for commercial use are hereby declared as general commercial zone, viz:

1. Isis
2. Lingasad

3. Silawe
4. New Lebangon
5. San Pedro
6. Macleodes

General Industrial Zone

Portion of the following barangays which are considered suitable for general industrial use are hereby declared as General Industrial Zone, viz:

1. Villahermosa
2. San Antonio
3. Bandera
4. Pian
5. Magangon
6. Letapan

Tourist Zone

Portion of the following barangays which are suitable for tourism development are hereby declared as tourism zone, viz:

1. Villahermosa
2. Isis
3. Sto. Niño
4. Milad
5. Maligaya
6. Linabo

Forest Zones

Portion of the following barangays are hereby identified and declared as forestal areas, viz:

1. Portion of Linabo
2. Portion of De Venta Perla
3. Portion of Macleodes
4. Portion of Milad
5. Portion of San Pedro
6. Portion of Maligaya
7. Portion of New Sicayab
8. Portion of Dansullan
9. Portion of Dangi
10. All other areas identified by the DENR as forestal areas

AGZ

All areas left unappropriated to any other land uses (i.e. residential, commercial, institutional, parks and open spaces, industrial, agro-industrial) within the municipality are hereby declared as agricultural zone, as indicated in the General Land Use Plan.

III. SAFDZ- (Strategic Agricultural and Fishery Development Zone)

1) Strategic Crop Development Zone

Bandera, Bethlehem, Dangi, Guinles, Labrador, Lapayanbaja, Letapan, Magangon, New Sicayab, Pian, San Antonio, San Miguel, Sto. Nifio, Sianib and Villahermosa.

2) Strategic Livestock Development Zone

Dansullan

3) Agro-Forestry Zone

Lenabo, De Venta Perla, Macleodes, Maligaya and Milad

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

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the street or highway right-of-way lines, shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot line: such lot lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
4. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.
5. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line 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 shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
6. Where a lot of one 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 zone where the principal structure falls.

7. Where 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 municipal block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be construed as covered by one-lot-deep zoning district provided the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

In case of any remaining doubt as to the location of any property along zone boundary lines, such property shall be considered as falling within the less restrictive zone.

8. The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

ARTICLE IV

ZONE REGULATIONS

Section 10. Provision General. The uses enumerated in the succeeding sections are not exhaustive nor all-inclusive. The LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA) shall, subject to the requirements of this Article, allow other uses not enumerated

hereunder provided that they are compatible with the uses expressly allowed.

Allowance of further uses shall be based on the intrinsic qualities of the land and the socio-economic potential of the locality with due regards to the maintenance of the essential qualities of the zone.

Specific uses/activities of lesser density within a particular zone (R-1) may be allowed within the zone of higher density (R-2, R-3) but not vice-versa, nor in another zone and its subdivision (e.g. GC, C-1, C-2), except for uses expressly allowed in said zones, such that the cumulative effect of zoning shall be - intra-zonal and not inter zonal.

Section 11. Use Regulations In General Residential Zone (GRZ). A GR zone shall be used principally for dwelling/housing purposes so as maintain peace and quiet of the area within the zone. The following are the allowable uses:

1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Residential condominium
4. Apartment
5. Hometel
6. Pension House

7. Hotel apartment or apartel
8. Dormitory
9. Boarding House
10. Branch Libraries and Museums
11. Customary accessory uses like:
 - a. Servants quarter
 - b. Private garage
 - c. Guard house
12. Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5) inclusive of the owner.
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory use cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighbor-

hood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than the required front yard;

- e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver causes fluctuations in line voltage off the premises.

13. Home Industry Classified as cottage industry provided that:

- a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance.
- b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI).
- c. Such shall consider same provisions as enumerated in letters c, d and e number 12, home occupation, this section.

14. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:

- a. Swimming pool
- b. Pelota court
- c. Others

15. Nursery/Elementary School
16. High School
17. Vocational School
18. Sports Club
19. Religious Use
20. Multi-purpose hall/barangay hall
21. Clinic, nursing and convalescing home, health center
22. Plant nurseries

Section 11a. Use Regulations in Low Density Residential Zone (R-1). An R-1 shall be used principally for housing/dwelling purposes so as to maintain the peace and quiet of the area within the zone with a density of 20 dwelling units and below per hectare. The following are allowable uses:

1. Detached family dwelling
2. Semi-detached family dwelling e.g. duplex, rowhouse
3. Customary accessory uses like:

- a. Servants quarter
 - b. Private garage
 - c. Guardhouse
4. Home occupation for the practice of one's profession or for engaging an in-house business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
- a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building or premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. 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 in a required front yard;
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, fumes, odors, or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers causes fluctuation in line voltage off the premises.

5. Home Industry classified as cottage industry provided that:
 - a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance;
 - b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI).
 - c. Shall consider same provisions as enumerated in letters c, d and e of number 4, Home Occupation, this section.
6. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - a. Swimming pool
 - b. Pelota court
 - c. Others
7. Religious use
8. Multi-purpose/Barangay hall
9. Pre-school
10. Sports club
11. Clinic, nursing and convalescing home, health center

12. **Plant Nursery**

Section 11b. Use Regulations in Medium Density Residential (R-2) Zone. R-2 zones shall be for housing / dwelling purposes i.e. 21 to 65 dwelling units per hectare. The following are the allowable uses:

1. All uses allowed in R-1 zone
2. apartment
3. boarding houses
4. dormitory
5. branch library and museum
6. elementary school
7. high school

Section 11c. Use Regulations High Density Residential (R-3) Zone. An R-3 shall be for housing/dwelling purposes of high density i.e. 66 or more dwelling units per hectare. The following are the allowable uses:

1. all uses allowed in R-1 and R-2 zones
2. residential condominium

3. pension house
4. homotel
5. vocational school
6. Hotel apartments apartels
7. high school and vocational schools

Section 11d. Use Regulations in Socialized Housing Zone (SHZ). An SHZ shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279. Allowable uses:

1. All uses allowed in General Residential Zone, R1, R2, and R3 Zone.

Section 12. Use Regulations in General Commercial Zone (GCZ). A GC Zone shall be for business /trade/service uses. Within the zone the following types of establishments shall be allowed:

1. Offices like:
 - a. office building
 - b. office condominium
2. General retail stores and shops like:

- a. department store
- b. bookstore and office supply shop
- c. home appliance store
- d. car shop
- e. photo shop
- f. flower shop

3. Food markets and shops like:

- a. bakery and bake shop
- b. wine store
- c. grocery
- d. supermarket

4. Personal service shops like:

- a. beauty parlor
- b. barber shop

- c. sauna bath and massage clinic
- d. dressmaking and tailoring shops
- 5. Recreational center/establishments like:
 - a. movie house/theater
 - b. play court e.g. tennis court, bowling lane, billiard hall
 - c. swimming pool
 - d. day and night club
 - e. stadium, coliseum, gymnasium
 - f. other sports and recreational establishment
- 6. Restaurants and other eateries
- 7. Short term special education like:
 - a. dancing schools
 - b. school for self defense
 - c. driving schools

- e. speech clinics
- 8. Storerooms but only as may be necessary for the efficient conduct of the business.
- 9. Commercial condominium (with residential units in upper floors)
- 10. Commercial housing like:
 - a. hotel
 - b. apartment
 - c. apartel
 - d. boarding house
 - e. dormitory
 - f. pension house
 - g. club house
 - h. motel
- 11. Embassy/consulate
- 12. Library museum

13. Filling Station/service station
14. Clinic
15. Vocational/technical school
16. Convention Center and related facilities
17. Messengerial service
18. Security agency
19. Janitorial service
20. Bank and other financial institutions
21. Radio and television station
22. Building garage, parking lot
23. Bakery and baking of bread, cake, pastries, pies and other similar perishable products
24. Custom dressmaking shop
25. Customs tailoring shop
26. Commercial and job printing

27. Typing and photo engraving services
28. Repair of optical instruments and equipment and cameras
29. Repair of clocks and watches
30. Manufacture of insignia, badges and similar emblems except metal
31. Transportation terminals/garage with and without repair
32. Repair shops like:
 - a. house appliances repair shops
 - b. motor vehicles and accessory repair shops
 - c. home furnishing shops
33. Printing/publishing
34. Machinery display shop/center
35. Gravel and sand
36. Lumber/hardware
37. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice

38. Printing and publishing of books and pamphlets, printing cards and stationary
39. Manufacture of signs and advertising displays (except printed)
40. Chicharon factory
41. Manufacture of wood furniture including upholstered
42. Manufacture of rattan furniture including upholstered
43. Manufacture of box beds and mattresses
44. Welding shops
45. Machine shop service operation (repair/rebuilding, or custom job orders)
46. Medium scale junk shop
47. Repair of motorcycles
48. Lechon or whole pig roasting
49. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products.
50. Doughnut and hopia factory
51. Other bakery products, not elsewhere classified (n.e.c.)

52. Repacking of food products e.g. fruits, vegetables, sugar and other related products.
53. Plant Nursery
54. Funeral parlors, mortuaries and crematory services and memorial chapels
55. Parking lots, garage facilities
56. Other commercial activities not elsewhere classified

Section 12a. Use Regulations in C-1 Zone. Referred to as the Central Business District (CBD), a C-1 Zone shall be principally for trade, services and business activities. Enumerated below are the allowable uses:

1. Offices like:
 - a. office building
 - b. office condominium
2. General retail stores and shops like:
 - a. department store/shopping center
 - b. bookstore and office supply shop

c. car shop

d. home appliance store

e. photo shop

f. flower shop

3. Food markets and shops like:

a. bakery and bake shop

b. wine store

c. grocery

d. supermarket

4. Personal services shops like:

a. beauty parlor

b. barber shop

c. sauna bath and massage clinic

d. dressmaking and tailoring shop

5. Recreational center/establishments like:

- a. movie house/theater
- b. play court e.g. tennis, bowling, billiard
- c. swimming pool
- d. day and night club
- e. Stadium, coliseum, gymnasium
- f. Other sports and recreational establishments

6. Restaurants and other eateries

7. Short term special education like:

- a. dancing schools
- b. schools for self-defense
- c. driving schools
- d. speech clinics

8. Storeroom and warehouse but only as may be necessary for the efficient conduct of the business.

9. Commercial housing like:
 - a. hotel
 - b. apartment
 - c. apartel
 - d. boarding house
 - e. dormitory
 - f. pension house
 - g. club house
 - h. motel
10. Commercial condominium (with residential units in upper floors)
11. Embassy/consulate
12. Library, museum
13. Filling station/service station
14. Clinic

15. Vocational/technical school
16. Convention centers and related facilities
17. Messengerial services
18. Security agency
19. Janitorial services
20. Bank and other financial institution
21. Radio and television station
22. Building garage
23. Commercial job printing
24. Typing and photo engraving services
25. Repair of optical instruments and equipment and cameras
26. Repair of clocks and watches
27. Manufacture of insignia, badges and similar emblems except metal
28. Transportation terminal/garage

29. Plant nurseries

30. Scientific, cultural and academic centers and research facilities except nuclear radioactive, chemical and biological warfare facilities.

Section 12 b. Use Regulations in C-2 zone. A C-2 Zone shall be for quasi-trade business activities and service industries performing complimentary/supplementary functions to principally Commercial Zone (CBD). Within the C-2 Zone the following uses are allowed:

1. All uses in C-1 maybe allowed in C-2
2. Repair shops like:
 - a. house appliances
 - b. motor vehicles and accessory
 - c. home furnishing shops
3. Transportation terminal/garage with repair
4. Publishing
5. Medium scale junk shop
6. Machinery display shop/center
7. Gravel and sand

8. Lumber/hardware
9. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
10. Manufacture of signs and advertising displays (except printed)
11. Chicharon factory
12. Welding shop
13. Machine shop service operation (repairing/rebuilding, or custom job orders).
14. Repair of motorcycles
15. Lechon or whole pig roasting
16. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products.
17. Doughnut and hopia factory
18. Other bakery products not elsewhere classified
19. Repacking of food products e.g. fruits, vegetables, sugar and other related products.
20. Funeral parlors, mortuaries and crematory services and memorial chapels
21. Parking lots, garage facilities

22. Other commercial activities not elsewhere classified.

Section 13. Use Regulation in Light Industrial Zone (I-1).

An I-1 zone shall be non-pollutive/non-hazardous manufacturing/processing establishments.

Enumerated below are the allowable uses:

a. Non-Pollutive/Non-Hazardous Industries

1. Drying fish
2. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
3. Doughnut and hopia factory
4. Manufacture of macaroni, spaghetti and vermicelli and other noodles
5. Other bakery products not elsewhere classified (n.e.c.)
6. Life belts factory
7. Manufacture of luggage, handbags, wallets and small leather goods
8. Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
9. Manufacture of shoes except rubber, plastic and wood
10. Manufacture of slippers and sandals except rubber and plastic

11. **Manufacture of footwear parts except rubber and plastic**
12. **Printing, publishing and allied industries and those n.e.c.**
13. **Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines**
14. **Manufacture or assembly of electronic data processing machinery and accessories**
15. **Renovation and repair of office machinery**
16. **Manufacture or assembly of Miscellaneous office machines and those n.e.c.**
17. **Manufacture of rowboats, bancas, sailboats**
18. **Manufacture of animal drawn vehicles**
19. **Manufacture of children vehicles and baby carriages**
20. **Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.**
21. **Manufacture of measuring and controlling equipment, plumb line, rain gauge, taxi meter, thermometer, etc.**
22. **Manufacture or assembly of surgical, medical, dental equipment and medical furniture**
23. **Quick freezing and cold packaging for fish and other sea foods**
24. **Quick freezing and cold packaging for fruits and vegetables**

25. Popcorn/rice factory
26. Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
27. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.
28. Manufacture of photographic equipment and accessories
29. Manufacture or assembly of optical instruments
30. Manufacture of eyeglasses and spectacles
31. Manufacture of optical lenses
32. Manufacture of watches and clocks
33. Manufacture of pianos
34. Manufacture of string instruments
35. Manufacture of wind and percussion instruments
36. Manufacture or assembly of electronic organs
37. Manufacture of sporting gloves and mitts

38. **Manufacture of sporting balls (not of rubber or plastic)**
39. **Manufacture of gym and playground equipment**
40. **Manufacture of sporting tables (billiards, pingpong, pool)**
41. **Manufacture of other sporting and athletic goods, n.e.c.**
- 42.. **Manufacture of toys and dolls except rubber and mold plastic**
43. **Manufacture of pens, pencils and other office and artist materials**
44. **Manufacture of umbrella and canes**
45. **Manufacture of buttons except plastic**
46. **Manufacture of brooms, brushes and fans**
47. **Manufacture of needles, pens, fasteners and zippers**
48. **Manufacture of insignia, badges and similar emblems (except metal)**
49. **Manufacture of signs and advertising displays (except printed)**
50. **Small-scale manufacture of ice cream**

Non-Pollutive/Hazardous Industries

1. **Manufacture of house furnishing**
2. **Textile bag factories**
3. **Canvass bags and other canvass products factory**
4. **Jute bag factory**
5. **Manufacture of miscellaneous textile goods, embroideries and weaving apparel**
6. **Manufacture of fiber batting, padding and upholstery filling except choir.**
7. **Men's and boy's garment factory**
8. **Women's, girl's and ladies' garment factory**
9. **Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories**
10. **Manufacture of raincoats and waterproof outer garments except jackets**
11. **Manufacture of miscellaneous wearing apparel except footwear and those n.e.c.**
12. **Manufacture of miscellaneous fabricated mill work and those n.e.c.**

13. Manufacture of wooden and cane containers
14. Sawali, nipa and split cane factory
15. Manufacture of bamboo, rattan and other cane baskets and wares
16. Manufacture of cork products
17. Manufacture of wooden shoes, shoe lace and other similar products
18. Manufacture of miscellaneous wood products and those n.e.c.
19. Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
20. Manufacture of paper stationery, envelopes and related articles
21. Manufacture of dry ice
22. Repacking of industrial products e.g. paints, varnishes and other related products

Section 14. Use Regulations in Medium Industrial Zone (I-2)

An I-2 Zone shall be for pollutive/non-hazardous and pollutive/hazardous

manufacturing and processing establishments. Enumerated below are the allowable uses:

a. Pollutive/Non-Hazardous Industries

1. **Manufacture and canning of ham, bacon and native sausage**
2. **Poultry processing and canning**
3. **Large-scale manufacture of ice cream**
4. **Corn mill/Rice mill**
5. **Chocolate and hopia factory**
6. **Candy factory**

7. Chewing gum factory
8. Peanuts and other nuts factory
9. Other chocolate and confectionery products
10. Manufacture of flavoring extracts
11. Manufacture of food products n.e.c. (vinegar, vetsin)
12. Manufacture of fish meal
13. Oyster shell grading
14. Manufacture of medicinal and pharmaceutical preparations
15. Manufacture of stationary, art goods, cut stone and marble products
16. Manufacture of abrasive products

17. **Manufacture of miscellaneous non-metallic mineral products n.e.c.**
18. **Manufacture of cutlery, except table flatware**
19. **Manufacture of hand tools**
20. **Manufacture of general hardware**
21. **Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.**
22. **Manufacture of household metal furniture**
23. **Manufacture of office, store and restaurant metal furniture**
24. **Manufacture of metal blinds, screens and shades**
25. **Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.**
26. **Manufacture of fabricated structural iron and steel**

27. **Manufacture of architectural and ornamental metal works**
28. **Manufacture of boilers, tanks and other structural sheet metal works**
29. **Manufacture of other structural products n.e.c.**
30. **Manufacture of metal cans, boxes and containers**
31. **Manufacture of stamped coated and engraved metal products**
32. **Manufacture of fabricated wire and cable products**
33. **Manufacture of heating, cooking and lighting equipment except electrical**
34. **Sheet metal works generally manual operation**
35. **Manufacture of other fabricated metal products except machinery and equipment n.e.c.**
36. **Manufacture of assembly of agricultural machinery and equipment**

37. Native plow and harrow factory
38. Repair of agricultural machinery
39. Manufacture or assembly of service industry machines
40. Manufacture or assembly of elevators and escalators
41. Manufacture or assembly of sewing machines
42. Manufacture or assembly of cooking ranges
43. Manufacture or assembly of water pumps
44. Refrigeration industry
45. Manufacture or assembly of other machinery and equipment except electrical n.e.c.
46. Manufacture and repair of electrical apparatus

47. **Manufacture and repair of electrical cables and wires**
48. **Manufacture of electrical cables and wires**
49. **Manufacture of other electrical industrial machinery and apparatus n.e.c.**
50. **Manufacture or assembly of electric equipment radio and television, tape recorders, stereo**
51. **Manufacture or assembly of radio and television transmitting, signaling and detection equipment**
52. **Manufacture or assembly of telephone and telegraphic equipment**
53. **Manufacture of other electronic equipment and apparatus n.e.c.**
54. **Manufacture of industrial and commercial electrical appliances**
55. **Manufacture of household cooking, heating and laundry appliances**
56. **Manufacture of other electrical appliances n.e.c.**

57. **Manufacture of electric lamp fixtures**

b. Pollutive/Hazardous Industries

1. **Flour mill**
2. **Cassava flour mill**
3. **Manufacturing of coffee**
4. **Manufacturing of unprepared animal feeds, other grain milling n.e.c.**
5. **Production prepared feeds for animals**
6. **Cigar and cigarette factory**
7. **Curing and redrying tobacco leaves**
8. **Miscellaneous processing tobacco leaves n.e.c.**

9. Weaving hemp textile
10. Jute spinning and weaving mills, n.e.c.
11. Miscellaneous spinning and weaving mills, n.e.c.
12. Hosiery mill
13. Underwear and outwear knitting mills
14. Fabric knitting mills
15. Miscellaneous knitting mills, n.e.c.
16. Manufacture of mats and matting
17. Manufacture of carpets and rugs
18. Manufacture of cordage, rope and twine

19. Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
20. Manufacture of linoleum and other surfaced covering
21. Manufacture of artificial leather, oil cloth and other fabrics except rubberized
22. Manufacture of coir
23. Manufacture of miscellaneous textile, n.e.c.
24. Manufacture of rough lumber, unworked
25. Manufacture of worked lumber
26. Resamills
27. Manufacture of veneer, plywood and hardwood
28. Manufacture of doors, windows and sashes

29. Treating and preserving of wood
30. Manufacture of charcoal
31. Manufacture of wood and cane blinds, screens and shades
32. Manufacture of containers and boxes of paper and paper boards
33. Manufacture of miscellaneous pulp and paper products, n.e.c.
34. Manufacture of perfumes cosmetics and other toilet preparations
35. Manufacture of waxes and polishing preparations
36. Manufacture of candles
37. Manufacture of inks
38. Manufacture of miscellaneous chemical products, n.e.c.

39. Tire retreating and rebuilding
40. Manufacture of rubber shoes and slippers
41. Manufacture of industrial and moulded rubber products
42. Manufacture of plastic footwear
43. Manufacture of plastic furniture
44. Manufacture of other fabricated plastic products, n.e.c.
45. Manufacture of table and kitchen articles
46. Manufacture of pottery, china and earthen ware, n.e.c.
47. Manufacture of flat glass
48. Manufacture of glass containers

49. **Manufacture of miscellaneous glass and glass products, n.e.c.**
50. **Manufacture of clay bricks, clay tiles and hollow clay tiles**
51. **Manufacture of miscellaneous structural clay products, n.e.c.**
52. **Manufacture of structural concrete products**
53. **Manufacture of asbestos products**
54. **Manufacture of engines and turbines except motor vehicles, marine and aircraft**
55. **Manufacture of metal cutting , shaving and finishing machinery**
56. **Manufacture of wood working machinery**
57. **Manufacture, assembly, rebuilding, repairing of food and beverage making machinery**
58. **Manufacture, assembly, rebuilding, repairing of textile machinery and equipment**

59. **Manufacture, assembly, rebuilding, repairing of paper industry machinery**
60. **Manufacture, assembly, rebuilding, repairing of printing, trade machinery and equipment**
61. **Manufacture of rice mills**
62. **Manufacture of machines for leather and leather products**
63. **Manufacture of construction machinery**
64. **Manufacture of machines for clay, stove and glass industries**
65. **Manufacture, assembly, repair, rebuilding of miscellaneous special industrial machinery and equipment, n.e.c.**
66. **Manufacture of dry cells, storage battery and other batteries**
67. **Boat building and repairing**
68. **Ship repairing industry, dock yards, dry dock, shipways**

69. Miscellaneous ship building and repairing, n.e.c.
70. Manufacture of locomotives and parts
71. Manufacture of railroad and street cars
72. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
73. Manufacture of wood furniture including upholstered
74. Manufacture of rattan furniture including upholstered
75. Manufacture of box beds and mattresses

Section 15. Use Regulations in Heavy Industrial Zone (I-3) An I-3 Zone shall be for highly pollutive/non-hazardous, highly pollutive/hazardous; highly pollutive/extremely hazardous; non-pollutive/extremely hazardous; and pollutive/extremely hazardous manufacturing and processing establishments.

Enumerated below are the allowable uses:

a. **Highly Pollutive/Non-Hazardous Industries**

1. **Meat processing, curing, preserving except processing of ham, bacon, sausage and chicharon**
2. **Milk processing plants (manufacturing filled, reconstituted, or recombined milk, condensed or evaporated)**
3. **Butter and cheese processing plants**
4. **Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)**
5. **Other dairy products, n.e.c.**
6. **Canning and preserving of fruits and fruit juices**
7. **Canning and preserving of vegetables and vegetable juices**
8. **Canning and preserving of vegetable sauces**

9. Miscellaneous canning and preserving of fruits and vegetables, n.e.c.
10. Fish canning
11. Patis factory
12. Bagoong factory
13. Processing, preserving and canning of fish and other seafoods, n.e.c.
14. Manufacture of desiccated coconut
15. Manufacture of starch and its product
16. Manufacture of wines from juices of local fruits
17. Manufacture of malt and malt liquors
18. Manufacture of softdrinks carbonated water

19. **Manufacture of instant beverages, and syrup**

20. **Other non-alcoholic beverages, n.e.c.**

21. **Other slaughtering, preparing and preserving meat products, n.e.c.**

b. Non-Pollutive/Hazardous Industries

1. **Vegetable oil mills, including coconut oil**

2. **Manufacturing refines cooking oil and margarine**

3. **Manufacture of fish, marine and other animal oils**

4. **Manufacture of vegetable and animal oils and fats, n.e.c.**

5. **Sugar cane milling (centrifugal and refined)**

6. **Sugar refining**

7. **Muscovado sugar mill**
8. **Distilled, rectified and blended liquors, n.e.c.**
9. **Cotton textile mill**
10. **Ramie textile mill**
11. **Rayon and other man made fiber textile mill**
12. **Bleaching and drying mills**
13. **Manufacture of narrow fabrics**
14. **Tanneries and leather finishing plants**
15. **Pulp mill**
16. **Paper and paperboard mills**

17. **Manufacture of fiberboard**
18. **Manufacture of inorganic salts and compounds**
19. **Manufacture of soap and cleaning preparation**
20. **Manufacture of hydraulic cement**
21. **Manufacture of lime and lime kilns**
22. **Manufacture of plaster**
23. **Products of blast furnaces, steel works and rolling mills**
24. **Products of iron and steel foundries**
25. **Manufacture of smelted and refined non-ferrous metals**
26. **Manufacture of rolled, drawn or extruded non-ferrous metals**

27. Manufacture of non-ferrous foundry products

c. Highly Pollutive/Extremely Hazardous Industries

1. Manufacture of industrial alcohols

2. Other basic industrial chemicals, n.e.c.

3. Manufacture of fertilizer

4. Manufacture of pesticide

5. Manufacture of synthetic resins, plastic materials and
man made fibers except glass

6. Petroleum refineries

7. Manufacture of reclaimed, blended and compound petroleum products

8. Manufacture of miscellaneous products of petroleum and coal, n.e.c.

d. Pollutive/Extremely Hazardous Industries

1. Manufacture of paints

2. Manufacture of varnishes, shellac and strains

3. Manufacture of paint removes

4. Manufacture of other paint products

5. Manufacture of matches

6. Manufacture of tires and inner tubes

7. Manufacture of processed natural rubber not in rubber plantation

8. Manufacture of miscellaneous rubber products, n.e.c.

e. **Non-Pollutive/Extremely Hazardous Industries.**

1. **Manufacture of compressed and liquefied gases**

Section 16. Use Regulations in General Institutional (GIZ.) Zone. In GI Zone, the following uses shall be allowed:

1. **Government center to house national , regional or local offices in the area**
2. **Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning**
3. **General hospitals, medical centers, multi-purpose clinic**
4. **Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities**
5. **Convention centers and related facilities**
6. **Religious structures e.g. church, seminary, convents**
7. **Museums**

8. Embassies/consulate

9. Student housing e.g. dormitories, boarding house

Section 17. Use Regulations in Special Institutional (SIZ) Zone. In SI Zones, the following uses shall be allowed:

1. Welfare homes, orphanages, boys and girls town, home for the aged and the like
2. Rehabilitation and vocational training center for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, ex-sanitaria inmates and similar establishments.
3. Military camps/reservations/bases and training grounds
4. Penitentiary and correctional institution

Section 18. Use Regulations in Parks and Recreation Zone (PRZ). The following uses shall be allowed in Parks and Recreational Zones:

1. Parks/gardens

2. Resort areas, e.g. beaches, including accessory uses
3. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheatres and swimming pools
4. Golf courses, ball courts, race tracks and similar uses
5. Memorial/shrines monuments, kiosks and other park structures
6. Sports club
7. Underground parking structures/facilities

Section 19. Use Regulations for Agricultural (Agr.) Zones, the following uses shall be permitted:

1. Cultivation, raising and growing of staple crops such as rice, corn, cassava and the like.
2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like.

4. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
5. Ancillary dwelling units/farmhouses for tillers and laborers
6. Agricultural research and experimentation facilities such as breeding station , fishfarms, nurseries, demonstration farms, etc.
7. Pastoral activities such as goat raising and cattle fattening
8. Home occupation for the practice of one's profession or engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:

- a. Number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner,
- b. There shall be no change in the outside appearance of the building premises;
- c. No home occupation shall be conducted in any customary accessory cited above;
- d. 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 in a place other than the required front yard.

e. No equipment or process shall be used in such 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 receiver or causes fluctuations in line voltage off the premises.

9. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservation, etc. provided that:

a. Such home industry shall not occupy more than thirty (30%) of floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;

b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);

c. Such shall consider same provisions as enumerated in letters c, d and e of Home Occupation, this section.

10. Backyard raising of livestock and fowl, provided that;

a. For livestock - a maximum of 10 heads

b. For fowl - a maximum of 500 birds

section 20. Use Regulations in Agro-Industrial Zone (AIZ). In Agri-I Zones the following uses shall be permitted:

1. All uses allowed in agriculture

2. Rice/corn mills (single pass)

3. Drying, cleaning, curing and preserving of meat and its by products and derivatives

4. Drying, smoking and airing of tobacco

5. Flour mill

6. Cassava flour mill

7. **Manufacture of coffee**
8. **Manufacture of unprepared animal feeds, other grain milling, n.e.c.**
9. **Production of prepared feeds for animals**
10. **Cigar and Cigarette factory**
11. **Curing and redrying tobacco leaves**
12. **Miscellaneous processing tobacco leaves, n.e.c.**
13. **Weaving hemp textile**
14. **Jute spinning and weaving**
15. **Manufacture of charcoal**
16. **Milk processing plants (Manufacturing filled, reconstituted or recombined milk,**

condensed or evaporated)

17. Butter and cheese processing plants
18. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling
of natural milk and cream related products)
19. Other dairy products, n.e.c.
20. Canning and preserving of fruits and fruit juices
21. Canning and preserving of vegetables and vegetable juices
22. Canning and preserving of vegetable sauces
23. Miscellaneous canning and preserving of fruit and vegetables n.e.c.
24. Fish canning

25. Patis factory
26. Bagoong factory
27. Processing, preserving and canning fish and other seafoods n.e.c.
28. Manufacture of desiccated coconut
29. Manufacture of starch and its products
30. Manufacture of wines from juices of local fruits
31. Vegetable oil mills, including coconut oil
32. Sugarcane milling (centrifugal and refines)
33. Sugar refining
34. Muscovado sugar mill

35. Cotton textile mill
36. Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
37. Other commercial handicrafts and industrial activities utilizing plant or animal parts
and/or products as raw materials, n.e.c.
38. Other accessory uses incidental to agro-industrial activities

Section 21. Use Regulations in Forest Zones (FZ). No development use, activity shall be allowed in forest zones unless consistent with the Department of Environment and Natural Resources (DENR) Development Regulations for forest zones and a permit, lease or license is issued by the DENR for the following:

1. CONTRACT REFORESTATION WITH FOREST LAND MANAGEMENT AGREEMENT (FLMA)
2. COMMERCIAL TREE PLANTATION AND INDUSTRIAL FOREST PLANTATION (ITP/IFP)
3. INTEGRATED SOCIAL FORESTRY PROGRAMS (ISF)

4. **COMMUNITY-BASED FOREST MANAGEMENT**
5. **REFORESTATION COMPLIANCE BY FOREST USERS BY TEMPORARY LEASE AGREEMENT**
6. **REFORESTATION COMPLIANCE BY PASTEUR LEASE AGREEMENT**
7. **ECOLOGICAL REVOLUTION PROGRAMS (ECOREV)**

Other allowable uses such as mining, infrastructure development, fishpond and resettlement purposes should be in consonance with national policies as enumerated below :

1. **Mining**

No extraction excavation or other mining activity shall be undertaken except in accordance with with the mining code and its implementing rules and regulations.

2. **Fishpond purposes**

Fishing activities within the forest zone shall be undertaken pursuant to the provisions of the fisheries code and its implementing rules and regulations and the revised forestry code of the Philippines as amended.

3. Infrastructure and resettlement

Infrastructure development and resettlement undertaken within forest zones shall be consistent with the provisions of the revised forestry code of the Philippines, as amended, and subject to an environmental impact assessment, prior to the approval of such projects in order to determine their environmental impacts and social acceptability.

Section 22. Use Regulations in Water Zone (WZ)

1. The utilization of the water resources for domestic and industrial use shall be allowed provided it is in consonance with the development regulations of DENR, provisions of the water code, and the revised forestry code of the Philippines, as amended, and provided further, that it is subjected to an environmental impact assessment prior to the approval of its use.
2. Other uses such as recreation, fishing and related activities, floatage/transportation and mining (e.g. off shore oil exploration) shall also be allowed provided it is in consonance with the provisions of the water code, and the revised forestry code of the Philippines, as amended.

such bodies of water shall include rivers, streams, lakes and seas.

Section 23. Regulations in Tourist Zone (TZ)

No tourism project or tourist related activities shall be allowed in tourist zones unless developed or undertaken in accordance with the Department of Tourism (DOT) guidelines and standards and granted approval by the Tourism Estate Department of DOT.

ARTICLE VI

GENERAL DISTRICT REGULATION

Section 24. Development density. Permitted density shall be based on the zones capacity to support development.

A. Residential zones

A.1 Low density residential zone (R-1) - In R-1 Zone, allowed density is twenty (20) dwelling units and below per hectare;

A.2 Medium density residential zone (R-2) - In R-2 Zone, allowed density is twenty -one to sixty-five (21 to 65) dwelling units per hectares;

A.3 High density residential zone (R-3) - In R-3 Zone, allowed density is sixty-six (66) or more dwelling units per hectare.

B. All other zones

There is no fixed maximum density but should be based on the planned absolute level of density that is intended for each concerned zone based on the comprehensive land use plan.

Section 25. Height regulations. Building height must conform to the height restrictions and requirements of the Air Transportation Office (ATO) as well as the requirements of the National Building Code , the Structural Code as well as all laws, ordinances, design and standards, rules and regulations related to land development and building construction and the various safety codes.

A. Residential zones

A.1 Low density residential zones (R-1) - In R-1 Zone, no building structure for human occupancy whether public or private shall be higher than ten (10) meters above the highest natural grade line in the property or front, sidewalk (main entry) level; low rise dwellings are up to three storeys.

A.2 Medium density residential zones (R-2) - In R-2 Zone, no building or structure for human occupancy whether public or private shall be higher than twenty-one (21) meters above highest natural grade line in the property or front, sidewalk (main entry) level; mid-rise dwellings are four to seven storeys.

A.3 High rise dwelling units of eight or more storeys are allowed provided it conforms with the zone's prescribed Floor Area Ratio (FAR) . The FAR of an R-3 zone shall be based on the planned density of development intended for the zone.

B. All other zone

There is no fixed building height limits except those prescribed by the Air Transportation Office (ATO) and other government regulations. Within these zones, building heights shall be based on the prescribed Floor Area Ratio (FAR). (Refer to annexes B-F for illustration on how floor area ratio is used in a zoning plan).

Section 26, Exemption from Height Regulation in R-1 and R-2 Exemption 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 Air Transportation Office.

Section 27. Area Regulations. Area regulation in all zones shall conform with the minimum requirement of the existing codes such as:

- a. P.D. 957 - The "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations
- b. B.P. 220 - "Promulgation of Different Levels of Standards and Technical Requirements for the Economic and Socialized Housing Projects" and the revised implementing rules and regulations.
- c. P.D. 1096 - National Building Code
- d. Fire Code
- e. Sanitation Code
- f. Plumbing Code

- g. Structural Code
- h. Executive Order No. 648
- i. Other relevant guidelines promulgated by the national agencies concerned.

Section 28. Road Setback Regulations. The following road setback regulations shall be applied:

Zoning Classification	Major Thoroughfare 30m. & above	Secondary Road	Tertiary Road 6m. & below
	Diversion/Railways	Provincial	Municipal/Barangay
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
Parks and Recreation	10 m	10 m	3 m
Forest	30 m	25 m	10 m

Section 29. Easement. Pursuant to the provisions of the Water Code: 1.) the banks of rivers and streams and the shores of the seas and lakes throughout their entire length and 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 easement 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.

2.) MANDATORY FIVE-METER EASEMENT ON BOTH SIDES OF THE MARIKINA FAULT TRACE AND SUCH OTHER FAULT TRACES ON THE GROUND IDENTIFIED BY PHIVOLCS.

Section 30. Buffer Regulations. A buffer of 3 meters shall be provided along entire boundary length between two or more conflicting zones allocating 1.5 meters from each side of the district boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 31. 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 or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

ARTICLE VII

INNOVATIVE TECHNIQUES

Section 32. Innovative Techniques or Designs.

Planned Unit Development, HOUSING projects covered by New Town Development under RA 7279, BLISS Commercial Complexes, etc., the Zoning For projects that introduce flexibility and creativity in design or plan such as BUT NOT LIMITED to

Administrator/ZONING OFFICER shall on grounds of innovative development techniques forward applications to HLRB for appropriate action, UNLESS THE LOCAL GOVERNMENT UNITS CONCERNED HAS THE CAPACITY TO PROCESS THE SAME

ARTICLE VIII

MISCELLANEOUS PROVISIONS

Section 33. PROJECTS OF NATIONAL SIGNIFICANCE. PROJECTS MAY BE DECLARED BY THE NEDA BOARD AS PROJECTS OF NATIONAL SIGNIFICANCE PURSUANT TO SECTION 3 OF EO 72. WHEN A PROJECT IS DECLARED BY THE NEDA BOARD AS A PROJECT OF NATIONAL SIGNIFICANCE THE LOCATIONAL CLEARANCE SHALL BE ISSUED BY HLRB PURSUANT TO EO 72.

Section 34. ENVIRONMENTAL COMPLIANCE CERTIFICATE (ECC) NOTWITHSTANDING THE ISSUANCE OF LOCATIONAL CLEARANCE UNDER SECTION 37 OF THIS ORDINANCE, NO ENVIRONMENTALLY CRITICAL AREAS SHALL BE COMMENCED DEVELOPED OR OPERATED UNLESS THE REQUIREMENTS OF ECC HAVE BEEN COMPLIED WITH.

Section 35. SUBDIVISION PROJECTS. ALL OWNERS AND/OR DEVELOPERS OF SUBDIVISION PROJECTS SHALL IN ADDITION TO SECURING A LOCATIONAL CLEARANCE UNDER SECTION 37 OF THIS ORDINANCE BE REQUIRED TO SECURE A DEVELOPMENT PERMIT PURSUANT TO PROVISIONS OF PD 957 AND ITS IMPLEMENTING RULES AND REGULATIONS OR BP 220 AND ITS IMPLEMENTING RULES AND REGULATIONS IN THE CASE OF SOCIALIZED HOUSING PROJECTS IN ACCORDANCE WITH THE PROCEDURES LAID DOWN IN EO 71, SERIES OF 1993.

ARTICLE IX

MITIGATING DEVICES

Section 36. Deviation. Exception, variances or deviations from the provisions of this ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

1.. Variance

- a. The property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owner/ cannot obtain a reasonable return on the property.

This condition shall include at least 3 of the following provisions:

- * Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the

property due to physical conditions of the property (topography, shape, etc.) WHICH is not self created.

- * The proposed variances is the minimum deviation necessary to permit reasonable use of the property.
- * The variance will not alter the physical character of the district or zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of the other properties in the same district or zone.
- * That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- * The variance will be in harmony with the spirit of this Ordinance.

2. Exceptions

- a. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community.

- b. The proposed project shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.
- c. The exception will not adversely affect the appropriate use of adjoining property in the same district.
- d. The exception will not alter the essential character and general purpose of the district where the exception sought is located.

Section 37. Procedures for Granting Exceptions and Variances. The procedure for the granting of exception and/or variance is as follows:

1. A written application for an exception or variance SHALL be filed WITH THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project sites.

3. The LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS shall conduct preliminary studies on the application.
4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision for exception/variance.
5. In case of objection, THE LZBAA shall hold public hearing.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBAA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing in case of any objection to the granting of exception/variance.

ARTICLE X

ADMINISTRATION AND ENFORCEMENT

Section 38. Locational Clearance. All owners/developers shall secure **LOCATIONAL CLEARANCE** from the Zoning Administrator/Zoning officer or in cases of variances and exemptions, from the Local Zoning Board of Adjustment and Appeals (LZBAA) prior to conducting any activity or construction on the property/land.

Section 39. Building Permit. No building permit shall be issued by the local building officer without a valid locational clearance in accordance with this ordinance.

Section 40. Non-user of Locational Clearance. Upon issuance of a locational clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property, non-use of said clearance 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.

Section 41. Certificate of Non-Conformance. A Certificate of Non-Conformance shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of the zoning ordinance by the HLRB or SANGGUNIANG PANLALAWIGAN (SP).

Failure on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fines/penalty.

UPON APPROVAL OF THIS ORDINANCE, THE ZONING ADMINISTRATOR/ZONING OFFICER SHALL IMMEDIATELY NOTIFY OWNERS OF KNOWN EXISTING NON-CONFORMING USE TO APPLY FOR A CERTIFICATE OF NON-CONFORMANCE.

Section 42. Existing Non-Conforming Uses and Buildings. The lawful use of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provision of this Ordinance, provided:

1. That no such non-conforming uses shall be enlarged 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 or land where such non-conforming use exists at the time of the adoption of this Ordinance.
2. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as non-conforming use.

3. An idle/vacant structure may not be used for non-conforming activity.
4. That any non-conforming structure, or structures under one ownership which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.
That should such non-conforming portion of 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 be reconstructed except in conformity with the provisions of the Ordinance.
5. That no such non-conforming use maybe moved to displace any conforming use.
6. That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
7. That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved or relocated.

In addition, the owner of a non-conforming use shall program the phase-out and relocation of the non-conforming use within ten (10) years from the effectivity of this ordinance.

Section 43. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered by THE LOCAL CHIEF EXECUTIVE through the Zoning Administrator/ZONING OFFICER who shall be appointed by the former in accordance with existing rules and regulations on the subject 3.

Section 44. Powers and Functions of a Zoning Administrator/ZONING OFFICER. Pursuant to the provisions of EO 72 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981 The Zoning Administrator/ZONING OFFICER shall perform the following functions, duties and responsibilities.

1. Enforcement

A. Act on all locational clearances for all projects.

1. Issuance of Locational Clearance for projects conforming with zoning regulations.

2. Recommend to the Local Zoning Board of Adjustment and Appeals (LZBAA) the grant or denial of applications for variances and exemptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines thereto.
- B. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are violative of zoning ordinance and if necessary, pursuant to Sec. 3 of EO 72 and Sec. 2 of EO 71 refer subsequent actions thereon to the HLRB.
- C. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this ordinance.

D. Coordinate with the City Fiscal/Municipal Attorney for other legal actions/remedies relative to the foregoing.

II. Planning

A. Coordinate with the Regional Office of the HLRB regarding proposed amendments to the zoning ordinances prior to adoption by the Sangguniang Bayan/Panglungsod.

Section 45. Action on Complaints and Oppositions. A complaint for violations of any provision of the Zoning Ordinance or of any clearance or permits issued pursuant thereto shall be filed with the LZBAA.

However, oppositions to application for clearance, variance or exception shall be treated as a complaint and dealt with in accordance with the provision of this section.

Section 46. Functions and Responsibilities of the Local Zoning Board of Adjustment and Appeals (LZBAA). There is hereby created a LZBAA which shall perform the following functions and responsibilities:

a. Act on applications of the following nature:

1. Variances
2. Exceptions
3. Non-conforming use
4. Complaints and opposition to applications

b. Act on appeals on grant or denial of locational clearance by the Zoning Administrator/Zoning Officer.

Decision of the Local Zoning Board of Adjustment and Appeals shall be appealable to the HLRB

Section 47. Composition of the Local Zoning Board of Adjustment and Appeals (LZBAA). The Municipal Development Council shall create a sub-committee which shall act as the LZBAA composed of the following members:

1. Municipal Mayor as Chairman ✓
2. Municipal Legal Officer ✓
3. Municipal Assessor ✓
4. Municipal Engineer ✓
5. Municipal Planning and Development Coordinator (if other than the Zoning Administrator)
6. Two (2) representatives of the private sector, nominated by their respective organizations and confirmed by the or municipal mayor.

In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.

7. Two (2) representatives from non-government organizations, nominated by their respective organizations and confirmed by the municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall

elect the number of its members as may be necessary to meet the total number above set forth, as representatives.

For purposes of policy coordination, said committee shall be attached to the municipal Development Council.

Section 48. Interim Provision Until such time that the Local Zoning Board of Adjustment and Appeals shall have been constituted, the HLRB shall act as the Local Zoning Board of Adjustment and Appeals. As an appellate Board, the HLRB shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

Section 49. Review of the Zoning Ordinance. The Municipality Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance considering the Comprehensive Land Use Plan, as the need arises, based on the following reasons/situations:

- a. Change in the local development plans
- b. Introduction of projects of national significance
- c. Petition for rezoning

- d. Other reasons which are appropriate for consideration

Section 50. Composition of the Local Zoning Review Committee (LZRC). The Local Zoning Review Committee shall be composed sectoral experts.

These are the Local Officials/Civic Leaders responsible for the operation, development and progress of all sectoral undertakings in the locality;

- a. Municipal Planning and Development Coordinator
- b. Municipal Health Officer
- c. Municipal Agriculturist
- d. President, Association of Barangay Captains
- e. Municipal Engineer
- f. Community Environment and Natural Resources Officer (CENRO)
- g. Municipal Agrarian Reform Officer (MARO)

- h. District School Supervisor
- i. Three (3) Private Sector Representatives (Local Chamber of Commerce, Housing Industry and Homeowners Association)
- j. Two (2) NGO Representatives

For purposes of policy and program coordination, the LZRC shall be attached to the Municipal Development Council.

Section 51. Functions of the Local Zoning Review Committee. The Local Zoning Review Committee shall have the following powers and 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. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, and exceptions and variances granted.

3. Identify provisions of the Ordinance difficult to enforce or are unworkable.

B. Recommend to the Sangguniang Bayan necessary legislative amendments and to the local planning and development

staff the needed changes in the plan as a result of the review conducted.

C. Provide information to the HLRB that would be useful in the exercise of its functions.

Section 52. Amendments to the Zoning Ordinance. Changes in the Zoning Ordinance as a result of the review by the Local Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and review evaluation of the Local Zoning Review Committee and shall be carried out through a resolution of three fourths vote of the Sangguniang Bayan. Said amendments shall take effect only after approval and authentication by the HLRB or Sangguniang Bayan.

Section 53. Violation and Penalty Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding P2,500 or an imprisonment for a period not exceeding six (6) months or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

Section 54. Supplementary Effect of Other Laws Decrees. The provisions of this Ordinance shall be without prejudice to the application of others laws, presidential decrees, letter of instructions and other executive or administrative orders of the national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

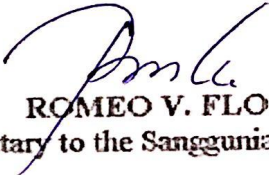
Section 55. Separability Clause. Should any section or provisions of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 56. Repealing Clause. All ordinances, rules and regulations found inconsistent with the provisions of this Ordinance are hereby deemed repealed, amended and modified accordingly.

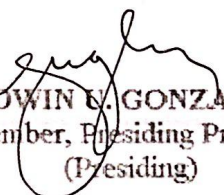
Section 57. Effectivity Clause. This Ordinance shall take effect upon approval by the Sangguniang Panlalawigan of Zamboanga del Norte.

ADOPTED, this 28th day of September, 1999.

I HEREBY CERTIFY to the correctness of the above-quoted zoning ordinance.


ROMEO V. FLORES
Secretary to the Sangguniang Bayan

CERTIFIED CORRECT
AS TO ITS PASSAGE:


EDWIN B. GONZALES
SB Member, Presiding Protempore
(Presiding)

APPROVED: 10-4-99


ATTY. FRANCIS H. OLVIS
Municipal Mayor