

**REPUBLIC OF THE PHILIPPINES
PROVINCE OF BATANGAS**



MUNICIPALITY OF CALATAGAN

**ZONING ORDINANCE
OF
CALATAGAN**

ZONING ORDINANCE OF THE MUNICIPALITY OF CALATAGAN

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Republic of the Philippines
Province of Batangas
MUNICIPALITY OF CALATAGAN

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OFFICE OF THE SANGGUNIANG BAYAN

EXCERPTS FROM THE MINUTES OF THE REGULAR
SESSION OF THE SANGGUNIANG BAYAN OF
CALATAGAN, BATANGAS HELD ON FEBRUARY 11, 2000
AT THE MUNICIPAL SESSION HALL.

PRESENT:

HON. ROGELIO H. ZARRAGA,	Mun. Vice-Mayor & Presiding Officer,
HON. FRANCISCO M. RODRIGUEZ,	SB Member,
HON. RUBEN C. BAUTISTA,	SB Member,
HON. TEODULO JOSE O. CAISIP,	SB Member,
HON. GODOFREDO I. SAYO,	SB Member,
HON. DIGNA C. CAUSAPIN,	SB Member,
HON. DEMETRIO P. HERNANDEZ,	SB Member,
HON. NESTOR P. SANGUEZA,	SB Member,
HON. MARIANO B. LARA,	SB Member,
HON. ROMEL C. ZARRA,	SB Member, PKB President,
HON. RAQUEL T. CAISIP,	SB Member, PPSK President.

ABSENT:

NONE.

RESOLUTION NO. 14-A
Series of 2000

RESOLUTION ADOPTING THE REVISED ZONING
ORDINANCE OF THE MUNICIPALITY OF CALATAGAN,
BATANGAS

WHEREAS, the Municipality of Calatagan continues to experience dynamic growth due to a healthy and progressive economic condition as a consequences of its broadening economic base through investment inputs;

WHEREAS, the Municipality also continues to expand and/or experience intensification of land uses within the urban and rural core with its attendant problems of environment and increasing population;

WHEREAS, the Municipality's land use policies and strategies are reflected and contained in its Comprehensive Zoning Ordinance in order to cope with the present contingencies and meet the needs and demands of both government and private sector;

WHEREAS, to carry out changes in the Zoning ordinance through the amendments of the Land Use Classifications in order to provide the basis for better public comprehensive and implementation, it is also with resolve that the changes would minimize or eliminate the resort to variances, eliminate the more hazardous and pollutive land use; and also provide the basis for the management of the municipality's road system as a means to improve mobility;

THE FOREGOING CONSIDERED, be it resolved by the Sangguniang Bayan of Calatagan, Batangas to adopt, AS IT

HEREBY ADOPTS the Revised Zoning Ordinance of the Municipality of Calatagan;

UNANIMOUSLY APPROVED: February 11, 2000.

I hereby certify that the foregoing Resolution No. 14-A, S-00 was unanimously approved during the regular session of the Sangguniang Bayan of Calatagan, Batangas held on February 11, 2000.

(SGD) EUGENIA D. ZAPATA
Secretary to the Sanggunian

ATTESTED:

(SGD) DR. ROGELIO H. ZARRAGA
Mun. Vice-Mayor & Presiding Officer

APPROVED:

(SGD) PETER OLIVER M. PALACIO
Municipal Mayor

MUNICIPAL ORDINANCE NO. 9
Series of 2000

AN ORDINANCE REVISING THE ZONING REGULATION FOR THE MUNICIPALITY OF CALATAGAN, BATANGAS AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

Be it ordained enacted by the Sangguniang Bayan of the Municipality of Calatagan, Batangas:

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 LOCAL GOVERNMENT UNITS TO ENACT ZONING ORDINANCE SUBJECT TO AND IN ACCORDANCE WITH EXISTING LAWS;

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 Sangguniang Bayan of Municipality of Calatagan, Batangas in a session assembled, hereby adopts the following Zoning Ordinance.

ARTICLE I

TITLE OF ORDINANCE

Section 1. Title of Ordinance. This ordinance shall be known as the Revised Zoning ordinance of the Municipality of Calatagan, Batangas and shall be referred to as the Ordinance.

ARTICLE II

AUTHORITY AND PURPOSE

Section 2. Authority. This ordinance is enacted pursuant to the provisions of the New Local Government Code, RA 7160, section 458 a.2 (7-9) and 477 a.2 (7-9) dated October 10, 1991, “Authorizing the Municipality through the Sangguniang Bayan to adopt Zoning Ordinance subject to the provisions of existing laws,” and in conformity with E.O. No. 72.

Section 3. Purposes. This Ordinance is enacted for the following purposes:

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

Section 4. General Zoning Principle. This Zoning Regulations is based on the approved General and Urban Land Use Plans as per Resolution No. 14 dated February 11, 2000 for the Municipality of Calatagan, Batangas.

ARTICLE III

DEFINITION OF TERMS

The definition of the 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, Philippines Environmental Code and other Implementing Rules and Regulations, promulgated by the HLRB. The words, terms and phrases enumerated hereunder shall be understood to have the meaning corresponding indicated as follows:

1. **Agricultural Zone (AGZ)**- an area within the Municipality intended for cultivation/fishing and pastoral activities e.g. fish, farming, cultivation of crops, goat/cattle raising, etc.
2. **HLRB/ Board**- shall mean the Housing and Land Use Regulatory Board.
3. **Buffer Area**- these are yard, 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.
4. **Built-Up Area**- a contiguous grouping of ten (10) or more structures.
5. **Central Business District**- shall refer to areas designated principally for trade, services and business purposes (Commercial 1 Zone).
6. **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.
7. **Compatible Use**- uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.

8. **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.
9. **Conflicting Uses**- uses or land activities with contrasting characteristics sited adjacent to each other e.g. residential units adjacent to industrial plants.
10. **Conforming Use**- a use which is in accordance with the zone classification as provided for in the ordinance.
11. **Easement**- open space imposed on any land use/ activities sited along water ways, road-right-of-ways (row), cemeteries/ memorial parks and utilities.
12. **Environmentally Critical Areas**- areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 14, 1981. (Refer to Annex A)
13. **Environmentally Critical Projects**- projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981. (Refer to Annex A)
14. **Exception**- a device which grants a property owner relief from certain provisions of this Zoning Ordinance where because of the specific use would result in a particular hardship upon the owner as distinguished from a mere inconvenience or a desire to make more money.
15. **Forest Zone (FZ)**- an area within the Municipality of Calatagan intended primarily for forest purposes.
16. **General Commercial Zone (GCZ)**- an area within the Municipality for trading/ services/ business purposes.
17. **General Institutional Zone (GIZ)**- an area with in the Municipality principally for general types of institutional establishment e.g. government offices, schools, hospital/clinic, academic/research, convention centers.

18. General Residential Zone (GRZ)- an area within the Municipality principally for dwelling / housing purposes.

19. General Zoning Map- a duly authenticated map delineating the different zones in which the whole municipality is divided.

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

- OFFICE AREAS;
- RESIDENTIAL AREAS;
- CORRIDORS;
- LOBBIES;
- MERZZANINE;
- VERTICAL PENETRATIONS, WHICH SHALL MEAN STAIRS, FIRE ESCAPE, ELEVATOR SHAFTS, FLUES, PIPE SHAFTS, VERTICAL DUCTS, AND THE LIKE, AND THEIR ENCLOSING WALLS;
- REST ROOMS OR TOILETS;
- MACHINE ROOMS AND CLOSETS;
- STORAGE ROOMS AND CLOSETS;
- COVERED BALCONIES AND TERRACES;
- INTERIOR WALLS AND COLUMNS, AND OTHER INTERIOR FEATURES;

BUT EXCLUDING:

- COVERED AREAS USED FOR PARKING AND DRIVEWAYS, INCLUDING VERTICAL PENETRATIONS IN PARKING FLOORS WHERE NO RESIDENTIAL OR OFFICE UNITS ARE PRESENT;
- UNCOVERED AREAS FOR AC COOLING TOWERS, OVERHEAD WATER TANKS, ROOF DECKS, LAUNDRY AREAS AND CAGES, WADING OR SWIMMING POOLS, WHIRLPOOLS OR JACUZZIS, GARDENS, COURTS OR PLAZAS.

- 21. Innovative Design-** introduction and/ or application of new/ creative designs and techniques in development project e.g. planned unit development (PUD), Newtown, etc.
- 22. Light Industrial Zone (I-1)-** a subdivision of an area principally for the following types of industries:
- a. non-pollutive / non- hazardous
 - b. non-pollutive / hazardous
- 23. Locational Clearance-** a clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on Land Use.
- 24. Medium Industrial Zone (I-2)-** an area within the Municipality principally for the following types of industries:
- a. pollutive / non-hazardous
 - b. pollutive / hazardous
- 25. Newtown-** shall refer to a town deliberately planned and built which provides, in addition to houses, employment , shopping, education, recreation, culture and other services normally associated with a town.
- 26. Mitigating Device-** a means to grant relief in complying with certain provisions of this ordinance.
- 27. Non-conforming Use-** existing non-conforming uses / establishments in an area allowed to operate in spite of the non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.
- 28. Parks and Recreation Zone (PRZ)-** an area designed for diversion / amusements, and for the maintenance of ecological balance of the community.
- 29. Planned Unit Development (PUD)-** it is a land development scheme wherein project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning/design, building siting, complementary of building types and land uses, usable open spaces and the preservation of significant natural land features.

30. **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 or reclassification under Section 20 of RA 7160.
31. **Rural Area-** area outside of designated urban area.
32. **Setback-** the open space left between the building and the lot lines.
33. **Socialized Housing Zone (SHZ)-** shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279.
34. **Tourist Zone (TZ)-** are sites within the Municipality endowed with natural manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities. It is also an area intended primarily for the development of low density tourist facilities compatible with the natural setting and environment.
35. **Floor Area Ratio or “FAR”-** is the ratio between the gross floor area of a building and the areas of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed Floor Area Ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support. (Refer to Annexes B-F)
36. **Urban Areas-** include all Barangay(s) or portions of which comprising the Poblacion, Central Business District [CBD] and other built up areas including the urbanizable land in and adjacent to said areas and where at least more than fifty percent (50%) of the population are engaged in non-agricultural activities. CBD shall refer to the areas designated principally for trade, services and business purposes.
37. **Urban Zoning Map-** a duly authenticated map delineating the different zones into which the urban area and its expansion area are divided.

- 38. Urbanizable Land-** area designated as suitable for urban expansion by virtue of land use studies conducted.
- 39. Variance-** a special locational clearance which grants a property owner relief from certain provisions of Zoning Ordinance where, because of the particular, physical surrounding, shape or topographical conditions of the property, compliance on height, area, setback, bulk and / or density would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
- 40. Warehouse-** refers to a storage and / or depository of those in business of performing warehouse services for others, for profit.
- 41. Water Zone (WZ)-** are bodies of water within cities and municipalities which include rivers, streams, lakes and seas except those included in other zone classification.
- 42. Zone / District-** an area within a city or municipality for specific land use as defined by manmade or natural boundaries.
- 43. Zoning Officer-** a municipal / city / government employee responsible for the implementation / enforcement of the Zoning Ordinance in a community.
- 44. Zoning Ordinance-** a local legal measure which embodies regulations affecting land use.

ARTICLE IV

ZONE CLASSIFICATION

Section 5. DIVISION INTO ZONES OR DISTRICTS. To effectively carry out the provisions of this Ordinance, the Municipality is hereby divided into the following zones or districts as shown in the Official Zoning Maps.

1. General residential Zones (GRZ)
2. Socialized Housing Zones (SHZ)
3. General Commercial Zone (GCZ)
4. Light Industrial Zone (I-1)
5. Medium Industrial Zone (I-2)
6. General Institutional Zone (GIZ)
7. Agricultural Zone (AGZ)
8. Forest Zone
9. Parks and Other Recreation Zone (PRZ)
10. Water Zone (WZ)
11. Tourist Zone (TZ)
12. Planned Unit Development Zone (PUDZ)

Section 6. ZONING MAPS. It is hereby adopted as an integral part of this Ordinance, the Official Zoning Maps for Urban areas and for the whole Municipality of Calatagan, wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated. Such Official Zoning Maps shall be signed by the Local Chief Executive and authenticated by the Sangguniang Bayan.

The Urban Zoning Map shall be drawn to the scale of 1:10,000 m. and the general Zoning map shall be drawn to the Scale of 1:25,000 m.

Section 7. ZONE BOUNDARIES. The location and boundaries of the above-mentioned various zones in which the Municipality has been divided are hereby identified and specified as follows.

ZONE BOUNDARIES AND ZONES

A. BUILT-UP ZONES

A.1 RURAL BUILT-UP ZONES

A.1.1 GENERAL RESIDENTIAL ZONES (GRZ)

- a. Areas in Barangay Balibago with an average depth of 200 meters on both sides of the National Road and an average 100 meters depth on the northern side and designated residential areas on the southern side of National Road to Seashore Barangay Road.
- b. Areas in Barangay Talisay with an average depth of 100 meters on both sides of the National Road southward to Barangay Carretonan boundary.

Lot Nos.

61	62	75	79	80	81	84
87	88	93	94	95	96	101
103	106	305	328	329	314	365

- c. Areas 100 meters depth on both sides of the provincial Road from Barangay Talisay to Biga.

Lot Nos.

327	334	337	340	342	343	344	345	346
347	349	350	351	352	364	356	357	358
359	361	362	363	364	386	428	429	

- d. Areas in Barangay Carretonan with an average depth of 100 meters on both sides of the National Road southward to Barangay Qulitisan boundary.

Lot Nos.

1	7	2	6	10	25	26	27	28	29
36	40	41	42	43	44	45	46	47	48
49	53	54	55	123	127	128	129	130	131
132	133	134	135	136	162	163	182	212	217
224	225	230	255	266					

- e. Areas in Barangay Qulitisan with an average depth of 100 meters on both sides of the National Road.

Lot Nos.

2A	2B	2C	2W	278	277	280	281	276	273
271	270	264	261	13	26	27	28	29	30
40	44	52	54	69	71	72	88	87	84
123									

- f. Areas 50 meters depth on both sides of Barangay Road in Barangay Qulitisan from National Road going westward.

Lot Nos.

253	251	244	245	242	241	249	234	293	294
297									

- g. Areas 100 meters depth on both sides of the National Road from Qulitisan-Gulod boundary to Gulod-Lucsuvin Provincial Road.

Lot Nos.

263	218	217	216	213	215	668	6	8	7
11									

- h. Areas 100 meters depth on both sides of Provincial Road in Barangay Gulod from the national Road going to westward.

Lot Nos.

212 210 208 206 204 6 19 195 192 237
170 173 177 176 179 181 175 187 188 180
191

- i. Areas in Barangay Gulod and Quilitisan covered by

Lot Nos.

197 198 199 200 201 230 232 233 235

- j. Areas in Barangay Gulod with an average depth of 100 meters on the left side of the National Road.

Lot Nos.

165 164 163 153 162 161 157 158 159
160

- k. Areas in Barangay Balitoc with an average depth of 100 meters on the left side of the National Road.

Lot Nos.

123 122 121 120 75 74 72 51 50
34 33 12 1 10

- l. Areas with an average depth of 50 meters on both sides of Barangay Road in Balitoc connecting on the left side of the National Road.

Lot Nos.

77	78	81	82	85	86	93	71	70	69
68	66	67	65	63	64	62			

- m. Areas with an average depth of 100 meters on both sides of Barangay road in Balitoc.

Lot Nos.

35	36	37	38	24	25	26	27	29	30
31	32								

- n. Areas with an average depth of 150 meters on both sides of the National Road in Barangay Tanagan, Sta. Ana and Bagong Silang.

Lot Nos.

318	317	303	287	262	249	230	211	189	169
145	132	131	106	100	691	64	32	14	321
380	319	302	291	290	277	263	248	231	210
190	160	146	130	99	70	63	33	16	

Portions of:

2B	2L	2M	2Q	2S	2A	2N	2P	2E1	2E2
2E3	2E4	2E5	2E6						

- o. Areas in Barangay Bagong Silang covered by lot numbers:

2H6	2H8	2H9	2H10	2H11
2H18	2H20	2H21	2H22	2H26
2H28	2H29	2H30		

- p. Areas with an average depth of 200 meters on both sides of Biga-Lucuhin Provincial Roads from Ermitanyo River going southward to Gulod-Lucuhin-Sambungan Provincial Road.

Lot Nos.

B1	B2	B3	B4	C1	C8	C16	C57	C58	C59
C60	C61	C67	C66	C68	C69A	C71	C72	C73	165
170	171	169	110	109	105	108	107	18	D5
D4	D6	D3	D2	D1	D9	459	457	409	408
407	348	315	676	248	247	246	245	200	201
199	168	172	152						

- q. Areas along Lucuhin- Sambungan- Real- Bucal- Carlota- Encarnacion- Hukay Provincial Road covered by lot numbers:

Lot Nos.

10	9	8	30	39	40	69	70	72	74
2A	2B	2C	2E	2F	2K	2G	2H		

Portion of:

2B	B5	B1	B2	6	1F	1H2	1H1		
17A	17B	17	G1	G2	16A	19	15	F2	
F3	H2	13	11	12	H3	H4	H5	10	9
7	19	21	18	8	4	5	20A	20B	22
1A6C	1B33	24B	26C	26E	40	27D	27E	16	14
20									

An average depth of 100 meters on north and north eastern part of Provincial Road in Barangay Encarnacion and Hukay.

An average depth of 100 meters on both sides of Provincial Road going to Barangay Carlota.

Lot Nos.

Portion of 1A4A, 1A4B, 1A4D, 1A4E, 1A21, 1A2H, 1A33, 1A32, L38, L39, L37, A, B, C, D, H, I, S, E, L34, L35, L36, L70, L43.

Area along the Barangay Road going to Talibayog covered by Lot Nos. 1AB4G, 1AB4E, 1AB4E, 1A11J, 1A11K.

Portion of 1A12

A.1.2 SOCIALIZED HOUSING ZONE (SHZ)

Areas in Barangay Sambungan and Real with lot nos. A, B, C, 1-B, 1-C, 1-D, E1, E2, 75, AND 2-3.

A.2 GENERAL COMMERCIAL ZONE (GCZ)

- a. Areas in Barangay Gulod on both sides of Gulod-Lucuhin Provincial Road, extending 100 meters from the National Road and Provincial Road intersection with an average depth of 50 meters.

Lot Nos.

2	3	4	7	353	356	357	358	215	167
30	29	28	27	26	25	24			

- b. Areas in Barangay Lucuhin on both sides of Lucuhin-Biga Provincial Road extending 25 meters from Gulod-Lucuhin Provincial Road with an average depth of 10 meters.

Lot Nos.

31A	31B	30	29A	29B	131	130	129	128	127
125									

- c. Area in Barangay Lucsuhin on the southern part of Lucsuhin-Biga and Gulod-Lucsuhin Provincial Road intersection extending 100 meters from Barangay Road to Santiago River.

Lot Nos.

32 32B 33 34 35A 37 38 39 40

- d. Area in Barangay Lucsuhin bounded on the west by Lucsuhin Elementary School; on the east by Barangay Road; and on the south by Provincial Road.

Lot Nos.

82B 82A 81 80 79 78B 77 134 135A
135B 136B 136A

- e. Areas bisecting designated tourism area on the north western tip of the municipality with a stretch of 600 meters.

Lot Nos.

122A3 (IV-3A)2022

A.3 GENERAL INSTITUTIONAL ZONE (GIZ)

- a. All areas occupied by elementary and secondary schools, chapels, multi-purpose halls, clinics and other institutional establishments in the rural barangays.

Lot Nos.

1Z2 5 1AA50DD 1AA7 67 L45 1H2 1H3B
11B 37 36A 136A 55 127 5 C1D6

Portion of 303 Tanagan, 2-E-1 Bagong Silang, 2-B & 2F Sta. Ana, 121 & 75 Balitoc, 208 Gulod, 72 & 40 Quilitisan, 229 & 52 Carretunan, 4 Talisay, 609-A & 568 Balibago, 67 & 66 Biga, H-5 Luya, 1-A-4 Carlota, 10 Encarnacion, 85 Hukay, 1 Talibayog, 1-D Sambungan, 21 & 2 Lucsuhin.

A. 4 RECREATIONAL ZONES (PARKS AND PLAYGROUNDS)

- a. Designated pockets of 2000 square meters per rural barangay.

A.5 DUMPSITE

- a. Designated area for dumping site with an area of 1.9049 hectares at Barangay Sambungan Lot No. C-130-C (portion).

B. URBAN BUILT-UP ZONES

B.1 GENERAL RESIDENTIAL ZONE (GRZ)

- a. Areas colored yellow on the right side of the National Road extending downward to J. Zobel and Sto Domingo St., covered by lot numbers:

52	51	50	39	38	20	19	18	1B	1A1
1	4	23	24	25	26	27	28	42	34
35	38	37	39	44	47	45	46	31	38

- b. Portion of Lot No. 49 with a depth of 200 meters from the National Road; Lot No. 17 with an average depth of 300 meters on the southern part of Bagong Pook; Lot No. 36 bounded on the north by the Calatagan Institute and south by Calatagan Medicare Hospital; on the west by Calatagan Medicare Hospital; on the west by Lot No. 35; and on the east by a Creek and Lot No. 12 with an average depth of 100 meters.

- c. Lot Nos. 1 to 11 bounded on the north by Apacible St., on the south by H. Cueto St., on the west by a Creek and on the east by Sto. Domingo St.

- d. Areas colored yellow on the right side of the National Road stretching southward to J. Zobel St., with an average depth of 700 meters.
- e. The whole block bounded on the north by commercial area along Burgos St., on the south by Apacible St., on the west by Sto. Domingo St., and on the east by Ayala St., and on the east by Candelaria St.
- f. The whole block bounded on the north by A. Soriano St., on the south by Apacible St., on the west by Ternida St., and on the east by Roxas Street.
- g. The whole block bounded on the north by commercial area along Burgos St., on the east by Roxas Street.
- h. The whole block bounded on the north by A. Soriano St., on the south by Apacible St., on the west by Roxas St., and on the east by subdivision street.
- i. The whole block bounded on the north by an unnamed street; on the south by Apacible St., on the west by E. Zobel St., and on the east by a subdivision street.
- j. Areas 80 meters depth north of unnamed street bounded on the west by E. Zobel Street.
- k. Areas 80 meters depth east of subdivision street bounded on the south by Apacible Street.
- l. The whole block bounded on the north by Apacible St., on the south by Cueto St., on the west by Sto. Domingo St., and on the east by Ayala Street.
- m. The whole block bounded on the north by Apacible St., on the south by Cueto St., on the west by Ayala St., and on the east by Candelaria Street.

- n. Areas on the right side of Candelaria St. with a depth of 50 meters from Apacible St., southward to Cueto St., extended in eastward to lot Nos. 1AA50A, 1AA50B, 1AA50I, 1AA50H, 1AA50J, 1AA50P, 1AA50K, 1AA50D, 1AA50E, 1AA50F.

B.2 GENERAL COMMERCIAL ZONE (GCZ)

- a. Eastern half block bounded on the north by J. Zobel St., on the south by Apacible St., on the west by a Creek and on the east by Sto. Domingo St.
- b. Area on the right side of J. Zobel St., with an average depth of 20 meters and a stretch of 110 meters from the Creek.
- c. Triangular area on the intersection of J. Zobel St., bounded on the east by Castueras Street.
- d. Area in the corner of Castueras St. and J. Zobel St., with a depth of 10 meters and stretch of 50 meters.
- e. Ten (10) meters depth on the northern end and block bounded on the north by Burgos Street.
- f. Area in the northern part of block bounded on the north by a Creek, bounded on the north east by J. Zobel St., and on the east by Sto. Domingo Street.
- g. Area occupied by the public market in Barangay II, bounded on the north by Calatagan Convent Parish; and on the south by Apacible St., on the west by a Creek and on the east by Sto. Domingo Street.

- h. Area proposed as New Poblacion Public Market at Barangay Poblacion IV, bounded on the south by a Creek; on the east by a residential subdivision road; on the north by a residential subdivision and on the west by a fishpond.

B.3 GENERAL INSTITUTIONAL ZONE (GIZ)

- a. Existing areas occupied by the Roman Catholic Church, the Municipal Building, Calatagan Elementary School, Mt. Carmel School, Calatagan Institute and the Medicare Hospital.

B.4 FUNCTIONAL OPEN SPACES / PARKS AND OTHER RECREATIONAL ZONE (PRZ)

B.4.1 PARKS AND PLAYGROUNDS

- a. Existing area of Poblacion Plaza, Plaza de Hacienda de Calatagan.
- b. Proposed functional open space on the southern end of Cabral St.

B.4.2 CEMETERIES

- a. Existing Municipal and Catholic Cemetery in Barangay IV of the Poblacion.

- b. Areas opposite the eastern and southern part of the Catholic Cemetery covered by lot nos. 1-AA-50-R, 1-AA-50-Q-3 and 1-AA-50-Q-4.

B.4.3 UTILITIES ZONE

- a. Existing area occupied by BLTB Bus. Co., Bus Terminal along Ayala Street.
- b. Existing port, Balong-Bato Fish Port, on the southern tip of Ayala Street.

C. TOURISM ZONES

C.1 URBAN TOURISM ZONES

- a. Identified tourism zones covered by lot numbers:

9	10	41	1	2	3	4	5	6	7	8
9	10	11	12	13	14	15	26	27	28	29
30	31	33	34	35	36	38	39	40	41	42
43	44	45	1AA50V	1AA50W	1AA50L	1AA50S				
1AA50T	1AA50G	1AA50U	1AA50N							

- b. Southern half of lot no. 12
- c. Pandak Island, Maahas Island and Balong Bato Island.

C.2 RURAL TOURISM ZONES

- a. Areas in the north western tip of the Municipality, in Barangay Balibago.

Lot Nos.

164 167 166 171 172 173 174 175 197

Portion of lot 195 196

b. Areas in south western end of Barangay Balibago covered by lot nos. 120, 121, 122, 123, 124 and 126.

c. Island on the western side of Barangay Balibago.

d. Areas on the western end of Barangay Quilitisan until Lot Nos.

53A	53B	53C	53LL	53D	63D	53L	53H	53I
53K	53J	M	2J	2L	2M			

e. Area on the western end of Barangay Gulod and Balitoc with Lot Nos.

98	56	57	58	lower half portion of 62.
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f. All areas colored pink on the southern half of the municipality covering Barangays Tanagan, Sta. Ana and Bagong Silang.

Lot Nos.

Tanagan

50	51	52	75	76	77	78	79	80
81	82	83	84	85	86	87	88	89
90	91	92	93	94	111	112	113	114
115	116	117	118	119	120	121	122	123
124	125	126	127	137	147	148	149	150
151	152	153	154	155	156	157	158	159
160	161	162	163	165	166	167	176	178
179	180	181	182	191	192	193	194	195
196	197	198	199	200	201	202	203	204
205	206	207	208	209	211	213	214	215

224	216	217	218	219	220	221	222	223		
225	226	227	228	229	232	233	234	235		
236	237	238	239	240	241	242	243	244		
245	246	247	250	251	252	253	254	255		
256	257	258	259	260	261	264	265	266		
267	268	269	270	271	272	273	274	275		
276	277	278	279	280	281	282	283	284		
285	286	287	288	292	293	294	295	296		
297	298	300	301	304	305	306	307	308		
309	310	312	313	314	315	316	322	323		
324	325	326	327	328	329	330	331	332		
335	362	363	365	366	367	368	369	370		
372	373	374	and lot 377							

Sta. Ana

1	2	2A	2B	2F	2L	3	4	5
6	7	8	9	10	11	12	13	14
15	18	20	21	22	23	24	25	26
27	28	29	31	34	35	36	37	38
39	40	41	42	43	44	45	46	47
48	49	53	54	55	56	57	58	59
60	61	62	65	66	67	68	71	72
73	74	95	96	97	98	101	102	103
104	105	107	108	109	110	128	129	133
134	135	136	137	138	139	140	141	142
143	144	170	171	172	173	174	175	177
180	184	185	186	187	188			

Bagong Silang

2D	2E1	2E2	2E3	2E4
2E5	2E7	2E8	2E9	2E10
2E112G	2H1A	2H1B	2H1C	2H1D
2H2	2H3	2H5	2H7	2H12
2H13	2H14	2H15	2H16	2H17
2H19	2H24	2H25	2H27	2H31

2H32	2H33	2H34	2H35	2I1
2I2	2I3	2I4	2I5	2I6
2I7	2I8	2I9	2J1	2J2
2J3	2J4	2J5	2J6	2J7
2J8	2J9	2J10	2J11	2J12
2J14	2J15	2K	2M	2N
2O	2P	2Q	2R	

- g. Area on the southern part of Barangay Bucal with a depth of 100 meters and a length of 500 meters in lot 49.
- h. Area on the southern part of Barangay Bucal covered by Lot No. 1.
- i. All areas on the southern part of Encarnacion-Hukay Provincial Road along Pagapas Bay with 250 meter depth.
- j. Triangular areas in southern portion of Lot No. 7 and western portion of Lot No. 5 in Barangay Encarnacion.
- k. Areas on the south eastern end of Encarnacion-Hukay Provincial Road with Lot Nos. 62, 63, 64, 65, 68 and 69.

D. INDUSTRIAL ZONES (I1 & I2)

- a. Areas colored violet on the eastern end of the Municipality in Barangay Talibayog and Baha.

E. PLANNED UNIT DEVELOPMENT ZONES (PUDZ)

- A. Existing areas of Hacienda Bigaa and hacienda de Calatagan.

These extends from the southern portion of Barangay Lucsuhin downwards towards the eastern end of Barangay Gulod, Balitoc and Barangay III of the Poblacion. Development within the area will be based on their own development plans with the provision that it will be in conformity with adjacent land uses and that all necessary permits, licenses and clearances will be obtained prior to development.

Lot Nos.

2L	2A	2B	2O	2T	2S	2R	2Q	2W	2AA
2Z	2X	2Y	3B	3F	3	3A	1	1C	1A
6C	7	8	9	9B	9C	8B	8A	6B	6A
5A	5B	5C	5D	2A	2A1	2A2	1R	1S	1T
1U	1AA	1W	1Z	1P	1D	1N	1M	1J	1K
1L	1HA	11	1X	1L	1D	1Q	1B	1E	1F
1R2B	1BB2	1BB1	1C	1BB1C5	1BB1D13	1BB21			
1BB1D2		1BB1B1		1BB1A21	1BA2A	1BB1A2P			
1BB12E		1BB1A21		1BB1A2C	1BB1A2D	1BB12B			
LOT 8									

F. FOREST ZONES (FZ)

Areas in Barangay Lucsuhin, Biga, Paraiso and Luya with Lot Nos. B-7, A, B-6, B-5, B-3, B-2, B-1, C-130-W, 58, 59, 60, 61, 65, 66, 67, L-1, L-2, L-3, C-22, C-23, C-24, C-25, C-32, C-33, K-1, K-2, K-3, K-4, K-5, L-4, L-7, L-8, L-9, L-11, L-12, L-13, L-14, C-64, C-80, C-100, C-102, C-96, C-97, C-105, C-106, C-113, C-114, C-125 and C-126.

SECTION 8. INTERPRETATION OF THE ZONE BOUNDARY.

In the interpretation of the boundaries for any of the zones indicated in the zoning map, the following shall apply:

1. Where zone boundaries are so indicated that they approximately follow the center of streets and highway, the street or highway right-of-way lines, shall be construed to the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to the boundaries.

3. Where zone boundaries are so indicated that they approximately parallel to the center lines or right-of-way lines of the street 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 dimensions shall be determined by the use of the scale shown in said zoning map.
4. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be railroad right-of-way.
5. Where the boundary of a zone follows a streams, lake or other bodies of water, said boundary line shall be deemed to be at the limit of political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines, it shall fall in the zone where the principal structure falls.
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 the zone boundary is indicated as one-lot-deep, said depth shall be construed to the average lot depth of lots involved within each particular municipal block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be construed as covered by one-lot-deep zoning district provided the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to 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 the property along zone boundary lines, such property shall be construed as falling within less restrictive zone.

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

ARTICLE V

ZONE REGULATION

SECTION 9. General Provision. The use enumerated in the succeeding sections are not exhaustive nor all-inclusive. The Zoning Administrator may, subject to the requirements of this Article, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

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

Specific uses / activities of lesser density within a particular zone (GRZ) may be allowed within the zone of higher density (GCZ) but not vice-versa, nor in another zone and its subdivision e.g. (GCZ, I1) except for uses expressly allowed in the 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 use principally for dwelling / housing purposes so as to maintain peace and quiet of the area within the zone. The following are the allowable uses.

1. Detached family dwelling;
2. Multi-family dwelling e.g. row houses, apartment;
3. Resident Condominium;
4. Apartment;
5. Hotel;
6. Pension House;
7. Hotel apartment or apartel

8. Dormitory
9. Boarding House
10. Branch libraries and museums
11. Customary accessory uses like:

- a. servants quarter
- b. private garage
- c. guard house

12. Home occupation for the practice of one's profession or engaging some business such as dressmaking, tailoring, running a sari-sari store, baking 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 application shall be conducted in any customary accessory cited above;
- d. No traffic shall be generated by such home occupation in greater volume that would normally be expected in a residential neighbourhood 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 required front yard;
- e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference in any radio or television receiver or causes fluctuations in line voltage of the premises.

13. Home Industry Classified as Cottage Industry provided that:

- a. Such home 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 hazard or a nuisance;
- b. Alloted capitalization shall not exceed more than One Hundred Thousand Pesos Pesos (Php 100,000.00) during its entire operation;
- c. Such shall consider same provisions as enumerated in letters c, d and e number 12, home occupation, this section.

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

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

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

SECTION 10.A. Use Regulations in Socialized Housing Zone (SHZ). An SHZ shall be used principally for socialized housing / dwelling purposes for the under privileged and homeless as defined in RA 7279. Allowable uses:

1. All uses allowed in General Residential Zone (GRZ)

SECTION 11. Use Regulations in General Commercial Zone (GCZ). A GC zone shall be for business/trade/service uses. Within the zone, the following type 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 Services 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 Houses/Theater
 - b. Play Court e.g. tennis court, bowling lane, billiard hall
 - c. Swimming Pool
 - d. Day and Night Club
 - e. Stadium, Coliseum, Gymnasium
 - f. Other Sports and Recreational Establishments

6. Restaurants and Other Eateries

7. Short Term Special Education like:
 - a. Dancing Schools
 - b. School for Self-Defense
 - c. Driving Schools
 - 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 Centers and Related Facilities
17. Messengerial Service
18. Security Agency
19. Janitorial Service
20. Bank and other Financial Institutions
21. Radio and Television Station
22. Building Garage, Parking lot
23. Bakery and baking of bread, cake, pastries, pies and other similar perishable products
24. Custom dressmaking shop
25. Custom tailoring shop
26. Commercial and Job Printing
27. Typing and photo and engraving services
28. Repair of optical instruments and equipment and cameras
29. Repair of clocks and watches
30. Manufacturing of insignia, badges and similar emblems except metal
31. Transportation terminals/garage with and without repair
32. Repair shops like:
 - a. house appliances repair shops
 - b. motor vehicles and accessory repair shops
 - c. home furnishing shops
33. Printing/Publishing
34. Machinery Display Shop/Center
35. Gravel and Sand
36. Lumber/hardware
37. Manufacture of ice, ice blocks, cubes, tubes crush except dry ice.
38. Printing and publishing of books and pamphlets, printing cards and stationary

39. Manufacture of signs and advertising displays (except printed)
40. Chicharon factory
41. Manufacture of wood furniture including upholstered
42. Manufactured of rattan furniture including upholstered
43. Welding
44. Machine shops service operation (repairing/rebuilding or custom job orders)
45. Manufacture of box beds and mattresses
46. Medium scale junk shop
47. Repair of motorcycles
48. Lechon or whole pig roasting
49. Biscuit factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products.
50. Doughnut and hopia factory
51. Other bakery products not elsewhere classified (n.e.c)
52. Repacking of food products e.g. fruits, vegetables, sugar and other related products
53. Plant Nursery
54. Funeral parlors, mortuaries and crematory services and memorial chapels
55. Parking lots, garage facilities
56. Other commercial activities not elsewhere classified.

SECTION 12. Use Regulations in Light Industrial Zone

(I-1). An I-1 zone for non-pollutive / non-hazardous and non-pollutive / hazardous manufacturing / processing establishments. Enumerated below are the allowable uses:

a. Non-Pollutive / Non-Hazardous Industries

1. Drying Fish
2. Biscuit Factory – manufacture of biscuits, cookies, crackers and other similar dried bakery products
3. Doughnut and Hopia Factory

4. Manufacture of macaroni, spaghetti and vermicelli and other noodles
5. Other bakery products not elsewhere classified (n.e.c)
6. Lite belts factory
7. Manufacture of luggage, handbags, wallets and small leather goods
8. Manufacture of miscellaneous products of ;leather and leather substitute (n.e.c)
9. Manufacture of shoes except rubber and plastic
10. Manufacture of slipper and sandals except rubber and plastic
11. Manufacture of footwear parts except rubber and plastic
12. Printing, publishing and allied industries and those n.e.c.
13. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and other accounting machines
14. Manufacture or assembly of electronic data processing machinery and accessories
15. Renovation and repair of office machinery
16. Manufacture or assembly of miscellaneous office machines and those n.e.c.
17. Manufacture of rowboats, bancas and 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
22. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
23. Quick freezing and cold packaging for fish and other sea foods
24. Quick freezing and cold packaging for fruits and vegetables
25. Popcorn/rice factory
26. Manufacture of medical/surgical supplies, adhesive tapes, antiseptics, dressing, sanitary napkins, surgical gauge, etc.
27. Manufacture of orthopaedic and prosthetic appliances (abdominal supporter, ankle supports, arch supports, artificial limb, kneecap supporter, 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 & clocks
33. Manufacture of pianos
34. Manufacture of strings instruments
35. Manufacture of winds and percussion instrument
36. Manufacture or 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 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

b. Non-Pollutive / Hazardous Industries

1. Manufacture of house furnishing
2. Textile bag factories
3. Canvass bags and other canvass products factory
4. Jute bag factory
5. Manufacture of textile goods, embroideries and weaving apparel
6. Manufacture of fiber batting, padding and upholstery filling except choir
7. Men's and boy's garment factory
8. Women's and girl's and ladies factory
9. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
10. Manufacture of raincoats and waterproof outer garments except jackets
11. Manufacture of miscellaneous fabricated wearing apparel except footwear and those n.e.c.
12. Manufacture of miscellaneous fabricated mill work and those n.e.c.
13. Manufacture of wooden and cane containers
14. Sawali, nipa and split cane factory
15. Manufacture of bamboo, rattan and other cane baskets and wares
16. Manufacture of cork products
17. Manufacture of wooden shoes, shoe lace and other similar products
18. Manufacture of miscellaneous wood products and those n.e.c.
19. Manufacture of miscellaneous furniture and fixtures except primarily of metals and those n.e.c.
20. Manufacture of paper stationery, envelopes and related articles
21. Manufacture of dry ice
22. Repacking of industrial products e.g. paints, varnishes and other related products

SECTION 13. Use Regulations in Medium Industrial Zone (I-2).

An I-2 zone shall be for pollutive / non-hazardous and pollutive / hazardous manufacturing and processing establishments. Enumerated below are the allowable uses:

a. Pollutive / Non-hazardous Industries

1. Manufacture and canning of ham, bacon and native sausage
2. Poultry processing and canning
3. Corn mill / rice mill
4. Chocolate and cocoa factory
5. Candy factory
6. Chewing gum factory
7. Peanuts and other nuts factory
8. Other chocolate and confectionary products
9. Manufacture of flavouring extracts
10. Manufacture of food products n.e.c. (vinegar, vetsin)
11. Manufacture of fish meal
12. Oyster shell grading
13. Manufacture of medicinal and pharmaceutical preparations
14. Manufacture of stationary, art goods, cut stone and marble products
15. Manufacture of abrasive products
16. Manufacture of miscellaneous non-metallic mineral products n.e.c.
17. Manufacture of cutlery, except table flatware
18. Manufacture of hand tools
19. Manufacture of general hardware
20. Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
21. Manufacture of household metal furniture
22. Manufacture of office, store and restaurant metal furniture
23. Manufacture of metal blinds, screen and shades
24. Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.
25. Manufacture of fabricated structural iron and steel

26. Manufacture of architectural and ornamental metal works
27. Manufacture of boilers, tanks and other structural sheet metal works
28. Manufacture of other structural products n.e.c.
29. Manufacture of metal cans, boxes and containers
30. Manufacture of stamped coated and engraved metal products
31. Manufacture of fabricated wire and cable products
32. Manufacture of heating, cooking and lighting equipment except electrical
33. Sheet metal works generally manual operations
34. Manufacture of other fabricated metal products except machinery and equipment n.e.c.
35. Manufacture or assembly of agricultural machinery and equipment
36. Native plow and harrow factory
37. Repair of agricultural machinery
38. Manufacture or assembly of service industry machines
39. Manufacture and assembly of elevators and escalators
40. Manufacture and assembly of sewing machines
41. Manufacture or assembly of water pumps
42. Refrigeration industry
43. Manufacture or assembly of other machinery and equipment except electrical n.e.c.
44. Manufacture and repair of electrical apparatus
45. Manufacture and repair of electrical cables and wires
46. Manufacture of electrical cables and wires
47. Manufacture of other electrical industrial machinery and apparatus n.e.c.
48. Manufacture or assembly of electric equipment, radio and television, tape recorders, stereo
49. Manufacture or assembly of radio television transmitting, signalling and detection equipment
50. Manufacture or assembly of telephone and telegraphic equipment

51. Manufacture of other electronic equipment and apparatus
n.e.c.
52. Manufacture of industrial and commercial electrical
appliances
53. Manufacture of household cooking, heating and laundry
appliances
54. Manufacture of other electrical appliances
55. Manufacture of electric lamp fixtures

b. Pollutive / Hazardous Industries

1. Flour Industries
2. Cassava Flour Mill
3. Manufacturing of coffee
4. Manufacturing of unprepared animal feeds, other grain
milling, n.e.c.
5. Production of prepared feeds for animals
6. Cigar and cigarette factory
7. Curing and re-dyeing tobacco leaves
8. Miscellaneous processing tobacco leaves, n.e.c.
9. Weaving hemp textile
10. Jute spinning and weaving
11. Miscellaneous spinning and weaving mills, n.e.c.
12. Hosiery mill
13. Underwear and outerwear knitting mills
14. Fabric knitting mills
15. Miscellaneous knitting mills, n.e.c.
16. Manufacture of mats and rugs
17. Manufacture of mats and matting
18. Manufacture of cordage, rope and twine
19. Manufacture of related products from abaca, sisal, henequen,
hemp, cotton, papers, etc.
20. Manufacture of linoleum and other surfaced coverings

21. Manufacture of artificial leather, oil cloth and other fabrics except rubberized
22. Manufacture of coir
23. Manufacture of miscellaneous textile, n.e.c.
24. Manufacture of rough lumber, uncorked
25. Manufacture of corked lumber
26. Sawmills
27. Manufacture of veneer, plywood, hardwood
28. Manufacture of doors, windows and sashes
29. Treating and preserving of woods
30. Manufacture of charcoal
31. Manufacture of woods and cane blinds, screens and shades
32. Manufacture of containers and boxes paper and paper boards
33. Manufacture of miscellaneous pulp and paper products, n.e.c.
34. Manufacture of perfumes cosmetics and other toilet preparations
35. Manufacture of waxes and polishing preparations
36. Manufacture of candles
37. Manufacture of inks
38. Manufacture of miscellaneous chemical products n.e.c.
39. Tire retreating and rebuilding
40. Manufacture of rubber shoes and slippers
41. Manufacture of industrial and moulder rubber products
42. Manufacture of plastic footwear
43. Manufacture of plastic furniture
44. Manufacture of other fabricated plastic products n.e.c.
45. Manufacture of table and kitchen wares
46. Manufacture of pottery, china and earthen ware n.e.c.
47. Manufacture of flat glass
48. Manufacture of glass containers
49. Manufacture of miscellaneous glass and glass products n.e.c.
50. Manufacture of clay bricks, clay tiles and hollow clay tiles

51. Manufacture of structural concrete products
52. Manufacture of asbestos products
53. Manufacture of engines and turbines except motor vehicles, marine and aircraft
54. Manufacture of structural clay products n.e.c.
55. Manufacture of metal cutting, shaving and finishing machinery
56. Manufacture of wood working machinery
57. Manufacture, assembly, rebuilding, repairing of printing, trade machinery and equipment
58. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
59. Manufacture, assembly, rebuilding, repairing of paper industry machinery
60. Manufacture, assembly, rebuilding, repairing of printing, trade machinery and equipment
61. Manufacture of rice mills
62. Manufacture of machines for leather and leather products
63. Manufacture of construction machinery
64. Manufacture of machines for clay, stove and glass industries
65. Manufacture, assembly, repair, rebuilding of miscellaneous special industrial machinery and equipment, n.e.c.
66. Manufacture of dry cells, storage battery and other batteries
67. Boat building and repairing
68. Ship repairing industry, dock yards, dry docks, ship ways
69. Miscellaneous ship building and repairing n.e.c.
70. Manufacture of locomotive parts

- 71. Manufacture of railroad and streetcars
- 72. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
- 73. Manufacture of wood furniture including upholstered
- 74. Manufactured of rattan furniture including upholstered
- 75. Manufacture of box beds and mattresses

SECTION 14. Use Regulations in General Institutions Zone (GIZ). In GIZ Zone, the following uses shall be allowed:

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

1. Parks and gardens
2. Resorts areas e.g. beaches, including accessory uses
3. Open air outdoor sports activities and support facilities, including low rise stadium, gyms, amphitheatres and swimming pool

4. Golf courses, ball courts, race track and similar uses
5. Memorial / Shrines, monuments, kiosks and other
6. Sports Club
7. Cemeteries and memorial parks
8. Public utilities / facilities

SECTION 16. Use Regulations for Agricultural Zone (AGZ). In Agricultural Zone the following uses shall be permitted:

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. Silvi-culture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like.
4. Customary support facilities such as pallet dryers and rice threshers and storage barns and warehouse.
5. Ancillary dwelling units / farmhouses for tillers and laborers
6. Agricultural research and experimentation facilities such as breeding station, fish farm, nurseries, demonstration farms and others.
7. Pastoral activities such as goat raising and cattle fattening
8. Home occupation for the practice of one's profession of engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - a. Number of person engaged in such business / industry shall not exceed five (5) inclusive of the owner;

b. There shall be no change in the outside appearance of the building premises;

c. No home occupation shall be conducted in any customary accessory cited above;

d. No traffic shall be generated by such home occupation in greater volume that would normally be expected in a residential neighbourhood 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 required front yard;

e. No equipment or process shall be used in such occupation in greater 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 the voltage of the premises.

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

a. Such home 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 hazard or a nuisance;

b. Alloted capitalization shall not exceed more than One Hundred Thousand Pesos (Php 100,000.00) during its entire operation;

c. Such shall consider same provisions as enumerated in letters c, d and e home occupation, this section.

10. POULTRY AND PIGGERY

Location and other considerations shall be governed by the implementing rules and regulations as per HLURB Administrative Order No. 10 Series of 2000 dated December 04, 2000.

SECTION 17. Use Regulations in Forest Zones (FZ). No development use or activity shall be allowed in Forest Zone unless consistent with the Department of Environment and Natural Resources (DENR) development Regulations for Forest Zone and permit, lease or license is issued by the DENR for the following:

1. Contract reforestation with Forest Land Management Agreement (FLMA).
2. Commercial Tree Planting and Industrial Forest Plantation (CTO/ITP).
3. Integrated Social Forestry Programs (ISF).
4. Community-Based Forest Management.
5. Reforestation compliance by Forest users by Temporary lease agreement.
6. Reforestation compliance by pasture lease agreement.
7. Ecological Revolution Programs (ECOREV).

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

1. MINING

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

2. INFRASTRUCTURE AND RESETTLEMENT

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

SECTION 18. Use Regulations in Water Zone (WZ)

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

2. Other uses such as Recreation, fishing / fishpond and related activities, floatage / transportation and mining (e.g. off shore oil exploration) shall also be allowed provided it is in consonance with the provisions of the water code, fisheries code and the revised Forestry Code of the Philippines, as amended.

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

SECTION 19. Use Regulations in Tourism Zone. In Tourism Zone, the following uses are allowed:

1. Commercial Housing
 - a. Hotel, motel and apartel
 - b. Club House
2. Commercial condominiums (with residential units in the upper floors, including condotels.
3. Restaurants and other eateries
4. Recreational areas like:
 - a. Play court e.g. tennis court, swimming pool, horse back riding, polo club, golf course and others
5. Parks and Playgrounds
6. Vacation Houses / Holiday Villas

BULK AND DENSITY

Building heights limits shall be governed by the provisions of the National building Code (P.D 1096)

OBSTRUCTIVE STRUCTURES

Obstructive structures shall be allowed upon proper jurisdiction to and prior approval is granted by the Zoning Administrator in consonance to all existing laws relative to this. No tourism project or tourist related activities shall be allowed in tourist zones unless developed or undertaken in accordance with the Department of Tourism (DOT) guidelines and standards and granted approval by the Tourism Estate Department of DOT.

ARTICLE VI

GENERAL DISTRICT REGULATION

SECTION 20. Development Density. Permitted density shall be based on the zones capacity to support development.

A. RESIDENTIAL ZONES

A.1. LOW DENSITY RESIDENTIAL ZONE – Density is twenty (20) dwelling units and below per hectare.

A. 2. MEDIUM DENSITY RESIDENTIAL ZONE – Density is twenty one to sixty-five (21 to 65) dwelling units per hectare.

A.3. HIGH DENSITY RESIDENTIAL ZONE – Density is sixty-six (66) or more dwelling units per hectare.

B. ALL OTHER ZONES

There is no fixed maximum density but should be based on the planned absolute level of density that is intended for each concerned zone based on the Comprehensive Land Use Plan.

SECTION 21. 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 code.

A. RESIDENTIAL ZONES

A.1. LOW DENSITY RESIDENTIAL ZONES – No building or structure for human occupancy whether public or private shall be higher than ten (10) meters above highest natural grade line in the property or front sidewalk (main entry) level; low rise dwellings are up to three storeys.

A.2. MEDIUM DENSITY RESIDENTIAL ZONES – No building or structure for human occupancy whether public or private shall be higher than twenty-one (21) meters above highest natural grade line in the property or front sidewalk (main entry) level; Mid-rise dwellings are four to seven storeys.

A.3. HIGH DENSITY RESIDENTIAL ZONES – High rise dwelling units of eight or more storeys are allowed provided it conforms with the zones prescribed floor area ratio (FAR). The FAR shall be based on the Planned density of the development intended for the zone.

B. ALL OTHER ZONE

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

SECTION 22. Exemptions From Height Regulation. 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 23. Area Regulations. Area regulations in all zones shall conform with the minimum requirement of the existing codes such as:

- a. P.D. 957 – the “Subdivision and Condominium Buyer’s 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 24. Road Setback Regulations. The following road setback regulations shall be applied:

ROAD SETBACK

ZONING CLASSIFICATION	MAJOR Thorough fare 30m and above	SECONDARY Road	TERTIARY Road 6 m. and below
	Diversion/Railways	Provincial	Mun. / Brgy.
Residential	10.00 m.	10.00 m.	3.00 m.
Commercial	20.00 m.	20.00 m.	7.00 m.
Industrial	30.00 m.	25.00 m.	10.00 m.
Agricultural	20.00 m.	20.00 m.	7.00 m.
Tourism	20.00 m.	20.00 m.	7.00 m.
Institutional	20.00 m.	20.00 m.	10.00 m.
Parks and Playgrounds	10.00 m.	10.00 m.	3.00 m.
Forest	30.00 m.	25.00 m.	10.00 m.

SECTION 25. Easement. Pursuant to the provisions of the Water Code:

1. The banks of rivers and streams and the shores of the seas and lakes through-out their entire length and within a zone of three (3) meters in the Urban areas; twenty (20) meters in agricultural areas, and forty (40) meters in forest areas, along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build structure of any kind. Reference of providing an easement in foreshore area is the extent of the Tide in its highest level.
2. Mandatory five-meter easement on both sides of the Marikina fault trace and such other fault traces on the ground identified by PHIVOLCS.

SECTION 26. Buffer Regulations. A buffer of 20 meters shall be provided along entire side boundary length of the industrial zones, and a 3 meters between other two or more conflicting zones allocating 1.5 meters from each side of the district boundary. Such buffer strip should be open and not encroach upon by any building or structure and should be a part of the yard or open space.

SECTION 27. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D. 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning ordinance, shall be observed.

ARTICLE VII

INNOVATIVE TECHNIQUES

Section 28. Innovative Techniques or Designs. For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development (PUD) Housing Projects covered by New Town Development under RA 7279, BLISS Commercial Complexes, etc., the Zoning Administrator / Zoning Officer shall on grounds of innovative development techniques forward applications to HLRB for appropriate action, unless the Local Government Units concerned has the capacity to process the same.

ARTICLE VIII

MISCELLANEOUS PROVISIONS

SECTION 29. Projects of National Significance. Projects may be declared by the NEDA BOARD as projects of National Significance pursuant to SECTION 3 or EO72. When a project is declared by the NEDA BOARD as a project of National Significance the Locational Clearance shall be issued by HLRB pursuant to EO72.

SECTION 30. Environmental Compliance Certificate (ECC). Notwithstanding the issuance of Locational Clearance under Section 36 of this Ordinance, no environmentally critical projects nor projects located in environmentally critical areas shall be commenced, developed or operated unless the requirements of ECC have been complied with.

SECTION 31. Subdivision Projects. All owners and / or developers of subdivision projects shall in addition to securing a Locational Clearance under Section 36 of this Ordinance be required to secure a Development Permit pursuant to provisions of PD 957 and its implementing rules and regulations in the case of Socialized Housing Projects in accordance with the procedures laid down in EO 71, series of 1993.

SECTION 32. Cultivation / Utilization of River Beds and Sand Bars. No river beds or sand bars shall be subject to cultivation except upon prior recommendation of the Local Planning Staff and upon prior permission of the Bureau of Mines and Geo-Science, DENR and PG-ENRO. Provided further that no permission shall be granted if it obstruct the free flow of water, or if it shall increase the flood levels so as to cause damage to other areas.

SECTION 33. Performance Standard on Factories, Industrial Buildings and Commercial Buildings. Criteria shall be established to control NOISE, ODOR, SMOKE, TOXIC OR NOXIOUS MATTER, VIBRATION, FIRE and EXPLOSIVE HAZARDS and GLARE or HEAT generated by or inherent in uses of land or buildings. Failure to comply with any of these standards shall result in the immediate suspension of operations, unless safeguards shall have been instituted by the owner or management and accepted as adequate and satisfactory by the official concerned.

1. **NOISE AND VIBRATIONS.** All noise and vibration producing machinery shall be enclosed by a building and shall be provided with effective noise absorbing materials, noise silencers and mufflers, an open yard of a distance of not less than twenty (20) meters dense with trees as buffers. To minimize vibrations, a machinery should be mounted on a shock absorbing mountings, such as cork set or reinforced concrete foundation or a floating isolated foundation set on piles, as needed by the machinery concerned to reduce all noise and vibration to a reasonable minimum. Noise which is objectionable due to intermittence, beat frequency or high pitch shall not be allowed unless enclosed in a sand proof building as tested and approved by the official concerned.

2. **SMOKE.** Any smoke emitted from any source for a period seven (7) minutes in any thirty minutes, particularly when starting a new fire, shall have a density not greater than No. 2 of the Reingelmann Chart.

3. **DUST, DIRT and FLY ASH.** The emission of dust, dirt or fly ash from any source or activity which shall pollute the air and render it unclean, destructive, unhealthful or hazardous or cause visibility to be impaired, shall not be permitted. In no case whatsoever shall dust, dirt or fly ash be allowed to exceed 0.63 grams per cubic meter of flue gas at stock temperature of 60 degrees centigrade not to create a haze with the opaqueness equivalent to or greater than no. 1 of the Rigelmann Chart.
4. **ODOR and GASES.** The emission of foul odors and gases deleterious to public health, safety and general welfare shall not be permitted. Emitting foul odor activities and obnoxious gases shall be enclosed by airtight buildings provided with air conditioning systems, filters, deodorizing and other cleaning equipment.
5. **GLARE AND HEAT.** Glare and heat from any operation or activity shall not be allowed to be radiated, seen or felt from any point beyond the limits of the property.
6. **INDUSTRIAL WASTES.** Industrial plant wastes shall be disposed of only in a manner which will not create any nuisance to the neighboring properties or uses to the public in general. Water receiving standard for M.I. shall be set by NPCC and shall be complied with.
7. **SEWAGE DISPOSAL.** No sewage dangerous to the public health safety and general welfare, shall be discharged into any public drainage system, natural waterway or drainage channel.
 - a. Acidity or Alkalinity shall be neutralized to a ph of 7.0 as a daily average on a volumetric basis with a temporary variation of ph 5.0 to ph 10.0;
 - b. Wastes shall not contain any insoluble substances in excess of 10.0 ppm or exceed a daily average of 500 ppm or fail to pass a No. 8 standard sieve.
 - c. Wastes shall contain no cyanides and no halogens and shall contain not more than 10 ppm of the following gases: Hydrogen Sulfide, Sulfur Dioxide and Nitrous Oxide;
 - d. Wastes shall not have a chlorine demand greater than 15 ppm;

- e. Wastes shall not contain any grease or oil or any oil substance in excess of 100 ppm or exceed a daily average of 25 ppm.
8. **SEWERAGE DISPOSAL.** The Water Receiving Standards set by the National Pollution Control Commission (NPCC) shall be complied with.
9. **FIRE AND SAFETY HAZARD.** The storage and handling of flammable liquids, gases or explosives, shall be done in the safest manner possible. All bulk storage receptacle for any flammable liquid, gas or explosives shall be located in conformity with the Fire Code of the Philippines (PD 1185).
10. **OPEN STORAGE.** All open storage of materials, equipment and the like shall be located outside of the required yards and the view of such open storage shall be screened from the street by solid walls or greenbelt planning strips.
11. **TRAFFIC.** All employees and freight traffic into out of any compound shall be so managed at all times that be effect on any neighboring uses and on the outside traffic in general will be minimized to the greatest extent.

ARTICLE IX

MITIGATING DEVICES

SECTION 34. Deviation. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

1. **Variance**
 - a. The property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owner/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 ordinances and will not adversely affect the public health, safety or welfare.
- The variance will be in harmony with the spirit of this Ordinance.

EXCEPTIONS

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

SECTION 35. Procedures for Granting Exceptions and Variances.

The procedures for the granting of exceptions and / or variances is as follows:

1. A written application for an exception or variance SHALL BE FILLED WITH THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA0 citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.

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

ARTICLE X

ADMINISTRATION AND ENFORCEMENT

SECTION 36. 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 Adjustment and Appeals (LZBAA) prior to conducting any activity or construction on their property / land.

SECTION 37. Building Permit. No building permit shall be issued by the Local Building Officer without a valid Locational Clearance in accordance with this Ordinance.

SECTION 38. 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 39. Certificate of Non-Conformance. A certificate of non-conformance shall be applied for by the owner of the structure or 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 is subject to fine / penalties. Upon approval of this Ordinance, the Zoning Officer shall immediately notify owners of known existing non-conforming use to apply for a Certificate of Non-Conformance.

SECTION 40. Existing Non-Conforming Uses and Buildings. The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provision of this Ordinance, provided:

1. That no such non-conforming 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 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 use.
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 percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provision of its 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 41. Responsibility for Administration and Enforcement.

This Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Officer who shall be appointed by the former in accordance with existing rules and regulations on the subject.

SECTION 42. Powers and Functions of a Zoning Officer. Pursuant to the provisions of EO72 implementing RA 7160 in relation to Section 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. Issuances of Locational Clearance for project conforming with zoning regulations.
 2. Recommend to the Local Zoning Board of Adjustment and Appeals (LZBAA) the grant or denial of application 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 projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are violate of zoning ordinance and if necessary, pursuant to Sec. 03 of EO 72 and Sec. 2 of EO 71 refer subsequent actions thereon to the HLRB.
- c. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this ordinance.
- d. Coordinate with the City Fiscal / Municipal Attorney for other legal actions / remedies relative to the foregoing.

II. PLANNING

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

SECTION 43. 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 LZBAA. However, oppositions to application for clearance, variance or exception shall be treated as a complaint and dealt with in accordance with the provision of this section.

SECTION 44. Functions and Responsibilities of the Local Zoning Board of Adjustment and Appeals. There is hereby created a LZBAA which shall perform the following functions and responsibilities.

- a. Act of Applications of the following nature.
 1. Variances
 2. Exceptions
 3. Non-Conforming Uses
 4. Complaints and Opposition to Application

- b. Act on appeals on Grant or Denial of Locational Clearance by the zoning officer.

Decision of the LZBAA shall be appealable to the HLRB.

SECTION 45. Composition of the Local Zoning Board of Adjustment and Appeals (LZBAA). The Municipal Development Council (MDC) shall create a sub-committee which shall act as the LZBAA composed of the following members:

1. Municipal Mayor as Chairman
2. Municipal legal Officer
3. Municipal Assessor
4. Municipal Engineer

5. Municipal Planning and Development Coordinator (if other than the zoning officer)
6. Two (2) representatives of the private sector, nominated by their respective organizations and confirmed by the Municipal Mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.
7. Two (2) representatives from non-government organizations nominated by their respective organizations and confirmed by the Municipal Mayor.

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

For the purpose of policy coordination, said committee shall be attached to the Municipal Development Council (MDC).

SECTION 46. Interim Provision. Until such time that the Local Zoning Board of Adjustment and Appeals (LZBAA) shall have been constituted the HLRB shall act as the Local Zoning Board of Adjustment and Appeals. As an appellate Board, the HLRB shall adopt its own rules or procedures to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

SECTION 47. Review of the Zoning Ordinance. The Municipal 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. Changer in local development plans
- b. Introduction of projects of national significance
- c. Petition for rezoning
- d. Other reasons which are appropriate for consideration.

SECTION 48. 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. Municipal Planning and Development Coordinator
- b. Municipal Health Officer
- c. Municipal Agriculturist
- d. President, Association of Barangay Captains
- e. Municipal Engineer
- f. Community Environment and Natural Resources Officer (CENRO)
- g. Municipal Agrarian Reform Officer (MARO)
- h. District School Supervisor
- i. Three (3) Private Sector Representatives (Local Chamber of Commerce, Housing Industry and Homeowner's Association)
- j. Two (2) NGO Representative

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

SECTION 49. Functions of the Local Zoning Review Committee.

The Local Zoning Review Committee shall have the following powers and functions:

A. Review the Zoning ordinance for the following purposes:

1. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
2. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permit given, and exceptions and variances granted.
3. Identify provisions of the Ordinance difficult to enforce are unworkable.

B. Recommend to the Sangguniang Bayan necessary legislative amendments and to the Local Planning and Development Staff the needed changes in the plan as a result of the review conducted.

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

SECTION 50. 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 provision 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 fourth (3/4) vote of the Sangguniang Bayan. Said amendments shall take effect only after approval and authentication by the Sangguniang Panlalawigan. This Ordinance shall be subject to review every three (3) years.

SECTION 51. Violation and Penalty. Any person who violates any of the provisions of this Ordinance shall, upon conviction, be punished by a fine NOT EXCEEDING Php 2,500.00 or by imprisonment of not less than six (6) months nor more than one (1) year both, such fine and imprisonment at the discretion of the court. In case said violation, is committed by a corporation, partnership or association, the penalty shall be imposed upon the President and Manager thereof.

SECTION 52. Separability Clause. Should any section or provision of this Zoning Ordinance be declared by the courts to be unconstitutional or invalid, such decision shall not affect the validity of the Zoning Ordinance as a whole or any part thereof, other than the part so declared to be unconstitutional or invalid.

SECTION 53. Repealing Clause. Any Ordinance or parts thereof which are inconsistent with the provisions of this Ordinance is hereby amended or deemed modified.

SECTION 54. Effectivity Clause. This ordinance shall take effect immediately upon its approval.

CARRIED UNANIMOUSLY. FEBRUARY 11, 2000.

I hereby certify that the foregoing Municipal Ordinance No. 9, S-00 was unanimously approved during the regular session of the Sangguniang Bayan of Calatagan, Batangas held on February 11, 2000.

(SGD) EUGENIA D. ZAPATA
Secretary to the Sanggunian

ATTESTED:

(SGD) ROGELIO H. ZARRAGA
Mun. Vice-Mayor & Presiding Officer

APPROVED:

(SGD) PETER OLIVER M. PALACIO
Municipal Mayor

ANNEX A

BY THE PRESIDENT

PROCLAMATION NO. 2146

PROCLAIMING CERTAIN AREAS AND TYPES OF PROJECTS AS ENVIRONMENTALLY CRITICAL AND WITHIN THE SCOPE OF THE ENVIRONMENTAL IMPACT STATEMENT SYSTEM ESTABLISHED UNDER PRESIDENTIAL DECREE NO. 1586.

WHEREAS, it is the national policy to attain and maintain a rational and orderly balance between socio-economic growth and environmental conservation and protection;

WHEREAS, there is an urgent need to bring about an intensive, integrated program of environmental protection through a requirement of environmental impact assessments and statements;

WHEREAS, the environmental impact statement system established under Presidential Decree No. 1586 calls for the proper management of environmentally critical areas;

WHEREAS, the pursuit of a comprehensive and integrated environmental protection program necessitates the establishment and institutionalization of a system whereby the exigencies of socio-economic undertakings can be reconciled with the requirements of environmental protection and conservation;

WHEREAS, the national leadership mandates the establishment of such a system to regulate and minimize the environmental impacts of projects and undertakings which may significantly affect the quality of the environment in Presidential Decree No. 1586; and

WHEREAS, in the effective implementation of such a system, there arises the need to identify and declare certain projects determined to be environmentally critical.

NOW, THEREFORE, I, FERDINAND E. MARCOS, President of the Philippines, by virtue of the powers vested in me by law, hereby proclaim the following areas and types of projects as environmentally critical within the scope of the Environmental Impact Statement System;

- A. Environmentally Critical Projects
 - I. Heavy Industries
 - a. Non-ferrous metal industries
 - b. Iron and steel mills
 - c. Petroleum and petro-chemical industries including oils and gas
 - d. Smelting plants
 - II. Resource Extractive Industries
 - a. Major mining and quarrying projects
 - b. Forestry projects
 - 1. Logging
 - 2. Major wood processing projects
 - 3. Introduction of fauna (exotic Animals) in public/private forests
 - 4. Forest occupancy
 - 5. Extraction of mangrove products
 - 6. Grazing
 - III. Infrastructure Projects
 - a. Major dams
 - b. Major power plants (fossil-fueled, nuclear fueled, hydroelectric or geothermal)
 - c. Major reclamation projects
 - d. Major roads and bridges

B. Environmentally Critical Areas

1. All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries;
2. Areas set aside as aesthetic potential tourist spots;
3. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine Wildlife (flora and fauna);
4. Areas of unique historic, archaeological or scientific interest;
5. Areas which are traditionally occupied by cultural communities or tribes;
6. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
7. Areas with critical slopes;
8. Areas classified as prime agricultural lands;
9. Recharged areas of aquifers;
10. Water bodies characterized by one or any combination of the following conditions:
 - a. Tapped for domestic purposes
 - b. Within the controlled and/or protected areas declared by appropriate authorities
 - c. Which support wildlife and fishery activities
11. Mangrove areas characterized by one or any combination of the following conditions:
 - a. with primary pristine and dense young growth;
 - b. adjoining mouth of major river systems;

- c. near or adjacent to traditional productive fry or fishing grounds
 - d. which act as natural buffers against shore erosion, strong winds and storm floods
 - e. on which people are dependent for their livelihood
12. Coral reef characterized by one or any combination of the following conditions:
- a. With 50% and above live coralline cover
 - b. Spawning and nursery grounds for fish
 - c. Which act as natural breakwater of coastlines

This proclamation shall take effect immediately.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Republic of the Philippines to be affixed.

Done in the City of Manila, this 14th day of December, in the year of Our Lord, nineteen hundred and eighty-one.

(SGD.) FERDINAND E. MARCOS
President of the Philippines

By the President:

(SGD.) JUAN C. TIVERA
Presidential Executive Assistant

ANNEX B

R1

R1 districts permit only single family detached houses. These zones limit population density by allowing only twenty (20) dwelling units or less per hectare. Maximum allowable height of structures is 10 meters above natural grade line in the property or front sidewalk. (3 storeys and below)

ANNEX C

R2

R2 districts permit only buildings and structures for human occupancy with a density of twenty one (21) to sixty-five (65) dwelling units per hectare.

Maximum allowable height of structures is twenty one (21) meters above highest natural grade line in the property or front sidewalk.
(4-7 Storeys)

ANNEX D

R3

R3 districts permit only buildings and structure for human occupancy with a density of sixty-six (66) or more dwelling units per hectare. Maximum allowable height is eight or more storeys provided it conforms with the zone's prescribed floor area ratio (FAR). The FAR of an R-3 shall be based on the absolute level of density that the area's transportation and other utility networks can support.

ANNEX E

C1

C1 districts accommodate the retail and personal services shops needed in residential neighbourhood. Continuous clustered retail development is clustered in the Central Business District (CBD).

C2



C2 districts allow a wider range of local retail and service establishments than C1 and are intended to serve a wider neighbourhood.

ANNEX F

C3

C3 districts are zoned for regional shopping centers such as large malls and other large commercial activities which are regional in scope or whose market activities generate traffic and requires utilities and services that extend beyond local boundaries.



 	URBAN LAND USE PLAN				ADOPTED BY THE SANGGUNIANG BAYAN THROUGH RESOLUTION NO. 14 DATED FEBRUARY 14, 2001
	LEGEND: RESIDENTIAL OPEN SPACES UTILITIES AGRICULTURAL PUZ SHARK BAYAN RECREATIONAL RESERVE INDUSTRIAL COMMERCIAL TOURISM INSTITUTIONAL	ROGELIO H. ZARRAGA PRESIDING OFFICER		ELUGENIA D. ZAPATA SANGGUNIANG BAYAN SECRETARY	
APPROVED: PETER OLIVER M. PALACIO MUNICIPAL MAYOR		RATED BY THE SANGGUNIANG PANGALANAGAN THROUGH RESOLUTION NO. _____ DATED _____		PETER P. LAUREL PRESIDING OFFICER	HERMIANDO J. MANDANAS GOVERNOR
				BENJAMIN OJ. NEPALES PROVINCIAL BOARD SECRETARY	