



Republic of the Philippines
City of Bago
OFFICE OF THE SANGGUNIANG PANLUNGSOD

ORDINANCE NO. 14-07

AN ORDINANCE ENACTING THE ZONING REGULATIONS FOR THE CITY OF BAGO, NEGROS OCCIDENTAL AND PROVIDING FOR THE ADMINISTRATION, AND ENFORCEMENT THEREOF.

On motion of SP Member Ma. Josefa Y. Matti, unanimously seconded by SP Members present, the Sangguniang Panlungsod

Be it enacted by the Sangguniang Panlungsod of Bago, Negros Occidental in a regular session assembled:

WHEREAS, the implementation of the Comprehensive Land Use Plans would require the enactment of regulatory measures to translate its planning goals and objectives into reality; and a Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the comprehensive land use plan;

WHEREAS, the local government code authorizes the local government units to enact zoning ordinances subject to and in accordance with the existing laws;

WHEREAS, the local governments are mandated to mainstream disaster risk reduction and climate change in development processes such as policy formulation, socio economic development planning, budgeting, and governance, particularly in the areas of environment, agriculture, water, energy, health, education, poverty reduction, land-use and urban planning, and public infrastructure and housing;

WHEREAS, the Housing and Land Use Regulatory Board has spearheaded and now assist in and coordinates the activities of local governments in comprehensive land use planning.

NOW THEREFORE, the SangguniangPanlungsod of Bago, Negros Occidental, in a session assembled hereby adopts the following Zoning Ordinance.

ARTICLE I

TITLE OF THE ORDINANCE

Section 1. Title of the Ordinance. This ordinance shall be known as the Comprehensive Zoning Ordinance of the City of Bago, Negros Occidental, and shall be referred to as the Ordinance.

ARTICLE II

AUTHORITY AND PURPOSE

Section 2. Authority. This Ordinance is enacted pursuant to the provision of the New Local Government Code, RA 7160 Sections 458 a.2 (7-9) and 447 a.2 (7-9) dated 10 October 1991, "Authorizing the City through the SangguniangPanlungsod to adopt Zoning Ordinance subject to the provisions of existing laws", and in conformity with E.O. No. 72.

Section 3. Purpose. This ordinance is enacted for the following purposes:

1. Guide, control and regulate future growth and development of Bago City in accordance with its Comprehensive Land Us Plan.
2. Protect the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.
3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the locality.
4. Ensure the protection and sustainability of the environment taking into consideration climate change adaptation in synergy with disaster risk reduction and management, principles of biodiversity, and preservation of historical and cultural heritage, in all development processes.

Section 4. General Zoning Principle. This Zoning Regulations is based on the approved Comprehensive Land Use Plan as per Resolution No. 13-257 dated October 9, 2013 for Bago City.

ARTICLE III
DEFINITION OF TERMS

The definition of technical terms used in the Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental Code, Climate Change Act of 2009, Disaster Risk Reduction and Management of 2010 and other Implementing Rules and Regulations, promulgated by the HLURB. The words, terms and phrases enumerated hereunder shall be understood to have the meaning corresponding indicated as follows:

1. **Agricultural Zone (AZ)** - an area within the city or municipality intended for cultivating/fishing and pastoral activities e.g. fish, farming, cultivation of crops, goat/cattle raising, etc.
2. **Agro-Industrial Zone (AIZ)** – an area within a city intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar etc.
3. **Apartment** - a row of independent units designed and intended for, or occupied by a family on a more or less permanent basis of living, sleeping and cooking purposes.
4. **HLURB/Board** - shall mean the housing and land use regulatory board
5. **Boarding House** - a house which admits a small number of persons for compensation and where meals may or may not be served to them.
6. **Buffer Area** - these are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed. Buffer zones are identified areas outside the boundaries of an immediately adjacent to designated protected areas pursuant to Section 8 of the

NIPAS Act that need special development control in order to avoid or minimize harm to the protected area;

7. **Built-up Area** - a contiguous grouping of ten (10) or more structures.
8. **Certificate of Non-Conformance** - certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform in a zone as per provision of the said Ordinance.
9. **Compatible Use** - uses of land activities capable of existing together harmoniously e.g. residential use and parks and playground.
10. **Comprehensive Land Use Plan (CLUP)** - a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan in this usage are the sectoral studies i.e. Demography, Socio-Economic, Infrastructure and Utilities, Local Administration and Land Use.
11. **Conflicting Uses** - uses or land activities with contrasting characteristics sited adjacent to each other e.g. residential units adjacent to industrial plants.
12. **Conforming Use** - a use which is in accordance with the zone classification as provided for in the Ordinance.
13. **Cottage Industry** - establishments or firms which conform to the standard set forth by the National Cottage Industry Development Authority.
14. **Dormitory** - a building where many persons are provided with board and lodging facilities in common halls for compensation.
15. **Dwelling** - a building or structure used for lawful residence.

16. **Easement** - open space imposed on any land use/activities sited along waterways, road-right-of-ways, cemeteries/memorial parks and utilities.
17. **Exception** - a device which grants a property owner relief from certain provisions of a Zoning Ordinance where because of a specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
18. **Filling Station** - a retail station servicing automobiles and other motor vehicles with gasoline and oil only.
19. **Forest Zone (FZ)** - an area within a city or municipality intended primarily for forest purposes.
20. **General Commercial Zone (GCZ)** - an area within a city or municipality for trading/services/business purposes.
21. **General Institutional Zone (GIZ)** - an area within a city or municipality principally for general types of institutional establishments e.g. government offices, schools, hospitals/clinics, academic/research, convention centers.
22. **General Residential Zone (GRZ)** - an area within a city or municipality principally for dwelling/housing purposes.
23. **General Zoning Map** - a map duly authenticated map delineating the different zones in which the whole city/municipality is divided.
24. **Hazard Overlay Zone** - is a regulatory tool that creates a special zoning district. Different types of natural hazard are placed over an existing base zone(s), which identifies special provisions in addition to those in the underlying base zone.
25. **Heritage/Historical Overlay Zone** – is a regulatory tool applied to protect historical areas or encourage or discourage specific types of development. Land within this zone may be subject to requirements that protect the historical nature of the area (e.g. materials, façade design).

26. **Home Occupation** - an occupation or business conducted within the dwelling unit.
27. **Hotel** - a building and its premises where persons may regularly be received, lodged or harbored, as transients or guests and provided with accommodation services and/ or meals for a fee.
28. **Indigenous Peoples** - synonymous with Indigenous Cultural Communities (ICCs) as defined in the NIPAS Act. As defined in RA 8371 or IPRA, it refers to a group of people or homogenous societies identified by self-ascription and ascription by others, who have continuously lived as organized community on communally bounded and defined territory, and who have, under claims of ownership since time immemorial, occupied, possessed and utilized such territories, sharing common bonds of language, customs, traditions and other distinctive cultural traits, or who have, through resistance to political, social and cultural inroads of colonization, non-indigenous religions and cultures, became historically differentiated from the majority of Filipinos. IPS shall likewise include peoples who are regarded as indigenous on account of their descent from the populations which inhabited the country, at the time of conquest or colonization, or at the time of inroads of non-indigenous religions and cultures, or the establishment of present state boundaries, who retain some or all of their own social, economic, cultural and political institutions, but who may have been displaced from their traditional domains or who may have resettled outside their ancestral domains;
29. **Innovative Design** - introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development (PUD), Newtown, etc.
30. **Industrial Zone (IZ)** - a subdivision of an area principally for industrial activities.
31. **Locational Clearance** - a clearance issued to a project that is allowed under the provision of this Zoning Ordinance as well as other standards, rules and regulations on land use.
32. **Lot** - a parcel of land on which a principal building and its accessories are situated or may be situated, together with the required open spaces.
33. **Mitigating Devices** - a means to grant relief in complying with certain provisions of the ordinance.

34. **Mixed Use Zone (MUZ)** - an area within the center of the rural barangays in the city principally for compatible residential, commercial and institutional uses.
35. **Motel** - any structure with several separate units, primarily located along the highway or close to the highway, where motorists may obtain lodging, parking space and some instances meals.
36. **Museum** - a non-profit, non-commercial establishment operated as a repository, or a collection of natural, scientific or literary curiosity or objects of interest such as works or art. This doesn't include the regular sale or distribution of the objects collected.
37. **National park** - refers to a forest reservation essentially of natural wilderness character which has been withdrawn from settlement, occupancy or any form of exploitation except in conformity with approved management plan and set aside as such exclusively to conserve the area or preserve the scenery, the natural and historic objects, wild animals and plants therein and to provide enjoyment of these features in such areas. It shall also refer to the land of public domain classified as such in the 1987 Constitution which include all areas under the NIPAS pursuant to R.A. 7586 primarily, designated for the conservation of native plants and animals and their associated habitats and cultural diversity;
38. **Non-Conforming Use** - existing non-conforming uses/establishments in an area allowed to operate despite of the non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.
39. **Nursery/Day Care Center** - a place where children are temporarily cared for and trained in the parent's absence.
40. **Parks and Recreation Zone (PRZ)** - an area designated for diversion/amusements and for the maintenance of ecological balance of the community.
41. **Protected area** - refers to identified portions of land and water set aside by reason of their unique physical and biological significance, managed to enhance biological diversity, protected against destructive human exploitation and maintained to lessen the impacts of climate change.

42. **Repair Shop** - an establishment devoted to major mechanical, electrical and body works or on other characteristics like noise, glare, fumes and smoke.
43. **Residential Condominium** - a building containing at least five or more apartment units with common areas and facilities, each apartment owner having exclusive ownership and possession of his apartment.
44. **Rezoning** - a process of introducing amendments to or a change in the text and maps of the zoning ordinance. It also includes amendment or change in view of reclassification under section 20 of R.A. 7160.
45. **Rural Area** - area outside of designated urban area.
46. **Servant's Quarters** - a room within the dwelling unit, or in an accessory building where servants, maids or helpers of the family are housed.
47. **Service Station** - a building and its premises where gasoline, oil, grease, batteries, tires and car accessories may be supplied and dispensed at retail and where, in addition, the following services may be rendered and sales made among others.
48. **Setback** - the open space left between the building and lot lines.
49. **Socialized Housing Zone (SHZ)** - shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in R.A. 7279.
50. **Tourist Zone (TZ)** - are sites within city endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.
51. **Urban Area(s)** - include all barangay(s) or portion(s) of which comprising the poblacion, Central Business District (CBD) and other built up areas including the urbanizable land in the adjacent to said areas and where at least more than fifty (50%) of the population are engaged in non-agricultural activities. CBD shall refer to the areas designated principally for trade, services and business purposes.

52. **Variance** - a special Locational Clearance that grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular, physical surrounding, shape or topographical conditions of the property, compliance on the 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.
53. **Warehouse** - refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.
54. **Water Zone (WZ)** - are bodies of water within cities and municipalities which include rivers, streams, lakes and seas except those included in the other zone classification.
55. **Zone/District** - an area within a city or municipality for specific land use as defined by manmade or natural boundaries.
56. **Zoning Officer** - a municipality/city/government employee responsible for the implementation/enforcement of the Zoning Ordinance in a community.
57. **Zoning Ordinance** - a local legal measure that embodies regulations affecting land use.

ARTICLE IV
ZONE CLASSIFICATIONS

Section 5. Division into Zones or Districts. To effectively carry out the provisions of this Ordinance, the city/municipality is hereby divided into the following zones or districts as shown in the Official Zoning Maps.

- General Residential Zone (GRZ)
- Socialized Housing Zone (SHZ)
- General Commercial Zone (GCZ)
- General Institutional Zone (GInZ)
- General Industrial Zone (GIZ)

- Parks and other Recreation Zone (PRZ)
- Infrastructure and Utilities Zone (IUZ)
- Mixed Use Zone (MUZ)
- Agricultural Zone (AZ)
- Agro-Industrial Zone (AIZ)
- Forest Zone (FZ)
- Water Zone (WZ)
 - Production Zone
 - Protection Zone
 - Navigational Zone
- Tourist Zone (TZ)
- Sanitary Landfill
- Aquaculture
- Cemeteries/Memorial Parks

ARTICLE V
ZONING MAPS

Section 6. Zoning Maps. It is hereby adopted as an integral part of this Ordinance, the Official Zoning Map for the whole city (General), wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated. Such Official Zoning Map shall be signed by the local chief executive and duly authenticated by the Sangguniang Panlalawigan.

Section 7. Zone Boundaries. The locations and boundaries of the above mentioned various zones into which the city has been divided are hereby identified and specified as follows:

BARANGAY MA-AO

Blk. #	Zone	Location
1	GCZ	1. A 100 m. strip along the National Highway extending 1.75 kms. from Hinaluan Creek along the National Highway going to Barangay Ma-ao.

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|----|-----|--|
| 2 | | 2. A 100 m. strip from Nov. 5 th St. extending westward along the National Highway up to Block 31 (Cemetery). |
| 3 | | 3. A 100 m. strip from cemetery area extending 1360 m. towards west along the national highway up to the road going to Panlukso-on. |
| 4 | | 4. A 100 m. strip along the national highway from the road going Panlukso-on up to Nakalang Creek. |
| 5 | GCZ | 5. Bounded on the North by Araneta St.
Bounded on the South by Rizal St.
Bounded on the East by Bonifacio St.
Bounded on the West by Nov. 5 th St. |
| 6 | | 6. Bounded on the North by Araneta St.
Bounded on the South by Rizal St.
Bounded on the East by Plaridel St.
Bounded on the West by Bonifacio St. |
| 7 | | 7. Bounded on the North by Araneta St.
Bounded on the South by Rizal St.
Bounded on the East by Lopez Jaena St.
Bounded on the west by Plaridel St. |
| 8 | | 8. Bounded on the North by Araneta St
Bounded on the South by Rizal St.
Bounded on the East by Gonzaga St.
Bounded on the West by Lopez Jaena St. |
| 9 | | 9. Bounded on the North by Araneta St.
Bounded on the South by Rizal St.
Bounded on the East by Torres St.
Bounded on the West by Gonzaga St. |
| 10 | | 10. Bounded on the North by Araneta St.
Bounded on the South by Rizal St.
Bounded on the East by Salas St
Bounded on the West by Torres St. |
| 11 | | 11. A strip 50 m. depth from Salas St. extending 620 m. Eastward along the |

- Bounded on the South by Malunes St.
 Bounded on the East by Gonzaga St.
 Bounded on the West by Plaridel St.
- 20 7. Bounded on the North by Ma-ao River
 Bounded on the South by Mabini St.
 Bounded on the East by Ma-ao-Bacong Road
 Bounded on the West by the road going to Fermina
 Excluding Block 36 (GIZ)
- 21 GRZ 8. Bounded on the North by Ma-ao River and Agricultural Area.
 Bounded on the South by Block 2 (GCZ)
 Bounded on the East by road going to Fermina
 Bounded on the West by Agricultural Area.
- 22 9. Bounded on the North by Mabini St.
 Bounded on the South by Malunes St.
 Bounded on the East by Plaridel St.
 Bounded on the West Bonifacio St.
- 23 10. Bounded on the North by Malunes St.
 Bounded on the South by Northern St.
 Bounded on the East by Plaridel St.
 Bounded on the West by Bonifacio St.
- 24 11. Bounded on the North Northern St.
 Bounded on the South by Araneta St.
 Bounded on the East by Plaridel St.
 Bounded on the West by Bonifacio St.
- 25 12. A block bounded on the North by Block 1 (GCZ);
 Bounded on the South by Block 33 (Cemetery Area) and Hinalu-an Creek;
 Bounded on the East by Ma-ao-Begonia Road;
 Bounded on the West by Hinaluan Creek.
- 26 13. A block bounded on the North by Block 12 (GCZ);
 Bounded on the South by Diversion Road;
 Bounded on the East by Diversion Road;
 Bounded on the West by Ma-ao-Begonia Road.

- 27 14. A block bounded on the North by Block 13 (GCZ);
 Bounded on the South by Hinaluan Creek;
 Bounded on the East by Agricultural Area;
 Bounded on the West by Diversion Road.
- 28 15. Specifically Lot 2163-B
- 29 16. A block bounded on the North by Agricultural District
 Bounded on the South and West by Ma-ao River
 Bounded on the East by Agricultural District
- 30 GRZ 17. A block bounded on the North by Agricultural District
 Bounded on the South by Ma-ao-Bacong Road and Ma-ao River
 Bounded on the West by Agricultural District
 Bounded on the East by Agricultural District and Ma-ao River
- 31 PRZ 1. A block bounded on the North by Mabini St.
 Bounded on the South by Araneta St.
 Bounded on the East by Gonzaga St.
 Bounded on the West by Torres St.
- 32 Cemetery 1. A block that starts 320 m. from junction Nov 5th and Rizal Sts. extending 150
 m. along National Highway/Rizal St. going to Bago City with a depth of 100 m.
 towards North.
 Bounded on the South by the National Highway/Rizal St.
 Bounded on the East by Blk. 2 (GCZ)
 Bounded on the West by Blk. 3 (GCZ)
- 33 2. A block that starts 120 m. from crossing Begonia Road and Hinaluan Creek
 extending 100 m. along Begonia Road towards Brgy. Ma-ao with a depth of
 150 m.
- 34 GInZ 1. A block that starts 2.60 kms. From junction Salas and Rizal Sts. with a width of
 150 m. along Ma-ao-Mailum Road with a depth of 100m.
 Bounded on the North and East by Blk. 37 (SHZ)
 Bounded on the South by Ma-ao-Mailum Road
- 35 2. Bounded on the North by Mabini St.
 Bounded on the South by Malunes St.
 Bounded on the East by Torres St.

- Bounded on the West by Gonzaga St.
- 36 3. A block 180 m. from junction Mabini-Salas Sts. Extending 100m. towards west along Mabini St. with a depth of 100m. Bounded on the North, East and West by Block 20 (GRZ)
- Bounded on the South by Mabini St.
- 37 GInZ 4. Bounded on the North by Malunes St.
- Bounded on the South by Araneta St.
- Bounded on the East by Gonzaga St.
- Bounded on the West by Plaridel St.
- 38 SHZ 1. A block that begins 100 m. from junction Ma-ao-Mailum and Binubuhan Roads extending 600 m. along Ma-ao-Mailum Road with a depth of 480 m. excluding Block 34 (GIZ)
- 39 Sanitary 1. Specifically Lot Nos. 2312-J-2, 2312-J-3
Landfill
- 40 GIZ 1. Specifically Lot No. 2181-A, 2181-B, 2181-C, 2181-D, 2179-B-1, 2179-B-2, 2179-B-3, 2179-B-4
- 41 2. Bounded on the North by Hinalu-an Creek;
Bounded on the South by Ma-ao Road;
Bounded on the East by Bago-Ma-ao Road;
Bounded on the West by Hinalu-an Creek.
- 42 3. Bounded on the North by Bago River;
Bounded on the South by Hinalu-an Creek;
Bounded on the East by Ma-ao-Atipuluan Road;
Bounded on the West by Bago River.
- 43 4. A 100. Strip from junction Ma-ao-Atipuluan Road extending 180 m. up to Hinalu-an Creek.
Bounded on the South by Ma-ao Road;
Bounded on the East by agricultural area.
Bounded on the West by Ma-ao-Atipuluan Road.
- 44 5. A 100m. strip along Atipuluan Road from Hinalu-an Creek to Bago River. It is bounded North by Agricultural area;
Bounded on the South Atipuluan Road;

- Bounded on the East by Agricultural Area;
Bounded on the West by Bago River.
- 45 AIZ 1. A block along Ma-ao-DJA boundary extending 520m along Begonia Road going to Barangay Ma-ao. It is extended 1.40 kms. towards west going to Barangay Don Jorge Araneta.
- 46 2. Lot Nos. 2946-D, 2942, 2943,2941,2946-C-2, 2940-D-2, 2949

BARANGAYS LAG-ASAN, POBLACION and BALINGASAG

Blk. #	Zone	Location
1	GCZ	1. A block 100m. strip from junction Crossing Ubay and Bago-Ma-a0 Road along the National Highway up to the Bago-Valladolid boundary and extended 1.2 kms. along Bago-Ma-ao Road from crossing Ubay.
2		2. A block that starts from junction National Highway and Bago-Napoles Road extending 70 m. along the right side of the National Highway going to Bacolod City with a depth of 100 m.
3		3. A block 50m. strip from junction Rizal St.-National Highway extending 240m going to Bago River.
4		4. A block 50m strip along Rizal St. from junction National Highway-Rizal St. up to Hilario Yulo St.
5		5. A block 100 strip along the National Highway after Block 58 (GIZ-Lag-asan Elem. School) up to Block 59 (GIZ-Police Station).
6		6. A block 50m strip from Camansi St. along General Luna St. up to New Road.
7		7. A block 50m strip from New Road along Gen. Luna St. up to Milabo St.
8		8. A block 50m strip from Milabo St. along Gen. Luna St up to the National Highway. It is extended along the National Highway with the same depth up to junction Bonifacio St.-National Highway.
9		9. A block 50m strip from junction Bonifacio St-National Highway up to junction Rizal St-National Highway and is extended from that junction along Rizal St. with the same depth up to Milabo St.
10		10. A block 50m strip from Milabo St. up to New Road along Rizal St.

- 11 11. A block 50m strip from New Road up to Camansi St. along Rizal St.
- 12 12. A block 100m. strip along the right side of the National Highway going to Bacolod City after the Justice Complex Compound up to Sibud Creek.
- 13 13. A block 100m strip from Sibud Creek up to Pinanuy-an Creek along the right side of the National Highway going to Bacolod City excluding the Bago City Hospital Compound.
- 14 14. A block enclosed by Camansi-Bonifacio-Sarmiento-Gen. Luna Sts.
- 15 15. A block enclosed by Camansi-Rizal-Sarmiento-BonifacioSts.
- 16 GCZ 16. A block enclosed by N.S. Araneta-Gen. Luna-Sarmiento Ext. Sts.
- 17 17. A block enclosed by Sarmiento-Rizal-Matti-BonifacioSts., excluding the Historical or Heritage Zone (HZ)
- 18 18. A block enclosed by Bonifacio-Matti-Gen. Luna-Sarmiento Sts.
- 19 19. A block enclosed by Rizal-Torres-Bonifacio-MattiSts
- 20 20. A block enclosed by Bonifacio-Torres-Gen. Luna-MattiSts.
- 21 21. A block enclosed by Rizal-HilarioYulo-Bonifacio-Torres Sts.
- 22 22. A block enclosed by HilarioYulo-Bonifacio-Torres-Gen. Luna Sts.
- 23 23. A block enclosed by Gen. Luna-Torres-NS Araneta-Sarmiento Ext.
- 24 24. A block 20m strip along the right side of NS Araneta St. from Gen. Luna-NS AranetaSts. up to Block 64 (GIZ).
- 25 25. A block enclosed by 4th St., 2nd St., 1st St. and Araneta St.
- 26 26. A block enclosed by 3rd St., 2nd St., 4th St. and Araneta St.
- 27 27. A block enclosed by Aguinaldo St., Gen. Luna St., Araneta and 1st St.
- 28 28. A block enclosed by 3rd St., Aguinaldo St., 5th St., and 4th St.
- 29 29. A block with a depth of 300m along Araneta St. Bounded on the North by Sibud Creek, South by 3rd St., East by Araneta St. and West by Block 48(GRZ).
- 30 30. A block 100m. strip from Celis St. extending along Araneta St. up to Sibud Creek.
- 31 31. A block 50m. strip along the left side of Poblacion-Balingasag Road from Gen. Luna St. up to the National Highway.
- 32 32. A block 100m strip along the National Highway from junction Balingasag-Poblacion Road-National Highway up to Sibud Creek.
- 33 33. A block enclosed by Gonzaga-Gen. Luna-H. Yulo and BonifacioSts.

- 34 GRZ 1. A block 100m away from the National Highway and Bago-Ma-ao Road with a depth of 500m Eastward. Bounded on the North and West by Block 1 (GCZ), on the South by Bago-Valladolid Boundary, on the East by Agricultural Area.
- 35 2. A block 500m along Bago-Ma-ao Road from junction Bago-Ma-ao Road and Road leading to the Old Bago Bridge. It is bounded on the North by Bago River, on the South by Bago-Ma-ao Road, East by Agricultural Area and West by Road going to Old Bago Bridge.
- 36 GRZ 3. A block 100m away from the National Highway extending along Bago-Napoles Road up to abandoned Road.
Bounded on the North by Bago-Napoles Roads
Bounded on the South by Bago River
- 37 4. A block from abandoned road extending along the right side of Bago-Napoles Road up to Lag-asan-Napoles Boundary. It is bounded on the South by Bago River, on the North by Bago-Napoles Road, West by Abandoned Road and East by Agricultural Area.
- 38 5. A block 100m away from the National Highway extending along Bago-Napoles Road up to Lag-asan-Napoles Boundary. It is bounded on the North by Sibud Creek, on the South by Bago-Napoles Road, on the East by Agricultural Area and on the west by Block 12 (GCZ) excluding Block 71 (Cemetery).
- 39 6. A block 100 away from the National Highway with a depth of 1400m. It is bounded on the North by Sampinit-Balingasag boundary, on the South by Sibud Creek, on the West by Block 13 (GCZ).
- 40 7. A block bounded on the North by Sibud Creek, on the South by Block 31 (GCZ), on the East by Block 32 (GCZ) and on the West by Block 30 (GCZ) and Blk. 64 (GInZ)
- 41 8. A block 50m away from the National Highway and Rizal St. It is extended along Rizal St. up to HilarioYulo St. excluding Block 66 (PRZ).
- 42 9. A block enclosed by Bonifacio-Milabo-Rizal Sts-National Highway excluding Block 9 (GCZ).
- 43 10. A block enclosed by Gen. Luna-Milabo-BonifacioSts.-National Highway excluding Block 8 (GCZ).

- 44 11. A block enclosed by Gen. Luna-Bonifacio-MilaboSts.-New Road excluding Block 7 (GCZ).
- 45 12. A block enclosed by Bonifacio-Milabo-Rizal Sts.-New Road excluding Block 10 (GCZ).
- 46 13. A block enclosed by Camansi-Gen. Luna-BonifacioSts.-New Road excluding Block 6 (GRZ).
- 47 14. A block enclosed by Camansi-Bonifacio-Rizal Sts.-New Road excluding Block 11 (GCZ)
- 48 GRZ 15. A block enclosed by HilarioYulo-Rizal-Aguinaldo-Bonifacio-Dreyfus and Pescadores Sts. excluding Block 66 (PRZ).
- 49 16. An area enclosed by Pescadores-Dreyfus-3rdSts. It is bounded on the North by Sibud Creek, on the East by Block 29 (GCZ), on the West by Block 67 (PRZ)
- 50 17. An area enclosed by Bonifacio-Dreyfus-Gen. Luna-Aguinaldo Sts.
- 51 18. An area enclosed by 1st St.-Dreyfus-Aguinaldo-Gen. Luna Sts.
- 52 19. An area enclosed by Rizal-Aguinaldo-Bonifacio-L. JaenaSts.
- 53 20. An area enclosed by Rizal-L. Jaena-Gonzaga-BonifacioSts.
- 54 22. An area enclosed by 1st-Aguinaldo-4th-5thSts.
- 55 23. An area enclosed by Dredyfus-3rd-Aguinaldo-5thSts.
- 56 GInZ 1. A block enclosed by Gen. Luna-Poblacion-Balingasag Road and National Highway.
- 57 2. A block enclosed by Lag-asan Elementary School Compound.
- 58 3. A block enclosed by the Justice Complex compound.
- 59 4. A block enclosed by Gen. Luna-Araneta-Celis-Torres Sts.
- 60 5. A block enclosed by Rizal-Gonzaga-Bonifacio-H. YuloSts.
- 61 6. A block enclosed by L. Jaena-Bonifacio-Aguinaldo-Pescadores Sts.
- 62 7. A block 500m. along Celis St. It is bounded on the North by Block 39 (GRZ), on the South and East by Celis St., on the West by Block 30 (GCZ).
- 63 8. A block enclosed by Gen. Luna-Gonzaga-Bonifacio and Lopez JaenaSts.
- 64 9. A block 100m. strip along the National Highway from Bago-Ma-ao Road up to Bago River.
Bounded on the West by the National Highway
Bounded on the North by Bago River

		Bounded on the East by Blk. 1 (GCZ)
65	PRZ	1. A block 30 m. in depth from the National Highway extended along Bago River up to Yulo St. It is bounded on the East by Blk. 41 (GRZ); on the West by Bago River; on the North by Blk. 41 (GRZ) and H. Yulo St; on the South by Blk. 3 (GCZ).
66		3. A block 100m. in depth from H. Yulo St. extending along Bago River to Pescadores St.
67		4. A block 50m. in depth from Pescadores St. extending along Guimaras Strait to junction Guimaras Strait and Sibud Creek.
68	AIZ	1. Specifically Lot No. 408-F-2-C (New San Isidro Rice Mill)
69	Cemetery	1. A block fronting Leonor Dela Rama Elem. School with an area of approximately 6 hectares.

Barangay Don Jorge Araneta

Blk. #	Zone	Location
1	GCZ	1. A 100m. strip from junction Don Jorge Araneta and Ma-ao Roads extending 1.50 kms. along DJA Road up to Maragandang River.
2		1. A block from junction Ma-ao-La Carlota Roads extending 500m along DJA Road up to Block 10 (GIZ). Bounded on the North by DJA Road. Bounded on the South by Insigman Creek.
3		2. A 100m. strip after Block 10 (GIZ) up to the road leading to the Public Market. Bounded on the North by DJA Road. Bounded on the South by Block 5 (GRZ). Bounded on the East by Road leading to Public Market. Bounded on the West by Block 10 (GIZ).
4		3. Specifically DJA Public Market coverage.
5	GRZ	1. Bounded on the North by Blocks 2 & 3 (GCZ) and Block 10 (GIZ). Bounded on the South by Agricultural District; Bounded on the East by road going to Public Market

- Bounded on the West by La Carlota Road.
- 6 GIZ 1. Bounded on the North by Maragandang River;
Bounded on the South by Block 1 (GCZ);
Bounded on the East by Maragandang River;
Bounded on the West by Bago-Ma-ao Road.
- 7 2. Bounded on the North by road going to Hda. Pacita;
Bounded on the South by Ayungon River;
Bounded on the East by Maragandang River;
Bounded on the West by road going to Public Market.
- 8 AIZ 1. A block from junction Begonia-Had. Roads, extending 700m. going to DJA proper. From that junction, it is extended 300m. going south up to Maragandang River.
Bounded on the North by Hda. Road;
Bounded on the South by Maragandang River;
Bounded on the East by Begonia Road;
Bounded on the West by Agricultural Area.
(Specifically Lot Nos. 2158-C-1, 2158-B-2, 2158-C-2, 2158-B-3, 2158-A, 2543, 2848, 2842-A, 2855, 2843 & 2200)
- 9 2. A block 750m. from junction Ma-ao-La Carlota Road, extending along La Carlota Road up to Ayungon River. It has a depth of 200m.
Bounded on the North by Block 5 (GRZ);
Bounded on the South by Ayungon River;
Bounded on the East by Agricultural Area;
Bounded on the West by La Carlota Road.
Bounded on the East by Block 3 (GCZ);
Bounded on the West by Block 2 (GCZ)
- 10 GInZ 1. A block 300m. from junction Ma-ao-DJA Roads extending 200m along DJA Road with a depth of 200m.
Bounded on the North by DJA Road;
Bounded on the South by Block 1 (GRZ);

Barangay Ilijan

Blk. #	Zone	Location
1	TZ	1. Bounded on the north by Maragandang River Bounded on the south and west by Nakalang River Bounded on the east by Ma-ao-Ilijan Road It is a 22 has. lot owned by the City government (Buenos Aires Mountain Resort)
2	MUZ	1. A block 50m. strip that started after Buenos Aires Mountain Resort at the left side of the road going to Barangay Ilijan extending 900m along that road.
3		2. A block 50m. strip from junction Ilijan-Guintubdan Roads extending 700 m. at the right side of the road going to Brgy. Ilijan proper. It is also extended from that junction 800m at the left side of the road going to Guintubdan.
4		3. A block after Buenos Aires Mountain Resort extending 950 m. along the right side of the road going to Guintubdan. It is bounded on the South by Nakalang River, North by Ma-ao-Guintubdan Road.
5	GIZ	1. A block within the Viva Mineral Plant Compound. Bounded on the North by Nasiu River and on the South by Nakalang River.

Barangay Mailum

Blk. #	Zone	Location
1	IUZ	1. Specifically Lot Nos. 2599, 2594-A, 2594-B, 2596, 2591, 2592, 2609, 2982, 2981, 2973-A, 2618, 2619, 2620, 2602, 2601, 2598, 2599, 2600, 2980, 2976, 2581, 2582, 2579-B-2, 2579-B-1, 2579-A.
2	SHZ	1. Specifically lot 2922-A-12 (Bago City Relocation Site)
3		2. EDC Relocation Site
4	TZ	1. This area within the Kipot Twin Falls
5		2. This area is within the Tinago Mountain Resort
6		3. This area is within the Pataan Mountain Resort
7		4. Specifically Lot Nos. 2593, 2606-A, 2607, 2608

- | | | |
|---|-----|---|
| 8 | MUZ | 1. A block 50m strip from junction Mailum-Ilijan Road extending 1.50 kms. on the right side of the road going to SitioPataan. |
| 9 | | 2. A block 50m strip from junction Mailum-Ilijan Road extending 1.50 kms. on the left side of the road going to SitioPataan. |

Barangay Tabunan

Blk. #	Zone	Location
1	TZ	1. Specifically Lot No. 1136-B
2	SHZ	1. Specifically Lot No. 1382
3	GRZ	1. Lot Nos. 1039-A and 1039-B
4		2. Lot No. 905-A
5	MUZ	1. A block 50m strip along both sides of Sum-ag-Abuanan Road, beginning at 1.30kms from Bago-Bacolod Boundary extending 600m going to Barangay Abuanan. Excluding Blk. 7 (GIZ)
6	GIZ	1. Specifically portion of Lot No.983 (Provincial Jail)
7		2. Tabunan Elementary School

Barangay Abuanan

Blk. #	Zone	Location
1	MUZ	1. A block 50m strip around the periphery of the outer circulation network of the Barangay to include interior blocks.
2	IZ	1. A block specifically portions of Lot Nos. 2764 and 1296

Barangay Dulao

Blk. #	Zone	Location
1	GRZ	1. Specifically Villarosa Heights Subd.
2		2. Specifically Lot No. 1204-E-3-C-1 (Bacolod –Murcia Multi-Purpose Coop.)
3		3. A block owned by Mrs. Marilou Villanueva with an area of 14 has.
4	MUZ	1. A block 50m strip from junction Dulao-Abuanan Road extending 1000m. going to Barangay Proper at the right side of the road.
5		2. A block 50m strip along Sum-ag-Abuanan Road from junction Dulao-Abuanan Road extending 800m going Barangay Abuanan
6	GInZ	1. A block at junction Dulao-Abuanan Road extending 120m on both sides of the road.
7		2. A block 1000m from junction Dulao-Abuanan Road extending 150 m along the left of Barangay Road with a depth of 100m.
8		3. Specifically Lot No. 1204-B (Carmelite)
9	GIZ	1. Specifically Lot No. 1353-B-2 (Milabo Junk Shop)
10	SHZ	1. Specifically Portion of Lot No. 1121-B-21 (GK Village)

Barangay Calumangan, Busay, Sampinit, Taloc

Blk. #	Zone	Location
1	SHZ	1. Specifically Lot No. 857-C-2-C and Lot No. 857-C-2-D
2	GRZ	1. A block that starts 100 m. away from the National Highway from junction Bago-Busay Road extending 600m. along Busay Road, thence extended Northeast up to Calumangan River.
3	GRZ	2. A block from Calumangan River extending 1000m. along the left side of the road going to Bacolod City, thence extending Westward up to Guimaras Strait.
4		3. A block 200m away from junction National Highway 13.5 Road extending 2 kms. eastward in both sides of the road with a depth of 50m.
5		4. A block 100 m. away from junction National Highway-Taloc Baybay Road extending 900m westward with a depth of 50m in both sides of the road
6		5. A block 100m. away from junction National Highway-Taloc Irrigation Road

- extending 2.6 kms. eastward excluding Block 31
- 7 6. A block 100 away from junction National Highway-Busay Road. It is extended 700m. along Busay with a depth of 200m. It is extended up to Sampinit-Balingasag Boundary with a depth of 500m.
- 8 7. A block 100 away from the National Highway with a depth of 250m. It is bounded on the North by Pinanuy-an Creek, South by Sibud Creek, East by Block 16 (GCZ) and West by Block 35 (Proposed Memorial Park)
- 9 8. Specifically Lot No. 1041-B-1
- 10 GCZ 1. A block 100m. strip along the National Highway from junction National Highway-Busay Road up to Pinanuy-an Creek, excluding Block 35 (New Cemetery)
- 11 GCZ 2. A block bounded on the East by the National Highway, on the West by Araneta St., on the Northeast by Block 33 (Old Cemetery), Southwest by Pinanuy-an Creek.
- 12 3. A block 100m. strip along both sides of Araneta St. It is bounded on the North by Pinanuy-an Creek and on the South by Sibud Creek, excluding Block 36.
- 13 4. A block 100m strip along Araneta St. from Pinanuy-an Creek up to junction Crossing Camatis-National Highway excluding Block 30 (Sampinit Elementary School)
- 14 5. A block 100m. strip on both sides of the National Highway from junction Crossing Camatis-National Highway. It is extended 1.10 kms. along the National Highway going to Bacolod City
- 15 6. A block 100m. away from the National Highway extending 1000m. from Calumangan-Sampinit Boundary up to Calumangan River with a depth 250m.
- 16 7. A block 100m. away from the National Highway with depths 100m. on both sides of 13.5 Road.
- 17 8. A block 100m. strip along both sides of the National Highway, bounded on the North by Pinanuy-an Creek, South by Sibud Creek
- 18 GIZ 1. A 100m. strip on both sides of the National Highway that starts 1100 m. from junction Bago-Busay Road up to Calumangan River.
- 19 2. A block 100m strip along the National Highway. It is extended 120m from

- Calumangan River along the right side of the National Highway going to Bacolod City up to Ma. Morena Road.
- 20 3. A block 100m strip from Ma. Morena Road up to 13.5 Road along the right side of the National Highway going to Bacolod City, excluding Block 31 (Calumangan Elementary School)
- 21 4. A block 100m strip from 13.5 Road up to Taloc River along the right side of the National Highway going to Bacolod City.
- 22 5. A block 100m strip from Taloc River up to Taloc Irrigation Road along the right side of National Highway going to Bacolod City.
- 23 6. A block 100m strip from Taloc Irrigation Road up to Taytay Creek along the right side of the National Highway going to Bacolod City
- 24 GIZ 7. A block 100m strip from Taytay Creek up to Bago-Bacolod boundary along the right side of the road going to Bacolod City.
- 25 8. A block 100m strip from Taytay Creek up to Bago-Bacolod Boundary along the left side of the National Highway going to Bacolod City.
- 26 9. A block 100m strip from Taloc-Baybay Road up to Taytay River along the left side of the National Highway going to Bacolod City; Excluding Blk. 9 (GRZ).
- 27 10. A block 100m strip from Taloc River to TalocBaybay Road along the left side of the National Highway going to Bacolod City excluding Block 32 (Taloc Elem. School)
- 28 11. A block along the left side the National Highway going to Bacolod City with a distance of 2kms from Block 3 (GRZ) up to Taloc River. It is bounded on the North by Taloc River, South by Block 3 (GRZ), and East by National Highway and West by Guimaras Strait.
- 29 12. Specifically Lot No. Lot Nos. 2-A and 2-B-1
- 30 GInZ 1. A block 450 m from junction Busay-National Highway with a width of 100 m and a depth of 100 m along the right side Araneta Street going to Bago City.
- 31 2. A block 500m from Ma. Morena Road extending 200m along the right side of the National Highway with a depth of 100m.
- 32 3. A block 120m from junction TalocBaybay-National Highway extending 150m going south along the right side of the National Highway.
- 33 4. A block 700m from junction National Highway-Taloc Irrigation Road extending

- 120m along the left side of Taloc Irrigation Road with a depth of 100m.
- | | | |
|----|-------------|--|
| 34 | Cemetery | 1. A block occupied by the new cemetery. It is 480m from junction Busay-National Highway with a width of 120m along the National Highway with a depth of 120m. |
| 35 | | 2. A block occupied by the old cemetery. It is 420 m from junction Busay-National Highway with a width of 140m. Bounded on the East by the National Highway and on the West by Araneta St. |
| 36 | | 3. A block presently the Catholic Cemetery. It is approximately 80m from Sibud River with a width of 100m along the right side of Araneta St. going to Bacolod City |
| 37 | | 4. Specifically Lot No. 1176-G (Sacred Heart) |
| 38 | Aquaculture | 1. A block 100m away from Araneta St. extending 900m Southwest along the street from crossing Camatis road to Agricultural Zone. It is bounded West and North by PRZ and East by Block 13 (GCZ). |
| 39 | | 2. A block 100m away from Araneta St extending 350m Northeast along the street from Crossing Camatis road. It is bounded on the North by Agricultural Area, East by Block 14(GCZ), West by PRZ. |
| 40 | IUZ | 1. Specifically Lot No.1-A |
| 41 | PRZ | 1. A block 50m strip from Calumangan River up to Kan-itom Road along Guimaras Strait. |
| 42 | | 2. A block 50m. in depth from Sibud Creek extending along Guimaras Strait up Kan-itom Road. |

Barangay Malingin

Blk. #	Zone	Location
1	MUZ	1. A block 100 m strip on both sides of Bago-Malingin Road extending 500m from junction Bago-Malingin Road going to Taclaron.
2		2. A block 100 strip on both sides Bago-Malingin Road extending 100m from junctionBago-Malingin Road going to Bago River.
3	GIZ	1. A block bounded on the North by Ma-ao-Atipuluan Road

- Bounded on the South and East by Bago River
 Bounded on the West by San Juan Del Monte-Atipuluan Road.
- 4 2. A block from junction San Juan Del Monte-Atipuluan Roads extending 600m going to Barangay Atipuluan and bounded by Agricultural District
 Bounded on the South and West by Ma-ao-Atipuluan Road
 Bounded East by Bago River

Barangay Napoles

Blk. #	Zone	Location
1	MUZ	1. A block 50m strip on both sides of Napoles-Malingin Road extending 500m from Junction Napoles-Malingin Road going to Barangay Malingin.
2	SHZ	1. Portion of Lot 408-D-2 (4 has.)
3	Cemetery	1. Portion of Lot 408-D-2 (2 has.)
4	AIZ	1. V4 Farms (A block that starts 1650 m. from the National Highway extending 160 m. along Bago-Napoles Road. It is bounded on the North by Sibud Creek; on the South by Bago-Napoles Road; on the East and West by Agricultural Districts.)
5	GRZ	1. A block 100m strip on both sides of Bago-Napoles Road, extending 1.30 kms. going to Barangay Napoles excluding Blks. 2 & 3
6		2. An area 100m depth on the left side of the road going to Tambobo after Sibud Creek extending 250m along the road
7	GInZ	1. An area enclosed by B. Araneta Elementary School

Barangay Busay

Blk. #	Zone	Location
1	MUZ	1. A block 50m strip on both sides of Busay-Camingawan Road from Calumangan

- River extending 800m going to Camingawan.
2. A block 50m strip on both sides of Busay-Bago Road from Calumangan River extending 100m going to Bago City proper.

Barangay Atipuluan

Blk. #	Zone	Location
1	MUZ	1. A block 100m. strip from Atipuluan Creek extending 2,000 m. along both sides of Atipuluan Road going to Brgy. Ma-ao.
2	GIZ	1. Specifically Lot Nos. 1133-E and 1133-C

Barangay Pacol

Blk. #	Zone	Location
1	MUZ	1. A block 500m from Bago-Ma-ao Road extending 400m on both sides of Pacol road with a depth of 100m.

Barangay Bagroy

Blk. #	Zone	Location
1	MUZ	1. A block approximately 2.20 kms. from the National Highway extending 200m along Bagroy Road with a depth of 300m.

Barangay Sagasa

Blk. #	Zone	Location
1	MUZ	1. A block 50m strip from the outer circulation roads of the barangay proper including interior blocks.
2		2. A block 25m strip along both sides of Barangay Road extending 1.5 kms. going to Barangay Alianza.

Barangay Caridad

Blk. #	Zone	Location
1	MUZ	1. A block 500m from junction Sagasa-Ma-ao Roads extending 1.2kms along the road going Ma-ao with a depth of 50m on both sides of the road.

Barangay Alianza

Blk. #	Zone	Location
1	MUZ	1. A block 250m from junction Alianza-Ma-ao Road extending 200m along Barangay Road going to Brgy. Sagasa with a depth of 100m on both sides.
2	AIZ	1. Lot Nos. 2114 & 2113

Barangay Bacong-Montilla

Blk. #	Zone	Location
1	MUZ	1. A block at junction Najaba-Ideal Road extending 500m along both sides of Najaba Road.
2	GIZ	1. Specifically Lot Nos. 2361-A, 2360-B
3	AIZ	1. Specifically Lot No. 2350-C
4		2. Specifically Lot Nos. 2328-A, 2328-B, 2328-C, 2325-B, 2382, 2385, 2327

Barangay Binubuhan

Blk. #	Zone	Location
1	MUZ	1. A block 300m square at the barangay proper

FOREST ZONE

The forest zone of the City is in Mt. Kanla-on Natural Park which has an area of 3,651.7150 has. specifically:

: Bounded on the north by Murcia-Bago boundary

- : Bounded on the south by La Carlota-Bago boundary
- : Bounded on the east by San Carlos City-Bago boundary
- : Bounded on the west by Agricultural District

MUNICIPAL WATER

The municipal water of Bago City is delineated in the General Zoning Map with a total area of 6,871.9283 hectares. Specifically the Technical Descriptions are as follows:

Point	Latitude	Longitude
Beginning at 1	10 deg, 33 min. 03 sec	122 deg 49 min 45 sec
Thence 2	10 deg 37 min 12 sec	122 deg 47 min 38 sec
Thence 3	10 deg 38 min 17 sec	122deg 48 min 19 sec
Thence 4	10 deg 38 min 56 sec	122 deg 48 min 51 sec
Thence 5	10 deg 38 min 08 sec	122 deg 49 min 51 sec
Thence 6	10 deg 36 min 48 sec	122 deg 51 min 40 sec
Thence 7	10 deg 35 min 52 sec	122 deg 52 min 51 sec
Thence 8	10 deg 35 min 56 sec	122 deg 53 min 35 sec
Thence following the coastline to 1		

WATER ZONE

The classifications of the different zones are identified in the City Ordinance No. 1, Series of 2001 otherwise known as “The Basic Fisheries Ordinance” and City Ordinance No. 30, Series of 2006 and is amended and reclassified as:

Protection Zone

1. Fishery Reserve (MF)

An area of more than 30 hectares intended for diwal production located at Brgys. Calumangan and Sampinit.

2. Marine Sanctuary (MS)

An area of approximately 15 hectares devoted to fish production located in Brgy. Poblacion. There are about 300 pcs. Jackstone-type artificial reef (AR) deployed in the area.

3. River and Creek (RC)

Bodies of water for fish conservation as provided in the Philippine Fisheries Code of 1998 or R.A. 8550.

4. Mangrove (MN)

An aggregate area of 40 hectares predominantly scattered in Brgys. Poblacion, Sampinit, Calumangan and Taloc served as coastal habitat and biodiversity conservation. These areas are protected under national laws and ordinances.

Production Zone

1. Aquaculture (AMZ)

Include all fishpond areas in the City. These areas are intended for fishery operation involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas.

2. Fishing (FIZ)

All areas of marine waters in the City excluding those areas classified for protection, wharf and navigational lane.

3. Fish Corral (FCO)

An area where sea bottom or the substrate of the sea bottom is soft for bamboo poles to be erected located in Brgy. Poblacion with the following coordinates:

FCO 1 10⁰ 34' 05.68" N
 122⁰ 50' 01.60" E

FCO2 10⁰ 34' 01.53" N
 122⁰ 51' 00.00" E

4. Mussels and Oysters (MOS)

An area in Brgy.Poblacion and Calumangan suited for mussels and oysters production with the following technical description:

MOS 1 10⁰ 36'00.29" N
 122⁰ 52'31.07 E"

MOS 2 10⁰ 34'40.18" N 1
 122⁰ 52'45.99" E

 10⁰ 34' 37.43" N 2
 122⁰ 52'47.8" E

 10⁰ 34'37.43" N 3
 122⁰ 52'46.16" E

 10⁰ 34'40.18" N 4
 122⁰ 52'4728" E

Wharf/Navigational Lane (WNL)

Navigational lane of industries operating in coastal area specifically that of the Distilleria de Bago, Inc. (DBI) located in Brgy.Taloc.

AGRICULTURAL ZONE

All areas in 24 barangays in the city excluding those areas classified are within the Agricultural District.

PROTECTION ZONE

Areas within the Agricultural Zone and were delineated in the SAFDZ Map. It is located in 16 barangays that were classified as prime agricultural lands comprising Irrigated or Irrigable areas.

Section 8. Interpretation of the Zone Boundary. In the interpretation of the boundaries for any of the zones indicated on the Zoning Map, the following rules shall apply:

1. Where zone boundaries are so indicated that they approximately follow the center of the streets or highway, the street or highway right-of-way lines, shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot lines such lot lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in the in the said zoning map.
4. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.

5. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
6. Where a lot of one ownership as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.
7. Where zone boundary is indicated as one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular city/municipal block. Where, however, any lot has a depth greater than the said average, the remaining portion of the said lot shall be construed as covered by the one-lot-deep zoning district provided the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

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

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

ARTICLE VI

ZONE REGULATIONS

Section 9. General Provision. The uses enumerated in the succeeding sections are not exhaustive or all-inclusive. **The LOCAL ZONING BOARD OF APPEALS (LZBA)** shall, subject to the requirements of this

Article, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

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

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

Section 10. Use Regulations in General Residential Zone (GRZ). A GR Zone shall be used principally for housing/dwelling purposes so as to maintain the peace and quiet of the area within the zone. The following are allowable uses:

1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Residential Condominiums
4. Apartment
5. Hometel
6. Pension House
7. Hotel Apartment or Apartel
8. Dormitory
9. Boarding Houses
10. Branch libraries and museums
11. Customary accessory uses like:
 - a. Servants quarter
 - b. Private garage
 - c. Guardhouse
12. Home occupation for the practice of one's profession or for engaging an in-house business such as dressmaking, tailoring, baking, running a sari-sari store and the like , provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;

- b. There shall be no change in the outside appearance of the building or premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than a required front yard;
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuations in line voltage off the premises.
13. Home industry classified s cottage industry provided that:
- a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance;
 - b. Allotted capitalization shall not exceed the capitalization s set by the Department of Trade and Industry (DTI);
 - c. Shall consider same provisions enumerated in letters c, d and e of number 4, Home Occupation, this section.
14. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
- a. Swimming pool
 - b. Pelota court
 - c. Others
15. Nursery/Elementary School
16. High School
17. Vocational School
18. Sports club
19. Religious Use
20. Multi-purpose hall/barangay hall
21. Clinic, nursing and convalescing home, health center
22. Plant Nurseries
23. Water Refilling Stations

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

Allowable uses:

1. All uses allowed in General Residential Zone.

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

1. Offices like:
 - a. office building
 - b. office condominium
2. General retail stores and shops like:
 - a. department store
 - b. bookstore and office supply shop
 - c. home appliance store
 - d. car shop
 - e. photo shop
 - f. flower shop
3. Food markets and shops like:
 - a. bakery and bake shop
 - b. wine store
 - c. grocery
 - d. supermarket
4. Personal service shops like:
 - a. beauty parlor
 - b. barber shop
 - c. sauna bath and massage clinic
 - d. dressmaking and tailoring shops
5. Recreational center/establishments like:
 - a. movie house/theater
 - b. playcourt e.g. tennis court, bowling lane, billiard hall

- c. swimming pool
 - d. day and night club
 - e. stadium, coliseum, gymnasium
 - f. other sports and recreational establishments
6. Restaurants and other eateries
 7. Short term special education like:
 - a. dancing school
 - b. school for self defense
 - c. driving school
 - d. speech clinics
 8. Storerooms but only as may be necessary for the efficient conduct of the business
 9. Commercial condominium (with residential units in upper floors)
 10. Commercial housing like:
 - a. hotel
 - b. apartment
 - c. apartel
 - d. boarding house
 - e. dormitory
 - f. pension house
 - g. club house
 - h. motel
 11. Embassy/consulate
 12. Library museum
 13. Filling Station/service station
 14. Clinic
 15. Vocational/Technical School
 16. Convention center and related facilities
 17. Messengerial service
 18. Security agency
 19. Janitorial service
 20. Bank and other financial institutions
 21. Radio and television station

22. Building garage, parking lot
23. Bakery and baking bread, cake pastries, pies and other similar perishable products
24. Custom dress making
25. Custom tailoring shop
26. Commercial and job printing
27. Typing and photo engraving services
28. Repair of optical instruments and equipment and cameras
29. Repair of clock and watches
30. Manufacture of insignia, badges and similar emblems except metal
31. Transportation terminals/garage with and without repair
32. Repair shops like:
 - a. house appliances repair shops
 - b. motor vehicles and accessory repair shops
 - c. home furnishing shops
33. Printing/publishing
34. Machinery display shop/center
35. Gravel and sand
36. Lumber/hardware
37. Manufacture of ice, ice blocks, cubes, tubes, crushed except dry ice
38. Printing and publishing of books and pamphlets, printing cards and stationary
39. Manufacture of signs and advertising displays (except printed)
40. Chicharon Factory
41. Manufacture of wood furniture including upholstered
42. Manufacturing of rattan including upholstered
43. Manufacture of box beds and mattresses
44. Welding shops
45. Machine shop service operation (repair/rebuilding, or custom job orders)
46. Medium scale junk shops
47. Repair of motorcycles
48. Lechon or whole pig roasting
49. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products

50. Doughnut and hopia factory
51. Other bakery products not elsewhere classified (n.e.c.)
52. Repacking of food products e.g. fruits, vegetables, sugar and other related products
53. Plant nursery
54. Funeral parlors, mortuaries and crematory services and memorial chapels
55. Parking lots, garage facilities
56. Other commercial activities not elsewhere classified

Section 13. Use Regulation in Industrial Zone (IZ). An Industrial zone shall be for manufacturing/processing establishments. Enumerated below are the allowable uses:

1. Drying fish
2. Biscuit factory - manufacture of biscuits cookies, crackers and other similar dried bakery products
3. Doughnut and hopia factory
4. Manufacture of macaroni, spaghetti and vermicelli and other noodles
5. Other bakery products not elsewhere classified (n.e.c.)
6. Life belts factory
7. Manufacture of luggage, handbags, wallets and small leather goods
8. Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
9. Manufacture of shoes except rubber, plastic, and wood
10. Manufacture of slipper and sandal except rubber and plastic
11. Manufacture of footwear parts except rubber and plastic
12. Printing, publishing and allied industries and thosen.e.c.
13. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
14. Manufacture or assembly of electronic data processing machinery and accessories
15. Renovation and repair of office machinery
16. Manufacture or assembly of miscellaneous office machines and thosen.e.c.
17. Manufacture of rowboats, bancas, sailboats
18. Manufacture of animal drawn vehicles
19. Manufacture of children vehicles and baby carriages
20. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.

21. Manufacture of measuring and controlling equipment, plumb bomb, rain gauge, taxi meter, thermometer, etc.
22. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
23. Quick freezing and cold packaging for fish and other seafood
24. Quick freezing and cold packaging for fruits and vegetables
25. Popcorn/rice factory
26. Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
27. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
28. Manufacture of photographic equipment and accessories
29. Manufacture or assembly of optical instruments
30. Manufacture of eyeglasses and spectacles
31. Manufacture of optical lenses
32. Manufacture of watches and clocks
33. Manufacture of pianos
34. Manufacture of string instruments
35. Manufacture of wind and percussion instruments
36. Manufacture of assembly of electronic organs
37. Manufacture of sporting gloves and mitts
38. Manufacture of sporting balls (not rubber or plastic)
39. Manufacture of gym and playground equipment
40. Manufacture of sporting tables (billiards, pingpong, pool)
41. Manufacture of other sporting and athletic goods, n.e.c.
42. Manufacture of toys and dolls except rubber and mold plastic
43. Manufacture of pens, pencils and other office and artist materials
44. Manufacture of umbrella and canes
45. Manufacture of buttons except plastic
46. Manufacture of brooms, brushes and fans
47. Manufacture of needles, pens, fasteners and zippers
48. Manufacture of insignia, badges and similar emblems (except metal)
49. Manufacture of signs and advertising displays (except printed)

50. Small-scale manufacture of ice cream
51. Manufacture of house furnishing
52. Textile bag factories
53. Canvass bags and other canvass products factory
54. Jute bag factory
55. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
56. Manufacture of fiber batting, padding and upholstery filling except choir
57. Men's and boy's garment factory
58. Women's and girl's and ladies' garments factory
59. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
60. Manufacture of raincoats and waterproof outer garments except jackets
61. Manufacture of miscellaneous wearing apparel except footwear and those n.e.c.
62. Manufacture of miscellaneous fabricated mill work and those n.e.c.
63. Manufacture of wooden and cane containers
64. Sawali, nipa and split cane factory
65. Manufacture of bamboo, rattan and other cane basket and wares
66. Manufacture of cork products
67. Manufacture of wooden shoes, shoe lace and other similar products
68. Manufacture of miscellaneous wood products and those n.e.c.
69. Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
70. Manufacture of paper stationary, envelopes and related articles
71. Manufacture of dry ice
72. Repacking of industrial products e.g. paints, varnishes and other related products
73. Meat Processing, curing, preserving except processing of ham, bacon, sausage and chicharon
74. Milk processing plants (manufacturing filled, reconstituted, or recombined milk, condensed or evaporated)
75. Butter and cheese processing plants.
76. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
77. Other drying products, n.e.c.
78. Canning and preserving of fruits and fruit juices.
79. Canning and preserving of vegetables and vegetable juice.

80. Canning and preserving of vegetable sauces.
81. Miscellaneous canning and preserving of fruits and vegetables, n.e.c.
82. Fish Canning
83. Patis factory
84. Bagoong Factory
85. Processing and preserving and canning of fish and other seafood, n.e.c.
86. Manufacture of desiccated coconut.
87. Manufacture of starch and its products.
88. Manufacture of wines from juices of local fruits.
89. Manufacture of malt and malt liquors
90. Manufacture of soft drinks carbonated water
91. Manufacture of instant beverages and syrup
92. Other non-alcoholic beverages, n.e.c.
93. Other slaughtering, preparing, and preserving meat products, n.e.c.
94. Manufacturing of food products (vinegar, vetsin)
95. Vegetable oil mills, including coconut oil
96. Manufacturing of refined cooking oil and margarine
97. Manufacture of fish, marine and other animal oils
98. Manufacture of vegetable and animal oils and fats, n.e.c.
99. Sugar cane milling (centrifugal or refined)
100. Sugar refining
101. Muscovado sugar mill
102. Distilled, rectified and blended liquors, n.e.c.
103. Cotton textile mill
104. Ramie textile mill
105. Rayon and other man made fiber textile mill
106. Bleaching and drying mills
107. Manufacture of narrow fabrics
108. Tanneries and leather finishing plants
109. Pulp mill
110. Paper and paperboard mills
111. Manufacture of fiberboard

112. Manufacture of inorganic salts and compounds
113. Manufacture of soap and cleaning preparations
114. Manufacture of hydraulic cement
115. Manufacture of lime and lime kilns
116. Manufacture of plaster
117. Products of blast furnaces, steel works and rolling mills
118. products of iron and steel foundries
119. Manufacture of smelted and refined non-ferrous metals
120. Manufacture of rolled, drawn or extruded non-ferrous metals
121. Manufacture of non-ferrous foundry products
122. Manufacture of industrial alcohols
123. Other basic industrial chemicals, n.e.c.
124. Manufacture of fertilizers
125. Manufacture of pesticides
126. Manufacture of synthetic resins, plastic materials and man-made fiber except glass
127. Petroleum refineries
128. Manufacture of reclaimed, blended and compound petroleum
129. Manufacture of miscellaneous products of petroleum and coal, n.e.c.
130. Manufacture of paints
131. Manufacture of varnishes, shellac and stains
132. Manufacture of paint removers
133. Manufacture of other paint products
134. Manufacture of matches
135. Manufacture of tires and inner tubes
136. Manufacture of processed natural rubber not in rubber plantation
137. Manufacture of miscellaneous rubber products, n.e.c.
138. Asphalt Batching plant
139. Manufacture of compressed and liquefied gases
140. Power Generation projects
141. Biomass Projects

Section 14. Use Regulations in General Institutional Zone (GIZ). In GI Zone, the following uses shall be allowed:

1. Government center to house national, regional or local offices in the area.
2. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
3. General hospitals, medical centers, multipurpose clinics
4. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
5. Convention centers and related facilities
6. Religious structures e.g. church, seminary, convents
7. Museums
8. Embassies/consulate
9. Student housing e.g. dormitories, boarding house

Section 15. Use Regulations in Parks and Recreation Zone (PRZ).The following uses shall be allowed in Parks and Recreational Zones

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

Section 16. Use Regulations for Agricultural Zone (AZ).Agricultural Zones shall principally used for crop, livestock and poultry. Permitted uses within agricultural Zones are the following:

1. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.

3. Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and piggery, poultry
4. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
5. Ancillary dwelling units/farmhouses for tillers and laborers
6. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
7. Pastoral activities such as goat raising and cattle fattening
8. Home occupation for the practice of one's profession or engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - a. Number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street in a place other than the required front yard;
 - e. No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
9. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservation, etc. provided that:
 - a. Such home industry shall not occupy more than thirty (30%) of floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);
 - c. Such shall consider same provisions as enumerated in letters c, d and e of Home Occupation, this section.
10. Backyard raising of livestock and fowl, provided that:

- a. For livestock - a maximum of 10 heads and 1 sow
 - b. For fowl - a maximum of 500 birds
11. Rice/corn mills
 12. Drying, cleaning, curing and preserving of meat and its by products and derivatives
 13. Drying, smoking and airing of tobacco
 14. Flour mill
 15. Cassava flour mill
 16. Manufacture of coffee
 17. Manufacture of unprepared animal feeds, other than grain milling, n.e.c.
 18. Production of prepared feeds for animals
 19. Cigar and Cigarette factory
 20. Curing and redrying tobacco feeds
 21. Miscellaneous processing tobacco leaves, n.e.c.
 22. Weaving hemp textile
 23. Jute spinning and weaving
 24. Manufacture of charcoal
 25. Milk processing plants (Manufacture filled, reconstituted or recombined milk, condensed or evaporated)
 26. Butter and cheese processing plants
 27. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
 28. Other dairy products
 29. Canning and preserving of fruits and fruit juices
 30. Canning and preserving of vegetables and vegetable juices
 31. Canning and preserving of vegetable sauces
 32. Miscellaneous canning and preserving of fruit and vegetables n.e.c.
 33. Fish canning
 34. Patis factory
 35. Manufacture of desiccated coconut
 36. Manufacture of starch and its products
 37. Manufacture of wines from juices of local fruits
 38. Vegetable oil mills, including coconut oil

39. Sugarcane milling
40. Sugar refining
41. Muscovado sugar mill
42. Cotton textile mill
43. Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
44. Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials, n.e.c.
45. Other accessory uses incidental to Agro-industrial activities
46. Agri and Eco-Tourism Projects

Section 17. Use Regulations in SAFDZ Area. In the SAFDZ area, the following are allowed when a Conversion Clearance/Exemption from Conversion is secured. All uses allowed in the Agricultural Zone.

Section 18. Use Regulations in Agro-Industrial Zone (AIZ). In Agro-industrial Zone the following uses be permitted: All uses allowed in the Agricultural Zone

Section 19. Use Regulations in Forest Zones (FZ). The various land uses within forestlands must complement each other to promote balance between ecological and economic concerns (e.g., biological diversity and timber production) and to optimize benefits.

The management of forests and forestlands is a shared responsibility between and among the national government, the local governments, the private sector, and local communities.

1. Protection forests within the Forest Protection Zones, the following activities are prohibited:
 1. Cutting of trees
 2. Kaingin farming
 3. Mining
 4. Other unsustainable agricultural practices

Permitted uses within the designated Forest Zones shall be in conformity with the approved sustainable forest management plans and other provisions of the Memorandum of Agreement (MOA) forged between the Department of Environment and Natural Resources and the LGU.

Section 20. Use Regulations in Water Zone (WZ). The following use zones should be established based on the best available information on coastal and marine resources, existing resource users, use patterns, and development potential:

1. Protection Zone

1.1 Fishery Reserve: The following are allowed;

- Breeding, spawning
- Tourism
- Research and educational purposes
- Eco-Tourism
- Fishing using hook and line

1.2 Marine Sanctuary: The following are allowed;

- Tourism
- Research and study

1.3 Rivers and Creeks: The following are allowed;

- Navigation
- Tourism
- Sports and Recreation

1.4 Mangrove Rehabilitation Area: The following are allowed;

- enhancement/improvement of these areas for food security and sufficiency
- Seed collection for use in government nurseries
- Eco-Tourism
- Research and educational purposes
- Mangrove Planting
- Tourism Development
- Gleaning

2. Production Zone

2.1 Aquaculture: The following are allowed;

- Growing and harvesting
- Salt making

2.2 Fishing Area: The following are allowed;

- All fishing activities shall conform with City Ordinance No. 1, Series of 2001 "Otherwise known as the Basic Fisheries Ordinance" and City Ordinance No. 30 Series of 2006 otherwise known as the guidelines for the registration of fishing vessels"

2.3 Fish Corrals Area: The following are allowed;

- Fishing using allowable nets

2.4 Mussels and Oysters Area: The following are allowed;

- Growing and harvesting

3. Navigational Zone: The following are allowed:

- Passage/entry of vessels to and from DBI
- Research and educational purposes
- Tourism

The utilization of water resources for domestic and industrial use shall be allowed provided it is consonance with development regulation of DENR, provisions of the water code and the revised Forestry Code of the Philippines, as amended, and provided further, that it is subjected to an assessment of its carrying capacity, environmental impact and vulnerability assessment prior to the approval of its use.

Other uses such as recreation, fishing and related activities, floatage/transportation and mining (e.g. off shore oil exportation) shall also be allowed provided it is in consonance with provision of the water code, and the revised Forestry Code of the Philippines, as amended as well as other laws and regulations such as Water Act, CCA and DRRM.

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

Section 21. Use Regulations in Tourist Zone (TZ)

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

Section 22. Use Regulations in Mixed Use Zone (MUZ). The following are permitted:

1. All uses allowed in General Residential Zone.
2. All uses allowed in General Institutional Zone.
3. All uses allowed in General Commercial Zone.

Section 23. Use Regulations in Infrastructure and Utilities Zone. An Infrastructure and Utilities Zone shall be used primarily for infrastructure projects, i.e. power, water, telecommunications, roads, terminals and other projects, n.e.c.

ARTICLE VI

GENERAL DISTRICT REGULATION

Section 24. Development Density. Permitted density shall be based on the allowed density stipulated within the zone/s. There is no fixed maximum density but should be based on the planned absolute level of density that is intended for each concerned zone based on the comprehensive land use plan.

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

Section 26. Exemptions from Height Regulations. Exempted from the imposition of height regulations in residential zones are the following: towers, church steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

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

- a. P.D. 957 - the "Subdivision and Condominium Buyers' Protective Law." and its revised implementing rules and regulations
- b. B.P. 220 - "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects' and its revised implementing rules and regulations.
- c. P.D. 1096 - National Building Code
- d. Fire Code
- e. Sanitation code
- f. Plumbing Code
- g. Structural code
- h. Executive Order No. 648
- i. Other relevant guidelines promulgated by the national agencies concerned.

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

ROAD SETBACK

Zoning Classification	Major Thoroughfare 30m. & above	Secondary Road	Tertiary Road 6m. & below
	Diversion/Railways	Provincial	Mun./Brgy.
Residential	10 m.	10 m.	3 m.
Commercial	20 m.	20 m.	7 m.
Industrial	30 m.	25 m.	10 m.
Agriculture	20 m.	20 m.	7 m.
Agro-Industrial	30 m.	25 m.	10 m.
Institutional	20 m.	20 m.	10 m.

Parks & Recreation	10 m.	10 m.	3 m.
Forest	30 m.	25 m.	10 m.

Source: DPWH

Section 29. Easement. Pursuant to the provisions of the Water Code: 1.) The banks of the rivers, streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas; twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage and is therefore “NO BUILD ZONE”.

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 rebuild structures of any kind.

Natural waterways shall be assigned as a green easement that is landscaped or planted with grass, ornamentals and trees and free of permanent structures. Should there be a change in the existing shoreline or banks of the rivers, the easement shall be construed as moved and adjusted with the actual riverbanks or shorelines.

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

The developer of a more intense use shall provide the required buffer to protect a lesser intense/density use.

Section 31. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D. 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

Section 32. Hazard Overlay Zones. In areas where risk is manageable, development can be allowed but with limitations on land use, intensity of development, site development and building design. Hazard overlay zones can be use on top of the traditional base zones. A set of restrictions per type hazard are listed in the table below:

Hazard Overlay Zone	Criteria	Potential Restrictions
Flood Overlay zone	<ul style="list-style-type: none"> Moderate Susceptibility to floods 	<p>Allowable land Uses:</p> <ol style="list-style-type: none"> Agricultural Recreational Residential Commercial Industrial <p>Building Design Standards:</p> <ol style="list-style-type: none"> Required 1 m. elevation requirements for the lowest floor line of new constructed and improved buildings; Requirements for construction of structures on stilts where applicable; Limitations on uses enclosed spaces below flood elevation (for parking, access, or limited storage only); Wet and dry flood proofing measures such as backflow valves, waterproofing for doors and windows, elevated electric circuits, etc. Measures to compensate storm water retention capacity of the building site due to infilling; and Measures to retrofit existing buildings on floodplains.

<p>Landslide susceptibility Overlay Zone</p>	<ul style="list-style-type: none"> • Low-Moderate Susceptibility to Landslide or • Area where landslide risk is manageable through low-intensity development or site development 	<p>Allowable Land Uses:</p> <ol style="list-style-type: none"> 1. Residential 2. Commercial 3. Agricultural <p>Building Design Requirements:</p> <ol style="list-style-type: none"> 1. Required Riprap or slope protection measures
<p>Liquefaction Susceptibility Overlay Zone</p>	<ul style="list-style-type: none"> • Areas susceptible to liquefaction 	<p>Allowable Land Uses:</p> <ol style="list-style-type: none"> 1. Agricultural 2. Parks and Recreation 3. Residential 4. Commercial 5. Industrial <p>Building Design Requirements:</p> <ol style="list-style-type: none"> 1. Conduct geo-testing to verify soil suitability; 2. Employ soil mitigation such as engineered fill if found necessary; 3. Employ structural mitigation such as mat foundation or piles if found necessary.
<p>Tsunami Inundation Overlay Zone</p>	<ul style="list-style-type: none"> • Tsunami inundation Area 	<p>Allowable Land Uses:</p> <ol style="list-style-type: none"> 1. Agricultural 2. Recreational 3. Residential 4. Commercial <p>The following critical facilities should not be built on the Tsunami Inundation Area:</p> <ol style="list-style-type: none"> 1. Government centers;

		<p>2. Civil emergency structures such as evacuation centers and hospitals;</p> <p>Or if unavoidable, the following should be ensured:</p> <ol style="list-style-type: none"> 1. The structure can withstand a tsunami; 2. Vertical evacuation is possible.
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Section 33. Historical/Heritage Zone Overlay. A Historical or Heritage Zone Overlay Zone are areas containing historical or heritage structures that deserve special consideration for preservation and enhancement due to the contribution they make to the city’s collective understanding of its historical development and cultural heritage.

Subject to the limitations or restrictions imposed by other codes, ordinances or laws, the following uses shall be permitted within the historical or heritage areas/sites:

- a. Place of Religious worship
- b. Park, playground, sports/field court, garden
- c. Parking structure
- d. Public utility facility
- e. Convenience/retail store
- f. Restaurant, canteen, or food serving establishment
- g. Office
- h. Bank, finance
- i. Library, museum, exhibit area, art gallery
- j. Convention, Meetings facility
- k. Auditorium/Theater/entertainment facility
- l. Specialty school/training facility
- m. Hotel
- n. Apartments/residential inn/condominium
- o. College/University, cultural/educational center
- p. Fire/security station
- q. Utility installation for use of zone/lot occupants

ARTICLE VII
PERFORMANCE STANDARDS

Section 34. Environmental Conservation and Protection Standards. It is the intent of the ZO to protect the natural resources of the City/ Municipality. In order to achieve this objective, all developments shall comply with the following regulations:

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. Heavy 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 draw-out of groundwater shall not be allowed to locate within the City/ Municipality unless the proponent proves that their water requirement will not be detrimental to the residents;
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 storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, regraded, developed, piped, diverted or built upon;
4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
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's latest 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's latest Effluent Quality Standards for Class "C" Inland Waters;
8. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;

9. 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;
10. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's latest Air Quality Standards.
12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
13. Industrial processes/ activities should not cause negative impacts to the environment. The Zoning Administrator/ Zoning Officer may request for descriptions of these as part of the requirements for Locational Clearance.

Section 35. Agricultural Land Conservation and Preservation Criteria. Agricultural lands are recognized as valuable resources that provide employment, amenity and bio-diversity. All agricultural lands in the City and Municipality shall not be prematurely re-classified. Requests for re-classification shall be evaluated on the merits of conditions prevailing at the time of application, compatibility with the CLUP, and subject to the provisions of Memorandum Circular No. 54 Prescribing the Guidelines Governing Section 20 of RA 7160, Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses.

Applications for agricultural land re-classification approved by the City/ Municipality shall be submitted to the HLURB/ SangguniangPanlalawigan for review and final approval.

Section 36. Network of Green and Open Spaces. The City intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following provisions, as applicable:

1. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 1216, PD 953, PD 957 and BP 220, are respectively required to provide tree-planted strips along their internal roads.

2. Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws,. These mandated open spaces shall be classified as non-alienable public lands, and non-buildable.
3. Roof decks of all buildings shall be landscaped, as applicable.
4. Parking lots having at least 20 car parking slots shall be:
 - a. Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown.
 - b. 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

Section 37. Site Development Standards. The City considers it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets.

Further, designs should consider the following:

1. 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.
2. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator/ Zoning Officer prior to the granting of a Locational Clearance;
3. 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.
4. Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.

5. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing operations. Noise levels shall be maintained according to levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
6. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
7. Fencing along roads shall be see-through Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

Section 38. Infrastructure Capacities. All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacities of the system/serving them.

The Zoning Officer may require the following:

1. Drainage Impact Assessment Study

All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings or condominiums, shopping malls, public markets, schools, universities, residential and industrial, and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.

Traffic Impact Statement

Major, high intensity facilities such as commercial-residential buildings or condominiums having four floors and above, shopping malls, public markets, transportation terminals/ garages, schools, universities, residential and industrial subdivisions, cock fighting arena, sports stadia and other similar developments shall be required to submit Traffic Impact Statements. Other traffic generating developments, as determined by the Zoning Officer, shall be required to submit the same.

**ARTICLE VIII
INNOVATIVE TECHNIQUES**

Section 39. 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 covered by New Town Development under R.A. 7279, BLISS Commercial Complexes, etc., the Zoning Officer shall on grounds of innovative development techniques forward applications to HLURB for appropriate action, unless the local government units concerned has the capacity to process the same.

ARTICLE IX

MISCELLANEOUS PROVISIONS

Section 40. Projects of National Significance. Projects may be declared by the NEDA Board as projects of national significance pursuant to Section 3 of E.O. 72. When a project is declared by the NEDA Board as a project of National Significance the Locational Clearance shall be issued by HLURB pursuant to E.O. 72.

Section 41. Environmental Compliance Certificate (ECC). Notwithstanding the issuance of Locational Clearance under Section 45 of this Ordinance, no Environmentally Critical Projects or projects located in environmentally critical areas shall be commended, developed or operated unless the requirements of ECC have been complied with.

Section 42. Subdivision Projects. All owners and/or developers of subdivision projects shall in addition to securing a Locational Clearance under Section 44 of this ordinance be required to secure a development permit pursuant to provisions of P.D. 957 and its implementing rules and regulations or B.P. 220 and its implementing rules and regulations in the case of socialized housing projects in accordance with the procedures and laid down in E.O. 71, series of 1993.

ARTICLE X

MITIGATING DEVICES

Section 43. Deviation. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Appeals (LZBA) only when the following terms and conditions are existing:

1. Variance

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

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

- Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property due to physical conditions of the property (topography, shape, etc.) which is not self created.
- The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- The variance will not alter the physical character of the district or zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of the other properties in the same district or zone.
- That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- The variance will be in harmony with the spirit of this Ordinance.

2. Exceptions

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

Section 44. Procedures for Granting Exceptions and Variances. The procedure for the granting of exception and/or variance is as follows:

1. A written application for an exception or variance shall be filed with the Local Zoning Board of Appeals (LZBA) citing the section of this Ordinance under which the same is sought and stating the grounds/s thereof.
2. Upon filling of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site.
3. The Local Zoning Board of Appeals shall conduct preliminary studies on the application.
4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBA at least fifteen (15) days prior to the decision for exception/variance.
5. In case of objection, 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 filling of the application, exclusive of the time spent for the preparation of written affidavit on non-objection and the public hearing in case of any objection to the granting of exception/variance.

ARTICLE XI

ADMINISTRATION AND ENFORCEMENT

Section 45. Locational Clearance. All owners/developers shall secure LOCATIONAL CLEARANCE from the Zoning Officer or in cases of variances and exemptions, from the Local Zoning Board of Appeals (LZBA) prior to conduct of any activity or construction on their property/land.

Section 46. Building Permit. No building permit shall be issued by the local building officer without a valid locational clearance in accordance with this ordinance.

Section 47. Non-user of Locational Clearance. Upon issuance of a Locational Clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of said clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

Section 48. Certificate of Non-Conformance. A certificate of Non-Conformance shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of the zoning ordinance by the Sangguniang Panlalawigan (SP). Failure on the part of the owner to register/apply for a certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and it is subject to fine/penalties.

Upon approval of this ordinance, the zoning administrator/zoning officer shall immediately notify owners of known existing non-conforming use to apply for a certificate of non-conformance.

Section 49. Existing Non-Conforming Uses and Buildings. The lawful uses of any building, structure or land at a time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provision of this Ordinance, provided:

1. That no such non-conforming 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 this Ordinance or moved in whole or in part, to any other portion of the lot or parcel or land where such non-conforming use exists at the time of the adoption of this Ordinance.
2. That no such non-conforming use which has ceased its operation for more than one (1) year be again revived as non-conforming use.
3. An idle/vacant structure may not be used for non-conforming activity.
4. That any non-conforming structure, or structures under one ownership which has been damaged may be reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.

That should such non-conforming portion of structure be destroyed by any means to an extent of more than fifty (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

5. That no such non-conforming use may be moved to displace any conforming use.
6. That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

7. That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved or relocated.

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

Section 50. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered by the Local Chief Executive through the following persons;

- a. Zoning Officer who shall evaluate, approve/deny applications for Locational Clearance concerning land use.
- b. City Agriculturist who shall evaluate and endorse applications for approval to the Sangguniang Panlungsod concerning water use.

Section 51. Qualifications of the Zoning Officer. The Zoning Officer should be a registered and licensed Civil Engineer with at least 5 years experience in Zoning Administration and Enforcement; preferably an Environmental Planner in accordance with R.A. No. 10587 also known as the Environmental Planning Act of 2013.

Section 52. Powers and Functions of a Zoning Officer. Pursuant to the provisions of E.O. 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 OFFICER shall perform the following functions, duties and responsibilities.

I. Enforcement

- a. Act on all applications for locational clearances for all projects.
 1. Issuance of Locational Clearance for projects conforming to the zoning regulations.
 2. Recommend to the Local Zoning Board of Appeals (LZBA) the grant or denial of applications for variances and exemptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefore.

- b. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violations and show cause order to owners, developers, or managers of projects that are violative of zoning ordinance and if necessary, pursuant to Sec. 3 of E.O. 72 and Sec. 2 of E.O. 71 refer subsequent actions thereon to the HLURB.
- c. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this ordinance.
- d. Coordinate with the City Fiscal/City Legal Officer for other legal actions/remedies relative to the foregoing.

II. Planning

- a. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the zoning ordinances prior to adoption by the SangguniangPanlungsod.

Section 53. Action on Complaints and Oppositions. a complaint for violations of any provision of the Zoning Ordinance or of any clearance or permits issued pursuant thereto shall be filed with the LZBA.

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

Section 54. Functions and Responsibilities of the Local Zoning Board of Appeals. There is hereby created a LZBA which shall perform the following functions and responsibilities:

- A. Act on applications of the following nature:
 - 1. Variances
 - 2. Exceptions
 - 3. Non-Conforming Uses
 - 4. Complaints and opposition to applications
- B. Act on appeals on denial of Locational Clearance by the Zoning officer. Decisions of the Local Zoning Board of Appeals shall be appealable to the HLURB.

Section 55. Composition of the Local Zoning Board of Appeals (LZBA). The City Development Council shall create a sub-committee which shall act as the LZBA composed of the following members:

- a. City Mayor as Chairman
- b. City Legal Officer
- c. City Assessor
- d. City Engineer
- e. City Planning and Development Coordinator
- f. MARO
- g. Two (2) representatives of the private sector nominated by their respective organizations and confirmed by the City Mayor. In the event of non-availability of any of the officials enumerated above, the SangguniangPanlungsod shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.
- h. Two (2) representatives from non-government organizations nominated by their respective organizations and confirmed by the city or municipal mayor.

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

For the purposes of policy coordination, said committee must be attached to the City Development Council.

Section 56. Interim Provision. Until such time that the **LOCAL ZONING BOARD OF APPEALS** shall have been constituted, the HLURB shall act as the Local Zoning Board of Appeals. As an appellate Board, the HLURB shall adopt its own rules of procedures to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

Section 57. Review of the Zoning Ordinance. The City Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance considering the Comprehensive Land Use Plan, as the need arises, based on the following reasons/situations:

- a. Change in local development plans

- b. Introduction of projects of national significance
- c. Petition for rezoning
- d. Other reasons which are appropriate for consideration

Section 58. 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.

- a. City Planning and Development Coordinator
- b. City Health Officer
- c. City Agriculturist
- d. President, Association of Barangay Captains
- e. City Engineer
- f. Community Environment and Natural Resources Officer
- g. Municipal Agrarian Reform Officer (MARO)
- h. District School Supervisor
- i. Three (3) Private Sector Representatives (Local Chamber of Commerce, Housing Industry and Homeowner's Association)
- j. Two (2) NGO Representatives

For purposes of policy and program coordination, the LZRC shall be attached to the city/municipal development council.

Section 59. Functions of the LOCAL ZONING REVIEW COMMITTEE. The LOCAL ZONING REVIEW COMMITTEE shall have the following powers and functions:

- A. Review the Zoning Ordinance for the following purposes:
 - 1. Determine amendments or revision necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 - 2. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, and exceptions and variances granted.
 - 3. Identify provision of the Ordinance difficult to enforce or are unworkable.

- B. Recommend to the SangguniangPanlungsod necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.
- C. Provide information to the HLRB that would be useful in the exercise of its functions.

Section 60. Amendments to the Zoning Ordinance. Changes in the Zoning Ordinance as a result of the review by the Local Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and review evaluation of the Local Zoning Review Committee and shall be carried out through a resolution of three fourths vote of the SangguniangPanlungsod. Said amendments shall take effect only after approval and authentication by the **SANGGUNIANG PANLALAWIGAN.**

Section 61. Violation and Penalty. Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding P5,000 or an imprisonment for a period not exceeding six (6) months and not exceeding one (1) year or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

Section 62. Supplementary Effect of Other Laws and Decrees. The provision of this Ordinance 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 decision of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

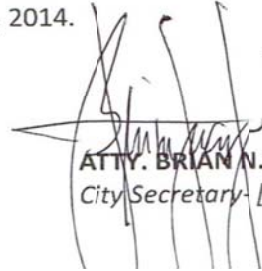
Section 63. Separability Clause. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 64. Repealing Clause. All Ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed; provided, that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

Section 65. Effectivity Clause. This Ordinance shall take effect upon approval by the **SANGGUNIANG PANLALAWIGAN**

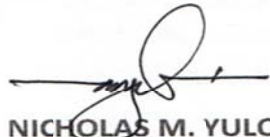
Enacted, July 30, 2014.

I hereby certify to the correctness of the foregoing Ordinance which was duly enacted by the Sangguniang Panlungsod during its regular session held on July 30, 2014.



ATTY. BRIAN N. MARTIR
City Secretary [CGDH-I]

ATTESTED:



NICHOLAS M. YULO
City Vice Mayor-Presiding Officer

Approved this 14th day of August 2014.



RAMON D. TORRES
City Mayor