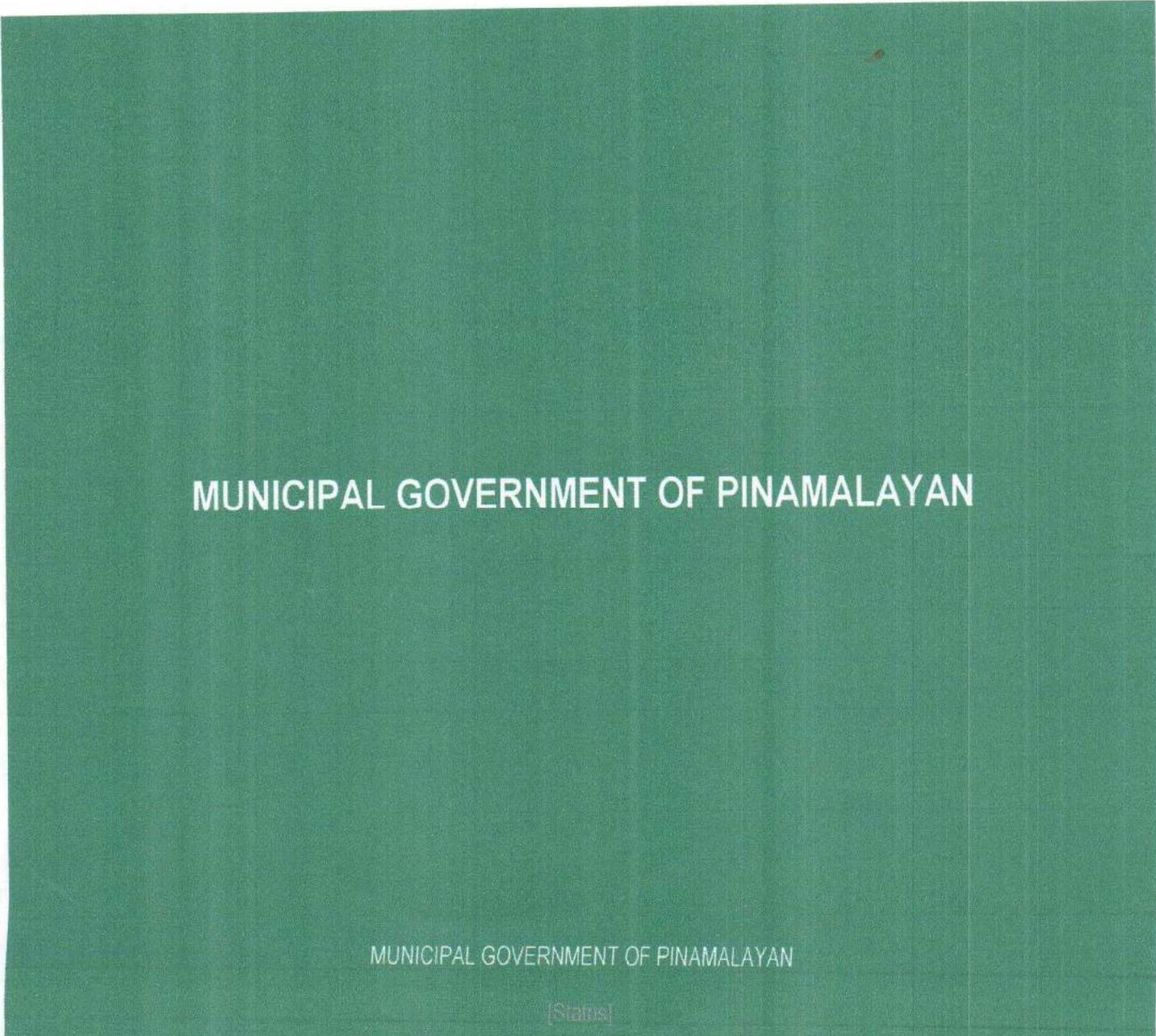


**VOLUME III: ZONING  
ORDINANCE**



**MUNICIPAL GOVERNMENT OF PINAMALAYAN**

MUNICIPAL GOVERNMENT OF PINAMALAYAN

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MUNICIPALITY OF PINAMALAYAN  
ORDINANCE NO. 07  
Series of 2019

AN ORDINANCE APPROVING THE INTEGRATED ZONING ORDINANCE  
FOR THE MUNICIPALITY OF PINAMALAYAN AND PROVIDING FOR THE  
ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF  
AND FOR THE REPEAL OF ALL ORDINANCES IN  
CONFLICT THEREWITH.

Be it ordained and enacted by the *Sangguniang Bayan* of Pinamalayan:

**WHEREAS**, Section 20-c of the Local Government Code provides that local government units shall continue to prepare their respective Land Use Plans enacted through Zoning Ordinances which shall be the primary and dominant bases for the future use of land resources;

**WHEREAS**, the local government of Pinamalayan, in pursuit of its development goals and objectives, formulated its Land Use Plan which would require the enactment of regulatory measures to translate its planning goals and objectives into reality;

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

**NOW, THEREFORE**, the *Sangguniang Bayan* of Pinamalayan in a session assembled hereby adopts the following Zoning Ordinance.

ARTICLE I  
TITLE OF THE ORDINANCE

Section 1. **Title of the Ordinance.** This Zoning Ordinance shall be known as the ***Pinamalayan Integrated Zoning Ordinance*** and shall hereinafter be referred to as the ***PIZO***.

ARTICLE II  
AUTHORITY AND PURPOSE

Section 2. **Authority.** The PIZOs enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160 Section 458 (2 ix) authorizing the Municipality through the *Sangguniang Bayan* to adopt a Zoning Ordinance in consonance with the approved Land Use Plan and in conformity with Executive Order No. 72.

Section 3. **Purposes.** The PIZOs enacted for the following purposes:

1. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants of the Municipality;
2. Guide the growth and development of Pinamalayan in accordance with its Land Use Plan;
3. Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of the Municipality's over-all goals and objectives;
4. Protect the character and stability of residential, commercial, industrial, institutional, open space and other functional areas within the Municipality and promote the orderly and beneficial development of the same; and
5. Guide the local government and the private sector in their development decisions.

Section 4. **General Principles.** The PIZO is based on the approved *Pinamalayan Land Use Plan* as per Resolution No. \_\_\_\_\_ dated \_\_\_\_\_.

1. The PIZO reflects the Municipality's vision to emerge as **"PINAMALAYAN CITY, the central trading hub of Oriental Mindoro and the rest of MIMAROPA, demonstrating a robust investor and tourist-centered economy with diversified agro-industrial activities anchored on sustainable growth and social equity;"**
2. The PIZO 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 the PIZO;
3. The PIZO gives the free market the maximum opportunity to spur the Municipality's development within a framework of environmental integrity and social responsibility;
4. The PIZO has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
5. The PIZO has been crafted in a manner that is fully responsive to the ever-changing conditions that the Municipality continually face;
6. The PIZO functions as a tool for informed decision making on the part of the land use administrators by way of providing specific criteria to judge the acceptability of developments;
7. The PIZO provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
8. The regulations in the PIZO are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community's common good.

### ARTICLE III DEFINITION OF TERMS

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

1. Accessory Use - pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).
2. Actual Use – refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.
3. AFMA – refers to the Agriculture and Fisheries Modernization Act of 1997 (RA 8435).
4. 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.
5. Agricultural Land – per RA 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.

6. Agricultural Land Use Conversion – per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.
7. Agri-Industrial Zone – pertains to an area in the Municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.
8. 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.
9. Agri-Processing Activities – refer 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.
10. Alienable and Disposable (A and D) Lands – refer to those lands of the public domain which have been the subject of the present system of classification and declared as not needed for forest purposes (PD 1559).
11. Allowable Impervious Surface Area Ratio (AISAR) - the ratio between the coverage of ground level impervious surfaces to the total lot area. This is expressed as a percentage over and above the resultant Percentage of Land Occupancy (PLO) for each development. The computation of impervious surface area coverage shall include spaces outside the building envelope, such as driveways, walks, parking areas, etc.
12. Allowable Uses- uses that conform to those allowed in a specific zone.
13. Ancestral Domains - per the Indigenous Peoples Rights Act of 1997 (RA 8371), these refer to all areas generally belonging to Indigenous Cultural Communities/Indigenous Peoples (ICCs/IPs) comprising lands, inland waters, coastal areas, and natural resources therein, held under a claim of ownership, occupied or possessed by ICCs/IPs.
14. Ancestral Domain Overlay Zone (AD-OZ) – an area in a city/municipality intended for the preservation of the traditional way of life of indigenous people.
15. Aquaculture - fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish, and marine water areas.
16. Aquasilviculture –an environment-friendly mangrove aquaculture system, aquasilviculture promotes the harmonious co-existence between fishery species and mangrove trees in a semi-enclosed system. In many regions, the trainees are taught pen design and construction and mudcrab culture. The culture system helps in providing alternative livelihood to fisherfolk while instilling in them the value of coastal protection and maintenance of the ecosystem.
17. Buffer Area - these are yards, parks or open spaces intended to separate incompatible elements or uses and to control pollution/nuisance.
18. Building Height Limit (BHL) - the maximum height allowed for structures or buildings expressed as number of floors or storeys.
19. Cemetery/Memorial Park Zone (C/MP-Z) – an area in a municipality intended for the interment of the dead.
20. Certificate of Ancestral Domain Title (CAD/T)– a title formally recognizing the rights of possession and ownership of ICCs/IPs over their ancestral domains that have been identified and delineated in accordance with Indigenous Peoples Rights Act (RA 8371)
21. CARL – shall mean the Comprehensive Agrarian Reform Law (RA 6657) of 1988.

22. Certificate of Non-Conformance – certificate issued to Owners of non-conforming uses as provided in this Zoning Ordinance.
23. Certificate of Zoning Classification – a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.
24. Commercial Uses – uses that pertain to business, trade and service activities.
25. Compatible Uses - uses or activities capable of existing together harmoniously e.g. residential use and Parks and Recreation.
26. Comprehensive Land Use Plan (CLUP) – refers to a plan which includes a land use map, factors indicating the socially desired mix of land uses and a set of policies to guide future development.
27. Commercial Fishing - the taking of fishery species by passive or active gear for trade, business or profit beyond subsistence or sports fishing to be further classified as:
  - Small scale commercial fishing - fishing with passive or active gear utilizing fishing vessels of 3.1 gross tons (GT) up to twenty (20) GT;
  - Medium scale commercial fishing - fishing utilizing active gears and vessels of 20.1 GT; up to one hundred fifty (150) GT; and
  - Large scale commercial fishing - fishing utilizing active gears and vessels of more than one hundred fifty (150) GT.
28. Conflicting Uses - uses or activities with contrasting characteristics sited adjacent to each other e.g. residential units adjacent to industrial plants.
29. Conforming Use - a use that is in accordance with the zone regulations as provided for in the PIZO.
30. Conversion – refers to the act or process of changing the current use of a piece of agricultural land into some other use.
31. DAR – shall mean the Department of Agrarian Reform.
32. Deed of Restriction - a written agreement that imposes limitations on the use of property in order to maintain the intended character of a neighborhood.
33. DENR – shall mean the Department of Environment and Natural Resources.
34. Dominant Use – the principal use classification in mixed-use developments.
35. 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.
36. 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 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)
37. 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.
38. Environmentally Critical Areas (ECA) - refer to those areas which are environmentally sensitive and are listed in Proclamation 2146 dated 14 December 1981, as follows:

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- 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.
- j. Mangrove areas characterized by one or any combination of the following conditions:
  - with primary pristine and dense young growth;
  - adjoining the mouth of major river systems;
  - near or adjacent to traditional productive fry or fishing grounds;
  - which act as natural buffers against shore erosion, strong winds and storm floods; and
  - on which people are dependent on their livelihood.
- k. Coral reef characterized by one or any combination of the following conditions:
  - with 50% and above live coralline cover;
  - spawning and nursery grounds of fish; and
  - which acts as natural breakwater of coastlines.

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

39. Environmentally Critical Projects (ECP) - refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated 14 December 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, the 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 Environmental Impact Statement (EIS) to the Environmental Management Bureau (EMB) of the DENR.

40. 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
41. Exception- a device which grants a property owner relief from certain provisions of the PIZO 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.
  42. Exclusive Economic Zone (EEZ) - an area beyond and adjacent to the territorial sea which shall not extend beyond 200 nautical miles from the baselines as defined under existing laws.
  43. Fisheries - refer to all activities relating to the act or business of fishing, culturing preserving processing marketing, developing, conserving and managing aquatic resources and the fishery areas, including the privilege to fish or take aquatic resources thereof.
  44. Fisheries Code – shall refer to the Philippine Fisheries Code of 1998 (RA 8550).
  45. Fish Pond - a land-based facility enclosed with earthen or stone material to impound water for growing fish.
  46. Flood Overlay Zone (FLD-OZ) – an area in a city/municipality that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.
  47. Floor/Area Ratio (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.
  48. 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).
  49. Forestland – include the public forest, permanent forest or forest reserves, and forest reservations.
  50. Forest Reservations – refer to forestlands, which have been reserved by the President of the Philippines for any specific purpose or purposes.
  51. Forestry Code – refers to the Presidential Decree No. 705 or the Revised Forestry Code of the Philippines, as amended.
  52. General Commercial Zone (GCZ) – an area within a city/municipality intended for trading/services/ business purposes.
  53. General Institutional Zone (GIZ) – an area within a city/municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/research and convention centers.

54. General Residential Zone (GRZ) – an area within a city/municipality intended principally for dwelling/ housing purposes.
55. Grazing Land – refers to those lands of the public domain which have been set aside, in view of the sustainability of its topography and vegetation, for the raising of livestock.
56. Gross Floor Area (GFA) - the GFA of a building is the total floor space within the perimeter of the permanent external building walls (inclusive of main and auxiliary buildings), occupied by:
- Office areas;
  - Residential areas;
  - Corridors;
  - Lobbies;
  - Mezzanine;
  - Vertical penetrations which shall mean stairs, fire escapes, elevator shafts, pipe shafts, vertical shafts, vertical ducts, and the like and their enclosing walls;
  - Machine room and closets;
  - Storage rooms and closets;
  - Covered balconies and terraces; and
  - Interior walls and columns, and other interior features.

Excluding the following:

- Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present; and
  - Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpool or Jacuzzi, gardens, courts or plazas.
57. Heavy Industrial Uses – refer to industrial manufacturing/processing activities that are highly pollutive/non-hazardous; highly pollutive/hazardous; and pollutive/extremely hazardous.
58. HLURB - shall mean the Housing and Land Use Regulatory Board.
59. Impervious Surface - type of man-made surface which does not permit the penetration of water.
60. Inland Fishery - the freshwater fishery and brackish water fishponds.
61. Institutional Uses – uses that pertain to the provision of government, social, religious, educational, cultural, police/military and other services such as, but not limited to, government offices, schools, hospitals/clinics, academic/research, convention centers and police stations.
62. IPRA – shall mean the Indigenous Peoples Rights Act of 1997 (Republic Act 8371).
63. Landslide Overlay Zone (LSD-OZ) – an area in a city/municipality that has been identified as highly susceptible to landslides and where specific regulations are provided in order to minimize its potential negative effect to developments.
64. Land Use Intensity Controls (LUIC) - refer to controls on open spaces (PLO), building bulk (FAR), building height (BHL) and impervious surfaces (AISAR). The LUIC is imposed to control, among others, traffic generation, requirements on utilities, over-building, over-crowding, visual access and to attain the desired zone character. The LUIC is applied as follows:
- Maximum Allowable Building Area Per Floor in Square Meters = Lot Area x Allowable PLO
  - Maximum Allowable Gross Floor Area in Square Meters = Lot Area x Allowable FAR

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- c. In determining the maximum number of floors per building, BHL regulations shall apply.

For planned unit developments, residential and commercial subdivisions and other developments that have been subdivided into individual lots/parcels, the LUIC shall apply to individual parcels. Gross open spaces (defined as common areas, roads, etc.) shall be governed by the requirements of PD 957, BP 220 and related regulations.

For a parcel of land that has no lot/parcellary subdivisions, the LUIC shall apply to the gross lot area of the parcel and the gross floor area of the building to be put there. In the event that such a parcel of land is developed into individual lots as part of a Planned Unit Development (PUD) such as mixed-use, residential or commercial subdivisions, LUIC shall apply as follows:

- d. The FAR of all the individual lots in the PUD, derived by dividing the total gross floor area of the individual lots in the PUD by their total gross land area, shall not exceed the maximum FAR (as prescribed in Article VIII of this Ordinance) that applies to the entire PUD, or, in equation form:

$$\frac{\text{Total gross floor area of individual lots in PUD}}{\text{Total gross land area of individual lots in PUD}} < \text{Maximum FAR for entire PUD}$$

- e. No individual lot shall exceed a FAR that is three times the maximum FAR that applies to the entire PUD.
- f. The owner/developer of the subdivided PUD shall show and declare in the development plan that it submits to the LGU that such subdivision is part of a PUD development.
- g. PLO, BHL, and AISAR controls shall apply to the PUD.
65. LGC – shall mean the Local Government Code of 1991 (RA 7160).
66. Light Industrial Uses – refer to industrial manufacturing/processing activities that are non-pollutive/non-hazardous and non-pollutive/hazardous.
67. 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.
68. Locational Clearance - a clearance issued to a project that is allowed under the provisions of the PIZO as well as other standards, rules and regulations on land use. This clearance is required prior to the issuance of a building permit.
69. 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.
70. 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.
71. Mariculture - a specialized branch of aquaculture involving the cultivation of marine organisms for food and other products in the open ocean, an enclosed section of the ocean, or in tanks, ponds or raceways which are filled with seawater.
72. Medium Industrial Uses– refer to industrial manufacturing/processing activities that are pollutive/non-hazardous and pollutive/hazardous.
73. Mitigating Device - a means to grant relief in complying with certain provisions of the PIZO.
74. Municipal Fishing - refers to fishing within municipal waters using fishing vessels of three (3) gross tons or less, or fishing not requiring the use of fishing vessels.

75. Municipal Waters - include not only streams, lakes, inland bodies of water and tidal waters within the municipality which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters included between two (2) lines drawn perpendicular to the general coastline from points where the boundary lines of the municipality touch the sea at low tide and a third line parallel with the general coastline including offshore islands and fifteen (15) kilometers from such coastline. Where two (2) municipalities are so situated on opposite shores that there is less than thirty (30) kilometers of marine waters between them, the third line shall be equally distant from the opposite shore of the respective municipalities.
76. National Integrated Protected Areas System (NIPAS) - pursuant to RA 7586, this is the classification and administration of all designated protected areas to maintain essential ecological processes and life-support systems, to preserve genetic diversity, to ensure sustainable use of resources found therein, and to maintain their natural conditions to the greatest extent possible.
77. NEDA – shall mean the National Economic and Development Authority.
78. NIPAS Act – shall mean the National Integrated Protected Areas Systems Act of 1992 (RA 7586).
79. Non-Conforming Use - existing non-conforming uses/establishments in an area allowed to operate in spite of the non-conformity to the provisions of the PIZO subject to the conditions stipulated in the Locational Clearance.
80. Non-NIPAS Areas - areas yet unproclaimed 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:
- Reserved second-growth forests;
  - Mangroves;
  - Buffer strips;
  - Freshwater swamps and marshes; and
  - Unproclaimed watersheds.
81. Notice of Non-Conformance - certificate issued to owners of all uses existing prior to the approval of the PIZO which do not conform to the provisions herein provided.
82. Official Zoning Map - a duly authenticated map delineating the different zones into which the whole Municipality is divided.
83. 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.
84. Overlay Zones (OZ) – a “transparent zone” that is overlaid on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.
85. Parks and Recreation Uses – uses that pertain to activities that provide diversion/amusements as well as for the maintenance of the ecological balance of the community.
86. Parks and Recreation Zone (PRZ) – an area in a city/municipality designed for diversion/amusements and for the maintenance of ecological balance.
87. Percentage of Land Occupancy (PLO) - defined as a percentage of the maximum allowable floor area of any building (at any floor level) to the total lot size. This includes the main and auxiliary buildings. In case of discrepancy between the specified PLO in this Ordinance and the Light and Ventilation provisions of the National Building Code, the lesser allowable floor area shall prevail.

88. Permanent Forest or Forest Reserves – refer 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.
89. Planned Unit Development (PUD) – a land development scheme wherein a project site is comprehensively planned as an entity via a unitary site plan which permits flexibility in planning/design, building siting, the complementarity of building types and land uses, usable open spaces, and the preservation of natural land features.
90. Poblacion – refers to an area in the Municipality comprising barangays Zone I, Zone II, Zone III, Zone IV, and Wawa.
91. Prime Agricultural Lands – pertain to irrigated rice lands
92. Production Forest – an area within a city/municipality which are “forestlands tended primarily for the production of timber. These are areas below 50% in slope and less than 1,000 meters in elevation. This includes natural and man-made forests.”(DENR DAO 95-15)  
Forestlands available for timber and agro-forestry production, range lands for grazing and other forestlands special uses. (FM Technical Bulletin No.5 as cited in ITTD PD 222/03 Rev.1)
93. Protected Areas – areas declared as belonging to the NIPAS System per RA 7586. These areas are those that have been designated or set aside pursuant to law, presidential decree, presidential proclamation or executive order. These include:
- Strict nature reserves;
  - Natural parks;
  - National monuments;
  - Wildlife sanctuary;
  - Protected landscapes and seascapes;
  - Resource reserves;
  - Natural biotic areas; and
  - Other categories established by law, conventions or international agreements which the Philippine Government is a signatory.
94. Protection Area/Zone – areas having slopes to or greater than 50 percent and/or with elevations beyond 1,000 meters above mean sea level which are part of Alienable and Disposable lands. These are sometimes referred to as Protective Forests within A and D lands.
95. Protection Forest – an area within a city/municipality that are “forestlands outside NIPAS obtained essentially for their beneficial influence on soil and water in particular and the environment in general. (DENR DAO 95-15)  
Areas wholly or partially covered with woody vegetation managed primarily for its beneficial effects on water, climate, soil, aesthetic value and preservation of genetic diversity. (FMB Technical Bulletin No.5 as cited in ITTD PD 220/03 Rev.1)  
Protection Buffer Zone (B/GZ)– an area within the municipality that are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.
96. Public Forest - is the mass of lands of the public domain which has not been the subject of the present system of classification for the determination of which lands are needed for forest and which are not.
97. Reclassification of Agricultural Lands – the act of specifying how agricultural lands shall be utilized for non-agricultural uses such as residential, industrial, commercial as embodied in the CDP/LUP. It also includes the reversion of non-agricultural lands to agricultural use.

98. Reserved second-growth forests - residual forests with a slope of 50 percent and above and with an elevation of 1,000 meters and higher.
99. Residential Uses – uses that pertain to dwelling/housing purposes and their customary accessory facilities.
100. Rezoning – a process of introducing amendments to or 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.
101. SAFDZ – shall mean the Strategic Agriculture and Fisheries Development Zones as defined by the AFMA.
102. Setback - the open space left between the building and lot lines.
103. Socialized Housing – as defined in the UDHA, this refers to housing programs and projects covering houses and lots or homelots only undertaken by the Government or the private sector for the underprivileged and homeless citizens.
104. Socialized Housing Zone (SHZ) – an area in a city/municipality designated for socialized housing projects.
105. Tourism Zone – are sites within cities and municipalities endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.
106. UDHA – refers to the Urban Development and Housing Act (RA 7279) of 1992.
107. Urban Core– shall refer to an area in the municipality comprising the Poblacion, barangay Cacawan, Marfrancisco, and Sta. Rita.
108. Variance - a Special Locational Clearance granting a property owner relief from certain provisions of the PIZO where, because of the particular physical surrounding, shape or topographical conditions of the property, compliance on height, area, setback, bulk and/or density would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
109. Warehouse – refers to a storage and/or depository of those in the business of performing warehouse services for others, for profit.
110. Water Code – shall mean the Water Code of the Philippines (Presidential Decree 1067)
111. Zone - an area within the Municipality, as defined by manmade or natural boundaries, where specific land use regulations are applied.
112. Zone of Zero Land Use Intensity – a zone intended to be a permanent open space such as parks, protection forests and the like.
113. Zoning Administrator - a Municipal government employee responsible for the implementation/enforcement of the PIZO.
114. Zoning Certificate – a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

**ARTICLE IV**  
**ZONE CLASSIFICATIONS**

Section 5. Division into Zones. The Municipality of Pinamalayan is hereby divided into twenty-three (23) zones that include the following:

1. General Residential Zone (GRZ)
2. Low-Density Residential Zone (R1)
3. Socialized Housing Zone (SHZ)
4. General Commercial Zone (GCZ)
5. High-Density Commercial Zone (C3)
6. Low-Density Commercial Zone (C1)
7. Special Commercial Zone (Warehousing)
8. New Development Zone
9. General Institutional Zone (GIZ)
10. General Agricultural Zone
11. Protected Agricultural Zone
12. Fishery Development Zone
13. Protection Forest Zone
14. Special Protection Forest Zone
15. Production Forest Zone
16. Marine Protected Area (MPA) Zone
17. Tourism Zone
18. Light Density Tourism Zone
19. Agro-Industrial Zone
20. Cemetery and Memorial Park Zone
21. Parks and Recreation Zone (PRZ)
22. Protection Buffer Zone
23. Special Use Zone (Airport)
24. Special Use Zone (Sanitary Landfill)

The following are designated as Overlay Zones:

1. Landslide Overlay Zone (LSD-OZ)
2. Flood Overlay Zone (FLD-OZ)
3. Ancestral Domain Overlay Zone (AD-OZ)

The above divisions are for the purposes of the following:

1. implementing the Pinamalayan CLUP;
2. defining specific areas of the Municipality of Pinamalayan, each requiring different standards of development to meet different circumstances present within the zone; and
3. serving the purposes and intent of the Pinamalayan Integrated Zoning Ordinance as outlined in Article II.

The provisions contained herein anticipate the likelihood and desirability of mixing land uses. Unlike conventional zoning, which segregated various land uses, the Pinamalayan Integrated Zoning Ordinance allows mixed uses and places emphasis on minimizing or buffering any nuisance factors between uses. Further provisions impose criteria to resolve any possible problems and eliminate what might be negative impacts when unlike uses are located in proximity. Zones and districts are distinguished according to allowable uses and land use intensities, which are discussed in detail in succeeding articles.

Section 6. **Zone Boundaries.** The locations and boundaries of the above-mentioned zones into which the municipality has been subdivided are presented in the attached Zoning Maps. In order to determine where individual lot parcels fall, the Municipal Tax Map shall be overlain to the said Zoning Maps. The boundaries per zone and district are presented below:

**Table 1. Boundaries/Composition Per Zone (and District)**

Zone	Boundaries
General Residential Zone (GRZ)	<ul style="list-style-type: none"> <li>• Zone Boundaries are specified in Annex 1 (page 1 to 15)</li> <li>• All areas within the urban core as indicated in the</li> </ul>

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Zone	Boundaries
	CLUP not covered by any other zones stipulated in succeeding boundaries
Low-Density Residential Zone (R1)	<ul style="list-style-type: none"> <li>• All existing residential subdivisions covered by PD 957               <ul style="list-style-type: none"> <li>- Del Bae Subdivision (3.00 has)</li> <li>- Tiwana 1 &amp; 2 Subdivision (4.19 has)</li> <li>- Bulaklak Subdivision (3.31 has)</li> <li>- Del Chavez Subdivision (4.23 has)</li> <li>- Villa Italia Subdivision (2.00 has)</li> <li>- Angelito King Subdivision (1.42 has)</li> </ul> </li> </ul>
Socialized Housing Zone (SHZ)	<ul style="list-style-type: none"> <li>• Areas covered by BP 220, located in Barangay Cacawan, Wawa and Lumambayan.</li> <li>• See Annex 1 (page 1 to 15)</li> </ul>
General Commercial Zone (GCZ)	<ul style="list-style-type: none"> <li>• On both sides of the SRNH:               <ul style="list-style-type: none"> <li>- 100 meters from Sta. Rita-Panggulayan boundary to Sto. Nino</li> <li>- 250 meters from the Marfrancisco-Papandayan boundary to -Papandayan-Quinabigan boundary</li> <li>- 100 meters from the Papandayan-Quinabigan boundary to Del Razon</li> </ul> </li> <li>• 100 meters on both sides of provincial road from Sto. Nino to Pambisan Munti</li> </ul>
High-Density Commercial Zone (C3)	<ul style="list-style-type: none"> <li>• 250 meters depth on both sides of the SRNH, from the Panggulayan-Sta. Rita boundary to Marfrancisco-Papandayan boundary</li> </ul>
Low-Density Commercial Zone (C1)	<ul style="list-style-type: none"> <li>• Enclosed by:               <ul style="list-style-type: none"> <li>- Lot depth of 65 meters going north from Del Pilar Street</li> <li>- Lot depth of 170 meters south of Madrid Boulevard</li> <li>- Tablas Strait in the east</li> <li>- Traversing Indian Tree Street to Mabini Street on the west</li> </ul> </li> <li>• Except areas indicated for other zones</li> </ul>
Special Commercial Zone (Warehousing)	<ul style="list-style-type: none"> <li>• Assessor's Lot Number 029-09-0017-010-14 (Maliancog)</li> </ul>
New Development Zone	<ul style="list-style-type: none"> <li>• It is bounded on the north by the Airport Road, on the east by the proposed Barangay Road from Pambisan to Maliancog, on the west by the Airport Road and on the south by Pambisan Munti Barangay Road.</li> </ul>
General Institutional Zone (GIZ)	<ul style="list-style-type: none"> <li>• The GIZ includes the existing designated institutional areas such as the Municipal Hall, National Irrigation Administration Office, Immaculate Heart of Mary Academy, DARMES, AFP, Gymnasium, Chinese School, Pilot School, and other sites designated for institutional purposes.</li> <li>• See Annex 1 (page 1 to 15)</li> </ul>
General Agricultural Zone	<ul style="list-style-type: none"> <li>• All areas having the following characteristics:               <ul style="list-style-type: none"> <li>- Not classified as protected agriculture or any other urban zone</li> <li>- Land Classification is A &amp; D</li> </ul> </li> </ul>
Protected Agricultural Zone	<ul style="list-style-type: none"> <li>• All irrigated Riceland and irrigable ricelands at the time of the passage of this Ordinance</li> </ul>

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Zone	Boundaries
Fishery Development Zone	<ul style="list-style-type: none"> <li>The FDZ is located in Barangays Quinabigan, Papandayan, Lumambayan, Sta. Isabel, Guinhawa and Pili.</li> </ul>
Protection Forest Zone	<ul style="list-style-type: none"> <li>All areas with the following characteristics:                             <ul style="list-style-type: none"> <li>- Covered by any local or national proclamation as a watershed</li> <li>- Slope is more than 50%</li> <li>- Land Classification is forestland</li> <li>- Neither 1 nor 2 but with thick trees cover and classified as no. 3</li> <li>- Existing Mangrove areas</li> </ul> </li> </ul>
Special Protection Forest Zone	<ul style="list-style-type: none"> <li>All areas with 50% slope and above classified as alienable and disposable land (A&amp;D)</li> </ul>
Production Forest Zone	<ul style="list-style-type: none"> <li>All areas with the following characteristics:                             <ul style="list-style-type: none"> <li>- Covered by the tenurial instrument from concerned agency</li> <li>- Slope is suitable for production as suggested by DENR</li> <li>- Land Classification is Forestland</li> <li>- Trees cover is sparsely distributed</li> </ul> </li> </ul>
Marine Protected Area (MPA) Zone	<ul style="list-style-type: none"> <li>See Annex 2</li> </ul>
Tourism Zone	<ul style="list-style-type: none"> <li>From Babahurin river going to Ranzo, extending 317 meters from the Guinhawa-Pili boundary, having a lot depth of 100 meters on the left side of the provincial road. Extending towards the coastline on the right side, except 20 meters from the highest tide landward</li> </ul>
Light Density Tourism Zone	<ul style="list-style-type: none"> <li>100 meters westward reckoning from either edge of the road right-of-way or 20 meters salvage zone whichever is applicable, parallel to the proposed coastal road from Sitio Paraiso, Zone I to barangay Quinabigan</li> </ul>
Agro-Industrial Zone	<ul style="list-style-type: none"> <li>See Annex 1 (page 1 to 15)</li> </ul>
Cemetery/Memorial Park Zone	<ul style="list-style-type: none"> <li>This area refers to the public cemetery on Barangay Papandayan, the Chinese cemetery, Pinamlayan Memorial Garden, Heavenly Peace Memorial Garden, and the Pinamlayan Catholic Cemetery.</li> <li>Proposed areas in barangay Papandayan and Calingag</li> <li>Assessor's Lot no. 029-09-0011-001-04</li> <li>See Annex 1 (page 1 to 15)</li> </ul>
Parks and Recreation Zone	<ul style="list-style-type: none"> <li>It is bounded on the north by A. Mabini Street, on the east by Lopez Jaena Street, on the south by Madrid Blvd, and on the west by Leuterio Drive.</li> <li>Portions of land bounded on the north by Madrid Blvd, on the east by Tablas Strait, on the south by Gymnasium and on the west by the Low-Density Commercial Zone.</li> <li>See Annex 1 (Page 1 to 15)</li> </ul>
Special Use Zone (Airport Zone)	<ul style="list-style-type: none"> <li>It is bounded on the north by the Development Opportunity Zone, on the east by Pambisan Munti to Calingag Barangay road and on the west and south by the Airport Road.</li> </ul>
Special Use Zone (Sanitary Landfill Zone)	<ul style="list-style-type: none"> <li>See Annex 1 (page 1 to 15)</li> </ul>

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Zone	Boundaries
Protection Buffer Zone	<ul style="list-style-type: none"> <li>• 3meters from the edge of the riverbanks if traversing urban use</li> <li>• 20meters from the edge of the riverbanks if traversing agricultural use</li> <li>• 40 meters from the edge of the riverbanks if traversing forest use</li> </ul> <p>This applies in the entire length of the river system</p> <ul style="list-style-type: none"> <li>• yards, parks or open spaces intended to separate incompatible elements</li> </ul>
Overlay Zone	<ul style="list-style-type: none"> <li>• See Annex 3a (Landslide Map)</li> <li>• See Annex 3b (Flood Map)</li> <li>• See Annex 3c (Ancestral Domain Map)</li> </ul>

Section 7. **Zoning Map.** It is hereby adopted as an integral part of the PIZO, the Official Zoning Map of the Municipality, duly signed by the Mayor and authenticated by the Sangguniang Panlalawigan. The designation, location and boundaries of the zones herein established are shown and indicated in the said Official Zoning Maps. The General Zoning map is presented in Annex 4a and the Urban Zoning Map is presented in Annex 4b. The approved zoning maps shall be printed with a size of 1.20 meters by 1.20 meters and shall be posted in the following offices:

- Office of the Municipal Mayor
- Office of the Zoning Administrator
- Municipal Planning and Development Office
- Municipal Assessor's Office
- Municipal Engineering Office
- Municipal Agriculture Office
- Municipal Environment and Natural Resource Office

Section 8. **Interpretation of the Zone Boundary.** In the interpretation of the boundaries for any of the zones indicated on the Official 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 barangay boundary lines, the delineation shall be based on those indicated on the cadastral maps.
3. Where zone boundaries are so indicated that they are approximately parallel to the centerlines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated in the Official Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown in the said zoning map.
4. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line should 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 a change in the shorelines, shall be construed as moving with the actual shorelines. Boundaries following bodies of water shall be subject to public easement requirements as provided in the Water Code, in the provisions of this ordinance and with other applicable regulations.

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5. Where a zone boundary line divides a lot, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the boundary line bisects the lot, it shall fall in the zone where the principal structure falls.
6. Where zone boundaries are said to be as indicated in the Official Zoning Map, the location of the parcel in consideration shall be referred to from the cadastral map as overlain in the former.
7. The textual description of the property in consideration shall prevail over that of the mapped location.

**ARTICLE V**  
**GENERAL REGULATIONS**

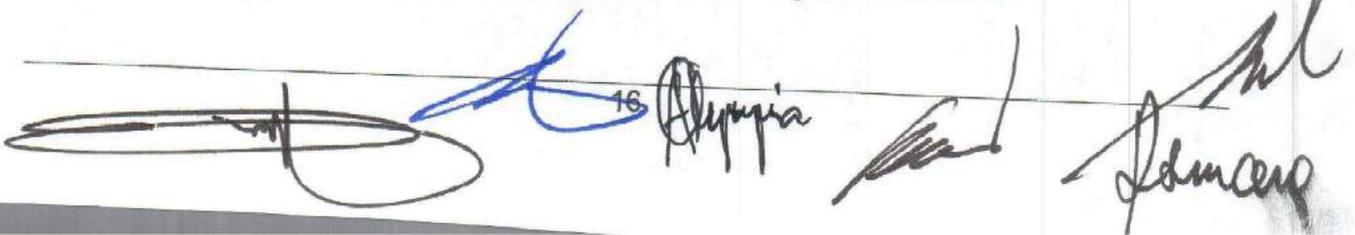
Section 9. **Classification of Uses.** Development proposals shall be classified according to the following uses/activities:

- General Residential Use
- Low Density Residential Use
- Socialized Housing Use
- General Commercial Use
- High Density Commercial Use
- Low Density Commercial Use
- Special Commercial Use
- New Development Use
- General Institutional Use
- General Agricultural Use
- Protected Agricultural Use
- Fishery Development Use
- Protection Forest Use
- Special Protection Forest Use
- Production Forest Use
- Marine Protected Area (MPA) Use
- Tourism Use
- Light Density Tourism Use
- Agro-Industrial Use
- Cemetery and Memorial Park Use
- Parks and Recreation Use
- Protection Buffer Zone
- Special Use (Airport)
- Special Use (Sanitary Landfill)

Section 10. **Height Regulations.** Unless otherwise stipulated in this ordinance, building heights must conform with the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP), the National Building Code, Structural Code and other rules and regulations related to land development and building construction. Maximum building height limit (BHL) of four storeys shall be applied to the entire municipality. However, when floor area ratio (FAR) allows building of more than four storeys, the following requirements must be complied:

- Structural design analysis prepared and signed by a licensed structural engineer
- Soil bearing capacity test conducted by authorized group or concerned agency

Section 11. **Area Regulations.** Area regulations in all zones shall conform to the applicable minimum requirements of existing codes such as:



1. PD 957, "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations.
2. 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.
3. RA 7279 – Urban Development and Housing Act; 7 An LGU's Guide to CLUP Preparation
4. PD 1096 – National Building Code
5. PD 1185 – Fire Code
6. PD 856 – Sanitation Code
7. RA 6541 – Structural Code
8. Batas Pambansa 344 – Accessibility Law
9. Rules and Regulations – HLURB Locational Guidelines and CLUP Guidebook 2013- 2014
10. CA 141 or Public Land Act – public lands, including foreshore and reclaimed lands;
11. PD 705 or Revised Forestry Code – forestlands;
12. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements;
13. RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands.
14. RA 8749 – Clean Air Act
15. RA 9003 – Ecological Solid Waste Management Act
16. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
17. RA 8371 or Indigenous People's Rights Act (IPRA) – ancestral lands;
18. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
19. RA 8550 or Revised Fisheries Code – municipal waters and coastal zones;
20. RA 9593 or Philippine Tourism Act – tourism zones and estates
21. RA 9729 or Philippine Climate Change Act, as amended;
22. RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.
23. RA 4653 or an Act To Safeguard The Health Of The People And Maintain The Dignity Of The Nation By Declaring It A National Policy To Prohibit The Commercial Importation Of Textile Articles Commonly Known As Used Clothing And Rags.
24. Other relevant guidelines promulgated by the national agencies concerned.

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Section 12. **Specific Provisions in the National Building Code.** Specific provisions stipulated in the National Building Code (P.D. 1096), as amended, relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on rear lots, building setbacks and dwelling groups, which are not in conflict with the provisions of the PIZO, shall be observed.

Unless otherwise provided in this Ordinance, the following yard requirements shall be observed:

- For residential uses, yard requirements shall be construed as equivalent to those in R-2 and R-3 zones, as provided by PD 1096.
- For commercial, light industrial, heavy industrial, institutional and agro-industrial uses as well as buildings under agricultural, Parks and Recreation and agro-forestry uses, the yard requirements of PD 1096 for commercial, industrial, institutional and recreational buildings shall always be observed.

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Section 13. **Projects of National Significance.** Projects may be declared by the NEDA Board as Projects of National Significance pursuant to Section 3 of Executive

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Order No. 72. When a project is declared as such by the NEDA Board, the Locational Clearance shall be issued by HLURB pursuant to EO 72, in consultation with the Municipality of Pinamalayan.

Section 14. **Environmental Compliance Certificate.** Projects within the scope of the Environmental Impact Assessment System, those that are classified as Environmentally Critical Projects or those that are located in Environmentally Critical Areas shall not be commenced, developed or operated unless the requirements of the Environmental Compliance Certificate have been complied with.

Section 15. **Subdivision Projects.** All owners and developers of subdivision projects shall be required, in addition to securing a Preliminary Approved Locational Clearance as provided by this Ordinance, to secure a Development Permit (DP) pursuant to the 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. See Annex 5 for Process Flow of Real Estate Management (REM) Transaction from DP to Deed of Donation.

Further, proposed subdivision projects shall prepare their respective Deed of Restriction that shall 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 to which it belongs. The Deed of Restriction shall form part of the requirements for Locational Clearance.

Existing subdivisions, if without Deed of Restriction with a list of allowable uses, shall prepare the same within six months from the passage of this Ordinance, for the approval of the Zoning Administrator.

Section 16. **Easement.** The following easements shall be observed:

1. Pursuant to the provisions of the Water Code (PD 1067), the following easements of public use in the interest of recreation, navigation, floatage, fishing and salvage shall be observed throughout the entire lengths of the banks of rivers and streams and the shores of seas and lakes: 3 meters in urban areas, 20 meters in agricultural areas and 40 meters in forest areas. The Ordinance further provides that major irrigation canals of the National Irrigation Administration shall be provided with similar easements.

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 earthquake fault traces on the ground identified by PHIVOLCS.

Section 17. **Ancestral Domains.** The development and utilization of lands with Certificates of Ancestral Domain Titles (CADT) shall be per the provisions of The Indigenous Peoples Rights Act of 1997 (RA 8371).

Section 18. **Reclassified Agricultural Lands.** All Agricultural areas proposed for non-agricultural development, stipulated in the CLUP, are hereby reclassified into urban (non-agricultural) uses indicated in Annex 1, subject to the provisions of the AFMA, CARL, LGC and other pertinent laws.

Section 19. **Reclassification of Agricultural Lands Outside the Urban Zones and Similar Zones.** Petitions for the reclassification of agricultural lands located outside the Urban Use and similar zone per Section 20, shall be evaluated on

the merits of conditions prevailing at the time of application subject to the provisions of the LGC, CARL, AFMA and related laws and shall be in accordance with the rules and regulations of the DAR, DA and other concerned agencies.

Owners of reclassified agricultural lands outside the designated Urban Zone apply for a Conversion Order from the DAR within a period of three months upon receipt of an approval of the request for reclassification from the Sangguniang Panlalawigan. Failure to do so for reasons other than force majeure shall cause the reinstatement of the subject property to agricultural classification. See Annex 6 for the general requirements and procedures for land reclassification

Section 20. **Agricultural Land Use Conversion.** The conversion of agricultural lands to non-agricultural uses shall be subject to the provisions of the CARL, its implementing rules and regulation as well as the rules and regulations of the DAR and other concerned agencies.

Section 21. **Agricultural Lands Issued with Conversion Clearance.** The Ordinance further provides that all applications for land use conversion shall warrant that developments will commence within a period of one year upon receipt of a favorable conversion order from the DAR. Converted agricultural lands that are not developed within the said period, for reasons other than *force majeure*, shall be subject to reapplication of the said clearance.

Section 22. **Use Regulations in Water Bodies.** The following use regulations shall apply to bodies of water such as rivers, streams, lakes and seas:

1. The utilization of municipal waters shall be in accordance with the provision of the Fisheries Code, Water Code and related laws.
2. The utilization of water bodies within Protected Areas shall be in consonance with the provision of the NIPAS Act and related laws.

Section 23. **Innovative Techniques or Designs.** For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development, Housing projects not covered by New Town Development under RA 7279, BLISS Commercial Complexes, etc., the Zoning Administrator may, on grounds of innovative development techniques, forward applications to HLURB for appropriate action.

#### ARTICLE VI **PERFORMANCE STANDARDS**

Section 24. **Application of Performance Standards.** The following performance standards are intended to ensure land use and neighborhood compatibility. All developments shall exhibit compliance to these 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 Adjustment and Appeals (LZBA) may require other standards, when deemed necessary, to ensure land use and neighborhood compatibility.

Section 25. **Buffer Yards.** Building setbacks or yards shall be considered as buffer yards. Aside from providing light and ventilation, buffers can mitigate adverse impacts and nuisances between two adjacent developments. Whenever necessary, buffers shall be required to be extended and/or provided with planting materials in order to ameliorate said negative conditions such as, but not limited to, noise, odor, unsightly buildings or danger from fires and explosions. A buffer may also contain a barrier, such as a berm or a fence, where such additional screening is necessary to achieve the desired level of buffering between various activities.

1. **Buffers Between Adjoining Properties.** Between two different developments, e.g. Residential and Commercial, the more intense land use shall provide the proper buffer design and materials. If a development shall occur beside a vacant lot, the owners of the properties in consideration may submit a contractual agreement whereby the required buffer for the first area to develop shall be reduced or waived. If additional buffer will be required at the time the vacant lot develops, it shall be provided by the latter development.

The hierarchy of land use intensities, from most to least intensive is provided below:

- Heavy industrial uses
- Agro-industrial uses
- Light industrial uses
- Special Use (Sanitary Landfill)
- Special Use (Airport)
- General Commercial Uses
- High-Density Commercial Use
- Special Commercial Use
- Low-Density Commercial Use
- Tourism Use
- Light Density Tourism Use
- General Residential Uses
- Socialized Housing Use
- Low-Density Residential Use
- Institutional Uses
- General Agricultural uses
- Protection Agricultural Use
- Production Forest Use
- Fishery Development Use
- Cemetery/Memorial Park Use
- Parks and Recreation Uses
- Protection Forest Use

2. **Buffers on Simultaneous Developments.** The more intense use shall provide the necessary buffer in cases when two developments occur simultaneously.
3. **Location of Buffers.** The building setbacks or yards shall serve as buffer locations, at the outer perimeter of a lot or parcel. In no case shall buffers occupy public or private street rights-of-way.
4. **Types of Buffers.** Landscaped buffers with suitable foliage are encouraged. On developments where it may not be possible to put in landscaped buffers (such as narrow lots), the developer may put up a fence provided the fencing material is compatible with the design of the building and is in consonance with the provisions of this Ordinance.
5. **Land Uses in Buffer Areas.** Buffers are part of yards and open spaces and in no case shall buildings encroach upon it. It may, however, be used for passive recreation such as gardening, pedestrian trails, etc.

Section 26. **Environmental Conservation and Protection Standards.** It is the intent of the PIZO to protect the natural resources of the Municipality. In order to achieve this objective, all development shall comply with the following regulations:

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1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
2. Intensive water-using industrial (e.g. soft drink bottling), recreational, (golf courses, water theme parks and the like) and other facilities that will cause excessive and non-sustainable drawout of groundwater shall be regulated accordingly when locating within the Municipality;
3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of stormwater. Streams, watercourses, wetlands, lakes or ponds shall not be altered, regraded, developed, piped, diverted or built upon;
4. All developments shall limit the rate of stormwater runoff so that the rate of runoff generated is no more than that of the site in its natural condition;
5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;
6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR DAO No. 34 – Revised Water Usage and Classification/Ambient Water Quality Criteria;
7. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR DAO No. 35 – 91 – Establishing Effluent Quality Standards for Class “C” Inland Waters;
8. 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;
9. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures.
10. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke or any other air polluting material that may have deleterious 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 DAO No. 14 - Revised Air Quality Standards of 1992; and
11. Trees, as classified, shall not be cut without an appropriate clearance from concerned agencies such as DENR, PCA, and other concerned agencies.

Section 27.

**Network of Green and Open Spaces.** All residential, commercial, industrial and mixed-use subdivisions, having total contiguous land areas of five hectares or less are respectively required to provide tree- planted strips along its internal roads having a spacing of not more than 10 meters per tree.

Similar developments with total contiguous land areas greater than five hectares are required to provide, in addition to the above, landscaped tree parks with areas not less than ten percent (10%) of the total land area of the property, for the use of the occupants and/or the general public. These tree

parks may be made part of the open space requirements mandated by PD 957, BP220 and related laws.

These open spaces, along with parks, playgrounds, roads, alleys and sidewalks shall be classified as non-alienable public lands, and non-buildable. Upon completion of the project, these open spaces shall be donated by the owner or developer to the municipal government or to a duly organized Homeowner's Association with the prior written consent of the municipal government. No portion of these donated open spaces may thereafter be converted to any other purpose or purposes.

Section 28. **Historical Preservation and Conservation Standards.** Historic sites and facilities shall be conserved and preserved. These shall, to the extent possible, be made accessible for the educational and cultural enrichment of the general public.

The following shall guide the development of historic sites and facilities:

1. Sites with historic buildings or places shall be developed to conserve and enhance their heritage values.
2. Historic sites and facilities shall be adaptively re-used.

Section 29. **Site Performance Standards.** The Municipality 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.

The quality of every neighborhood shall always be enhanced. The design, construction, operation and maintenance of every facility shall be in harmony with the existing and intended character of its neighborhood. It shall not change the essential character of the said area but will be a substantial improvement to the value of the properties in the neighborhood in particular and the community in general.

Further, designs should consider the following:

1. Sites, buildings and facilities shall be designed and developed with regards to safety, efficiency and high standards of design. The natural environmental character of the site and its adjacent properties shall be considered in the site development of each building and facility.
2. 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.
3. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator prior to the granting of a Locational Clearance;
4. 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.

5. Developments that have lot areas of two hectares or more and which attract a significant volume of public modes of transportation, such as tricycles, PUJs, buses, etc., shall provide 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.
6. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing machinery. Noise levels shall be maintained according to levels specified in DENR DAO No. 30 - Abatement of Noise and Other Forms of Nuisance as Defined by Law.
7. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
8. Fencing along roads shall be see-through and have a maximum height of 1.80 meters from the finished grade line. Fence base made of concrete, hollow blocks, rock or any opaque material shall have a height of no greater than 1.00 meter. Side fencing between adjacent lots (not facing a road) shall also have a maximum height of 1.80 meters and may be of opaque construction material.
9. Cluster housing units or row apartments may be allowed provided that these shall not exceed six units per cluster or row.
10. Basement and upper level parking are encouraged. Parking buildings may also be built provided that these are designed to appear as regular buildings.

Section 30. **Infrastructure Capacities.** All developments shall not cause excessive requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. All developments shall exhibit that their requirements for public infrastructure (such as roads, water supply and the like) are within the capacities of the system/s serving them.

The Zoning Administrator shall require the following:

1. Drainage Impact Statement.

All development proposals in flood-prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings, shopping centers, office areas and business parks, residential areas, schools, universities, and industrial estates, shall be required to submit Drainage Impact Statements.

2. Traffic Impact Statement.

Major, high-intensity facilities such as commercial-residential buildings having four floors and above, shopping centers, schools, universities, industrial estates and/or other similar developments that are required to provide 20 or more vehicular parking slots by the National Building Code, shall be required to submit Traffic Impact Statements. Other traffic generating developments, as determined by the Zoning Administrator, shall be required to submit the same.

Section 31. **Socio-Economic Impact Assessment.** Major facilities such as industrial estates, industrial establishments, shopping centers and/or similar facilities that require 50 or more employees during operations shall be required to submit Socio-Economic Impact Assessments which shall form part of the requirements for Locational Clearance. Proponents shall establish that their

developments shall cause direct socio-economic benefits to the municipality such that they prioritize the hiring of qualified residents of the municipality, provide relevant employee housing facilities/assistance and/or prioritize the sourcing of materials and supplies from the municipality.

Section 32. **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 clearance from the Zoning Administrator. 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 a nuisance to adjoining property owners, distract motorists or constitute as hazards to public safety shall not be allowed in any area. No sign should project to public property unless expressly allowed by the Zoning Administrator. Temporary signs and billboards for not more than two months may be allowed by the Zoning Administrator upon payment of corresponding fees to the Municipality. The permit for such sign shall indicate the location, size, slope, contents and type of construction.

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

**ARTICLE VII**  
**SPECIFIC ZONE GUIDELINES**

Section 33. **Application of Specific Zone Guidelines.** Application of the Specific Zone Guidelines shall be made with specific reference to the General Regulations (Article V), Performance Standards (Article VI) and the Zoning Maps as set out in the PIZO and as may be subsequently amended.

Applications that are not within the list of allowed uses within the zone in consideration, or those who are seeking relief from any of the provisions of this Ordinance, shall be processed according to the provisions of Article VIII, Mitigating Devices. Further, notwithstanding the list of allowed uses, all applications for locational clearance shall be evaluated for compliance with the provisions of the Revised Forestry Code, Water Code, CARL, AFMA and other pertinent laws governing land reclassification and land use.

Section 34. **Yard, Building Setbacks and Parking Requirements.** In general, yards and building setbacks shall be per the provisions of Sections 12, 16, and 25. The Ordinance further allows abutments on property lines fronting the following streets:

- M.H. del Pilar Street
- A. Mabini Street
- Recodo Street
- Francisco Street
- Alvarez Street
- Quezon Street (from Madrid Boulevard to Mabini Street)
- Manrique Street (from Madrid Boulevard to Mabini Street)
- Leuterio Drive (from Madrid Boulevard to Mabini Street)
- P. Burgos Street (from Mabini Street to Del Pilar Street)
- Jaena Street (from Madrid Boulevard to Del Pilar Street)
- Luna Street (from Madrid Boulevard to Del Pilar Street)
- Bonifacio Street (from Madrid Boulevard to Del Pilar Street)
- Morente Street (from Madrid Boulevard to Del Pilar Street)
- Aguinaldo Street (from Madrid Boulevard to Del Pilar Street)

- Malvar Street (from Madrid Boulevard to Del Pilar Street)

Minimum front setbacks of ten meters shall be required for buildings within properties abutting the National Road. Moreover, the minimum setback between side property lines shall be four meters.

#### Parking and Access Restrictions

On street parking along Mabini, Manrique, Luna and Burgos Streets is strictly prohibited. Along Mabini Street, parking spaces/lots without buffer strips shall not be allowed. Parking spaces shall be buffered from the street shoulder by planting strips with distinct entry and exit points. Parking layouts that cause the backing of vehicles along this road shall not be allowed.

Other provisions for parking and access restrictions shall be consistent with the approved Traffic Management Code.

Inter-municipal buses are not allowed within the Poblacion barangaysas specified in the CLUP.

Section 35. **General Provisions.** Zone regulations refer to Use and Building Regulations as described below:

#### Allowable Uses

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

#### Building Regulations

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

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

Section 36. **General Provisions.** Zone regulations refer to Use and Building Regulations as Section Base Zones refer to the primary zoning classification of areas within the Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others

Section 36.1 **General Residential Zone**

#### 1. Allowed Uses

All uses allowed under the following classifications:

##### a. Residential Uses

- Detached family dwelling
- Multi-family dwelling e.g. row houses, apartments
- Residential Condominium
- Apartment
- Customary accessory use like:
  - Servants quarter

- Private quarter
- Guardhouse

Home occupation for the practice of one's profession or for engaging in 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), including the 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;
- 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;
- Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated 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
- Pelota court
- Others

#### b. Commercial Uses

Office like:

- Office building
- Office condominium

General retail stores and shops like:

- Department store
- Bookstore and office supply shop
- Home appliance store
- Car dealership shop
- Photo shop
- Flower shop

Food market and shops like:

- Bakery and Bakeshop
- Wine store
- Grocery

Personal service shops like:

- Beauty parlor
- Barbershop

- Spa/Massage parlor

Recreational center/establishments like

- Playcourt e.g. tennis court, bowling lane, billiard hall
- Swimming pool
- Gymnasium

Restaurant and other eateries

Short term special education like:

- Dancing schools
- Schools for self-defense
- Driving school
- Speech clinics

Commercial condominium (with residential units in upper floors)

Commercial housing like:

- Hotel
- Apartelle
- Boarding house
- Dormitory
- Pension house
- Transient house
- Motel

Messengerial services

Janitorial services

Bank and other financial institution

Bakery and baking bread, cake, pastries, pies and other similar perishable products

Dressmaking shop

Tailoring shop

Sportswear shop

Commercial job printing

Typing and photo engraving services

Repair of optical instrument and equipment and cameras

Repair of clocks and watches

Repair of electronic gadgets

Manufacture of insignia, badges and similar emblems except metal

Repair shops like:

- House appliances repair shop
- Home furnishing shops

Printing and publishing

Hardware shops

Printing and publishing of books pamphlets, printing cards and stationery

Manufacture of signs and advertising displays (except printed)

### c. Institutional Uses

Government center to house national, regional, or local offices in the area

Multi-purpose hall/barangay hall

Elementary School

Nursery/Day Care Center

Vocational School

Libraries and museums

Medical centers and multi-purpose clinics

Nursing and convalescing home, health center

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

Church  
Evacuation centers

**d. Parks and Recreation Uses**

Parks and gardens  
Memorial/Shrines monument, kiosk and other park structures  
Sports Club

**2. Land Use Intensity Control Ratings**

Following is the LUIC rating that shall be observed in the General Residential Zone:

Maximum PLO	Maximum FAR	AISAR
75%	3.0	90% of total lot area

**Section 36.2 Low Density Residential Zone**

**1. Allowed Uses**

**a. Residential Uses**

Detached family dwelling  
Multi-family dwelling, e.g., row houses, apartments  
Customary accessory uses like:

- Servants quarter
- Private quarter
- Guardhouse

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:

- The number of persons engaged in such business/industry shall not exceed five (5), including the 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 (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;
- Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.

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

- Swimming Pool
- Pelota court
- Others

**2. Land Use Intensity Control Ratings**

Following is the LUIC rating that shall be observed in the Low-Density Commercial Zone:

Maximum PLO	Maximum FAR	AISAR
70%	2.0	90% of total lot area

**Section 36.3. Socialized Housing Zone**

Intended for the development of Socialized Housing in compliance with RA 7279. Design standards shall be in accordance with Batas Pambansa 220.

**Section 36.4. General Commercial Zone**

**1. Allowed Uses**

a. All uses allowed within the General Residential Zone, High-Density Commercial Zone, Low-Density Commercial Zone, Institutional Zone and Parks, and Recreation Zone

**b. Light Industrial Uses**

Non-Pollutive/Non-Hazardous Industries such as:  
**(small-scale/family/home-based businesses allowed)**

- Biscuit factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Manufacture of luggage, handbags, wallets and small leather goods
- Manufacture of shoes except rubber, plastic and wood
- Manufacture of slipper and sandal except rubber and plastic
- Manufacture of footwear parts except rubber and plastics
- Printing, publishing and allied industries
- Manufacture or assembly of typewriters, cash registers, and 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 machine
- Manufacture of animal-drawn vehicles
- Manufacture of children's 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 of photographic equipment and accessories
- Manufacture or assembly of optical instruments
- Manufacture of eyeglasses and spectacles
- Manufacture of optical lenses
- Manufacture of insignia, badges and similar emblems (except metal)
- Manufacture of ice cream
- Manufacture of house furnishing

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Non-Pollutive/Hazardous Industries such as:

- Manufacture of house furnishing
- Textile bag factories
- Manufacture of miscellaneous textile goods, embroideries and weaving apparel
- Manufacture of fiber batting, padding and upholstery filling except coir
- Men's and boy's garments factory
- Women's, girl's 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 millwork
- Manufacture of wooden cane factory
- 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
- Manufacture of miscellaneous furniture and fixtures except those made of metals
- Manufacture of paper stationery, envelopes and related articles

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**c. Agricultural Uses**

Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses

**2. Land Use Intensity Control Ratings**

Following is the LUIC rating that shall be observed in General Commercial Zone:

Maximum PLO	Maximum FAR	AISAR
70%	2.0	75% of the total lot area

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**2. Yards and Building Setbacks**

In general, minimum yards and building setbacks shall be per provisions of Sections 12, 16, and 25 of this Ordinance. The Ordinance, however, further provides for the following:

- The minimum setback of buildings within properties abutting the National Road and the Airport Road shall be ten meters. The minimum setback between side property lines shall be four meters.

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**3. Parking**

Along the SRNH and Airport Road (Brgy. Sto. Nino-Pambisan Munti), on-street parking or parking without buffer strips shall not be allowed. Parking spaces shall be buffered from the street shoulder by planting strip with distinct entry and exit points. Parking layouts that cause the backing of vehicles along these roads shall not be allowed.

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**1. Allowed Uses**

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**a. Commercial Uses**

Office like:

- Office building
- Office condominium

General retail stores and shops like:

- Department store
- Bookstore and office supply shop
- Home appliance store
- Car dealership shop
- Photo shop
- Flower shop

Food market and shops like:

- Bakery and Bakeshop
- Wine store
- Grocery

Personal service shops like:

- Beauty parlor
- Barbershop
- Spa/Massage parlor

Recreational center/establishments like

- Play court e.g. tennis court, bowling lane, billiard hall
- Swimming pool
- Gymnasium

Restaurant and other eateries

Short term special education like:

- Dancing schools
- Schools for self-defense
- Driving school
- Speech clinics

Commercial condominium (with residential units in upper floors)

Commercial housing like:

- Hotel
- Apartelle
- Boarding house
- Dormitory
- Pension house
- Transient house
- Motel

Messengerial services

Janitorial services

Bank and other financial institution

Bakery and baking bread, cake, pastries, pies and other similar perishable products

Dressmaking shop

Tailoring shop

Commercial job printing

Typing and photo engraving services

Repair of optical instrument and equipment and cameras

Repair of clocks and watches

Manufacture of insignia, badges and similar emblems except metal

Repair shops like:

- House appliances repair shop
- Home furnishing shops

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Printing and publishing  
Hardware shops  
Printing and publishing of books pamphlets, printing cards and stationery  
Manufacture of signs and advertising displays (except printed)  
Display area for vehicle parts

**b. Residential Uses**

Detached family dwelling  
Multi-family dwelling, e.g., row houses, apartments  
Residential Condominium  
Customary accessory uses like:

- Servants quarter
- Private quarter
- Guard house

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:

- 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;
- 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;
- Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipments as enumerated 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
- Pelota court
- Others

**c. Institutional Uses**

Government center to house national, regional or local offices in the area  
Multi-purpose hall/barangay hall  
Elementary School  
Nursery/Day Care Center  
Vocational School

to adjoining property  
to safety shall not  
billboard  
shall not  
billboard

to adjoining property  
to safety shall not  
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to adjoining property  
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to adjoining property  
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billboard

Short term special education like:

- Dancing schools
- Schools for self-defense
- Driving school
- Speech clinics

Commercial condominium (with residential units in upper floors)

Commercial housing like:

- Hotel
- Apartelle
- Boarding house
- Dormitory
- Pension house
- Transient house

Messengerial services

Janitorial services

Bank and other financial institution

Bakery and baking bread, cake, pastries, pies and other similar perishable products

Dressmaking shop

Tailoring shop

Commercial job printing

Computer shop

Typing and photo engraving services

Repair of optical instrument and equipment and cameras

Repair of clocks and watches

Manufacture of insignia, badges and similar emblems except metal

Repair shops like:

- House appliances repair shop
- Home furnishing shops

Display area for vehicle parts

Printing and publishing

Hardware shops

Printing and publishing of books pamphlets, printing cards and stationery

Manufacture of signs and advertising displays (except printed)

Display area for vehicle parts

#### b. Residential Uses

Detached family dwelling

Multi-family dwelling, e.g., row houses, apartments

Residential Condominium

Customary accessory uses like:

- Servants quarter
- Private quarter
- Guard house

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:

- 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;
- 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;
- Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated 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
- Pelota court
- Others

## 2. Land Use Intensity Control Ratings

Following is the Land Use Intensity Control rating that shall be observed in the Low-Density Commercial Zone:

Maximum PLO	Maximum FAR	AISAR
80%	3.0	90% of total lot area

**Section 36.7. Special Commercial Zone.**

Intended for the use of commercial warehouses that are not compatible with other urban uses.

**Section 36.8 General Institutional Zone**

**1. Allowed Uses**

Government center to house national, regional or local offices in the area  
Multi-purpose hall/barangay hall  
Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning  
High School  
Nursery/Day Care Center  
Elementary School  
School or public libraries and museums  
General hospitals, medical centers, multi-purpose clinics  
Nursing and convalescing home, health center  
Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities  
Convention center and related facilities  
Religious structures e.g. church, seminary, convents  
Libraries and Museums  
Evacuation centers

**2. Land Use Intensity Control Ratings**

Following is the LUIC rating that shall be observed in the General Institutional Zone:

Maximum PLO	Maximum FAR	AISAR
80%	3.0	90% of total lot area

**Section 36.9. New Development Zone**

**1. Allowed Uses**

All Uses allowed within the General Commercial Zone except Non-Pollutive/Hazardous Industries

**2. Land Use Intensity Control Ratings**

Following is the LUIC rating that shall be observed in the New Development Zone:

Maximum PLO	Maximum FAR	AISAR
70%	4.0	80% of the total lot area

**3. Yards and Building Setbacks**

In general, minimum yards and building setbacks shall be per the provisions of Sections 12, 16, and 25 of this Ordinance. The Ordinance, however, further provides for the following:

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Section 36.10. General Agricultural Zone

1. Allowed Uses

Agricultural Uses

- 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

Customary support facilities such as palay dryers, rice threshers and storage barns and warehouse

Ancillary dwelling units/farmhouses for tillers and laborers

Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc

Pastoral activities such as goat raising and cattle fattening.

Backyard raising of livestock and fowl provided that:

- For livestock – a maximum of 10 heads
- For fowl – a minimum of 500 birds.

Residential Uses

Detached family dwelling

Customary accessory uses like:

- Servants quarter
- Private quarter
- Guard house

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:

- The number of persons engaged in such business/industry shall not exceed five (5), included the 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 (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;
- Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.

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

- Swimming Pool
- Pelota court
- Others

Institutional Uses

Multi-purpose hall/barangay hall  
High School  
Elementary School  
Nursery/Day Care Center  
Health center  
Church

Parks and Recreation Uses

Parks and gardens  
Memorial/Shrines monument, kiosk and other park structures

**2. Land Use Intensity Control Ratings**

Structures, whenever allowed, shall be governed by the following:

Maximum PLO	Maximum FAR	AISAR
40%	0.75	45% of the total lot area

**3. Yards, Building Setbacks and Parking Requirements**

Yards and building setbacks shall be per the provisions of **Section 13** of this Ordinance. Parking provisions shall be per the minimum requirements of the National Building Code.

**Section 36.11. Protected Agricultural Zone**

**1. Allowed Uses**

Agricultural Uses

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouse
- Agricultural research and experimentation facilities such as breeding stations, demonstration farms, and others as may be identified by the DA
- Ancillary dwelling units/farmhouses for tillers and laborers in lots not more than 500 sq. m. limited to the residential uses listed below:

Residential Uses

Detached family dwelling  
Customary accessory uses like:

- Servants quarter
- Private quarter
- Guard house

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:

- The number of persons engaged in such business/industry shall not exceed five (5), included the 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 (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;
- Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated 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
- Pelota court
- Others

## 2. Land Use Intensity Control Ratings

Structures, whenever allowed, shall be governed by the following:

Maximum PLO	Maximum FAR	AISAR
40%	0.75	45% of the total lot area

## 3. Yards, Building Setbacks and Parking Requirements

Yards and building setbacks shall be per the provisions of Section 12 of this Ordinance. Parking provisions shall be per the minimum requirements of the National Building Code.

### Section 36.12. Fishery Development Zone

A land-based facility enclosed with earthen or stone material to impound water intended primarily for growing fish.

Intended for inland fishery production setback

Allowed Uses:

- a. Aquasilviculture
- b. Residential dwelling for laborers
- c. Guardhouse

### Section 36.13. Protection Forest Zone

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No development, use, or activity shall be allowed in the Protection Forest Zone unless consistent with the provisions of the Revised Forestry Code, as amended, the rules and regulations of the DENR for the said areas. PFZ shall be used as a life support system. Eco-Tourism activities may be permitted subject to rules and regulations by the proper authority.

Unless herewith specify, only uses consistent with the provisions of the Revised Forestry Code, as amended, particularly on slopes greater than 50 percent, shall be allowed. This Zone is a designated reserved second growth forest and logging operations are strictly prohibited.

**Allowed Uses:**

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

Whenever applicable allowed uses shall apply in mangrove areas including the following:

- 1) Boardwalk
- 2) Low-intensity tourism activities like birdwatching
- 3) Scientific studies that do not involve gathering of species or any alteration in the area
- 4) Silviculture

**Section 36.14. Production Forest Zone**

**1. Allowed Uses**

Agro-forestry uses

Tree plantations

Agricultural uses such as:

- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture, and the like.

**Section 36.15. Special Protection Forest Zone**

**1. Allowed Uses**

a) Agro-forestry uses

Agricultural uses such as:

- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture, and the like.

b) Reforestation

c) Religious ceremonies of Indigenous Peoples (IPs)

d) Burial sites of IPs

e) Scientific studies that do not involve gathering of species or any alteration in the area

**Section 36.16. Marine Protected Area Zone**

The MPA is intended to protect and allow regeneration of marine resource particularly coral ecosystems for sustainable utilization. The allowed uses within the MPS shall be in accordance with the approved Pinamalayan Marine Protected Area Development Plan when not indicated below.

**2. Allowed Uses**

- Non-motorized water sports and recreation activities like snorkeling and swimming
- Scientific study and researchers subject to local permits system

Section 35.17. **Tourism Zone**

**1. Allowed Uses**

All uses allowed under the following classifications:

**a. Parks and Recreation Uses**

Parks and gardens  
Resort area including accessory uses  
Open air or outdoor sports activities and support facilities, including low-rise stadia, gyms, amphitheatres and swimming pools  
Memorial/Shrines monument, kiosk and other park structures  
Sports Club

**b. Tourism-Based Commercial Uses**

Food market and shops like:

- Bakery and bakeshop
- Wine store
- Grocery

Recreational center/establishments like

- Playcourt e.g. tennis court, bowling lane, billiard hall
- Swimming pool

Restaurant and other eateries

Hotel  
Apartelle  
Pension House  
Diving Shops  
Travel and Tours  
Souvenir Shops  
Transient House

**c. Residential Uses**

Detached family dwelling

Customary accessory uses like:

- Servants quarter
- Private quarter
- Guard house

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:

- The number of persons engaged in such business/industry shall not exceed five (5), included the 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 (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;
- Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated 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
- Pelota court
- Others

**d. Institutional Uses**

Nursery/day care center  
Elementary school  
High school  
Religious structures e.g. church, seminary, convents  
Multi-purpose hall/barangay hall  
Clinic, nursing and convalescing home, health center

**2. Land Use Intensity Control Ratings**

Following is the LUIC rating that shall be observed in PTZ:

Maximum PLO	Maximum FAR	AISAR
30%	0.60	35 % of the total lot area

**3. Yards and Building Setbacks**

Yards and building setbacks shall be per the provisions of Sections 12, 16 and 25 of this Ordinance.

**4. Parking**

Parking provisions shall be per the minimum requirements of the National Building Code.

**Section 36.18. Light Density Tourism Zone**

**1. Allowed Uses**

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No developments shall be allowed within the public easement. Outside the public easement, the following may be allowed:

**a. Parks and Recreation Uses**

Parks and gardens  
Memorial/Shrines monument, kiosk and other park structures  
Resort areas including accessory uses  
Sports club

**b. Residential Uses**

Detached family dwelling  
Multi-family dwelling, e.g., row houses, apartments  
Customary accessory uses like:

- Servants quarter
- Private quarter
- Guard house

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:

- The number of persons engaged in such business/industry shall not exceed five (5), included the 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;
- 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;
- Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated 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
- Pelota court
- Others

**c. Commercial Uses**

General retail stores and shops like:

- Photo supplies shop
- Flower shop

Food market and shops like:

- Bakery and Bakeshop
- Wine store
- Grocery

Personal service shops like:

- Beauty parlor
- Barber shop
- Spa/massage parlor

Recreational center/establishments like

- Play court e.g. tennis court, bowling lane, billiard hall
- Swimming pool
- Restaurant and other eateries
- Sing-a-long bars
- Sports club

Storerooms but only as maybe necessary for the efficient conduct of business  
Commercial housing like:

- Hotel
- Apartelle
- Boarding house
- Dormitory
- Pension house
- Transient house

## 2. Land Use Intensity Control Ratings

Following is the LUIC rating that shall be observed in the Light Density Tourism Zone:

Maximum PLO	Maximum FAR	AISAR
30%	1.0	35% of the total lot area

## 3. Yards and Building Setbacks and Parking Requirements

Yards and building setbacks shall be per the provisions of Sections 12, 16 and 25 of this Ordinance. Parking provisions shall be per the minimum requirements of the National Building Code.

### Section 36.19. Agri-Industrial Zone

#### 1. Allowed Uses

##### a. Agri-Industrial Uses

- Rice/corn mills (single pass)
- 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 redrying tobacco leaves
- Miscellaneous processing of tobacco leaves

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Weaving hemp textile (e.g. abaca)  
 Jute spinning and weaving  
 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)  
 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  
 Fish canning  
 Patis factory  
 Bagoong factory  
 Processing, preserving and canning of fish and other seafood  
 Manufacture of desiccated coconut  
 Manufacture of starch and its products  
 Manufacture of wines from juices of local fruits  
 Vegetable oil mills, including coconut oil  
 Sugarcane milling (centrifugal and refined)  
 Sugar refining  
 Muscovado sugar mill  
 Cotton textile mill  
 Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.  
 Drying fish  
 Chicharon factory  
 Manufacture of macaroni, spaghetti and vermicelli and other noodles  
 Quick freezing and cold packaging for fish and other seafood  
 Quick freezing and cold packaging for fruits and vegetables  
 Popcorn/rice factory  
 Canvas and other canvas process factory  
 Jute bag factory  
 Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials (e.g. rubber resin)  
 Other accessory uses incidental to agro-industrial activities such as clinics, canteens and employees' housing

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**b. Residential**

**Land Use Intensity Control Ratings**

Following is the LUIC rating that shall be observed in Agri-Industrial Zone:

Maximum PLO	Maximum FAR	AISAR
70%	2.0	80% of the total lot area

**2. Yards and Building Setbacks**

Yards and building setbacks shall be per the provisions of Sections 12, 16 and 25 of this Ordinance.

**2. Parking**

Parking provisions shall be per the minimum requirements of the National Building Code.

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Section 36.20. **Cemetery and Memorial Park Zone**

Any development is subject to the design standards under the IRR for cemetery and memorial parks promulgated by the HLURB

Section 36.21. **Parks and Recreation Zone**

1. **Allowed Uses**

Parks and gardens  
Memorial/Shrines monument, kiosk and other park structures  
Gyms

2. **Land Use Intensity Control Ratings**

Following is the LUIC rating that shall be observed in the Cemetery and Memorial Park Zone:

Maximum PLO	Maximum FAR	AISAR
30%	0.5	50% of total lot area

Section 36.22 **Protection Buffer Zone.** 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
- Agriculture, silviculture, horticulture
- Food cart

**Building Density and Bulk Regulations**

- No building allowed

Section 36.23 **Special Use Zone (Airport Zone)**

1. **Allowed Uses**

All uses under the following classification:

- a. Airport and airport-related uses such as warehousing, cargo handling, etc.
- b. Airport Facilities

Section 36.24. **Special Use Zone (Sanitary Landfill)**

Development is subject to rules and regulations stipulated under RA 9003 for waste management. The site development shall be in accordance with the minimum design standards for a specific category of Sanitary Landfill enumerated in the same law and in the LGU approved ecological waste management plan.

Section 36.25 **Overlay Zone.** 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 36.25.1 **Landslide Overlay Zone** is applied in areas identified in the CLUP using MGB maps as susceptible to landslides. The objective of these regulations is to protect lives and properties from their impacts.

**General Rule:**

- 1) No development shall be allowed within the high susceptibility to landslide
- 2) Unless a slope protection measure is applied, no development shall also be permitted in areas moderately susceptible to landslide
- 3) Must adopt a split-type structural development
- 4) Must have Disaster Kit Preparedness or survival kit
- 5) Automatic participation in evacuation drill if conducted
- 6) The proponent must secure a certificate from the DRRMO that the same has attended or underwent hazard information or disaster preparedness orientation briefing conducted by the said office
- 7) Assessment Report must be secured from the MGB
- 8) Regarding existing structures in high susceptibility areas, these are for relocation

Section 36.25.2 **Flood Overlay Zone** is applied in areas identified in the CLUP using MGB Maps as high susceptible to flooding. The objective of these regulations is to protect lives and properties from their impacts.

**General Rule:**

- 1) Structures in highly susceptible areas must have elevated structural design
- 2) Any development must employ mitigating measure(s)
- 3) Must have Disaster Preparedness kit or survival kit
- 4) Automatic participation in evacuation drill if conducted
- 5) Must follow pre-emptive evacuation based on storm signal
- 6) The proponent must secure a certificate from the DRRMO that the same has attended or underwent hazard information or disaster preparedness orientation briefing conducted by the said office
- 7) Assessment Report must be secured from the MGB

Section 36.25.3 **CADC/CADT Overlay Zone** is intended to preserve the traditional way of life of IPs and to protect their basic rights in adherence to the IPRA Law.

**Allowable Uses**

Allowable uses shall be limited to:

- Traditional dwellings of IPs
- Traditional livelihood activities of IPs
- Traditional/customary religious ceremonies or rituals of IPs

In the presence of ADSDPP (Ancestral Domain Sustainable Development and Protection Plan), the land uses shall be in accordance with the ADSDPP of the ICCs. In its absence, depending on the ICCs other existing plans and programs, moreover, any development projects within the ancestral domain shall be subject to the Free Prior and Informed Consent of the Community.

Section 36.26 Miscellaneous Provisions

**General Miscellaneous Provisions**

1. Farm-to-market roads and other barangay roads shall have a minimum right-of-way (ROW) of eight meters, wherein 6 meters is the roadway and

the remaining 2 meters are inclusive of curbs, gutter, and covered canals, which will also serve as sidewalks for pedestrians.

2. All roads within the *Poblacion* should have provisions for sidewalks and pedestrian lanes.
3. The existing/proposed coastal greenway shall have a minimum road right-of-way of ten meters from Sitio Paraiso, Zone I to barangay Quinabigan.
4. Interior tourism sites shall have a minimum road width of six meters and pathways of three meters.
5. No PUV terminals for bus, van, or multicab shall be allowed within Poblacion area; instead, a grand terminal will be allowed in barangays Marfrancisco, Papandayan, Sta. Rita.
6. Vulnerable settlements that cannot be relocated shall have an operational community-based disaster management plan.
7. Developments along shorelines, riverbanks, creeks, and the like, are allowed. However, these structures shall be required to install/construct protection walls and other forms of infrastructure-related mitigation measures, mangrove planting, tree planting, etc. or in any way depending on the situational needs. Moreover, these developments shall conform to the existing rules and regulations and other related existing laws. Regular assessment of old infrastructures as well as strengthening the monitoring capacity shall be done.
8. Future developments must comply with the legal easement provided in the Water Code of the Philippines.
9. The DENR policies on forest use, forest management, and other existing forest-related matters shall apply to all areas where other land uses have been identified within forest zones. Specifically, these concern the titled lands found in both Babahurin and Sabang watersheds, and within areas declared as ancestral domains.
10. The Barangay Captains shall monitor any development, such as renovation or construction of houses and other establishments and report any illegal construction at the Office of the designated Zoning Officer/Zoning Administrator/Engineering Office.
11. No advance groundworks/site development in any form shall be allowed to proposed subdivisions, commercial, residential buildings, and the like prior to the issuance of development and building permit unless granted with special consideration.
12. In order to ensure public safety, development will be prohibited in environmentally critical areas unless these provide necessary engineering solutions or mitigations. Based on the Republic Act on National Land Use Policy, an environmentally critical area refers to areas declared by law as:
  - a. Areas for natural parks, watershed resources, wildlife preserves and sanctuaries;
  - b. Areas set aside as aesthetic potential tourists spots;
  - c. Areas which constitute the habitat of any endangered or threatened species or indigenous Philippine wildlife (flora and fauna)
  - d. Areas of unique, historic, archeological or scientific interests;
  - e. Areas which are traditionally occupied by Indigenous People (IP's)
  - f. Areas with critical slopes
  - g. Areas frequently visited and/or hard hit by natural calamities.

- h. Prime agricultural lands
- i. Recharge areas of aquifers
- j. Water bodies
- k. Mangrove areas
- l. Coral reefs
- m. Mossy and virgin forests
- n. Rivers and river banks
- o. Swamp forest and marshlands
- p. Foreshore lands

13. Littering is prohibited in all areas within the municipality.

14. Anchorage of both commercial sea vessels and commercial fishing vessels for temporary shelter during emergency situations shall be allowed in the river deltas of barangays Wawa and Lumambayan. However, docking is not allowed under normal circumstances.

15. Marine Protected Areas shall not be opened to Mariculture activities.

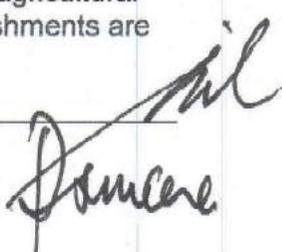
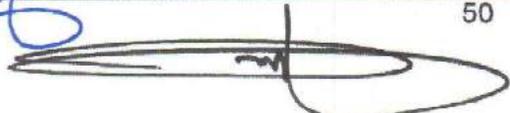
16. The following structures and activities shall not be allowed within the *Poblacion* area:

- a. Drying of *copra orpalay* on the road networks.
- b. All types of warehouses
- c. Structures of light material or makeshift houses, including informal settlers
- d. Declared condemned structures shall be subject to demolition with proper procedures
- e. Any form of backyard or commercial-scale poultry and piggery
- f. Rice or corn mills
- g. Burning of garbage or waste

**The identified projects and location enumerated below shall be subject to specific conditions.**

1. All Car Wash Businesses
  - Presence of water supply
  - Additional requirements such as certification from NWRB for their water supply
  - Provide drainage system if there is no existing drainage canal/water disposal treatment /catch basin
  - Sanitary design shall be followed
  - Minimum area requirement should be 25 square meters
  - If the suggested location is near bodies of water, establishment should have a wastewater disposal system
  - With wastewater separator
2. Industries classified as High Intensity may be allowed within General Agricultural Zone, provided that the following requirements are complied:
  - Must comply with the minimum design standards of national agencies/concerned regulatory agencies (e.g. DOE, DENR, NWRB, DOH etc.)
  - Must secure necessary permits as may be required by the Local Government Unit
3. Cockpit arenas shall be subject to the following regulations:
  - Ratio of one (1) arena for every 100,000 population based from the PSA survey

- Ample parking space must be provided to avoid road obstruction
  - Must have a distance of 100 meters from the nearest residential area
  - Located within the General Agricultural Zone
  - Easement of 10 meters from major road networks
4. Public Utility Vehicle (PUV) terminals
    - Minimum area requirement of 500 sq. m
  5. Motor shop and repair shop
    - With wastewater separator
    - Should be located outside of the Poblacion
    - Not allowed within residential areas
  6. Supermarkets
    - Provision of parking space is required
  7. LPG retailer/selling
    - Maximum of 5 cylinders only if located within Poblacion
    - Not allowed in residential areas
  8. Warehouses
    - Minimum area of 3000 sq. m.
    - Specified location at barangay Maliancog
    - 20% is non-buildable area
    - Ample parking area is required
  9. Development on elevated areas with a slope of 18% and above
    - Drainage must be constructed following the contour
    - A split-type structural design must be adapted
    - Structural design signed by a licensed structural engineer
    - Slope protection measures must be provided (e.g., contouring, gabion, riprap, and others)
  10. Junkshops shall be allowed within the General Commercial Zone provided that the following conditions are complied:
    - Not within the major thoroughfares (e.g. national and provincial roads)
    - Shall be enclosed with a perimeter fence of at least 3 meters high.
    - Upon approval of the Zoning Ordinance, non-conforming junkshops shall not be allowed to operate
    - Minimum lot size is 500 sq.m.
    - Loading and unloading inside the property
    - With Garage and Parking inside
    - Works outside the property is not allowed (setback, easements/streets/access roads/shoulder)
    - 100 meters away from bodies of water
  11. Upon approval of the Zoning Ordinance, non-conforming junkshops shall not be allowed to operate.
  12. Funeral parlors should adhere to the HLURB guidelines and Sanitation Code
  13. Lumberyards shall only be allowed to establish outside the Urban Core.
  14. Vulcanizing shops will be allowed within the *Urban Core*, provided that there is enough space so that the customers are within three meters of the establishment. All necessary permits (Mayor's permit) and fire safety equipment (e.g. fire extinguisher) should be secured.
  15. Firecrackers/fireworks manufacturers will be allowed only in agricultural areas, provided that the 200-meter radius of the said establishments are



free from any structures. These should also be outside of residential areas.

16. Firecrackers/fireworks stores will not be allowed within Poblacion.  
(General Commercial Zone, High-Density Commercial Zone)
17. Rice mills are allowed only in agricultural areas.
18. Business operations withdrawing groundwater resources
  - Secure clearance from NWRB thru Pinamalayan Water District (PWD)
  - Secure Barangay Clearance prior to the drilling of water pump in their jurisdiction;
  - Drilling will only be allowed if local water system services (Level II and III) are not accessible

19. Copra/Palay buying station shall not be allowed within the Poblacion

20. Agricultural stores
  - Specifically, those selling additional fertilizers, feeds, agricultural inputs, charcoal, or other easily flammable materials, as well as cement
  - There should be a limit of stock in the store (e.g. maximum of 50 bags displayed) then the rest will be located in the warehouse; the supply should be replenished after selling all displayed items

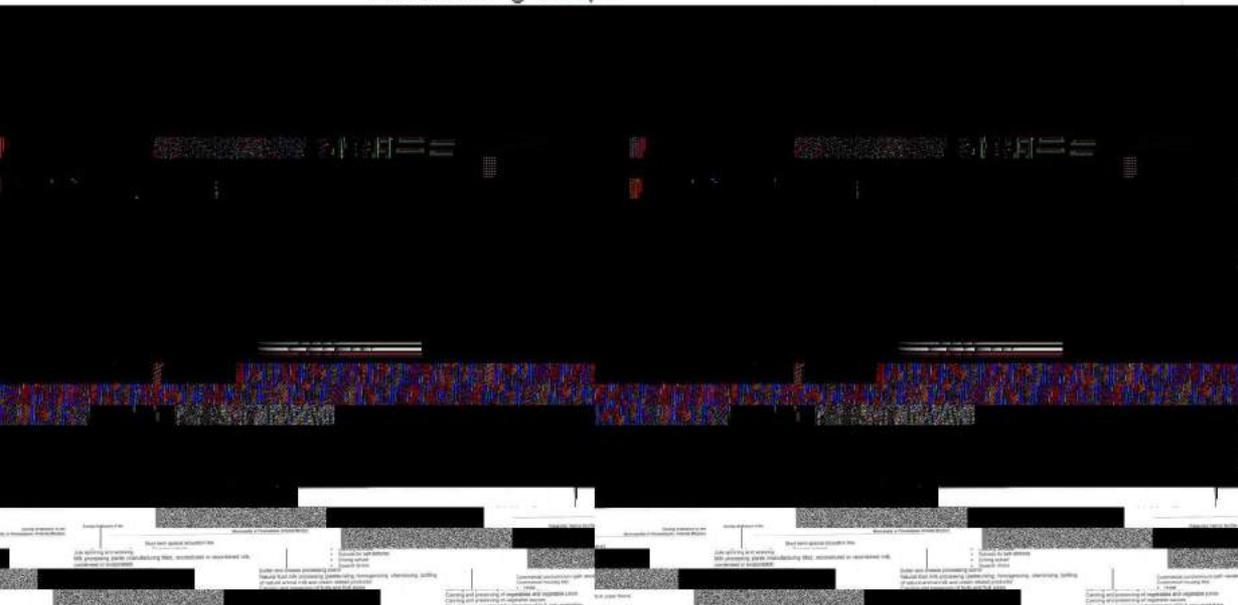
21. LPG Warehouses
  - Should not be allowed in Urban Core
  - Minimum area requirement is at 600 sq. m inclusive of buffer and easement based on Building Code, with firewall and required planting strips

22. Welding Shops

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24. Inclusion of Marine/Coastal Resources Management in the CLUP
- Observe implementation and management
  - Adopt and implement best practices
  - Expand poly influence/enforcement to include entire coastal area within municipal jurisdiction
  - CRMF enforcement parameters are non-negotiable
25. Tourism
- those located along municipal/national/provincial roads require for their setbacks for planting trees (adherence to Building Code)
  - agri-tourism will not be allowed within prime agricultural lands
  - promotion of environment-friendly approaches on development of tourism sites (e.g. regulate design standards, adopt best practices, etc.)
  - Imposition of strict waste management laws on tourism areas
  - Require establishments to have adequate power and water supply
  - Strict compliance of environmental laws among tourism establishments
  - Fish sanctuary development
  - Tourism development shall comply with DOT accreditation standard in compliance with the DILG Memo Circular 2019-17
26. Forestland Management
- The approved Forest Land Use Plan shall be deemed integrated in this Ordinance. Policies for the management of the forestland stipulated in the FLUP shall be applied.

**ARTICLE VIII  
MITIGATING DEVICES**

Section 37. **Deviation.** The Local Zoning Board of Appeals (LZBA) may allow exceptions or variances from the provisions of this Ordinance only when the following terms and conditions are existing:

1. Variance

Variance may be allowed provided that proposals satisfy at least three of the following provisions:

- The conditions of the property (topography, shape, etc.) which is not self-created, will inhibit the proper layout/design of facilities, per the Yards, Building Setback and Parking Requirements and other pertinent provisions of this Ordinance.
- The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- The variance will not substantially or permanently injure the use of the other properties in the same zone such as blocking off natural light, causing loss of natural ventilation or encroaching in public easements and the like.
- That the variance will not adversely affect the public health, safety or welfare.

2. Exceptions

Exceptions may be allowed provided that proposals satisfy all of the following conditions:

- 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 properties in the same zone such as generating excessive vehicular traffic, causing overcrowding of people or generating excessive noise and the like.
- d. The exception will not alter the essential character and general purpose of the zone where the exception sought is located.

Section 38. **Procedures for Granting Exceptions, Variances and Special Use Permits.** The procedure for the granting of exception, variance or special use permit is as follows:

1. A written application for an exception or variance or special use permit shall be filed with the Local Zoning Board of Appeals (LZBA) citing the section of the PIZO 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 site. This sign shall be maintained until the LZBA has rendered a decision on the application.
3. The LZBA shall conduct preliminary studies on the application.
4. A written affidavit of non-objection to the project by the owners of the properties immediately in front and at the adjacent sides of the project site shall be filed by the applicant with the LZBA at least 15 days prior to the decision for exception/variance.
5. In case of objection from adjacent property owners or any interested party, the LZBA 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 LZBA shall render a decision within 30 days from the filing of the application, exclusive of the time spent for the preparation of a written affidavit of non-objection and the public hearing in case of any objection to the granting of exception/variance.

**ARTICLE IX**  
**ADMINISTRATION AND ENFORCEMENT**

Section 39. **Locational Clearance.** All land owners/developers shall secure Locational Clearance from the Zoning Administrator or, in case of variances, exemptions and special uses, from the LZBA prior to conducting any activity or construction on their property/land. Refer to Annex 7 for the requirements of locational clearance.

Section 40. **Building Permit.** The Local Building Official shall not issue a Building Permit without a valid Locational Clearance issued in accordance with the PIZO.

Section 41. **Business Permit.** The Permits and Licensing Division shall not issue a Business Permit unless a valid Locational Clearance and Occupancy Permit have been issued.

Section 42. **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/her property.

Non-use of said clearance within the said period shall result in its automatic cancellation and the grantee shall not proceed with his/her project without applying for a new Locational Clearance.

Section 43. **Issuance of Zoning Classification.** An applicant may request from the Office of the Zoning Administrator the status of their land/property in relation to the PIZO. Such document shall not be used as a Locational Clearance but as a reference only for planning and may be amended by the Local Zoning Review Committee without any prior notice from the owner or applicant as the need arises based on the reasons/situations stated herein.

Section 44. **Notice of Non-Conformance.** Within 60 days from the effectivity of this Ordinance, the Zoning Administrator shall inventory all lands and issue Notices of Non-Conformance to owners of existing non-conforming uses. See Annex 8.

Section 45. **Existing Non-Conforming Uses and Buildings.** The lawful uses of any building, structure or land at the time of adoption or amendment of the PIZO may be continued, although such uses do not conform with the provision of the PIZO, provided:

1. That no such non-conforming use 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 the PIZO 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 the PIZO;
2. That no such non-conforming use which has ceased operation for more than one 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 have been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost;
5. That should such non-conforming portion of the 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 the PIZO;
6. That no such non-conforming use maybe moved to displace any conforming use;
7. 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; and
8. 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.

9. All existing non-conforming uses shall continue provided that they will not adversely affect the public health, safety and welfare or will not emit/produce materials/elements that will contaminate/pollute the environment; and provided further that is in keeping with the general pattern of the development of the community.

Section 46. **Process Flow of Permits and Licenses related to land development.** The process flow regarding the issuance of permits and licenses related to the implementation of the CLUP and this ordinance shall be in accordance with Annex 9.

Section 47. **Responsibility for Administration and Enforcement.** The PIZO shall be enforced and administered by the Local Chief Executive through the Zoning Administrator who shall be appointed by the former in accordance with existing rules and regulations on the subject.

Section 48. **Powers and Functions of a Zoning Administrator.** Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following functions, duties and responsibilities:

1. Enforcement

a. Act on all applications for Locational Clearances for all projects.

- Issuance of Locational Clearance for projects conforming to the regulations of the PIZO.
- Recommend to the Local Zoning Board of Appeals (LZBA) the grant or denial of applications for variances, exceptions and special uses and the issuance of Certificate of Non-Conformance (see Annex 10) 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 therefore.

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 in violation of the provisions of the PIZO and if necessary, pursuant to Section 3 of Executive Order No. 71 refer subsequent actions thereon to the HLURB.

c. Call and co-ordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.

d. Co-ordinate with the Municipal Fiscal/Municipal Legal Officer for other legal actions/remedies relative to the foregoing.

2. Planning

a. Co-ordinate with the Regional Office of the HLURB regarding proposed amendments to the zoning ordinances prior to adoption by the Sangguniang Bayan.

Section 49. **Action on Complaints and Oppositions.** A complaint about violation of any provisions of the PIZO or any clearance or permits issued pursuant thereto shall be filed with the LZBA. Further, oppositions to application/s for

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Locational Clearance, Variance or Exception shall be treated as a complaint and dealt with in accordance with the provisions of this section.

Section 50. **Functions and Responsibilities of the Local Zoning Board of Appeals.** There is hereby created an LZBA which shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
  - a. Variances
  - b. Exceptions
  - c. Special Uses
  - d. Non-Conforming Uses
  - e. Complaints and oppositions to application/s
2. Act on appeals on Grant or Denial of Locational Clearance by the Zoning Administrator.

Decisions of the LZBA shall be appealable to the HLURB.

Section 51. **Composition of the Local Zoning Board of Appeals (LZBA).** The Municipality Development Council shall create a sub-committee that shall act as the LZBA, 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 representatives of the private sector nominated by their respective organizations that are accredited by the Sangguniang Bayan, and confirmed by the municipal Mayor;
7. Two representatives from non-government organizations, accredited by the Sangguniang Bayan, nominated by their respective organizations and confirmed by the Municipal mayor; and
8. In the event of non-availability of any of the officials enumerated in numbers 6 and 7, 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, the LZBA shall be attached to the Municipal Development Council.

Section 52. **Review of the Zoning Ordinance.** The Municipal Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the PIZO considering the CLUP, and as the need arises, based on the following reasons/situations:

1. Change in local development plans;
2. Introduction of projects of national significance;
3. Petition for rezoning; and
4. Other reasons which are appropriate for consideration.

Section 53. **Composition of the Local Zoning Review Committee (LZRC).** The Local Zoning Review Committee shall be composed of sectoral experts.

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

1. Municipal Planning and Development Co-ordinator
2. Municipal Health Officer

3. Municipal Agriculturist
4. President, *Liga ng mga Barangay*
5. Municipal Engineer
6. Community Environment and Natural Resources Officer (CENRO)
7. Municipal Agrarian Reform Officer (MARO)
8. District School Supervisor
9. Three Private Sector Representatives (Local Chamber of Commerce, Housing Industry and Homeowner's Association)
10. Two NGO Representatives

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

Section 54. **Functions of the Local Zoning Review Committee.** The Local Zoning Review Committee shall have the following powers and functions:

1. Review the PIZO for the following purposes:
  - a. Determine amendments or revisions necessary in the PIZO because of changes that might have been introduced in the CLUP;
  - b. Determine changes to be introduced in the CLUP in the light of permits given, and exceptions and variances granted; and
  - c. Identify provisions of the PIZO that are difficult to enforce or are unworkable.
2. 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.
3. Provide information to the HLURB that would be useful in the exercise of its functions.

Section 55. **Amendments to the PIZO.** Changes in the PIZO, as a result of the review by the Local Zoning Review Committee, shall be treated as an amendment, provided that any proposed amendment to the PIZO or provisions thereof shall be subject to public hearing and review and evaluation of the Local Zoning Review Committee.

As a minimum, any proposal to amend the Zoning Ordinance shall include a submission to, and for the evaluation of, the Local Zoning Review Committee of sufficient evidence and justification: that the proposal is consistent with the development goals, objectives, and strategies of the Comprehensive Land Use Plan; the traffic, utility (water, power, sewerage, waste disposal, etc.), environmental and other impacts of the proposal are acceptable; and the proposal took into account consultations with affected neighborhood, homeowners' or community associations.

Approval of any proposed amendment shall require a three-fourths vote of approval by the Sangguniang Bayan and shall take effect upon the approval of the Sangguniang Panlalawigan.

Section 56. **Violation and Penalty.** Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding P2,500.00 or imprisonment for a period not exceeding six months or a closure order, in case of business establishments, or a combination of these 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 (Refer to Annex 11).

- Section 57. **Schedule of Fees.** The HLURB 2014 schedule of fees and penalties attached as Annex 12 in violation of the real estate management rules and regulations are hereby adapted.
- Section 58. **Suppletory Effect of Other Laws and Decrees.** The provisions of the PIZO shall be without prejudice to the application of other laws, presidential decrees, letter of instructions 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 CLUP.
- Section 59. **Separability Clause.** Should any section or provision of the PIZO be declared by the Court to be unconstitutional or invalid, such decision shall not affect the validity of the PIZO as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.
- Section 60. **Repealing Clause.** All ordinances, rules or regulations in conflict with the provisions of the PIZO are hereby repealed, provided that the rights that are vested upon the effectivity of the PIZO shall not be impaired.
- Section 61. **Effectivity Clause.** This Ordinance takes effect upon approval by the Sangguniang Panlalawigan.

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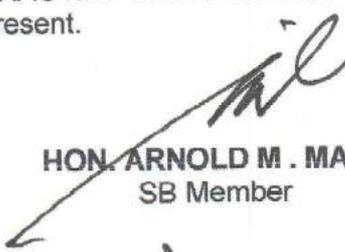
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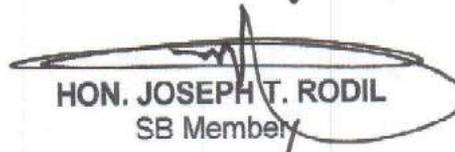
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ENACTED UNANIMOUSLY this 20<sup>th</sup> day of September 2019 on motion of all SB Members present.

  
HON. ARNOLD M. MADRID  
SB Member

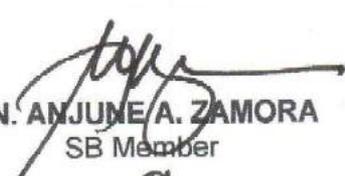
  
HON. DUNHILL MARCELO M. DELMO V  
SB Member

  
HON. RIO S. MERCENE  
SB Member

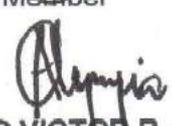
  
HON. JOSEPH T. RODIL  
SB Member

  
HON. SEVERINO J. NARITO  
SB Member

  
HON. NAPOLEON M. MANGARING  
SB Member

  
HON. ANJUME A. ZAMORA  
SB Member

  
HON. LEONARDO L. PEDRAZA  
SB Member

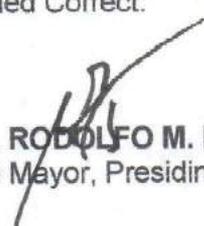
  
HON. ANTONIO VICTOR R. OLYMPIA  
ABC President, SB Member

  
HON. JOVEN S. VELASCO  
SKMF President, SB Member

Attested:

  
ARNEL G. ABRENICA  
Secretary to the Sanggunian

Certified Correct:

  
HON. RODOLFO M. MAGSINO  
Vice Mayor, Presiding Officer

Approved:

  
HON. ARISTEO A. BALDOS, JR.  
Municipal Mayor  
SEP 24 2019

## **ANNEXES**

- Annex 1. Zone Boundary Reference – Assessor' s Lot Numbers**
- Annex 2. Zone Boundary Reference – Marine Protected Areas Coordinates**
- Annex 3a. Landslide Susceptibility Map**
- Annex 3b. Flood Susceptibility Map**
- Annex 3c. Ancestral Domain Map**
- Annex 4a. General Zoning Map**
- Annex 4b. Urban Zoning Map**
- Annex 5. Process Flow of Real Estate Management (REM) Transaction from DP to Deed of Donation**
- Annex 6. General Requirements and Procedures of Land Reclassification**
- Annex 7. Requirements of Locational Clearance**
- Annex 8. Notice of Non-Conformance**
- Annex 9. Process Flow of Permits and Licenses Related to Land Development**
- Annex 10. Certificate of Non-Conformance**
- Annex 11. Notice of Violation**
- Annex 12. Schedule of Fees**