

**Comprehensive Land Use Plan 2018-2028  
Volume 2**

**THE ZONING ORDINANCE**



**MUNICIPAL ORDINANCE NO. 3**  
**Series of 2019**

**AN ORDINANCE ADOPTING THE INTEGRATED ZONING REGULATIONS OF THE MUNICIPALITY OF IROSIN, PROVINCE OF SORSOGON 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 Irosin, Sorsogon.

**WHEREAS**, the implementation of Comprehensive Land Use Plans would require the enactment of regulatory measures to translate the planning goals and objectives into reality; and an integrated 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 ordinances subject to and in accordance with existing laws;

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

**NOW THEREFORE**, the Sangguniang Bayan of Irosin, Sorsogon a session assembled hereby adopts the following integrated Zoning Ordinance.

**Article I**  
**TITLE OF THE ORDINANCE**

**Section 1. Title of the Ordinance.** This Zoning Ordinance shall be known as the integrated Zoning Ordinance (ZO) of the Municipality of Irosin, Sorsogon and shall herein after be referred to as the Ordinance or ZO.

**Article II**  
**AUTHORITY AND PURPOSE**

**Section 2. Authority.** This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160 Sections 447, 448 and 458 a.2 (7-9) dated 10 October 1991, "Authorizing the Municipality, through the Sangguniang Bayan, to adopt a Zoning Ordinance subject to the provisions of existing laws" and in accordance with related laws such as but not limited to Commonwealth Act 141, RA 8550 Fisheries Code, PD 705 Forestry Code, PD 1067 Water Code, PD 1096 National Building Code, and Executive Order No. 72.

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

1. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the Municipality;
2. Guide, control and regulate the growth and development of public and private lands in Irosin, Sorsogon in accordance with its Comprehensive Land Use Plan (CLUP);

3. Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of good governance and community participation; and
4. Enhance the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the Municipality and promote the orderly and beneficial development of the same.

**Section 4. General Zoning Principles.** These Zoning Regulations are based on the principles provided for in the approved Comprehensive Land Use Plan as per SB Resolution No. 52-A dated October 14, 2019, as follows:

1. The Ordinance reflects the Municipality’s vision to be **“a livable, resilient, ecologically balanced and progressive center of agro-industry, eco-tourism, commerce and trade in the province, with people who are God-loving, healthy, globally-competitive, gender-sensitive and participative, nurtured by a just, transparent and accountable governance.”**
2. The local government unit recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Ordinance;
3. The Ordinance gives the free market the maximum opportunity to spur the Municipality’s development within a framework of environmental integrity and social responsibility;
4. The Ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
5. The Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the Municipality continually face;
6. The Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
7. The Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
8. The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community’s common good.

### **Article III Definition of Terms**

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

**Accessory Use-** pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).

**Actual Use** – refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.

**Adaptive Reuse** – utilization of buildings, other built-structures, and sites of value for purposes other than that for which they were originally intended, in order to conserve the site, its engineering integrity and authenticity of design.

**AFMA** – shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA 8435.

**Agricultural Activity** – per the Comprehensive Agrarian Reform Law of 1988 (RA 6657), means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical.

**Agricultural Land** – per RA 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.

**Agricultural Land Use Conversion** – per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural use.

**Agricultural Zone (AGZ)** – an area within a city/municipality intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations... (AFMA) **Agri-Industrial Zone (AgIndZ)**- an area within a city/municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

**Agri-Processing Activities** – “refers to the processing of raw agricultural and fishery products into semi-processed or finished products which include materials for the manufacture of food and/or non-food products, pharmaceuticals and other industrial products.” (AFMA)

**Agro-Forestry** – land management which combines agricultural crops with tree crops and forest plants and/or animals simultaneously or sequentially and applies management practices which are compatible with the cultural patterns of the local population.

**Allowable Uses**- uses that conform to those allowed in a specific zone.

**Ancestral Domains** – per the Indigenous Peoples Rights Act of 1997 (RA 8371), these refer to all areas generally belonging to Indigenous Cultural Communities/Indigenous Peoples (ICCs/IPs) comprising lands, inland waters, coastal areas, and natural resources therein, held under a claim of ownership, occupied or possessed by ICCs/IPs.

**Ancestral Lands**– refer to land occupied, possessed and utilized by individuals, families and clans who are members of the ICCs/IPs (IPRA).

**Base Flood Elevation** – the elevation to which floodwater is expected to reach during flood events as calculated by the regional office of the DPWH.

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

**Buffer/Greenbelt Zone (B/GZ)** – an area within a city/municipality that are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/ nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

**Building Height Limit (BHL)** - per the National Building Code, this is “the maximum height to be allowed for buildings/ structures...and shall be generally measured from the established grade line to the

topmost portion of the proposed building/structure. If applicable, the BHL may be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or the concerned military/security authorities.” BHL is expressed as the number of allowable storey’s/floor above established grade and/ or meters above highest grade.

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

**Certificate of Non-Conformance** – certificate issued to Owners of non-conforming uses as provided in this Zoning Ordinance.

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

**Class "AA" Slaughterhouse/Abattoir** – those with facilities and operational procedures sufficiently adequate that the livestock and fowls slaughtered therein is suitable for sale in any market within the country.

**Commercial Garage** – a garage where automobiles and other motor vehicles are housed, cared for, equipped, repaired or kept for remuneration, for hire or sale.

**Compatible Uses** – different uses capable of existing harmoniously within a zone, e.g. residential and parks and playground uses subject to the conditions stipulated in the Zoning Ordinance.

**Comprehensive Land Use Plan (CLUP)**– is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan in this usage are the land use plan and sectoral studies including Demography, Ecosystems Analysis (Terrestrial and Coastal), and Special Area Studies such as Climate Change Adaptation, Disaster Risk Reduction and Management, Ancestral Domain, Biodiversity, Heritage Conservation and Green Urbanism.

**Comprehensive Development Master Plan (CDMP)** – a unitary development plan/ site plan that permits flexibility in planning/urban design, building/structure siting, complementary of building types and land uses, usable open spaces for general public uses services and business activities and the preservation of significant land features (NBC) and may also be referred to as a Master Development Plan.

**Conflicting Uses** – uses or land activities with contrasting characteristics and adjacent to each other e.g. residential units adjacent to industrial plants.

**Conforming Use** – a use that is in accordance with the zone regulations as provided for in the Ordinance.

**Deed Restrictions** - written agreements that imposes limitations on the use of property in order to maintain the intended character of a neighborhood.

**Easement** – open space imposed on any land use/activities sited along waterways, fault lines, road-rights-of-way, cemeteries/memorial parks, utilities and the like.

**Established Grade** – the finish ground level of a proposed development which shall be determined according to the provisions of the latest edition of the National Building Code.

**Ecotourism** – a form of sustainable tourism within a natural and cultural heritage area where community participation, protection and management of natural resources, culture and indigenous knowledge and practices, environmental education and ethics, as well as economic benefits are fostered and pursued for the enrichment of host communities and the satisfaction of visitors.” (Tourism Act and DENR AO2013-19 Guidelines on Ecotourism Planning and Management in Protected Areas)

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

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

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

- a. All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries;
- b. Areas set aside as aesthetic potential tourist spots;
- c. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
- d. Areas of unique historic, archaeological, or scientific interests;
- e. Areas which are traditionally occupied by cultural communities or tribes;
- f. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
- g. Areas with critical slopes;
- h. Areas classified as prime agricultural lands;
- i. Recharge areas of aquifers;
- j. Water bodies characterized by one or any combination of the following conditions:
  - tapped for domestic purposes;
  - within the controlled and/or protected areas declared by appropriate authorities; and
  - which support wildlife and fishery activities.
- k. Mangrove areas characterized by one or any combination of the following conditions:
  - with primary pristine and dense young growth;
  - adjoining the mouth of major river systems;
  - near or adjacent to traditional productive fry or fishing grounds;
  - which act as natural buffers against shore erosion, strong winds and storm floods; and
  - on which people are dependent on their livelihood.
- l. Coral reef characterized by one or any combination of the following conditions:
  - with 50% and above live coralline cover;
  - spawning and nursery grounds of fish; and
  - which acts as natural breakwater of coastlines.

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

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

- a. Heavy industries

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

Proponents of ECPs are required to submit an EIS to the Environmental Management Bureau (EMB) of the DENR.

**Environmental Impact Statement (EIS) System** – pursuant to PD 1586 of 1978, refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within the purview of the EIS System include:

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

**Exception** – a device which grants a property owner relief from certain provisions of the Ordinance 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.

**Fisheries Code** – shall refer to the Philippine Fisheries Code of 1998 (RA 8550).

**Fish Pond** - “a land-based facility enclosed with earthen or stone material to impound water for growing fish.” (Fisheries Code).

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

**Flood Protection Elevation** – the minimum elevation to which developments are required by this Ordinance to be elevated, with reference to the Base Flood Elevation, in order to be flood proofed.

**Floor Area Ratio or “FAR”** – is the ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.

**Forest** – refers to either natural vegetation or plantation of crops mainly of trees, or both, occupying a definable, uninterrupted or contiguous area exceeding but not less than one hectare with tree

crown covering at least ten percent (10%) of the areas, exclusive of the associated seedlings, saplings, palms, bamboos and other undercover vegetation. A natural forest is a stand dominated by trees whose structure, functions and dynamics have been largely the result of natural succession process. A natural forest is classified as either 1) primary or virgin forest which has not never been subjected to significant human disturbance, or has not been significantly affected by the gathering of forest products such that its natural structure, functions and dynamics have not undergone any major ecological change; or 2) secondary or residual forest that maybe classified into either degraded or productive type (DENR DAO No. 99-53).

**Forest Buffer Sub-Zone (FB-SZ)** – an area within the Forest Zone of a city/municipality which are “outside the boundaries and immediately adjacent to designated protected areas that need special development control in order to prevent or minimize harm to the protected area (NIPAS AND E-NIPAS Act).”

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

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

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

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

**Forestry Code** – refers to Presidential Decree No. 705 or the Revised Forestry Code of the Philippines, as amended.

**General Commercial Zone (GC-Z)** – an area within a city/municipality intended for trading/services/ business purposes.

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

**General Residential Zone (GR-Z)** – an area within a city/municipality intended principally for dwelling/ housing purposes.

**Gross Floor Area (GFA)** – the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by: office areas; residential areas; corridors; lobbies; mezzanine; vertical penetrations, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls; rest rooms or toilets; machine rooms and closets; storage rooms and closets; covered balconies and terraces and 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;



and uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or jacuzzis, gardens, courts or plazas.

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

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

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

**Impervious Surface** – type of man-made surface which does not permit the penetration of water.

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

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

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

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

**Industrial Forest Plantation Sub-Zone (IFP-SZ)** – an area within the Forest Zone of a city/ municipality that “refers to any tract of land planted mainly to timber producing tree species, including rubber, and/or non-timber species such as rattan and bamboo, primarily to supply the raw material requirements of forest based industries, among others” (DENR DAO No. 99-53).

**Inland Fishery** – the freshwater fishery and brackish water fishponds ((Fisheries Code)

**Innovative Design** – introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development.

**IPRA** – shall mean the Indigenous Peoples Rights Act of 1997 (Republic Act 8371).

**Key Biodiversity Area Overlay Zone (KBA-OZ)** –an area in a city/municipality which are determined to be “globally significant sites for biodiversity conservation” (DENR, Conservation International Philippines & Haribon Foundation for the Conservation of Nature).

**Lake Sub-Zone (La-SZ)** – an area in the Municipal Waters Zone of a city/municipality defined as “an inland body of water, an expanded part of a river, a reservoir formed by a dam, or a lake basin intermittently or formerly covered by water.” (Fisheries Code)

**Landslide Overlay Zone (LSD-OZ)** – an area in a city/municipality that have been identified as highly susceptible to landslides and where specific regulations are provided in order to minimize its potential negative effect to developments.

**Local Zoning Board of Appeals (LZBA)** – a local special body created by virtue of this Ordinance mandated to, among others, handle appeals for Variances and Exceptions.

**Locational Clearance (LC)** – a clearance issued by the Zoning Administrator/Zoning Officer to a project that is allowed under the provisions of this Ordinance.

**Locational Clearance (Variance) (LC-V)** – a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/Variance provision of this Ordinance.

**Locational Clearance (Exception) (LC-E)** – a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/Exception provision of this Ordinance.

**Mining Act** –shall refer to the Philippine Mining Act of 1995 or RA 7942.

**Mitigating Device** – a means to grant relief in complying with certain provisions of the Ordinance such as, but not limited to, those pertaining to use, building bulk and density, and performance standards.

**Municipal Waters Zone (WZ)** – per Republic Act No. 8550 or the Philippines Fisheries Code of 1998, this zone covers the Municipal Waters which “include not only streams, lakes, inland bodies of water and tidal waters within the (city) municipality which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS AND E-NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters...(boundary delineation defined in the Fisheries Code).”

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

**NIPAS AND E-NIPAS Act** – shall refer to the National Integrated Protected Areas System Act of 1992 or RA 7586 and the Expanded National Integrated Protected Area System of 2018 or RA 11038

**NIPAS AND E-NIPAS: Strict Protection Sub-Zone (NSP-SZ)** – an area within the Forest Zone of a city/municipality that have “...high bio-diversity value which shall be closed to all human activity except for scientific studies and/ or ceremonial or religious use by indigenous communities.” (NIPAS AND E-NIPAS Act)

**Non-Conforming Use** – uses existing prior to the approval of this Zoning Ordinance that are not in conformity with its provisions but are allowed to operate subject to the conditions of this Zoning Ordinance.

**Non-NIPAS AND E-NIPAS Areas** – areas yet un-proclaimed by law, presidential decree, presidential proclamation or executive order as part of the NIPAS AND E-NIPAS Areas. Per the National Physical Framework Plan, these areas should be given equal importance, as in NIPAS AND E-NIPAS Areas, in

terms of conservation and protection. These include: reserved second growth forests; mangroves; buffer strips; freshwater swamps and marshes; and un-proclaimed watersheds.

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

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

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

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

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

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

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

**Planned Unit Development (PUD)** – a land development scheme wherein the project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning/design, building siting, complementarity of building types and land uses, usable open spaces and the preservation of significant natural land features.

**Production Agricultural Sub-Zone (PDA-SZ)** – an area within the Agricultural Zone of cities/ municipalities that are outside of NPAAAD and declared by the City/Municipality for agricultural use.

**Production Forest** – an area within a city/municipality which are “forestlands tended primarily for the production of timber. These are areas below 50% in slope and less than 1,000 meters in elevation. This includes natural and man-made forests” (DENR DAO 95- 15). Forest lands available for timber and agro-forestry production, range lands for grazing and other forest lands special uses. (FM Technical Bulletin No.5 as cited in ITTD PD 222/03 Rev.1)

**Protected Areas** – areas declared as belonging to the NIPAS AND E-NIPAS System per NIPAS AND E-NIPAS Act. These areas are those that have been designated or set aside pursuant to a law,

presidential decree, presidential proclamation or executive order. These include: strict nature reserves; natural parks; national monuments; wildlife sanctuary; protected landscapes and seascapes; resource reserves; natural biotic areas; and other categories established by law, conventions or international agreements which the Philippine Government is a signatory.

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

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

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

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

**Protection Forest** – an area within a city/municipality that are “forestlands outside NIPAS AND E-NIPAS obtained essentially for their beneficial influence on soil and water in particular and the environment in general (DENR DAO 95-15). Areas wholly or partially covered with woody vegetation manage primarily for its beneficial effects on water, climate, soil, aesthetic value and preservation of genetic diversity. (FMB Technical Bulletin No.5 as cited in ITTD PD 220/03 Rev.1)

**Quarry Sub-Zone (Q-SZ)** – an area within the Mineral Land Zone of a city/ municipality that are “declared by the Director of Mines and Geosciences Bureau as having “quarry resources such as, but not limited to, andesite, basalt, conglomerate, coral sand, diatomaceous earth, diorite, decorative stones, gabbro, granite, limestone, marble, marl, red burning clays for potteries and bricks, rhyolite, rock phosphate, sandstone, serpentine, shale, tuff, volcanic cinders, and volcanic glass.” (Mining Act)

**Quarrying** – shall mean “the process of extracting, removing and disposing quarry resources found on or near the surface of private or public land” (Mining Act).

**Reclassification of Agricultural Lands** – “the act of specifying how agricultural lands shall be utilized for non-agricultural uses such as residential, industrial, and commercial as embodied in the CLUP” (LGC and MC 54)

**Rezoning** – a process of introducing amendments to or change in the existing zoning of a particular area and reflected in the text and maps of the Ordinance.

**Scenic Corridor Overlay Zone (SCD-OZ)** –an area in a city/municipality that have high scenic vistas and where specific regulations are provided in order to ensure that these vistas are preserved for the enjoyment of the general public.

**Socialized Housing** – refers to housing [programs and] projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA)

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

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

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

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

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

**Tree Farm** – “refers to any tract of forest land purposely and extensively planted to trees of economic value for their fruits, flowers, leaves, barks or extractives, but not for the wood thereof” (Forestry Code).

**UDHA** – shall mean the Urban Development and Housing Act of 1992 or RA 7279.

**Urban Renewal** – regeneration, modernization, or revitalization of an old, deteriorated or blighted portion of a town or city, with the objective of preparing the town or city for present and future demands of urban living. Urban renewal is also implemented to address urban problems or upgrade existing conditions that are no longer compatible with modern times, provided old buildings are adaptively re-used.

**Variance** – a device which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

**Warehouse** – refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.

**Water Code** – shall mean the Water Code of the Philippines (Presidential Decree 1067)

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

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

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

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

## **Article IV ZONE CLASSIFICATIONS**

**Section 5. Division into Zones or Sub-Zones.** 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.

**Section 6. Base Zones.** The following are designated as Base Zones:

1. Forest Zone (FZ)  
Protection Forest Sub-Zones
  - Forest Reserve Sub-Zone (FR-SZ)
  - NIPAS AND E-NIPAS: Strict Protection Sub-Zone (NSP-SZ)Production Forest Sub-Zones
  - Forest Buffer Sub-Zone (FB-SZ)
  - Industrial Forest Plantation Sub-Zone (IFP-SZ)
2. Agricultural Zone (AGZ)
  - Protection Agricultural Sub-Zone (PTA-SZ)
  - Production Agricultural Sub-Zone (PDA-SZ)
3. Agri-industrial Zone (AgIndZ)
4. Municipal Waters Zone (WZ)  
Protection Water Sub-Zones
  - Lake Sub-Zone (L-SZ)
5. Mineral Land Zone (MLZ)
  - Quarry Sub-Zone (Q-SZ)
6. General Residential Zone (GR-Z)
7. Socialized Housing Zone (SH-Z)
8. General Commercial Zone (GC-Z)
9. Industrial–2 Zone (I2-Z)
10. General Institutional Zone (GI-Z)
11. Parks and Recreation Zone (PR-Z)
12. Cemetery/Memorial Park Zone (C/MP-Z)
13. Buffer/Greenbelt Zone (B/G-Z)
14. Tourism Zone (T-Z)

**Section 7. Overlay Zones.** The following are designated as Overlay Zones:

1. Landslide Overlay Zone (LSD-OZ)
2. Flood Overlay Zone (FLD-OZ)
3. Scenic Corridor Overlay Zone (SCD-OZ)
4. Heritage Overlay Zone (HTG-OZ)
5. Ecotourism Overlay Zone (ETM-OZ)

**Section 8. Zoning Maps.** It is hereby adopted as an integral part of this Ordinance, the duly authenticated and Official Zoning Maps of the municipality showing location and boundaries of the Base Zones, Sub-zones and Overlay Zones herein established.

**Section 9. Zone Boundaries.** The locations and boundaries of the above-mentioned various zones into which the Municipality has been subdivided are identified and specified as follows:

**1. Forest Reserve Sub-Zone (FR-SZ)**

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
FR-SZ 1	Bagsangan	Lands with critical slopes at the north of barangay site	PDA-SZ 2, BVNP	PDA-SZ 2	Barangay Patag, PDA-SZ 2	Barangay Monbon, PDA-SZ 2
FR-SZ 2	Bolos	Lands with critical slopes at Mt. Jormajan	Municipality of Juban	PDA-SZ 5	Barangay Cogon	PDA-SZ 5
FR-SZ 3	Carriedo	Lands with critical slopes near Salvacion boundary	PDA-SZ 10	PDA-SZ 10	PDA-SZ 10	Barangay Salvacion
FR-SZ 4	Casini	Lands with critical slope at the south of barangay site	PDA-SZ 12	PDA-SZ 12	PDA-SZ 12	PDA-SZ 12
FR-SZ 5	Cawayan	Timberlands on the northeast of Cawayan	PDA-SZ 13	IFP-SZ 1	Municipality of Bulusan	IFP-SZ 1, PDA-SZ 13
FR-SZ 6	Cawayan	Lands with critical slopes at Mt. Maraot Banwa	Barangay Sto. Domingo, PDA-SZ 14	Barangay Tabon-tabon	FR-SZ 7, PDA-SZ 14	Barangay Tabon-tabon, PDA-SZ 14
FR-SZ 7	Cawayan	Timberlands on the southwest of Cawayan	IFP-SZ 2	Barangay Tabon-tabon	IFP-SZ 2	FR-SZ 6
FR-SZ 8	Cogon	Lands with critical slopes at the north and west of Cogon	PDA-SZ 15	PDA-SZ 15	PDA-SZ 15	Barangays, Bolos and Gulang-gulang
FR-SZ 9	Gulang-gulang	Lands with critical slopes at the northeast of Gulang-gulang	PDA-SZ 20	PDA-SZ 20	Barangay Cogon	PDA-SZ 20
FR-SZ 10	Mapaso	Lands with critical slopes at the north of Mapaso	NSP-SZ 1 (BVNP)	PDA-SZ 28	PDA-SZ 28	PDA-SZ 28
FR-SZ 11	Monbon	Lands with critical slopes at the north and east of Monbon	PDA-SZ 32	PDA-SZ 32, Barangay Bagsangan, T-Z 6	PDA-SZ 32, Barangay Bagsangan,	PDA-SZ 32, T-Z 9
FR-SZ 12	Patag	Lands with critical slopes at the north of Patag	PDA-SZ 13	PDA-SZ 13	PDA-SZ 13	PDA-SZ 13, FR-SZ 1
FR-SZ 13	Salvacion	Lands with critical slopes at the north of Salvacion	PDA-SZ 35, PTA-SZ 16	PDA-SZ 35	Barangay Carriedo	PDA-SZ 35
FR-SZ 14	Tabon-tabon	Lands with critical slopes at Mt. Maraot Banwa	PDA-SZ 44	PDA-SZ 44	Barangay Cawayan	PDA-SZ 44

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
FR-SZ 15	Tabon-tabon	Timberlands at the south of Tabon-tabon	Barangay Cawayan, IFP-SZ 3	PDA-SZ 44, IFP-SZ 3	PDA-SZ 44, IFP-SZ 3	PDA-SZ 44, IFP-SZ 3, Barangay Cawayan

## 2. NIPAS AND E-NIPAS: Strict Protection Sub-Zone (NSP-SZ)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
NSP-SZ 1	Cogon	Bulusan Volcano Natural Park (BVNP)	Municipality of Juban	Barangays Monbon, Bagsangan and Mapaso	Municipality of Bulusan	Barangay Cogon

## 3. Forest Buffer Sub-Zone (FB-SZ)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
FB-SZ 1	Bagsangan	An area of 100 meters deep from BVNP boundary	NSP-SZ 1	PDA-SZ 2	Barangay Mapaso	FR-SZ 1
FB-SZ 2	Cogon	An area of 100 meters deep from BVNP boundary	PDA-SZ 15	NSP-SZ 1, PDA-SZ 15	NSP-SZ 1	PDA-SZ 15
FB-SZ 3	Monbon	An area of 100 meters deep from BVNP	NSP-SZ 1	PDA-SZ 32	Barangay Bagsangan	Barangay Cogon

## 4. Industrial Forest Plantation Sub-Zone (IFP-SZ)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
IFP-SZ 1	Cawayan	Cultivated timberlands at the northeast of Cawayan	FR-SZ 5	PDA-SZ 14	Municipality of Bulusan	PDA-SZ 14
IFP-SZ 2	Cawayan	Cultivated timberlands at the southwest of Cawayan	PDA-SZ 14	Barangay Tabon-tabon	PDA-SZ 14	FR-SZ 7
IFP-SZ 3	Tabon-tabon	Cultivated timberlands at the south of Tabon-tabon	Barangay Cawayan, FR-SZ 15	FR-SZ 15, PDA-SZ 44	PDA-SZ 44	PDA-SZ 44, FR-SZ 15
IFP-SZ 4	Liang	Cultivated timberlands at the south and east of Liang	PDA-SZ 27	PDA-SZ 27, Municipality of Matnog	PDA-SZ 27, Barangay Tabon-tabon	PDA-SZ 27

## 5. Protection Agricultural Sub-Zone (PTA-SZ)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
PTA-SZ 1	San Pedro	Existing rice lands in San Pedro	Monbon River	Gallanosa National High School	AH 26, AgIndZ 2, GC-Z 36	Barangay Macawayan
PTA-SZ 2	San Pedro	Existing rice lands in San Pedro	Barangay Bagsangan	GR-Z 39	Barangay Bagsangan	San Juan Creek
PTA-SZ 3	San Pedro	Existing rice lands in San Pedro	Barangay Macawayan	Barangay Macawayan, GR-Z 41	Gallanosa National High School	Barangay Macawayan



Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
PTA-SZ 4	Bacolod	Lot No. 3598 and 3602	GR-Z 1	Holy Spirit Academy of Irosin	GR-Z 1	Holy Spirit Academy of Irosin
PTA-SZ 5	Bagsangan	Existing rice lands in Bagsangan	Barangay Monbon	Barangay San Pedro	Burabob Creek, GR-Z 47, PDA-SZ 2	AH 26
PTA-SZ 6	Bagsangan	Existing rice lands in Bagsangan	PDA-SZ 2	GR-Z 46	GR-Z, PDA- SZ 2	Burabod Creek
PTA-SZ 7	Batang	Existing rice lands in Batang	Barangays Gumapia and Macawayan	Barangay San Isidro	Cadacan River	GR-Z and AgIndZ of Batang, Batang-Gabao Road
PTA-SZ 8	Batang	Existing rice lands in Batang	Batang River	PDA-SZ 3	GR-Z 54, GR-Z 53	PDA-SZ 3
PTA-SZ 9	Bolos	Existing rice lands in Bolos	Bolos-Guruyan Road	Barangay Gulang-gulang	GR-Z, GI-Z and AIndZ of Bolos	Cadacan River
PTA-SZ 10	Bolos	Existing rice lands in Bolos	Municipality of Juban	Bolos-Guruyan Road	AH 26, TZ 2	Cadacan River
PTA-SZ 11	Buenavista	Existing rice lands in Buenavista	Cadacan River	AH 26, GC-Z 39	Cadacan River	AgIndZ 6 Buenavista-Magdagosong Road
PTA-SZ 12	Buenavista	Existing rice lands in Buenavista	GR-Z 70	AH 26, AgIndZ 8	Buenavista-Magdagosong Road	Barangay Macawayan
PTA-SZ 13	Buenavista	Existing rice lands in Buenavista	Cadacan River	Buenavista-Carriedo Road	Barangay Carriedo	GI-Z 9
PTA-SZ 14	Buenavista	Existing rice lands in Buenavista	GI-Z 9, AH 26, AIndZ 7	Buenavista River	Buenavista-Carriedo Road, Barangay Carriedo	Buenavista River
PTA-SZ 15	Buenavista	Existing rice lands in Buenavista	Buenavista River	Buenavista-Batang Road	GR-Z and GI-Z of Buenavista	Barangay San Isidro
PTA-SZ 16	Buenavista	Existing rice lands in Buenavista	Buenavista River	Barangay Salvacion	PDA-SZ 6	AH 26, GR-Z 68
PTA-SZ 17	Bulawan	Existing rice lands in Bulawan	Municipality of Juban	Barangay Gabao	Barangay Gabao	PDA-SZ 7, Bulawan Road, GR-Z 72
PTA-SZ 18	Bulawan	Existing rice lands in Bulawan	Bulawan River	Bulawan Road	Bulawan River	Bulawan River
PTA-SZ 19	Carriedo	Existing rice lands in Carriedo	Cadacan River	Carriedo Main Road	GR-Z 84	Barangay Buenavista
PTA-SZ 20	Carriedo	Existing rice lands in Carriedo	Cadacan River	PDA-SZ 9, GR-Z 82, GR-Z 83	Barangay Tabon-tabon, PDA-SZ 9	Carriedo Main Road, GR-Z 85
PTA-SZ 21	Carriedo	Existing rice lands of Carriedo	GR-Z 80, GR-Z 81	Dasal Creek	PDA-SZ 9	GR-Z 80, Carriedo Main Road

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
PTA-SZ 22	Carriedo	Existing rice lands in Carriedo	Carriedo Main Road	Buenavista River	Carriedo Main Road, GR-Z of Carriedo	Barangay Buenavista
PTA-SZ 24	Gabao	Existing rice lands in Gabao	Municipality of Juban	Gulang-gulang - Gabao Road, GR-Z 91	Cadacan River	Barangay Bulawan, PDA-SZ 17
PTA-SZ 25	Gabao	Existing rice lands in Gabao with Lot Nos. 815, 816, 817, 818, 916 978 and 6828	Barangay Bulawan	PDA-SZ 17	PDA-SZ 17	Barangay Bulawan
PTA-SZ 26	Gabao	Existing rice lands in Gabao portion of Lot Nos. 2095, 2093, and 2904	Barangay Bulawan	Gabao-Bulawan Road	GR-Z 94	Barangay Bulawan
PTA-SZ 27	Gabao	Existing rice lands in Gabao	Gabao-Gulang-gulang Road	Gabao River	Cadacan River	GR-Z 90
PTA-SZ 28	Gabao	Existing rice lands in Gabao	Gabao River, PDA-SZ 18	Barangay Tongdol	Cadacan River	Barangay Tongdol
PTA-SZ 29	Gulang-gulang	Existing rice lands in Gulang-gulang	PDA-SZ 22	Gulang-gulang River	PDA-SZ 22, PDA-SZ 23	Barangay Bolos
PTA-SZ 30	Gulang-gulang	Existing rice lands in Gulang-gulang	Gulang-gulang River	Gulang-gulang-Gabao Road	GR-Z 107	Cadacan River
PTA-SZ 31	Gulang-gulang	Existing rice lands in Gulang-gulang	Gulang-gulang-Gabao Road, GR-Z of Gulang-gulang	Barangay Tinampo	PDA-SZ 25	Cadacan River
PTA-SZ 32	Gumapia	Existing rice lands in Gumapia	Barangay Tongdol	Barangay Batang	Barangay Macawayan	Gumapia-Tongdol Road, GR-Z of Gumapia
PTA-SZ 33	Macawayan	Existing rice lands in Macawayan	Barangay Monbon	Barangay Buenavista	Barangay San Pedro	Barangays Gumapia, Batang, San Isidro and Buenavista
PTA-SZ 34	Monbon	Existing rice lands in Monbon	Barangay Tinampo	Cadacan River, Barangay Macawayan	GR-Z of Monbon, AH 26	Barangay Macawayan
PTA-SZ 35	Monbon	Existing rice lands in Monbon	Monbon-Bagsangan Road, T-Z 7, GC-Z 51, GR-Z 127	Monbon River	Monbon River	AH 26
PTA-SZ 36	San Isidro	Existing rice lands in San Isidro	Barangay Batang	Barangay Buenavista	Barangay Macawayan	Buenavista-Batang Road
PTA-SZ 37	Sto. Domingo	Existing rice lands in Sto. Domingo in portion of Lot. No. 2621	PDA-SZ 37	Cadacan River	Cadacan River	Cadacan River

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
PTA-SZ 38	Sto. Domingo	Existing rice lands in Sto. Domingo	Cadacan River	PDA-SZ 38	Barangay Patag	Barangay Tabon-tabon
PTA-SZ 39	Tabon-tabon	Existing rice lands in Tabon-tabon	Cadacan River	PDA-SZ 44	Barangay Sto. Domingo	Barangay Carriedo
PTA-SZ 40	Tinampo	Existing rice lands in Tinampo in western portion of Lot. No. 139	Barangay Gulang-gulang	PDA-SZ 45	PDA-SZ 45	PDA-SZ 45
PTA-SZ 41	Tinampo	Existing rice lands in Tinampo	Barangay Gulang-gulang	Barangay Monbon	PDA-SZ 45	Cadacan River
PTA-SZ 42	Tongdol	Existing rice lands in Tongol	Barangay Gabao	Barangay Gumapia	Cadacan River, Barangay Buenavista	Tongdol-Gabao Road

#### 6. Production Agricultural Sub-Zone (PDA-SZ)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
PDA-SZ 1	San Agustin	A block of land in San Agustin	Cadacan River dike, GR-Z 15	Cadacan River, Barangay Carriedo	Barangay Tabon-tabon	Cadacan River
PDA-SZ 2	Bagsangan	A block of land in Bagsangan, except areas with critical slopes	FB-SZ 1, Barangay Monbon	Barangays Patag and Tabon-tabon	Barangays Patag and Mapaso	Barangay Monbon, PTA-SZ 5
PDA-SZ 3	Batang	A block of land in Batang	Barangay Gumapia	Barangay San Isidro	Batang Main Road, GR-Z of Batang, PTA-SZ 8	Municipality of Bulan
PDA-SZ 4	Bolos	A block of land in Bolos	GR-Z 64	PTA-SZ 9	Barangay Gulang-gulang	PTA-SZ 9
PDA-SZ 5	Bolos	A block of land in Bolos	Municipality of Juban, FR-SZ 2	Barangay Gulang-gulang	FR-SZ 2	AH 26
PDA-SZ 6	Buenavista	A block of land in Buenavista	Buenavista River	Barangay Carriedo	Buenavista River	PTA-SZ 16
PDA-SZ 7	Bulawan	A block of land in Bulawan	Municipality of Juban	Barangay Gabao	Bulawan River, GR-Z of Bulawan	Municipality of Bulan
PDA-SZ 8	Carriedo	A block of land in Carriedo	Barangay San Agustin	Cadacan River	Barangay San Agustin	Barangay San Agustin
PDA-SZ 9	Carriedo	A block of land in Carriedo	Barangay Tabon-tabon	Dasal Creek	Barangay Tabon-tabon	PTA-SZ 20, PTA-SZ 21, GR-Z of Carriedo
PDA-SZ 10	Carriedo	A block of land in Carriedo expect tourism zone	Dasal Creek, Buenavista River	Barangay Liang	Barangay Tabon-tabon	Barangay Salvacion
PDA-SZ 11	Casini	A block of land in Casini	Barangay San Isidro	AH 26 and GR-Z of Casini	Barangay Casini	Municipality of Bulan

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
PDA-SZ 12	Casini	A block of land in Casini except forest reserve zone	Barangay Salvacion	Municipality of Bulan	Barangay Liang	AH 26, GR-Z and GC-Z of Casini
PDA-SZ 13	Cawayan	A block of land in Cawayan except forest reserve and forest plantation zones	Barangay Mapaso	Patag-Cawayan Pathway, Cawayan River	Municipality of Bulusan	Barangay Patag
PDA-SZ 14	Cawayan	A block of land in Cawayan except forest reserve and forest plantation zones	Patag-Cawayan Pathway, Cawayan River	Barangay Tabon-tabon	Municipality of Sta. Magdalena	Barangay Patag
PDA-SZ 15	Cogon	A block of land in Cogon except forest reserve zones	Municipality of Juban	Barangay Tinampo	FB-SZ 2	Barangays Bolos and Gulang-gulang
PDA-SZ 16	Gabao	A block of land in Gabao	Barangay Bulawan	Barangay Tongdol	Municipality of Bulan	St. Joseph St., GR-Z of Gabao
PDA-SZ 17	Gabao	A block of land in Gabao	PTA-SZ 25	GR-Z and GI-Z of Gabao	AgIndz 9, PTA-SZ 24	GR-Z 103
PDA-SZ 18	Gabao	A block of land in Gabao	Gabao River	Barangay Tongdol	PTA-SZ 28	Gabao River
PDA-SZ 19	Gabao	Gabao River easement of 20 meters deep	GC-Z 42	Gabao River	Gabao River	GR-Z of Gabao
PDA-SZ 20	Gulang-gulang	A block of land in Gulang-gulang except forest reserve zone	Barangay Bolos	Gulang-gulang River	Barangay Cogon	AH 26
PDA-SZ 21	Gulang-gulang	A block of land in Gulang-gulang	Gulang-gulang River	GC-Z 48, I2-Z 1, AH 26	Barangay Tinampo	Gulang-gulang River
PDA-SZ 22	Gulang-gulang	A block of land in Gulang-gulang	AIIndZ 12, Barangay Bolos	GI-Z 16	GR-Z 104	PTA-SZ 29
PDA-SZ 23	Gulang-gulang	A block of land in Gulang-gulang	GI-Z 16, PTA-SZ 29	Gulang-gulang River	GR-Z 104	PTA-SZ 29
PDA-SZ 24	Gulang-gulang	A block of land in Gulang-gulang	Gulang-gulang River	GR-Z 107	Gulang-gulang River	PTA-SZ 30
PDA-SZ 25	Gulang-gulang	A block of land in Gulang-gulang except agriculture protection zone	AH 26, AgIndZ and UTS-SZ of Gulang-gulang	Barangay Tinampo	Barangay Tinampo	PTA-SZ 31
PDA-SZ 26	Gumapia	A block of land in Gumapia	Barangay Tongdol	Barangay Batang	Gumapia-Tongdol Road	Municipality of Bulan
PDA-SZ 27	Liang	A block of land in Liang except forest plantation zone and GR-Z of Liang	Barangay Carriedo	Municipality of Matnog	Barangay Tabon-tabon	Barangay Casini
PDA-SZ 28	Mapaso	A block of land in Mapaso except lands with critical slopes, GR-Z, AgIndZ and C/MP-Z	FB-SZ 10	Irosin-Bulusan Lake Road, GR-Z and GI-Z of Mapaso	Municipality of Bulusan	Barangays Bagsangan and Patag

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
PDA-SZ 29	Mapaso	A block of land in Mapaso except tourism zones	Irosin-Bulusan Lake Road, GR-Z of Mapaso	Barangay Cawayan	Municipality of Bulusan	Barangay Patag
PDA-SZ 30	Monbon	A block of land in Monbon	Monbon-Bagsangan Road, AgIndZ 15	Barangay Bagsangan	T-Z 10	Monbon River
PDA-SZ 31	Monbon	A block of land in Monbon	Monbon-Bagsangan Road	Barangay Bagsangan	Monbon-Bagsangan Road	T-Z 8
PDA-SZ 32	Monbon	A block of land in Monbon except for tourism zone and lands with critical slope	FB-SZ 4	Monbon-Bagsangan Road, GC-Z and GR-Z of Monbon	Barangay Bagsangan	Barangay Cogon
PDA-SZ 33	Patag	A block of land in Patag except lands with critical slopes	Barangay Bagsangan	Irosin-Bulusan Lake Road, GR-Z of Patag	Barangay Mapaso	Barangay Bagsangan
PDA-SZ 34	Patag	A block of land in Patag except Irosin Lake, landfill and parks	Barangay Mapaso	Barangay Cawayan	Barangay Mapaso	Irosin-Bulusan Lake Road, GR-Z of Patag
PDA-SZ 35	Salvacion	A block of land in Salvacion except residential, institutional, parks, tourism and forest reserve zones	Barangay Buenavista	Barangay Casini	Barangay Carriedo	Barangay San Isidro
PDA-SZ 36	San Isidro	A block of land in San Isidro	Barangay Batang	Barangays Salvacion and Casini	Buenavista-Batanga Road and GR-Z of San Isidro	Municipality of Bulan
PDA-SZ 37	Sto. Domingo	Bounded by the following:	Residential Zone and Irosin Bulusan Lake Road	PTA-SZ # 37	Patag boundary	Tabon-tabon boundary
PDA-SZ 38	Sto. Domingo	A block of land in Sto. Domingo	PTA-SZ 38, Cadacan River	Barangay Cawayan	Barangay Patag	Barangay Tabon-tabon
PDA-SZ 39	Sto. Domingo	A block of land in Sto. Domingo	Barangays Bagsangan and Patag	Irosin-Bulusan Lake Road, GR-Z of Sto. Domingo	Barangay Patag	Barangay Tabon-tabon
PDA-SZ 40	Tabon-tabon	A block of land in Tabon-tabon	Barangay Bagsangan	GR-Z of Tabon-tabon	Barangay Sto. Domingo	PTA-SZ 39, GR-Z of Tabon-tabon
PDA-SZ 41	Tabon-tabon	A block of land in Tabon-tabon portion of Lot. No. 5288	GR-Z146, GR-Z 147	Cadacan River	Pagsaroan Creek	Barangay San Agustin
PDA-SZ 42	Tabon-tabon	A block of land in Tabon-tabon	Pagsaroan Creek, GR-Z 148	Cadacan River	GR-Z 148	Pagsaroan Creek
PDA-SZ 43	Tabon-tabon	A block of land in Tabon-tabon	Cadacan River	Barangay Carriedo	Barangay Carriedo	Barangay Carriedo

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
PDA-SZ 44	Tabon-tabon	A block of land in Tabon-tabon except forest reserve and forest plantation zone	PTA-SZ 39	Municipality of Sta. Magdalena and Matnog	Barangays Sto. Domingo and Cawayan	Barangays Liang and Carriedo
PDA-SZ 45	Tinampo	A block of land in Tinampo except agriculture protection zone	Barangay Gulang-gulang	PTA-SZ 41, Barangay Monbon	GR-Z and GC-Z of Tinampo	Barangay Gulang-gulang
PDA-SZ 46	Tinampo	A block of land in Tinampo	Barangay Cogon	GR-Z 155	Barangay Monbon	Tinampo-Cogon Road, GR-Z 156
PDA-SZ 47	Tinampo	A block of land in Tinampo	Barangay Cogon	AgIndZ 16, GR-Z of Tinampo	Tinampo-Cogon Road, GR-Z of Tinampo	Barangay Gulang-gulang
PDA-SZ 48	Tongdol	A block of land in Tongdol	Barangay Gabao	Barangay Gumapia	Gumapia-Tongdol Road, GR-Z of Tongdol	Municipality of Bulan

### 7. Agri-industrial Zone (AgIndZ)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
AgIndZ 1	San Pedro	Present site of Sandigan Rice Mill	PTA-SZ 1	GI-Z 5	AH 26	PTA-SZ 1
AgIndZ 2	San Pedro	An area of 150 meters deep to the west of AH 26	Civil Cemetery	San Pedro-Sagap, Macawayan Road	PTA-SZ 1	AH 26
AgIndZ 3	Batang	Present site of BAFADeco Rice Mill	PTA-SZ 7	Buenavista-Batang Road	Barangay San Isidro	PTA-SZ 7
AgIndZ 4	Batang	Present site of JR Rice Mill	Buenavista-Batang Road	PTA-SZ 8	GR-Z 52	GR-Z 53
AgIndZ 5	Bolos	Present site of coco-coir processing plant	GR-SZ 64	GR-SZ 64	GR-SZ 64, AH 26	PTA-SZ 9
AgIndZ 6	Buenavista	Lot No 1674	PTA-SZ 11	AH 26	PTA-SZ 11	Buenavista - Magdagosong Road
AgIndZ 7	Buenavista	Lot Nos. 3532, 3632, 3631 and 5672	AH 26	Buenavista River and PTA-SZ 14	PTA-SZ 14	AH 26
AgIndZ 8	Buenavista	Present site of Municipal "AA" Abattoir	PTA-SZ 12	AH 26	PTA-SZ 12	Barangay Macawayan
AgIndZ 9	Gabao	Present site of GASANAMUDECO	PDA-SZ 17	GI-Z 15	GR-Z 91	GR-Z 92
AgIndZ 10	Gulang-gulang	Present site of ILDECO	AH 26	PDA-SZ 25	PDA-SZ 25	ILDECO Road
AgIndZ 11	Gulang-gulang	Present site of Vicky's Pili	AH 26	PDA-SZ 25	ILDECO Road	GI-Z 16, GR-Z 109
AgIndZ 12	Gulang-gulang	An area 100 meters deep to the southwest of AH 26	AH 26	PDA-SZ 22	GR-Z 104	Barangay Bolos

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
AgIndZ 13	Macawayan	Present site of mechanical dryer	PTA-SZ 33	Macawayan Main Road	Barangay San Pedro	PTA-SZ 33
AgIndZ 14	Macawayan	Portion of Lot No. 1795	PTA-SZ 33	Manggahan Road	PTA-SZ 33	GI-Z 19
AgIndZ 15	Mapaso	A block of lands in Mapaso	C/MP Zone 4	GR-Z 123	Talistison Road	Talistison Creek
AgIndZ 16	Monbon	Present site of coconut coir processing plant	Monbon-Bagsangan Road	PDA-SZ 30	PDA-SZ 30	Monbon River
AgIndZ 17	Tinampo	An area 150 meters deep to the north of AH 26	PDA-SZ 47	AH 26	PDA-SZ 47	Barangay Gulang-gulang

### 8. Municipal Waters Zone (WZ)

The banks of rivers and streams and lakes throughout their entire length and within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins. An additional three (3) meters from the Municipal Waters Zone is non-buildable area in urban areas.

### 9. Lake Sub-Zone (L-SZ)

Inland body of water or a lake basin intermittently or formerly covered by water, including its banks within a zone of twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins

### 10. Quarry Sub-Zone (Q-SZ)

Mapaso Creek and Amokid Creek at Mapaso to the north of Irosin-Bulusan Lake Road, at Patag near the confluence of Mapaso Creek and Cadacan River at the southwest of Irosin Lake, at Monbon in Ranggas Creek to the east of Tinampo boundary, the whole length of Cogon Creek/lahar gully from Cogon up to Gulang-gulang boundary, Gulang-gulang River near the confluence with Cadacan River, and Cadacan River at Sto. Domingo and Macawayan up to Sito Sagap

### 11. General Residential Zone (GR-Z)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GR-Z 1	Bacolod	A block of lands in Bacolod except institutional zone and parks and recreation zone	E. Aguinaldo St., Magsaysay Pass	Cadacan River Dike	Barangay San Agustin	Lot Nos. 3598 and 3602
GR-Z 2	San Agustin	A block of land in San Agustin	M.L. Quezon St.	M. Roxas St.	Gen. Malvar St.	General A. Luna St.
GR-Z 3	San Agustin	A block of land in San Agustin	M. L. Quezon St.	M. Roxas St.	J.P. Laurel Ext.	Gen. Malvar St.
GR-Z 4	San Agustin	A block of land in San Agustin except for institutional sites	M. Roxas St.	A. Bonifacio St	Gen. Malvar St.	General A. Luna St.
GR-Z 5	San Agustin	A block of land in San Agustin	M. Roxas St.	A. Bonifacio St	Barangay Hall, covered court	Gen. Malvar St.
GR-Z 6	San Agustin	A block of land in San Agustin	A. Bonifacio St.	E. Aguinaldo St.	Gen. Malvar St.	General A. Luna St.

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GR-Z 7	San Agustin	A block of land in San Agustin	A. Bonifacio St.	E. Aguinaldo St.	J. P. Laurel St.	Gen. Malvar St.
GR-Z 8	San Agustin	A block of land in San Agustin	M.L. Quezon St.	M. Roxas St.	S. Osmena St.	J.P. Laurel Ext.
GR-Z 9	San Agustin	A block of land in San Agustin	M. Roxas St.	A. Bonifacio St.	S. Osmena St.	Barangay Hall and covered court
GR-Z 10	San Agustin	A block of land in San Agustin except for institutional sites	Barangay Tabon-tabon	A. Bonifacio St. and M. Roxas St.	Barangay Tabon-tabon	E. Quirino St.
GR-Z 11	San Agustin	A block of land in San Agustin	A. Bonifacio St.	E. Aguinaldo St.	S. Osmena St.	J. P. Laurel St.
GR-Z 12	San Agustin	A block of land in San Agustin	M. Roxas St.	A. Bonifacio St.	E. Quirino St.	S. Osmena St.
GR-Z 13	San Agustin	A block of land in San Agustin	A. Bonifacio St.	E. Aguinaldo St.	E. Quirino St.	S. Osmena St.
GR-Z 14	San Agustin	A block of land in San Agustin	A. Bonifacio St.	E. Aguinaldo St.	E. Aguinaldo St.	E. Quirino St.
GR-Z 15	San Agustin	A block of land in San Agustin	E. Aguinaldo St.	Cadacan River Dike, PDA-SZ 1	Barangay Tabon-tabon	Barangay Bacolod
GR-Z 16	San Agustin	A block of land in San Agustin	Barangay Tabon-tabon	M. L. Quezon St.	Barangay Tabon-tabon	Barangay San Juan
GR-Z 17	San Agustin	A block of land in San Agustin	E. Aguinaldo St.	GR-Z 15	GR-Z 15	Bacolod Boundary
GR-Z 18	San Juan	A block of land in San Juan	M. L. Quezon St.	M. Roxas St.	General A. Luna St.	Barangay hall and open space
GR-Z 19	San Juan	A block of land in San Juan except for institutional zone	M. Roxas St.	A. Bonifacio St.	General A. Luna St.	Lapu-lapu St.
GR-Z 20	San Juan	A block of land in San Juan except for commercial zone on the northwest	A. Bonifacio St.	E. Aguinaldo St.	General A. Luna St.	T. Alonzo St.
GR-Z 21	San Juan	A block of land in San Juan	Barangay Tabon-tabon	M. L. Quezon St.	Barangay San Agustin	GR-Z 22
GR-Z 22	San Juan	A block of land in San Juan	Barangay San Pedro	GC-Z 7	GR-Z 21	M.H Del Pilar St.
GR-Z 23	San Julian	A block of land in San Julian	Catholic Cemetery	GC-Z 22	Fr. Burgos St.	Barangay San Pedro
GR-Z 24	San Julian	A block of land in San Julian	Irosin Central School	GC-Z 23	Fr. Zamora St.	Fr. Burgos St.
GR-Z 25	San Julian	A block of land in San Julian	Irosin Central School	GC-Z 24	GC-Z 24	Fr. J. Zamora St.
GR-Z 26	San Julian	A block of land in San Julian	Irosin Central School	GC-Z 25	M. H. Del Pilar St.	GC-Z 25
GR-Z 27	San Julian	A block of land in San Julian except institutional zones	GC-Z 17	Magsaysay Pass	Veritas College, St. Michael Parish Church and Fr. Burgos St.	Fr. Gomez St.



Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GR-Z 28	San Julian	A block of land in San Julian	Municipal Hall	Magsaysay Pass	GC-Z 26	St. Michael Parish Church
GR-Z 29	San Julian	A block of land in San Julian	GC-Z 18	St. Michael Parish Church	Fr. Zamora St.	Fr. Burgos St.
GR-Z 30	San Pedro	A block of land in San Pedro	GI-Z 5	GC-Z 34	Barangay San Julian	W.G Vinzons St.
GR-Z 31	San Pedro	A block of land in San Pedro	Irrigation Canal	E. Jacinto St.	W.G Vinzons St.	J. Abad Santos St.
GR-Z 32	San Pedro	A block of land in San Pedro	Irrigation Canal	E. Jacinto St.	Fr. Gomez St.	W.G Vinzons St.
GR-Z 33	San Pedro	A block of land in San Pedro	GC-Z 27	GC-Z 27	W.G Vinzons St.	GC-Z 27
GR-Z 34	San Pedro	A block of land in San Pedro	E. Jacinto St.	Barangay Bacolod	Barangay Bacolod	GC-Z 32 and Dose de Junio St.
GR-Z 35	San Pedro	A block of land in San Pedro	Hagis Creek	Barangay San Juan	Barangay Tabon-tabon	Irosin Central School
GR-Z 36	San Pedro	A block of land in San Pedro	San Pedro-Macawayan Road	Cadacan River Dike	GI-Z 5, GC-Z 38	Barangay Macawayan
GR-Z 37	San Pedro	A block of land in San Pedro	Barangay Bagsangan	Catholic Cemetery	Fr. Burgos St.	GC-Z 35, GI-Z 5
GR-Z 38	San Pedro	A block of land in San Pedro	Barangay Bagsangan	Catholic Cemetery	Fr. Burgos St.	GC-Z 35, GI-Z 5
GR-Z 39	San Pedro	A block of land in San Pedro	PTA-SZ 2, Barangay Bagsangan	Irosin Central School	Barangay Tabon-tabon	Fr. Burgos St.
GR-Z 40	San Pedro	A block of land in San Pedro	Irosin Central School	Barangay San Julian	Irosin Central School	Fr. Burgos St.
GR-Z 41	San Pedro	A block of land in San Pedro	PTA-SZ 3	San Pedro-Macawayan Road	San Pedro-Macawayan Road	Barangay Macawayan
GR-Z 42	San Pedro	A block of land in San Pedro in Lot Nos. 1513,1514 and 1760	PTA-SZ 1	PTA-SZ 1	GC-Z 36	PTA-SZ 1
GR-Z 43	Bagsangan	An area of 50 meters deep to the south of Bagsangan-Monbon Road except Institutional and park zones	Bagsangan-Monbon Road	PDA-SZ 2	PDA-SZ 2	Bagsangan-Monbon Road
GR-Z 44	Bagsangan	A block of land in Bagsangan except institutional zones	Bagsangan Creek	Bagsangan-Monbon Road	Bagsangan Creek	Bagsangan Elementary School
GR-Z 45	Bagsangan	An area of 20 meters deep to the east of Bagsangan-Monbon Road	GR-Z 43	PTA-SZ 39	PDA-SZ 2	Bagsangan-Monbon Road
GR-Z 46	Bagsangan	An area of 20 meters deep to the west of Bagsangan-Monbon Road	Bagsangan Elementary School	Lot No. 2561	PTA-SZ 5, PDA-SZ 2	Bagsangan-Monbon Road

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GR-Z 46	Bagsangan	An area of 200 meters deep to the north of Barangay San Pedro Boundary	PTA-SZ 6	Burabod Creek	Bagsangan-Monbon Road	Burabod Creek
GR-Z 47	Bagsangan	An area of 30 meters deep to the west of Burabod Road	PTA-SZ 5	Barangay San Pedro	Burabod Road	PTA-SZ 5
GR-Z 48	Bagsangan	A block of land in Bagsangan	PTA-SZ 5	Barangay San Pedro	Burabod Creek	Burabod Road
GR-Z 49	Bagsangan	An area of 70 meters deep to the east of AH 26	20-meter easement of Monbon River and Burabod Creek	Tulay Elementary School	PTA-SZ 5	AH 26
GR-Z 50	Bagsangan	An area of 80 meters deep to the south of Monbon boundary	Monbon Boundary	PTA-SZ 5	PTA-SZ 5	Calian Creek
GR-Z 51	Batang	An area of 30 meters deep to the north of Buenavista-Batang Road	PTA-SZ-8	Buenavista-Batang Road	Lot No. 1269	Batang River easement
GR-Z 52	Batang	An area of 30 meters deep to the south of Buenavista-Batang Road	Buenavista-Batang Road	PTA-SZ-9	San Isidro Boundary	AgIndZ 4
GR-Z 53	Batang	An area of 30 meters deep to the south of Buenavista-Batang Road	Buenavista-Batang Road	PTA-SZ 8	AgIndZ 4	Batang River easement
GR-Z 54	Batang	A block of land in Batang	Gallarda St.	Batang River easement	Batang River easement	Buenavista-Batang Road
GR-Z 55	Batang	A block of land in Batang	Gracilla St.	Gallarda St.	Gallarda St.	Bautista St.
GR-Z 56	Batang	An area of 45 meters to the north of Gracilla St.	PTA-SZ 8	Gracilla St.	Batang River easement	Batang Elementary School
GR-Z 57	Batang	An L-shaped block of lands in Batang	PTA-SZ 7	Gracilla St.	Batang Elementary School	Bautista St.
GR-Z 58	Batang	An area of 50 meters deep to the west of Bautista St.	PTA-SZ 7	Guerero St.	Bautista St.	PTA-SZ 8
GR-Z 59	Batang	A block of land in Batang	Guerero St.	Batang Main Road	Bautista St.	Guerero St.
GR-Z 60	Batang	An area of 30 meters deep to the north and east of Batang Main Road	Lot No. 1779	Batang Main Road	Guerero St.	Batang Main Road
GR-Z 61	Batang	A block of land in Batang	Batang Main Road	Batang River easement	Buenavista-Batang Road	CCF. Village St.
GR-Z 62	Batang	An area of 80 meters deep to the west of Batang Main Road	Coordinates 123.99681 E, 12. 70169 N.	Batang River easement	Batang Main Road and CCF Village St	PDA -SZ 3

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GR-Z 63	Bolos	An area of an average depth of 100 meters to the west of AH 26	Bolos-Guruyan Road	Bolos Elementary School	AH 26	PTA-SZ 9
GR-Z 64	Bolos	An area with depth ranges from 90 to 45 meters to the southwest of AH 26	Bolos Elementary School	Barangay Gulang-gulang	AH 26	PTA-SZ 9
GR-Z 65	Buenavista	A block of land in Buenavista	Galias St.	Buenavista Elementary School and parks zone	AH 26	PTA-SZ 15
GR-Z 66	Buenavista	A block of land in Buenavista	Buenavista St. 1	Galias St.	AH 26	Buenavista St. 3
GR-Z 67	Buenavista	A block of land in Buenavista	Buenavista St. 2	Buenavista St. 1	AH 26	Buenavista St. 3
GR-Z 68	Buenavista	An area of 75 meters deep to the east of AH 26	Buenavista River	Coordinates 124.01706 E, 12.69267 N	PTA-SZ 16	AH 26
GR-Z 69	Buenavista	An area of 120 meters deep at the south and 250 meters deep at the north	Buenavista River	Buenavista St. 2	AH 26	PTA-SZ 15
GR-Z 70	Buenavista	A block of land in Buenavista	Buenavista-Magdagosong Road	PTA-SZ 12	PTA-SZ 12	Barangay Macawayan
GR-Z 71	Buenavista	An area of 90 meters deep to the east to AH 26	Cadacan River Dike	Buenavista-Carriedo Road	GI-Z 9	AH 26
GR-Z 72	Bulawan	An area of 50 meters deep to the north of Bulawan Road portion of Lot Nos. 2099 and 2103	PTA-SZ 17	Bulawan Road	Barangay Gabao	PTA-SZ 17
GR-Z 73	Bulawan	An area of 50 meters deep portion of Lot Nos. 2103 and 6754 to the south and west of Bulawan Main Road, excluding institutional zones	Bulawan Elementary School	PTA-SZ 17	Bulawan Road	PDA-SZ 7
GR-Z 74	Bulawan	A block of land in Bulawan	PTA-SZ 17, PDA-SZ 7	Bulawan Road	PTA-SZ 17	Bulawan River easement
GR-Z 75	Bulawan	An area of 30 meters deep to the south of Bulawan Road, portion of Lot Nos. 6754, 1985, 2293, 2189 and 2103	Bulawan Main Road	PDA-SZ 7	Barangay Hall	PDA-SZ 7
GR-Z 76	Carriedo	An area of 50 meters deep to the west of Carriedo 4 St., 50 meters to the north of Carriedo 1 St, and 50	PTA-SZ 22, up to the junction of Hacienda	Carriedo Elementary School, Carriedo 1 St.	Carriedo Road, Carriedo 4 St.	PTA-SZ 22

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
		meters deep to the west of Carriedo Road	Milabigan Road			
GR-Z 77	Carriedo	An area of 50 meters deep to the south of Carriedo 3 St. and Carriedo 4 St.	Carriedo 3 St.	PTA-SZ 22	Carriedo Main Road	Carriedo 4 St.
GR-Z 78	Carriedo	A block of land in Carriedo	Carriedo 1 St.	Carriedo 2 St.	Carriedo Main Road	Carriedo 4 St.
GR-Z 79	Carriedo	A block of land in Carriedo	Carriedo 2 St.	Carriedo 3 St.	Carriedo Main Road	Carriedo 4 St.
GR-Z 80	Carriedo	An area of 50 meters deep to the east of Carriedo Main Road and depth range 140 to 65 meters to the south of Hacienda Milabigan Road	Hacienda Milabigan Road	PTA-SZ 21	Coordinates 124. 03684 E, 12. 69477 N	Carriedo Main Road
GR-Z 81	Carriedo	An area of 30 meters deep to the south and to the west of Hacienda- Milabigan Road	Hacienda- Milabigan Road	Coordinates 124.04069 E, 12. 69272 N, PTA-SZ 21	Hacienda- Milabigan Road	Coordinates 124. 03684 E, 12. 69477 N
GR-Z 82	Carriedo	An area with depth range of 185 and 25 meters to the north of Hacienda Milabigan Road	PTA-SZ 20	Hacienda Milabigan Road	Coordinates 124. 03847 E, 12.69284 N.	Carriedo Main Road
GR-Z 83	Carriedo	An area of 50 meters deep to the north and east of Hacienda- Milabigan Road	PTA-SZ 20	Coordinates 124.14103 E, 12. 69284 N, Hacienda Milabigan Road	GR-Z 82	Coordinates 124. 03847 E, 12. 69582
GR-Z 84	Carriedo	An area of 30 meters deep to the west of Cavite Road and Carriedo Main Road	Cadacan River Dike	Coordinates 124. 03425 E, 12.69624 N.	Cavite Road, Carriedo Main Road	PTA-SZ 19
GR-Z 85	Carriedo	A block of land in Carriedo in Lot Nos. 3533,4521,4523,5431,5529,5530,5531, 5532	Cadacan River Dike	PTA-SZ 20	PTA-SZ 20	Cavite Road, Carriedo Main Road
GR-Z 86	Casini	An area of 70 meters deep to the east of AH 26	Lot No. 4927	GC-Z 40	PDA-SZ 12	AH 26
GR-Z 87	Casini	An area of 70 meters deep to the west of AH 26, except institutional zone	Coordinates 123. 99514 E, 12.67547 N	Coordinates 123. 99332 E. 12. 67547 N	AH 26	PDA -SZ 11
GR-Z 88	Casini	An area of 20 meters deep to the north of AH 26 of Lot. No 4805	PDA-SZ 11	AH 26	River easement	Municipality of Bulan
GR-Z 89	Cawayan	An area of 50 meters deep from both sides of Cawayan Pathway	PDA-SZ 13	PDA-SZ 14	Coordinates 124. 08655 E, 12. 69330 N	Coordinates 124. 08372 N, 12. 69545 E

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GR-Z 90	Gabao	A portion of Lot No. 771	Coordinates 123. 9839 E, 12.7314 N	Gabao River easement	Gabao River easement	Gulang-gulang-Gabao Road
GR-Z 91	Gabao	An area of 75 meters deep to the west of Gulang-gulang-Gabao Road	Coordinates 123.98299 E, 12.73114 N	AgInd 9, Gabao National High School	Gulang-gulang-Gabao Road	PTA-SZ 24
GR-Z 92	Gabao	An area of 75 meters deep to the west of Gulang-gulang-Gabao Road	AgInd 9, GI-Z 15	GI-Z 15	Gabao-Gulang-gulang Road	PDA-SZ 17
GR-Z 93	Gabao	A block of land in Gabao	Gabao Elementary School	Castillo St.	GC-Z 43	Castillo St. Ext.
GR-Z 94	Gabao	A block of land in Gabao	Castillo St.	Saint Joseph St.	Canuel St.	PTA-SZ 26
GR-Z 95	Gabao	A block of land in Gabao excluding the site of auditorium	Castillo St.	St. Joseph St.	Mercader St.	Canuel St.
GR-Z 96	Gabao	A block of land in Gabao	Gamis St.	St. Joseph St.	GC-Z 47	Mercader St.
GR-Z 97	Gabao	An area of 50 meters deep, a portion of Lot No. 2091	St. Joseph St.	PDA-SZ 16	St. Joseph Parish Church	PDA-SZ 16
GR-Z 98	Gabao	An area of 50 meters deep, a portion of Lot No. 2063	St. Joseph St.	Lot No. 2060	Purok 4-B St.	St. Joseph Parish Church
GR-Z 99	Gabao	A block of land in Gabao	Gulang-gulang-Gabao Road	PDA-SZ 16	PDA-SZ 16	GC-Z 46
GR-Z 100	Gabao	A block of land in Gabao	Admendilla St.	Gabao-Gulang-gulang Road	Binamera St.	GC-Z 45
GR-Z 101	Gabao	A block of land in Gabao	Admendilla St.	Gabao-Gulang-gulang Road	Guamos St.	Binamera St.
GR-Z 102	Gabao	A block of land in Gabao excluding the present site of Gabao Cemetery	Gabao River easement	Admendilla St.	Gabao River easement	GC-Z 42
GR-Z 103	Gabao	A block of land in Gabao	PDA-SZ 17	Castillo St.	GR-Z 93	Lot. 6811
GR-Z 104	Gulang-gulang	An area of 80 meters deep to the south of AH 26, excluding site of VCI College of Agriculture	AH 26	Gulang-gulang River Dike	Gulang-gulang River Dike	AgIndZ 12
GR-Z 105	Gulang-gulang	A block of land in Gulang-gulang except Gulang-gulang Elementary School	AH 26	Lot Nos. 299, 300, 301, and 6711	Irrigation canal	Gulang-gulang - Gabao- Road
GR-Z 106	Gulang-gulang	An area of 35 meters deep to the north of Gulang-gulang - Gabao-Road	Gulang-gulang River	AH 26	Gulang-gulang-Gabao Road, AH 26	GR-Z 107
GR-Z 107	Gulang-gulang	An area of 75 meters deep to the north of	PDA-SZ 24	Gulang-gulang - Gabao Road	GR-Z 106	Lot Nos. 549 and 550

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
		Gulang-gulang - Gabao-Road				
GR-Z 108	Gulang-gulang	An area of 50 meters to 150 meters range deep to the south of Gulang-gulang - Gabao- Road	Gulang-gulang - Gabao- Road	Lot Nos. 6710,312 and part of 308	Barangay Hall and Basketball Court	Lot No. 315
GR-Z 109	Gulang-gulang	Lot Nos. 143, 559, 304, 305, 306, 307 and part of 312	PTA-SZ 31	PTA-SZ 31	PTA-SZ 31	PTA-SZ 31
GR-Z 110	Gumapia	A block of land in Gumapia	Morgia St.	Gumapia Main Road	Morgia St.	Galve St.
GR-Z 111	Gumapia	An area of 50 meters deep in both sides of F. Morgia St.	PTA-SZ 32	PTA-SZ 32	Coordinates 123.99638 E, 12.70588 N	Gumapia Main Road
GR-Z 112	Gumapia	An area 50 meters deep to the southwest of Gumapia Main Road of Lot. Nos. 1806 and 1805	Gumapia Main Road	PDA-SZ 26	PDA-SZ 26	PDA-SZ 26
GR-Z 113	Gumapia	Lot Nos. 2364, 2226 and portion of 2220.	PTA-SZ 32	PTA-SZ 32	PTA-SZ 32	Gumapia Main Road
GR-Z 114	Liang	A square block of lands 125 meters deep from both sides of Liang Main Road	Coordinates 124.03037 E, 12.65372 N	Coordinates 124.03068 E, 12.65139 N	Coordinates 124.03151 E, 12.65270 N	Coordinates 124.02928 E, 12.65248 N
GR-Z 115	Macawayan	A block of lands at Macawayan composed of Lot Nos. 1148, 1149, 1167, 1168, 1169,1171, 1174, 1795, 2369 and 2371, and portions of Lot Nos. 1170, 1150, 2369, 1173 and 2372, except for existing institutional zone	Buenavista-Magdagosong Road, PTA-SZ 33	PTA-SZ 33	Cadacan River, Barangay Buenavista	PTA-SZ 33
GR-Z 116	Macawayan	An area of 30 meters deep to the south of Magdagosong Road	Magdagosong Road	PTA-SZ 33	Coordinates 124. 01625 E, 12. 70248 N	Coordinates 124. 01383 E, 12. 70376 N
GR-Z 117	Macawayan	An area of 25 meters deep to the north of Magdagosong Road of Lot Nos. 1151, 1152, 1153 and 1158	PTA-SZ 33	Magdagosong Road	GI-Z 19	PTA-SZ 33
GR-Z 118	Macawayan	Lot Nos. 1672 and 1671 and portion of Lot Nos. 1665, 1666, 1672, 1168 and 1671.	San Pedro-Macawayan Road, PTA-SZ 33	Cadacan River	Barangay San Pedro, PTA-SZ 33	PTA-SZ 33
GR-Z 119	Macawayan	An area of 30 meters deep to the south of San Pedro-Macawayan Road of Lot No. 1132	San Pedro-Macawayan Road	PTA-SZ 33	Lot No. 8002	Lot No. 8001
GR-Z 120	Macawayan	An area of 40 meters deep to the north of San Pedro-Macawayan	PTA-SZ 33	San Pedro-Macawayan Road	Coordinates 124. 01999 E, 12. 70282 N	Coordinates 124. 01376 E, 12.70536 N

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
		Road, except for institutional zones				
GR-Z 121	Macawayan	A block of lands containing portion of Lot No. 1046, Lot Nos. 1143, 1144, 1145 and 1147	San Pedro-Macawayan Road	PTA-SZ 33	GRZ-122	San Pedro-Macawayan Road
GR-Z 122	Macawayan	An area of 30 meters deep to the south of San Pedro-Macawayan Road of Lot No. 4431	San Pedro-Macawayan Road	PTA-SZ 33	Lot No. 1145	Lot NO. 1138
GR-Z 123	Mapaso	An area of 50 meters deep to the north of Irosin-Bulusan Lake Road	PDA-SZ 28	Irosin-Bulusan Lake Road	Municipality Bulusan	Coordinates 124. 06768 E, 12. 73047 N
GR-Z 124	Mapaso	An area of 50 meters deep to the south of Irosin-Bulusan Lake Road	Irosin-Bulusan Lake Road	PDA-SZ 29	Municipality Bulusan	Coordinates 124. 06830 E, 12. 73047 N
GR-Z 125	Monbon	An area of 200 meters deep to the north of AH 26	PDA-SZ 32	AH 26	GC-Z 50, GCZ 52	Barangay Tinampo
GR-Z 126	Monbon	An area with 200 meters deep average depth to the south of AH 26, excluding Monbon Elementary School and chapel	AH 26	PTA-SZ 34	Coordinates 124.01914 E, 12.72677 N	Barangay Tinampo
GR-Z 127	Monbon	A block of land in Monbon	T-Z 7	GC-Z 51	Coordinates 124.02062 E, 12.72824 N	GC-Z 54
GR-Z 129	Patag	An area of 150 meters deep to the west of Irosin-Bulusan Lake Road except for institutional and parks zone	Coordinates 124.06014 E, 12.72124 N,	Barangay Sto. Domingo	Irosin-Bulusan Lake Road	PDA-SZ 33
GR-Z 130	Patag	An area of 75 meters deep to the east of Irosin-Bulusan Lake Road and 50 meters deep to the south of Ecopark Road	Ecopark Road	PDA-SZ 34	Coordinates 124.05493 E, 12.71273 N	Coordinates 124.05736 E, 12.71241 N
GR-Z 131	Patag	A block of land in Patag	Patag Road 6	Ecopark Road	Lot No. 5744	Irosin-Bulusan Lake Road
GR-Z 132	Patag	An area of 30 meters deep to the northeast of Patag Road 6	PDA-SZ 34	Patag Road 6	Lot No. 5744	Patag Road 5
GR-Z 133	Patag	An area of 30 meters deep to the east of Patag Road 5 and 75 meters to the east of	Iglesia ni Cristo Church	Patag Road 6	PDA-SZ 34	Irosin-Bulusan Lake Road

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
		Irosin-Bulusan Lake Road				
GR-Z 134	Patag	An area of 35 meters deep to the east of Irosin-Bulusan Lake Road	Coordinates 124.06093 E, 12.72016 N	Iglesia ni Kristo Church	PDA-SZ 34	Irosin-Bulusan Lake Road
GR-Z 135	Salvacion	An area 40 meters deep to the south of AH 26	AH 26	PDA-SZ 35	NHA Resettlement Access Road	Salvacion River easement
GR-Z 136	San Isidro	An area of 45 meters deep to the southwest of Buenavista-Batang Road	Buenavista-Batang Road	PDA-SZ 36	San Isidro Elementary School	San Isidro Chapel
GR-Z 137	San Isidro	An area of 25 meters deep to the south of Lasap St. and San Isidro Road 2	Lasap St., San Isidro Road 2	PDA-SZ 36	Barangay Auditorium	Lot No. 1571
GR-Z 138	San Isidro	An area of 30 meters deep to the north of San Isidro Road 2 and to the west of Gamis St.	Buenavista-Batang Road	San Isidro Road 2	Gamis St.	Lot No. 1571
GR-Z 139	San Isidro	A block in San Isidro	Buenavista-Batang Road	Lasap St.,	Buenavista-Batang Road	Gamis St
GR-Z 140	San Isidro	An area of 30 meters deep to the northeast of Buenavista-Batang Road	PTA-SZ 36	Buenavista-Batang Road	Coordinates 124.00452 E, 12.69507 N	Coordinates 124.00359 E, 12.69593 N
GR-Z 141	Sto. Domingo	An area of 100 meters deep to the south of Irosin-Bulusan Lake Road including Lot Nos. 5245, 5244, 5243, 5242 and 5222, excluding institutional and park zone	Irosin-Bulusan Lake Road	PDA-SZ 37	Sto. Domingo Elementary School	Barangay Tabon-tabon
GR-Z 142	Sto. Domingo	An area of 75 meters deep to the east of Irosin-Bulusan Lake Road	Calamansi St.,	Sto. Domingo Elementary School	PDA-SZ # 37	Irosin-Bulusan Road
GR-Z 143	Sto. Domingo	An area of 50 meters deep to the north of Irosin-Bulusan Lake Road	PDA-SZ 39	Irosin-Bulusan Lake Road	Coordinates 124.05036 E, 12.70690 N	Barangay Tabon-tabon
GR-Z 144	Sto. Domingo	A block of lands in San Isidro	Patag boundary	Irosin-Bulusan Lake Road	Patag boundary	PDA-SZ 39
GR-Z 145	Tabon-tabon	An area of 50 meters deep to the north of Irosin-Bulusan Lake Road	PDA-SZ 40	Irosin-Bulusan Lake Road	Barangay Sto. Domingo	Tabon-tabon Elementary School and Pagsaroon Creek
GR-Z 146	Tabon-tabon	An area of 50 meters deep to the south of	Irosin-Bulusan Lake Road	PD-SZ 41	GR-Z 147	Barangay San Agustin



Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
		Irosin-Bulusan Lake Road				
GR-Z 147	Tabon-tabon	A block of land in Tabon-tabon	Irosin-Bulusan Lake Road	Pagsaroan Creek, PDA-SZ 41	Pagsaroan creek	GR-Z 146
GR-Z 148	Tabon-tabon	A block of land in Tabon-tabon	Irosin-Bulusan Lake Road	Cadacan River dike, portion of Lot No. 5257,	Lady Iza Gardenville Subdivision	Pagsaroan creek
GR-Z 149	Tabon-tabon	Portion of Lot No. 2621 at 200 meters deep, Lot Nos. 2867, 3170, 3171, 3173, 3178 and 3180	PTA-SZ 40	Lot No. 3183, Barangay San Agustin	PTA-SZ 40	Barangays San Juan and San Pedro
GR-Z 150	Tabon-tabon	Lot Nos. 5293, 5294 and 5296	PTA-SZ 39	PTA-SZ 39	PTA-SZ 39	PTA-SZ 39
GR-Z 151	Tabon-tabon	Present site of Lady Iza Gardenville Subdivision	Irosin-Bulusan Lake Road	Cadacan River	GR-Z 148	Barangay Sto. Domingo
GR-Z 152	Tinampo	An area of 150 meters deep to the west of AH 26 except commercial zone	Barangay Gulang-gulang	Barangay Monbon	AH 26	PDA-SZ 45
GR-Z 153	Tinampo	A block of land in Tinampo	Irosin North High School	AH 26	Tinampo-Cogon Road	Lot No. 93
GR-Z 154	Tinampo	A block of lands in Tinampo	Lot No. 93	Irosin North High School	Tinampo-Cogon Road	Lot No. 93
GR-Z 155	Tinampo	An area of 150 meters deep to the north of AH 26	Tinampo Elementary School, PDA-SZ 46	AH 26	Barangay Monbon	Tinampo-Cogon Road
GR-Z 156	Tinampo	An area 50 meters deep to the east of Tinampo-Cogon Road	Coordinates 124.01290 E, 12.74104 N,	Tinampo Elementary School	PDA-SZ 46	Tinampo-Cogon Road
GR-Z 157	Tongdol	An area of 50 meters deep to the south of Tongdol Road portion of Lot No. 875	Tongdol Road	PDA-SZ 48	Tongdol Elementary School	Gabao River easement
GR-Z 158	Tongdol	A block of land in Tongdol	Barangay Gabao	Tongdol Road	Barangay Hall, PTA-SZ 43	Gabao River easement
GR-Z 159	Tongdol	An area 80 meters deep to the south of Tongdol Road portion of Lot Nos. 882 and 881	Tongdol Road	PDA-SZ 48	Tongdol River easement	Tongdol Elementary School
GR-Z 160	Tongdol	An area of 30 meters deep portion of Lot Nos. 6783 and 957 excluding the site of Tongdol Chapel	Tongdol Road	Tongdol River easement	Tongdol River easement	PDA-SZ 48
GR-Z 161	Tongdol	An area 25 meters deep to the north of Tongdol Road	PTA-SZ 43	Tongdol Road	Coordinates 123.98702 E, 12.72004 N	Coordinates 123.98542 E, 12.72033 N

### 12. Socialized Housing Zone (SH-Z)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
SH-Z 1	Monbon	Present site of BLISS Monbon except site of BLISS Primary School	PDA-SZ 32	Monbon-Bagsangan Road	PDA-SZ 32	San Benon Creek
SH-Z 2	Salvacion	Present site of NHA Resettlement except institutional and parks zone	Salvacion River easement	PDA-SZ 35	Salvacion River easement, PDA-SZ 35	PDA-SZ 35
SH-Z 3	Tabon-tabon	Lot No. 3183, Lot No. 3185	PDA-SZ 40	Irosin-Bulusan Lake Road	PDA-SZ 40, Pagsaroan Creek	Barangay San Agustin

### 13. General Commercial Zone (GC-Z)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GC-Z 1	San Juan	A block of land in San Juan	C.M Recto St.	M.L Quezon St.	T. Alonzo St.	M.H.Del Pilar St.
GC-Z 2	San Juan	A block of land in San Juan except institutional zone	M.L Quezon St.	M. Roxas St.	T. Alonzo St.	M.H Del Pilar
GC-Z 3	San Juan	A block of land in San Juan	M. Roxas St.	A. Bonifacio St.	T. Alonzo St	M.H. Del Pilar St.
GC-Z 4	San Juan.	A block of land in San Juan	A. Bonifacio St.	E. Aguinaldo St.	T. Alonzo St.	M.H Del Pilar St.
GC-Z 5	San Juan	A block of land in San Juan except institutional zone	M.L Quezon St.	M. Roxas St.	Diego Silang St.	T. Alonzo St.
GC-Z 6	San Juan	A block of land in San Juan	M. Roxas St.	A. Bonifacio St.	Diego Silang St.	T. Alonzo St.
GC-Z 7	San Juan	An area of 25 meters deep to the north of M.L. Quezon St and C.M. Recto St.,	GR-Z 22	M.L Quezon St.	GR-Z 22	T. Alonzo St., Hacienda Ortube Road
GC-Z 8	San Juan	An area of 25 meters deep to the south of A. Bonifacio St.	A. Bonifacio St.	GR-Z 20	GR-Z 20	T. Alonzo St.
GC-Z 9	San Juan	A block of land in San Juan except institutional zone	M.L Quezon St.	M. Roxas St.	Barangay Hall	Diego Silang St.
GC-Z 10	San Juan	A block of land in San Juan	M. Roxas St.	A. Bonifacio St.	Lapu-Lapu St.	Diego Silang St.
GC-Z 11	San Julian	A block of land in San Julian	CM Recto St.	M.L Quezon St.	Fr. Zamora St.	Fr. Burgos St.
GC-Z 12	San Julian	A block of land in San Julian	CM Recto St.	M.L Quezon St.	J.P Rizal St.	Fr. Zamora St.
GC-Z 13	San Julian	A block of land in San Julian	CM Recto St.	M.L Quezon St.	M.H Del Pilar St.	J.P Rizal St.
GC-Z 14	San Julian	A block of land in San Julian	M.L Quezon St.	Public Auditorium	J.P Rizal St.	Fr. Zamora St.
GC-Z 15	San Julian	A block of land in San Julian except institutional zone	M.L Quezon St.	M. Roxas. St.	M. H Del Pilar St.	J.P Rizal St.

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GC-Z 16	San Julian	A block of land in San Julian	CM Recto St.	M.L Quezon St.	Fr. Burgos St.	Fr. Gomez St.
GC-Z 17	San Julian	An area of 30 meters deep to the south of M.L. Quezon St.	M. L Quezon St.	GR-Z 27	Fr. Burgos St.	Fr. Gomez St.
GC-Z 18	San Julian	An area of 30 meters deep to the south of M.L. Quezon St.	M. L Quezon St.	GR-Z 29	Fr. Zamora St.	Fr. Burgos St.
GC-Z 19	San Julian	A block of land in San Julian	M. Roxas St.	A. Bonifacio St.	M.H Del Pilar St.	J.P Rizal St.
GC-Z 20	San Julian	A block of land in San Julian	A. Bonifacio St.	E. Aguinaldo St.	M.H Del Pilar St.	J.P Rizal St.
GC-Z 21	San Julian	A block of land in San Julian	GC-Z 14	M. Roxas St.	Public Auditorium	Fr. Zamora St.
GC-Z 22	San Julian	An area of 30 meters deep to the north of C.M. Recto St.	GR-Z 23	CM Recto St.	Fr. Burgos St.	Barangay San Pedro
GC-Z 23	San Julian	An area of 30 meters deep to the north of C.M. Recto St.	GR-Z 24	CM Recto St.	Fr. Zamora St.	Fr. Burgos St.
GC-Z 24	San Julian	An area of 30 meters deep to the north of C.M. Recto St. and to the west of J.P. Rizal St.	GR-Z 25 and Irosin Central School	CM Recto St.	J.P Rizal St.	Fr. Zamora St.
GC-Z 25	San Julian	An area of 30 meters deep to the north of C.M. Recto St. and to the east of J.P. Rizal St.	GR-Z 26 and Irosin Central School	CM Recto St.	M.H Del Pilar St.	J. P Rizal St.
GC-Z 26	San Julian	An area of 30 meters deep to the west of J.P. Rizal St.	Municipal Hall	Magsaysay Pass	J.P Rizal St.	GR-Z 28
GC-Z 27-A	San Pedro	Portion of Lot No. 2540 150 meters deep to the east of AH 26	GC-Z 35	GC-Z 27-B, Lot Nos. 5755, 5754, 2873 and 2876	GI-Z 5	AH 26
GC-Z 27-B	San Pedro	An L-shaped block of land 70 meters deep to the east of AH 26 and 30 meters deep to the north of C.M. Recto St.	GC-Z 27-A, GR-Z 33	C.M. Recto St.	W.G. Vinzons St., GR-Z 33	AH 26
GC-Z 28	San Pedro	A block of land in San Pedro	M.L. Quezon St.	Irrigation canal	W.G. Vinzons St.	J. Abad Santos
GC-Z 29	San Pedro	A block of land in San Pedro	M.L. Quezon St.	Irrigation Canal	Fr. Gomez St.	W.G. Vinzons St.
GC-Z 30	San Pedro	A block of land in San Pedro	C.M. Recto St.	M.L. Quezon St	W.G. Vinzons St.	AH 26
GC-Z 31	San Pedro	A block of land in San Pedro	C.M. Recto St.	M.L. Quezon St	Fr. Gomez St.	W.G. Vinzons St.
GC-Z 32	San Pedro	A block of land in San Pedro	Intersection of AH 26 and J. Abad Santos St.	Dose de Junio St.	J. Abad Santos St.	AH 26

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GC-Z 33	San Pedro	A block of land in San Pedro	Barangay Bagsangan	IDH Road	Irosin District Hospital	AH 26
GC-Z 34	San Pedro	An area of 30 meters deep to the north of C.M. Recto St.	GR-Z 30	C. M. Recto St.	Barangay San Julian	W.G. Vinzons St.
GC-Z 35	San Pedro	A block of land in San Pedro	Irosin District Hospital	GC-Z 27-A, Lot No. 5899	Barangay Bagsangan, Lot. Nos. 2536, 2537 and 7208	AH 26
GC-Z 36	San Pedro	An area of 75 meters deep to the west of AH 26	Lot. No. 1477	Gallanosa National High School	AH 26	PTA-SZ 1
GC-Z 37	San Pedro	A block of land in San Pedro	Dose de Junio St.	Cadacan River Dike	Barangay Bacolod	AH 26
GC-Z 38	San Pedro	A block of land in San Pedro	San Pedro - Macawayan Road	Cadacan River Dike	AH 26	GI-Z 1, GR-Z 34
GC-Z 39	Buenavista	An area 40 meters deep to the northwest of AH 26	Cadacan River Dike	Lot No. 2379	AH 26	PTA-SZ 11
GC-Z 40	Casini	An area of 70 meters deep to the east of AH 26	GR-Z 87	Lot No. 5520	PDA-SZ 12	AH 26
GC-Z 41	Casini	Portion of Lot No. 2320	GR-Z 87	PDA-SZ 11	AH 26	PDA-SZ 11
GC-Z 42	Gabao	An area of 30 meters to the east of Gulang-Gabao Road	Merger of road and river Easement	Admendilla St.	Gabao Cemetery and GR-Z 102	Gulang-gulang-Gabao Road
GC-Z 43	Gabao	An area of 30 meters deep to the west of Gulang-Gabao Road	Gabao Elementary School	Castillo St.	Gulang-gulang-Gabao Road	GR-Z 93
GC-Z 44	Gabao	A block of land in Gabao	Castillo St.	Gamis St.	Gulang-gulang-Gabao Road	Mercader St.
GC-Z 45	Gabao	An area of 30 meters deep to the east of Gulang-Gabao Road	Admendilla St.	Gulang-gulang-Gabao Road	GR-Z 100	Gulang-gulang-Gabao Road
GC-Z 46	Gabao	An area of 30 meters deep to the east of Gulang-Gabao Road	Gulang-gulang-Gabao Road	Lot. No. 2062	GR-Z 99	Purok 4 A St.
GC-Z 47	Gabao	An area of 50 meters deep to the west of Gulang-Gabao Road	Gamis St.	St. Joseph St.	Purok 4 A St.	GR-Z 96
GC-Z 48	Gulang-gulang	An area of 50 meters deep to the north of AH 26	PDA-SZ 21, tourism zone	AH 26	Industrial Zone	Gulang-gulang River Dike
GC-Z 49	Gulang-gulang	An area of 50 meters deep to the north of AH 26	PDA-SZ 20	AH 26	Gulang-gulang River Dike	Coordinates 123.99772 E, 12.74096 N
GC-Z 50	Monbon	An area of 50 meters deep to the north of AH 26	GR-Z 125	AH 26	Monbon-Bagsangan Road	GR-Z 125
GC-Z 51	Monbon	An area of 50 meters deep to the north of AH 26	GR-Z 127	AH 26	124.01979,12.72771	Monbon-BAGsangan Road

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
GC-Z 52	Monbon	An area of 25 meters to the north of Monbon-Bagsangan Road	GR-Z 125	Monbon-Bagsangan Road	GC-Z 53	GC-Z 50
GC-Z 53	Monbon	An area of 25 meters to the north of Monbon-Bagsangan Road	PDA-SZ # 33	Monbon-Bagsangan Road	Coordinates 124.02164 E, 12.72957 N	GC-Z 53
GC-Z 54	Monbon	An area of 25 meters to the south of Monbon-Bagsangan Road	Monbon-Bagsangan Road	GR-Z 127	Lot No. 5590	GC-Z 51
GC-Z 55	Tinampo	An area of 150 meters deep to the west of AH 26 of Lot No. 108	GR-Z 152	GR-Z 152	AH 26	PDA-SZ 45

#### 14. Industrial–2 Zone (I2-Z)

Zone Code	Barangay	Description	Boundaries			
			North	South	East	West
I2-Z	Gulang-gulang	An area 150 meters to the north of AH 26 of Lot No. 757	PDA-SZ 21	AH 26	PDA-SZ 21	GC-Z 48

#### 15. General Institutional Zone (GI-Z)

Zone Code	Barangay	Description
GI-Z 1	Bacolod	Present sites of Holy Spirit Academy of Irosin, Bacolod Barangay Hall, Bacolod Elementary School and closed portion of J.P Rizal St.
GI-Z 2	San Agustin	Present sites of Iglesia ni Cristo Church, San Agustin Barangay Hall and San Agustin Elementary School
GI-Z 3	San Juan	Present sites of Irosin Water District, Rural Health Unit, Irosin Fire Station, V. Dorotan Sr. Memorial Clinic, San Juan Barangay Hall, Irosin Bible Church, Seventh Day Adventist Church and Irosin Child Development Center
GI-Z 4	San Julian	Present sites of Municipal Hall, St. Michael Parish Church, Veritas College of Irosin, St. Martin de Porres Chapel, United Church of Christ in the Philippines, San Julian Barangay Hall and Lot No. 5882
GI-Z 5	San Pedro	Present sites of Irosin Central School, Lot No. 5899, Irosin District Hospital, Gallanosa National High School, Benedicto F. Gabito Elementary School, LIKAS-RIDGE, Four Square Church, San Pedro Barangay Hall, Hin-ay Training Center and the proposed Irosin National Agencies Center in Lot No. 5899 and portions of Lot No. 2540
GI-Z 6	Bagsangan	Present sites of Bagsangan Elementary School, Tulay Elementary School, Bagsangan Chapel, Jehova’s Witnesses Church and Barangay Hall
GI-Z 7	Batang	Present sites of Batang Elementary School, Barangay Hall, Daycare Centers and San Anthony Church
GI-Z 8	Bolos	Present sites of Bolos Elementary School, Barangay Hall, Daycare Center and Bolos Chapel
GI-Z 9	Buenavista	Present sites of Buenavista Elementary School, Barangay Hall, Irosin General Hospital and Lot. No. 3550, Lot No. 3550 and portions of Lot No. 3535,
GI-Z 10	Bulawan	Present sites of Bulawan Barangay Hall and Bulawan Elementary School
GI-Z 11	Carriedo	Present sites of Carriedo Elementary School and Barangay Hall
GI-Z 12	Casini	Present sites of Casini Elementary School, Barangay Hall and Casini Chapel
GI-Z 13	Cawayan	Present sites of Cawayan Elementary School and Barangay Hall
GI-Z 14	Cogon	Present sites of Cogon Elementary School, Cogon Chapel and Barangay Hall

<b>Zone Code</b>	<b>Barangay</b>	<b>Description</b>
GI-Z 15	Gabao	Present site of Palanca Chapel, Gabao Elementary School, Gabao National High School, Gabao Barangay Hall, Barangay Health Center (Gabao Lying-In) and St. Joseph Parish Church
GI-Z 16	Gulang-Gulang	Present sites of Gulang-gulang Barangay Hall, Gulang-gulang Chapel, Gulang-gulang Elementary School, Sitio Omagom Primary School, Omagom Chapel, Iglesia ni Kristo Church and Veritas College of Irosin - College of Agriculture
GI-Z 17	Gumapia	Present sites of Gumapia Elementary School and Barangay Hall
GI-Z 18	Liang	Present sites of Liang Elementary School, Barangay Hall and Liang Chapel
GI-Z19	Macawayan	Present sites of Macawayan Elementary School, S.E. Fortes Elementary School, Barangay Hall, San Juan Chapel, Holy Family Chapel and Evacuation Center
GI-Z 20	Mapaso	Present sites of Mapaso Elementary School, Mapaso Chapel, Barangay Hall and AFP Detachment
GI-Z 21	Monbon	Present sites of Monbon Chapel and Bliss Chapel, Monbon Elementary School, Monbon Barangay Hall and Bliss Monbon Primary School
GI-Z 22	Patag	Present sites of Patag Elementary School, Barangay Hall, Iglesia ni Kristo church and chapel
GI-Z 23	Salvacion	Present sites of Barangay Hall and proposed relocation site for Salvacion Elementary School at NHA Resettlement Site
GI-Z 24	San Isidro	Present sites of San Isidro chapel, Barangay Hall, San Isidro Elementary School and Born-Again Christian church
GI-Z 25	Sto. Domingo	Present sites of Sto. Domingo Elementary School and Barangay Hall
GI-Z 26	Tabon-Tabon	Present sites of Tabon-tabon Elementary School and Tabon-Tabon Barangay Hall
GI-Z 27	Tinampo	Present site of Tinampo Elementary School, Tinampo North National High School and Barangay Hall
GI-Z 28	Tongdol	Present site of Tongdol Elementary School, Barangay Hall and Tongdol Chapel

#### 16. Parks and Recreation Zone (PR-Z)

<b>Zone Code</b>	<b>Barangay</b>	<b>Description</b>
PR-Z 1	Bacolod	Present sites of basketball court and open space at the south of Barangay Hall
PR-Z 2	San Agustin	Present site of covered court
PR-Z 3	San Juan	Present site of open space
PR-Z 4	San Julian	Present site of Irosin Public Auditorium
PR-Z 5	San Pedro	Open space in the proposed Irosin National Agencies Center in Lot No. 5899
PR-Z 6	Bagsangan	Present site of multi-purpose auditorium
PR-Z 7	Batang	Present site of multi-purpose auditorium
PR-Z 8	Bolos	Present site of multi-purpose auditorium
PR-Z 9	Buenavista	Eastern portion of Barangay Hall and present site of cockpit
PR-Z 10	Bulawan	Present site of basketball court
PR-Z 11	Cawayan	Present site of multi-purpose auditorium
PR-Z 12	Gabao	Present site of multi-purpose auditorium
PR-Z 13	Gulang-Gulang	Present site of multi-purpose auditorium
PR-Z 14	Gumapia	Present site of multi-purpose court
PR-Z 15	Liang	Present site of multi-purpose auditorium
PR-Z 16	Macawayan	Present site of basketball court at Sitio Magdagosong
PR-Z 17	Mapaso	Present site of multi-purpose auditorium
PR-Z 18	Patag	Present site of multi-purpose auditorium
PR-Z 19	Patag	Present site of Ecological Park
PR-Z 20	Salvacion	Present site of multi-purpose auditorium

Zone Code	Barangay	Description
PR-Z 21	Salvacion	Present site of Valley view park
PR-Z 22	Salvacion	Open spaces of NHA Resettlement site
PR-Z 23	Salvacion	Present site of basketball court
PR-Z 24	San Isidro	Present site of multi-purpose auditorium
PR-Z 25	Sto. Domingo	Present site of multi-purpose auditorium
PR-Z 26	Tabon-Tabon	Present site of basketball court
PR-Z 27	Tabon-Tabon	Lady Iza Gardenville Subdivision Park
PR-Z 28	Tinampo	Present site of basketball court
PR-Z 29	Tongdol	Present site of multi-purpose auditorium

#### 17. Cemetery/Memorial Park Zone (C/MP-Z)

Zone Code	Barangay	Description
C/MP- Z 1	San Julian	Present site of Irosin Catholic Cemetery
C/MP- Z 2	San Pedro	Present site of Irosin Civil Cemetery
C/MP- Z 3	Gabao	Present site of Gabao Catholic Cemetery
C/MP- Z 4	Mapaso	A block of land of land in Lot. No 3343

#### 18. Tourism Zone (T-Z)

Zone Code	Barangay	Description
T-Z 1	Bagsangan	Present site of Burigas Resort, a block of land 25 meters deep to the east of AH-26 bounded on the north by coordinates 12.72126N, 124.02317E and on the south by coordinates 12.72069N, 124.02342E
T-Z 2	Bolos	Present site of Bolos Crystal Spring
T-Z 3	Carriedo	An area of 100 meters radius from Busay Hidden Falls
T-Z 4	Cawayan	An area of 100 meters radius from Naglahaw Falls and Malungoy-lungoy Falls
T-Z 5	Gulang-Gulang	Present site of Guest World Resort
T-Z 6	Monbon	Present site of San Benon Hot Spring
T-Z 7	Monbon	Present site of Vida Resort and Nature Resort
T-Z 8	Monbon	Present site of 401K Resort
T-Z 9	Monbon	Present site of Tropical Hot Spring Resort
T-Z 10	Monbon	Present site of Dulce Resort
T-Z 11	Patag	Easement of Irosin Lake
T-Z 12	Salvacion	Present site of Cielo's Resort

**Section 10. Interpretation of Zone Boundaries.** The following rules shall apply in the interpretation of the boundaries indicated on the Official Zoning Map:

- a. Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the streets or highways right-of-way lines shall be construed to be the boundaries.
- b. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
- c. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.

- d. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line should be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
- e. Where a lot of one ownership, as of record 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.
- f. Where zone boundaries are indicated by Lot Parcels or said to be one-lot deep, this should mean that the said zone boundaries are defined by the parcellary subdivision existing at the time of the passage of this Ordinance.
- g. The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

## **Article V**

### **Zone Regulations**

**Section 11. General Provisions.** Zone regulations refer to Use and Building Regulations as described below:

#### **Allowable Uses**

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

#### **Building Regulations**

Building regulations specify whether buildings/structures may be allowed in specific zones/sub-zones. When allowed, buildings/structures shall be designed, constructed and operated in accordance with the requirements of each zone's/sub-zone's governing authority as well as with the relevant provisions of the National Building Code (NBC) and this Ordinance. In certain zones, the design of buildings/structures may also be regulated by this Ordinance according to Building Height Limit in consonance with the NBC and to architectural design to ensure harmony with the desired character of the zone in consideration.

**Section 12. Regulations in Base Zones.** Base Zones refer to the primary zoning classification of areas within the Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

**Section 12.1 Regulations in Forest Zone.** The Forest Zone includes the Protection Forest and Production Forest. The following regulations shall be applied in accordance with the relevant provisions of the Revised Forestry Code, Revised Public Land Act of 1937, NIPAS AND E-NIPAS Act of 1992, and specific proclamations of Forest Reservations, and related issuances as well as with approved Municipal Forest Land Use Plan (FLUP), if any.

**Section 12.1.1 Forest Reserve Sub-Zone.** Per the Revised Forestry Code, these are "lands of the public domain which have been the subject of the present system of classification and determined to be needed for forest purposes. Also called Permanent Forest"

#### **Allowable Uses/Activities**



- Reforestation
- Religious ceremonies of Indigenous Peoples (IPs)
- Burial sites of IPs
- Scientific studies that do not involve gathering of species or any alteration in the area
- Communication site
- Right-of-way (including but not limited to transmission line ROW, communication ROW)

#### **Building Regulations**

- No permanent buildings or structures are allowed.

**Section 12.1.3 NIPAS AND E-NIPAS: Strict Protection Sub-Zone.** Per the NIPAS AND E-NIPAS Act, this is an area that have “...high bio-diversity value which shall be closed to all human activity except for scientific studies and/ or ceremonial or religious use by indigenous communities.”

#### **Allowed Uses/Activities**

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

- Scientific studies
- Ceremonial or religious use by indigenous communities

#### **Building Regulations**

- No permanent buildings or structures are allowed.

**Section 12.1.4 Forest Buffer Sub-Zone.** Per the NIPAS AND E-NIPAS Act, this is an area “outside the boundaries and immediately adjacent to designated protected areas that need special development control in order to prevent or minimize harm to the protected area.” Per the NIPAS AND E-NIPAS Act’s IRR, these are “areas outside the protected area but adjoining it that are established by law (Section 8 of the Act) and under the control of the DENR through the Park Area Management Board. These are effectively multiple-use zones that are to be managed to provide a social fence to prevent encroachment into the protected area by outsiders.

#### **Allowable Uses/Activities**

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

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

#### **Building Regulations**

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

**Section 12.1.5 Industrial Forest Plantation Sub-Zone.** Per DENR DAO No. 99-53, this “refers to any tract of land planted mainly to timber producing tree species, including rubber, and/or non-timber species such as rattan and bamboo, primarily to supply the raw material requirements of forest-based industries, among others.”

#### **Allowable Uses/Activities**

Allowable uses/activities shall be in accordance with the Comprehensive Development Master Plan (CDMP) as approved by the DENR. These may include:

- Planting of timber- producing species compatible with the ecological and biophysical characteristics of the area, but not excluding rubber, durian and/or non-timber species like rattan and bamboo;
- Agricultural activities on a suitable area of at most ten percent (10%) of the plantation.
- Communication site
- Right-of-way (including but not limited to transmission line ROW, communication ROW)

### **Building Regulations**

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

**Section 12.2. Regulations in Agricultural Zone.** The Agricultural Zone includes areas intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations... (AFMA). These include Protected Agricultural Areas (as defined by AFMA, CARL and related issuances) as well as Production Agricultural Areas as may be declared by cities/ municipalities. Regulations shall be in accordance with AFMA, CARL, Republic Act No. 7160 or the Local Government Code of 1991 (LGC) and related issuances.

**Section 12.2.1 Protection Agriculture Sub-Zone.** Per the AFMA, these include the Network of Protected Areas for Agriculture and Agro-industrial Development (NPAAAD) which are “agricultural areas identified by the Department (Agriculture) through the Bureau of Soils and Water Management (BSWM) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth.”

### **Allowable Uses/Activities**

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture and the like
- Pastoral activities such as goat and cattle raising
- Fishpond activities
- Backyard raising of livestock and fowl, provided that:
  - For livestock – maximum of 1 sow and 10 heads
  - For fowl – a maximum of 500 heads
- Single-detached dwelling units of landowners
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for tenants, tillers and laborers
- Engaging in home businesses such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
  - The number of persons engaged in such business/industry shall not exceed five, inclusive of owner;
  - There shall be no change in the outside appearance of the building premises;
  - No home occupation shall be conducted in any customary accessory uses cited above;
  - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking

generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and

- No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry provided that:
  - Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
  - There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance; and
  - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.

#### **Building Regulations**

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

**Section 12.2.2 Production Agricultural Sub-Zone.** These are areas that are outside of NPAAAD and declared by the Municipality for agricultural use.

#### **Allowable Uses/Activities**

- All uses allowed in PTA-SZ
- Poultry and piggery subject to the HLURB Rules and Regulation Governing the Processing of Applications for Locational Clearance of Poultry and Piggery
- Rice/corn mill (single pass such as cono mill)
- Rice/corn warehouses and solar dryers
- Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
- Plant nursery
- Class "A" slaughterhouse/abattoir

#### **Building Regulations**

- The Building Height Limit is 15.00 meters above established grade as provided in the 28 An LGU's Guide to CLUP Preparation NBC.

**Section 12.3. Regulations in Agri-Industrial Zone.** These are areas within the Municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

#### **Allowable Uses/Activities**

- Rice/corn mills
- Rice/corn mill warehouses and solar dryers
- Agricultural and/or agri-industrial research and experimentation facilities
- Drying, cleaning, curing and preserving of meat and its by-products and derivatives
- Drying, smoking and airing of tobacco
- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacture of unprepared animal feeds and other grain milling

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

#### **Building Density and Bulk Regulations**

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

**Section 12.4. Regulations in Municipal Waters Zone.** Per Republic Act No. 8550 or the Philippines Fisheries Code of 1998, this zone covers the Municipal Waters which “include not only streams, lakes, inland bodies of water and tidal waters within the (city) municipality which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS AND E-NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters... (boundary delineation defined in the Fisheries Code).”

Regulations shall be in accordance with the Fisheries Code, Presidential Decree No. 1067 or the Water Code of the Philippines, Republic Act No. 9275 or the Philippine Clean Water Act of 2004 and related issuances.

**Section 12.4.1. Lake Sub-Zone.** Per the Fisheries Code, this is “an inland body of water, an expanded part of a river, a reservoir formed by a dam, or a lake basin intermittently or formerly covered by water.”

**Allowable Uses/Activities**

- Regulated fishing
- Aquaculture

**Building Regulations**

- Except for duly-approved protective lakeshore and fish landing structures, no other permanent buildings or structures are allowed.

**Section 12.5. Regulations in Mineral Land Zone.** The Mineral Land Zone (ML-Z) includes “any area where mineral resources are found” as provided in Republic Act No. 7942 or the Philippine Mining Act of 1995.

The following regulations shall be applied in accordance with the relevant provisions of the Philippine Mining Act, People’s Small-scale Mining Act, Revised Forestry Code, Revised Public Land Act of 1937, NIPAS AND E-NIPAS Act of 1992, and related national and local issuances.

**Section 12.5.1 Quarry Sub-Zone.** In accordance with the Philippine Mining Act, these are areas declared by the Director of Mines and Geosciences Bureau as having “quarry resources such as, but not limited to, andesite, basalt, conglomerate, coral sand, diatomaceous earth, diorite, decorative stones, gabbro, granite, limestone, marble, marl, red burning clays for potteries and bricks, rhyolite, rock phosphate, sandstone, serpentine, shale, tuff, volcanic cinders, and volcanic glass.”

**Allowable Uses/Activities**

- Quarrying or the process of extracting, removing and disposing quarry resources found on or underneath the surface of private or public land.

**Building Regulations**

- Except for duly-approved small-scale mining-related structures, no other permanent buildings or structures are allowed.
- When allowed, buildings and structures shall be designed and constructed in accordance with the requirements of the governing authority, NBC and with the provisions of this Ordinance.

**Section 12.6. Regulations in General Residential Zone (GR-Z).** This is an area within the municipality intended principally for dwelling/housing purposes.

**Allowable Uses**

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Townhouses
- Apartments
- Residential condominium
- PD 957 Subdivisions
- PD 957 Condominiums
- Boarding houses

- Dormitories
- Pension houses
- Hotel apartments or apartels
- Hotels
- Museums
- Libraries
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
  - The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
  - There shall be no change in the outside appearance of the building premises;
  - That in no case shall more than 20% of the building be used for said home occupation;
  - No home occupation shall be conducted in any customary accessory uses cited above;
  - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
  - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry, provided that:
  - Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
  - It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
  - Allotted capitalization shall not exceed the capitalization as set by the DTI; and
  - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.
- Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
  - Swimming pool
  - Tennis courts
  - Basketball courts
- Parks and Open Spaces
- Nursery/Elementary school
- High school
- Vocational school
- Tutorial services
- Sports club
- Religious Use
- Multi-purpose/Barangay hall
- Clinic, nursing and convalescing home, health center
- Plant nursery
- Parking buildings (aboveground/underground)
- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
  - Servants quarters

- Private garage
- Guardhouse
- Laundries
- Non-commercial garages
- Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
- Pump houses
- Generator houses

#### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.

**Section 12.7. Regulations in Socialized Housing Zone.** An area within cities and municipalities designated to housing [programs and] projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA)

#### **Allowable Uses**

- All uses allowed according to the provisions of BP 220.

#### **Building Regulations**

- Applicable provisions of BP 220.

**Section 12.8. Regulations in General Commercial Zone (GC-Z).** An area within the municipality intended for trading/services/business purposes.

#### **Allowable Uses**

- Wholesale stores
- Wet and dry markets
- Shopping center, malls and supermarkets
- Retail stores and shops like:
  - Department store
  - Bookstores and office supply shops
  - Art supplies and novelties
  - Home appliance stores
  - Car display and dealer stores
  - Photo shops
  - Flower shops
  - Curio or antique shops
  - Pet shops and aquarium stores
  - Jewelry shops
  - Consumer electronics such as cellular phones, cameras, lap tops, home appliances and the like
  - Drugstores
  - Food market and shops like:
    - Bakery, cake, pastry and delicatessen shops
    - Liquor and wine stores
    - Groceries
    - Supermarkets
    - Convenience stores
- Product showroom/display store

- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
  - Medical, dental, and similar clinics
  - Beauty parlor
  - Barber shop
  - Wellness facilities such as sauna, spa, massage, and facial clinics
  - Dressmaking and tailoring shops
- Bayad centers
- Laundries
- Internet café and cyber stations
- Photo/video, lights & sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Repair shops like:
  - House furniture and appliances repair shops
  - Motor vehicles and accessory repair shops
  - Battery shops and repair shops
  - Bicycle repair shops
  - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like:
  - Movie house/theater
  - Play courts e.g. tennis court, bowling lane, billiard hall
  - Swimming pool
  - Gymnasium
  - Stadium, coliseum
  - Tennis courts and sports complex
  - Billiard halls, pool rooms and bowling alleys
  - Sports clubhouses
  - Other sports and recreational establishment
- Restaurants and other eateries
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Plant nurseries
- Vocational/technical schools
- Special Education (SPED) school
- Short term special education like:
  - Dance schools
  - Schools for self-defense
  - Driving school
  - Speech clinics
  - Tutorial centers
- Libraries/museums
- Exhibit halls



- Convention centers and related facilities
- Financial institutions/services like:
  - Banks
  - Stand-alone automated teller machines
  - Insurance
  - Foreign exchange
  - Money lending
  - Pawnshops
- Offices
- Business Process Outsourcing services
- Radio and television stations
- Parking lots, garage facilities
- Parking buildings (aboveground/underground)
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto repair, tire, vulcanizing shops and carwash
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops,
- Gasoline filling stations/service stations
- Vehicle emission testing center
- Machinery display shop/center
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shops
- Medium scale junk shop
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Glassware and metalware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Recording and film laboratories
- Construction supply stores/ depots
- Gravel, sand and CHB stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- Lechon stores
- Chicharon factory
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops repacking of food products e.g. fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:

- Hotel
- Apartment
- Apartel
- Boarding house
- Dormitory
- Pension house
- Motel
- Condotel
- All uses allowed in all Residential Zones
- Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/quarters
  - Parking lots/Building garage
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

### **Building Regulations**

- Per the relevant provisions of the NBC and this Ordinance.
- Subject to national locational guidelines and standards of concerned agencies.

**Section 12.8. Regulations in Industrial –2 (I-2) Zone.** An area within the municipality intended for medium intensity manufacturing or production industries that are:

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

### **Allowable Uses**

#### **Pollutive/Non-Hazardous Industries**

- Manufacturing and canning of ham, bacon and native sausage
- Poultry processing and canning
- Large-scale manufacturing of ice cream
- Ice plants and cold storage
- Corn mill/rice mill
- Chocolate and cocoa factory
- Candy factory
- Chewing gum factory
- Peanuts and other nuts factory
- Other chocolate and confectionery products
- Manufacturing of flavoring extracts
- Manufacture of food products n.e.c. (vinegar, vetsin)
- Manufacture of fish meal
- Oyster shell grading
- Manufacture of medicinal and pharmaceutical preparations
- Manufacture of stationery, art goods, cut stone and marble products
- Manufacture of abrasive products
- Manufacture of miscellaneous non-metallic mineral products n.e.c.
- Manufacture of cutlery, except table flatware
- Manufacture of hand tools
- Manufacture of general hardware
- Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
- Manufacture of household metal furniture

- Manufacture of office, store and restaurant metal furniture
- Manufacture of metal blinds, screens and shades
- Manufacture of miscellaneous furniture and fixture primarily of metal
- Manufacture of fabricated structural iron and steel
- Manufacture of architectural and ornamental metal works
- Manufacture of boilers, tanks and other structural sheet metal works
- Manufacture of other structural products n.e.c.
- Manufacture of metal cans, boxes and containers
- Manufacture of stamped coated and engraved metal products
- Manufacture of fabricated wire and cable products
- Manufacture of heating, cooking and lighting equipment except electrical
- Sheet metal works generally manual operation
- Manufacture of other fabricated metal products except machinery and equipment n.e.c.
- Manufacture or assembly of agricultural machinery and equipment
- Native plow and harrow factory
- Repair of agricultural machinery
- Manufacture or assembly of service industry machines
- Manufacture or assembly of elevators and escalators
- Manufacture or assembly of sewing machines
- Manufacture or assembly of cooking ranges
- Manufacture or assembly of water pumps
- Refrigeration industry
- Manufacture or assembly of other machinery and equipment except electrical n.e.c.
- Manufacture or assembly of electrical apparatus
- Manufacture or assembly of electrical cables and wires
- Manufacture of other electrical industrial machinery and apparatus n.e.c.
- Manufacture or assembly of electric equipment—radio, television, tape recorder, stereo
- Manufacture or assembly of radio and television transmitting, signaling and detection equipment
- Manufacture or assembly of telephone and telegraphic equipment
- Manufacture of other electronic equipment and apparatus n.e.c.
- Manufacture of industrial and commercial electrical appliances
- Manufacture of household cooking, heating and laundry appliances
- Manufacture of other electrical appliances n.e.c.
- Manufacture of electric lamp fixtures
- Warehouse/Storage Facility for pollutive/non-hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/quarters
  - Offices
  - Eateries/canteens
  - Parking lots/garage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

#### **Pollutive/Hazardous Industries**

- Flour mill
- Cassava flour mill
- Manufacture of coffee

- Manufacturing of unprepared animal feeds, other grain milling n.e.c.
- Production prepared feeds for animals
- Grains and cement silos
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing tobacco leaves n.e.c.
- Textile and fiber spinning mills
- Weaving hemp textile
- Jute spinning and weaving
- Miscellaneous spinning and weaving mills n.e.c.
- Hosiery mill
- Underwear and outwear knitting mills
- Garment and undergarment factories
- Fabric knitting mills
- Miscellaneous knitting mills n.e.c.
- Manufacture of mats and mattings
- Manufacture of carpets and rugs
- Manufacture of cordage, rope and twine
- Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
- Manufacture of linoleum and other surface coverings
- Manufacture of artificial leather, oil cloth and other fabrics except rubberized
- Manufacture of coir
- Manufacture of miscellaneous textile n.e.c.
- Manufacture of rough lumber, unworked
- Manufacture of worked lumber
- Re-sawmills
- Woodworking establishments, lumber and timber yards
- Planning mills and sawmills, veneer plants
- Manufacture of veneer, plywood and hardwood
- Manufacture of doors, windows and sashes
- Treating and preserving of wood
- Wood drying kilns
- Manufacture of charcoal
- Manufacture of wood and cane blinds, screens and shades
- Pulp, paper and paperboard factories
- Manufacture of containers and boxes of paper and paper boards
- Wood and cardboard box factories
- Manufacture of miscellaneous pulp and paper products n.e.c.
- Manufacture of perfumes, cosmetics and other toilet preparations
- Manufacture of waxes and polishing preparations
- Manufacture of candles
- Manufacture of inks
- Manufacture of miscellaneous chemical products n.e.c.
- Tire retreating and rebuilding
- Manufacture of rubber shoes and slippers
- Manufacture of industrial and molded rubber products
- Manufacture of plastic footwear
- Manufacture of plastic furniture
- Manufacture of other fabricated plastic products n.e.c.
- Manufacture of table and kitchen articles
- Manufacture of pottery, china and earthen ware n.e.c.

- Manufacture of flat glass
- Manufacture of glass containers
- Manufacture of miscellaneous glass and glass products n.e.c.
- Manufacture of clay bricks, clay tiles and hollow clay tiles
- Manufacture of miscellaneous structural clay products n.e.c
- Manufacture of structural concrete products
- Manufacture of asbestos products
- Manufacture of engines and turbines except motor vehicles, marine and aircraft
- Manufacture of metal cutting, shaving and finishing machinery
- Manufacture of wood working machinery
- Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
- Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
- Manufacture, assembly, rebuilding, repairing of paper industry machinery
- Manufacture, assembly, rebuilding, repairing of trade machinery and equipment
- Manufacture of rice mills
- Manufacture of machines for leather and leather products
- Manufacture of construction machinery
- Manufacture of machines for clay, stove and glass industries
- Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
- Manufacture of dry cells, storage battery and other batteries
- Manufacture of locomotives and parts
- Manufacture of railroad and street cars
- Manufacture or assembly of automobiles, cars, buses, trucks and trailers
- Factories for engines and turbines and attached testing facilities
- Hangars
- Manufacture and assembly plants of aircraft engine
- Repair and testing shops for aircraft engines and parts
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Dry cleaning plants using flammable liquids
- Paint stores with bulk handling
- Paint shops and spray painting rooms
- Signs and billboards painting shops
- Warehouses where highly combustible materials are stored
- Factories where loose combustible fiber or dirt are manufactured, processed or generated
- Warehouse for pollutive/hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/quarters
  - Offices
  - Eateries/canteen
  - Parking lots/garage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses
- Class “A” and “AA” slaughterhouse/abattoir

### **Building Density and Bulk Regulations**

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

**Section 12.9. Regulations in General Institutional Zone.** An area within the municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.

**Allowable Uses**

- Government or civic centers to house national, regional or local offices in the area
- Police and fire stations
- Other types of government buildings
- Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
- Learning facilities such as training centers, seminar halls and libraries
- Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- Museums, exhibition halls and art galleries
- Convention center and related facilities
- Civic centers and community centers
- General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,
- Places of worship, such as churches, mosques, temples, shrines, chapels
- Seminaries and convents
- Embassies/consulates
- Parking buildings
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/quarters
  - Offices
  - Eateries/canteens
  - Parking lots/garage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

**Building Density and Bulk Regulations**

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

**Section 12.10. Regulations in Parks and Recreation Zone.** An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

**Allowable Uses**

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools.
- Ball courts, skating rinks and similar uses

- Memorial/Shrines monuments, kiosks and other park structures
- Sports clubs
- Parking structures/facilities
- Open space buffers and easements
- Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/quarters
  - Offices
  - Eateries/canteens
  - Parking lots/garage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

**Building Density and Bulk Regulations**

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

**Section 12.11. Regulations in Cemetery/Memorial Park Zone.** An area in the municipality intended for the interment of the dead.

**Allowable Uses**

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

**Building Density and Bulk Regulations**

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

**Section 12.12. Regulations in Buffer/Greenbelt Zone.** These are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

**Allowable Uses**

- Open spaces/gardens
- Parks and park structures such as playgrounds, jogging trails, bicycle lanes
- Plant nurseries
- Ground-level or underground parking structures/facilities
- Agriculture, silviculture, horticulture
- Customary accessory uses incidental to any of the above such as offices, eateries/canteens, parking, kiosks, retail stores and toilet facilities

### **Building Density and Bulk Regulations**

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

**Section 12.13. Regulations in Utilities, Transportation and Services Zone.** An area in the municipality designated for “a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/ structure for low to high intensity community support functions, e.g. terminals, inter-modals, multimodals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like” (NBC).

### **Allowable Uses**

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

### **Building Density and Bulk Regulations**

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

**Section 12.14. Tourism Zone.** No tourism project or tourist related activities shall be allowed in Tourism Zones unless developed or undertaken in compliance with the Department of Tourism (DOT) Guidelines and Standards.

### **Allowable Uses**

- Agri-tourism
- Resort areas, e.g. beach/mountain resort including accessory uses
- Theme parks
- Heritage and Historical Sites
- Other related activities such as tree parks and botanical gardens
- Tourism accommodation such as:
  - Cottages
  - Lodging inns



- Restaurants
- Home stays
- Souvenir shops
- Open air or outdoor sports activities
- Food production and processing activities such as vegetables, fruits and plantation crop and fish production to sustain tourism industry
- Parking areas

**Section 13. Regulations in Overlay Zones.** A “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations may pertain to additionally allowable uses, building density and bulk and building/ structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

**Section 13.1. Landslide Overlay Zone (LSD-OZ).** The LSD-OZ regulations are applied in areas identified in the CLUP as highly susceptible to landslides. The objectives of these regulations are to avoid/minimize potentials for landslide occurrence, and to protect lives and properties from its impacts.

#### **Allowable Uses**

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

#### **Building Density and Bulk Regulations**

The Maximum Allowable Percentage of Site Occupancy (MAPSO) (defined in the NBC as the area of ground coverage of Allowable Maximum Building Footprint), expressed as a percentage of the total lot area, shall be:

- 20% for Parks and Recreation uses
- 30% for all other uses/ activities

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

The Unpaved Surface Area (USA) of developments shall:

- Not be less than 70% for Parks and Recreation uses
- Not be less than 60% for all other uses/ activities

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

The USA is located outside the building envelope.

#### **Building/Structure Design Regulations**

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

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

**Section 13.2. Flood Overlay Zone (FLD-OZ).** The FLD-OZ regulations are applied in areas that have been determined in the CLUP as flood-prone. The objective of the Flood Overlay Zone is to protect lives and properties from the harmful effects of flood.

### **Allowable Uses**

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

#### **Building Density and Bulk Regulations**

- MAPSO: The % of TLA to be determined by the Building Official
- USA: The % of TLA to be determined by the Building Official

#### **Building/Structure Design Regulations**

Buildings shall be made flood proof through any or combination of the following means:

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

**Section 13.3. Scenic Corridor Overlay Zone (SCD-OZ).** The SCD-OZ regulations are applied in areas identified in the CLUP as having significant scenic values. The objective of these regulations is to preserve view access to said natural landscape for the enjoyment of the general public.

### **Allowable Uses**

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

#### **Building Density and Bulk Regulations**

- The height of buildings shall be no higher than 9 (nine) meters measured from the said street crown to its topmost part (such as roof apex or parapet wall line).

#### **Building/Structure Design Regulations**

- Building facades, roofs and other exterior elements shall be either be painted with earth-tone colors or made of natural stone;
- Perimeter fences along the front, rear and sides of properties shall have a maximum height of 2 (two) meters reckoned from the crown of road. The base may be made of opaque materials, such as concrete hollow blocks or rock, with a maximum height of 400mm reckoned from the said street crown and the upper portion shall be made of see-through materials; and
- Landscape materials, particularly continuous hedge planting, should not obstruct views from the road.

**Section 13.4. Heritage Overlay Zone (HTG-OZ).** The HTG-OZ is applied in areas with historic centers/heritage zones, including heritage houses. The objectives are: 1) to preserve existing historic structures/sites; and 2) to harmonize the design and construction of new ones with the design of these historic structures/sites.

### **Allowable Uses**

Uses allowed under Rule II, Land Use Policies and Regulations of the Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/ Heritage Zones by the National Historical Commission of the Philippines (NHCP) shall apply to sites that the NHCP or National Museum (NM) has declared. For declared heritage houses, allowable uses shall be limited to:

- Single-detached residential
- Museum

- Shops, offices, restaurants, craftsmen’s workshops and retail outlets (only at the ground floor)

For new construction, allowable uses shall be as provided in the base R-1 Zones.

**Building Density and Bulk Regulations**

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

For declared heritage houses:

- The height and floor area of the existing building shall not be altered.

For new construction:

- BHL: Building height limit for buildings within the buffer zone shall not be more than the roof apex of the declared heritage structure (Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones, NHCP 2012)

**Building/Structure Design Regulations**

Rule III, Building Requirements of the Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones by the National Historical Commission of the Philippines (NHCP) shall apply to sites that the NHCP or National Museum (NM) has declared Historic Centers or Heritage Zones, by virtue of RA 10066 (Heritage Act).

For declared heritage houses:

- Repair and renovation works, to include building and landscape, shall ensure that the original architectural design at the interior and exterior are maintained.
- The size and appearance of business and other signs shall be made to blend with the period design of the house.

For new construction:

- Designs, to include building and landscape, shall be made similar to the period designs of the declared houses of ancestry.

**Section 13.5. Ecotourism Overlay Zone (ETM-OZ).** The objective for this Overlay Zone is to ensure that the dual goals of environmental conservation and tourism economic development are attained.

**Allowable Uses**

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

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

**Building Density and Bulk Regulations**

- Ecotourism facilities such as resorts should have heights of no greater than 9 (nine) meters from highest grade to roof apex line.
- The maximum building footprint shall be 10 % of the total lot area.

**Building/Structure Design Regulations**

- Ecotourism facilities such as hotels, resorts, should be made of light indigenous materials.
- Designs should conform to the applicable standards of the Department of Tourism.
- Only single-detached or duplex structures shall be allowed.

- The freeboard elevation of buildings shall be 600mm measured from the outermost building line facing the foreshore to the building's finish floor line.
- Buildings on stilts are encouraged.
- Electrical appliances should be raised with a minimum height of 600mm from each building's finish floor line.
- The use of impermeable paving materials outside of building envelopes shall not be allowed.
- Only picket fences made of wood or bamboo and with heights no greater than 600mm shall be allowed.
- The use of firewalls along property lines shall not be allowed.

**Section 14. Zoning Incentives.** Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that use CCA/DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems. Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites.

## **Article VI GENERAL REGULATIONS**

**Section 15. Height Regulations.** Notwithstanding the Building Height provisions of this ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP). Exempted from the imposition of height regulations in residential zones are the following: towers, church, steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code and/or the CAAP.

**Section 16. Area Regulations.** Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

1. PD 957, "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations.
2. Batas Pambansa 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.
3. RA 7279 – Urban Development and Housing Act;
4. PD 1096 – National Building Code
5. PD 1185 – Fire Code
6. PD 856 – Sanitation Code
7. RA 6541 – Structural Code
8. Batas Pambansa 344 – Accessibility Law
9. Rules and Regulations – HLURB Locational Guidelines and CLUP Guidebook 2013- 2014
10. CA 141 or Public Land Act – public lands, including foreshore and reclaimed lands;
11. PD 705 or Revised Forestry Code – forestlands;
12. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements;
13. RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands.
14. RA 8749 – Clean Air Act
15. RA 9003 – Ecological Solid Waste Management Act
16. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
17. RA 7942 or Philippine Mining Act – mining areas;
18. RA 8371 or Indigenous People's Rights Act (IPRA) – ancestral lands;

19. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
20. RA 8550 or Revised Fisheries Code – municipal waters and coastal zones;
21. RA 9593 or Philippine Tourism Act – tourism zones and estates
22. RA 9729 or Philippine Climate Change Act, as amended;
23. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas; and,
24. RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.
25. Other relevant guidelines promulgated by the national agencies concerned.

**Section 17. Easement.** Pursuant to the provisions of the Water Code: 1) the banks of rivers and streams and the shores of the seas and lakes throughout their entire length within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easements of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build structures of any kind.

**Section 18. Buffer Regulations.** A buffer of four (4) meters shall be provided along entire boundary length between two or more conflicting zones/sub-zones allocating two (2) meters from each side of the zone/sub-zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

**Section 19. Specific Provisions in the National Building Code.** Specific provisions stipulated in the National Building Code (P.D. 1096), as amended thereto, relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

**Section 20. Advertising, Billboards and Business Signs.** No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without locational clearance from the Zoning Administrator/Zoning Officer. Locational clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot.

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

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

**Article VII**  
**PERFORMANCE STANDARD**

**Section 21. Application of Performance Standards.** The following performance standards are intended to ensure land use and neighborhood compatibility. Proposed developments shall comply with the applicable performance standards which shall form part of the requirements for Locational Clearance. These standards are by no means exhaustive or all inclusive. The Local Zoning Board of Appeals (LZBA) may require other standards, when deemed necessary, to ensure land use and neighborhood compatibility. These shall be enforced through the Implementing Guidelines that is made part of this ZO.

**Section 22. Environmental Conservation and Protection Standards.** It is the intent of the ZO to protect the natural resources of the Municipality. In order to achieve this objective, all developments shall comply with the following regulations:

1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
2. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.
3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, re-graded, developed, piped, diverted or built upon.
4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;
6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Ambient Water Quality Criteria;
7. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters;
8. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;
9. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties;
10. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's latest Air Quality Standards.
12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
13. Industrial processes/activities should not cause negative impacts to the environment. The Zoning Administrator/Zoning Officer may request for descriptions of these as part of the requirements for Locational Clearance.

**Section 23. Agricultural Land Conservation and Preservation Criteria.** Agricultural lands are recognized as valuable resources that provide employment, amenity and bio-diversity. All agricultural lands in the Municipality shall not be prematurely re-classified. Requests for re-classification shall be evaluated on the merits of conditions prevailing at the time of application, compatibility with the CLUP, and subject to the provisions of Memorandum Circular No. 54 Prescribing the Guidelines Governing Section 20 of RA 7160...Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses.

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

**Section 24. Network of Green and Open Spaces.** The Municipality intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following provisions, as applicable:

1. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 1216, PD 953, PD 957 and BP 220, are respectively required to provide tree-planted strips along their internal roads.
2. Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws, These mandated open spaces shall be classified as non-alienable public lands, and non-buildable.
3. Roof decks of all buildings shall be landscaped, as applicable.
4. Parking lots having at least 20 car parking slots shall be:
  - a. Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown.
  - b. 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

**Section 25. Site Development Standards.** The Municipality consider it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets. Further, designs should consider the following:

1. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
2. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator/Zoning Officer prior to the granting of a Locational Clearance;
3. The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
4. Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.

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

**Section 26. Infrastructure Capacities.** All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacities of the system/s serving them. The Zoning Administrator shall require the following:

1. **Drainage Impact Assessment Study**  
All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings or condominiums, shopping malls, public markets, schools, universities, residential and industrial, and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.
2. **Traffic Impact Statement**  
Major, high intensity facilities such as commercial-residential buildings or condominiums having four floors and above, shopping malls, public markets, transportation terminals/garages, schools, universities, residential and industrial subdivisions, cock fighting arena, sports stadia and other similar developments shall be required to submit Traffic Impact Statements. Other traffic generating developments, as determined by the Zoning Administrator/Zoning Officer, shall be required to submit the same.

## **Article VIII MITIGATING DEVICES**

**Section 27. Deviation.** Variances and/ or Exceptions from the provisions of this Ordinance may be allowed by the Local Zoning Board of Appeals (LZBA) only when the following terms and conditions exist:

1. Variances (deviation from applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards). Variance may be allowed provided that proposals satisfy all of the following provisions:
  - a. Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property (topography, shape, etc.), which is not self-created.
  - b. The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
  - c. The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like.
  - d. That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
  - e. The variance will be in harmony with the spirit of this Ordinance.
2. Exceptions (deviations from Allowable Use provisions). Exceptions may be allowed provided that proposals satisfy all of the following conditions:



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

**Section 28. Procedures for Evaluating Variances and/or Exceptions.** The procedure for evaluating applications for Variances and/or Exceptions is as follows:

1. The project proponent shall file a written application for Variance and/or Exception with the LZBA citing the section(s) of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site. This sign shall be maintained until the LZBA has rendered a decision on the application.
3. The LZBA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.
4. A written affidavit of no objection to the project by the owners of the properties immediately in front of and abutting the project site shall be filed by the applicant with the LZBA within fifteen (15) days upon filing of application.
5. The LZBA shall hold public hearing(s) to be held in the concerned barangay.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing(s).

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

## **Article IX ADMINISTRATION AND ENFORCEMENT**

**Section 29. Approved Zoning Maps.** The Approved Municipal Zoning Maps, printed in standard color codes and with minimum dimensions of 1.20m x 1.20m, shall be posted at the following offices:

- Office of the Mayor
- Office of the Zoning Administrator
- Municipal Planning and Development Office
- Municipal Assessor's Office
- Municipal Engineer's Office
- Municipal Agrarian Reform Office
- Municipal Agriculture Office
- Municipal Environment Office

Zoning maps for each barangay shall be posted at respective barangay halls for public information and guidance of barangay officials. These should similarly be printed in standard color codes and minimum dimensions of 1.20m x 1.20m.

**Section 30. Locational Clearance.** All owners/developers shall secure Locational Clearance from the Zoning Administrator/ Zoning Officer or, in cases of Variances and/or Exceptions, from the LZBA prior to conducting any activity or construction on their property/land. This will include property and land located in Forestlands, Special Economic Zones and other areas administered by national and special agencies, except for facilities for national security as certified by the Department of National Defense.

**Section 31. Projects of National Significance.** Based on established national standards and priorities, the HLURB shall continue to issue locational clearances for projects considered to be of vital and national or regional economic or environmental significance. Unless otherwise declared by the NEDA Board, all projects shall be presumed locally-significant. (Para. 2 Section 3a, of EO 72)

**Section 32. Major and/or Innovative Projects.** The Zoning Administrator/Zoning Officer or the LZBA, as the case may be, may seek the assistance of the HLURB or external consultants in the evaluation of proposed Major and/or Innovative Projects such as seaports, airports, oil depots, reclamation areas, shopping malls, special economic zones, tourism enterprise zones, and the like.

**Section 33. Subdivision Projects.** All owners and/or developers of subdivision projects shall, in addition to securing a Locational Clearance, be required to secure a Development Permit pursuant to the provisions of PD 957 and its Implementing Rules and Regulations or BP 220 and its Implementing Rules and Regulations and in accordance with the procedures laid down in EO 71, Series of 1993.

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

**Section 34. Planned Unit Development Projects.** Proposed Planned Unit Developments (PUD) projects shall be accompanied by Comprehensive Development Master Plans (CDMPs) showing, at the minimum, proposed land uses, building density and bulk, road network layout, road and sidewalk section details, and master layouts of all utilities such as those for potable water, storm drainage, sewerage, power supply, telecommunication and solid waste management.

CDMPs shall also be provided with Deed Restrictions where, upon approval of the Zoning Administrator/Zoning Officer or LZBA, as the case may be, proof of compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

**Section 35. Environmental Compliance Certificate.** No Locational Clearance shall be issued to proposals covered by the EIS System unless the requirements of ECC have been complied with.

**Section 36. Building Permit.** No Building Permit shall be issued by the Municipal Building Official without a valid Locational Clearance in accordance with the integrated ZO.

**Section 37. Business Permit.** The Business and Licensing Division shall require a Locational Clearance for new developments. Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

**Section 38. Occupancy Permit.** No Occupancy Permit shall be issued by the Local Building Official without certification from the Zoning Administrator/Zoning Officer that the building has complied with the conditions stated in the Locational Clearance.

**Section 39. Validity of Locational Clearance.** Upon issuance of an LC, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of LC within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance. Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

**Section 40. Notice of Non-Conformance.** Upon approval of this Ordinance, the Zoning Administrator/Zoning Officer shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same Notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section. It may also provide conditions by which the non-conforming use can reduce its non-conformity.

**Section 41. Existing Non-Conforming Uses, Buildings and Structures.** 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 provisions of the integrated ZO, provided:

1. That no such non-conforming use shall be expanded or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use exists at the time of 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. A vacant/idle building or structure may not be used for non-conforming activity;
4. That any non-conforming building/structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost. That should such non-conforming portion of any building/structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
5. That no such non-conforming use maybe moved to displace any conforming use;
6. That no such non-conforming use and/or structure may be expanded 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 use and/or structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the zone in which it is moved or relocated.
8. That such non-conforming use and/or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.
9. The owner of a non-conforming use and/or structure shall program the phase-out and relocation within ten (10) years from the effectivity of this Ordinance.

**Section 42. Responsibility for Administration and Enforcement.** This Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Administrator/Zoning Officer who shall be appointed by the former in accordance with existing rules and regulations on the subject.

**Section 43. Qualifications of the Zoning Administrator/Zoning Officer.** The Zoning Administrator/Zoning Officer must comply with the requirements of RA No. 10587, also known as the Environmental Planning Act of 2013.

**Section 44. Powers and Functions of a Zoning Administrator/Zoning Officer.** Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following:

1. Enforcement
  - a. Act on all applications for Locational Clearance
  - b. Issuance of Notice of Non-Conformance to owners/ operators of uses, buildings or structures that are non-conforming to the applicable provisions of this Ordinance.
  - c. Monitor on-going/existing projects and issue Notices of Violation and Show Cause Order to owners, developers, or managers of projects that are in violation of the provisions of the integrated ZO.
  - d. Coordinate with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of this Ordinance.
  - e. Coordinate with the City/Municipal Fiscal and/or City/Municipal Legal Officer for other legal actions/remedies relative to the foregoing.
2. Planning. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the integrated ZO prior to adoption by the Sangguniang Bayan.

**Section 45. Complaints and Oppositions.** A complaint for violation of any provision of the integrated ZO or any clearance or permit issued pursuant thereto shall be filed with the LZBA. Oppositions to applications for Locational Clearance, Variance or Exception shall be treated as a complaint and shall likewise be filed with the LZBA.

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

1. Act on applications of the following nature:
  - a. Variances
  - b. Exceptions
  - c. Non – Conforming Uses
  - d. Complaints and Oppositions to Application/s
2. Act on appeals on Grant or Denial of Locational Clearance by the Zoning Administrator/ Zoning Officer.
3. Act on appeals regarding the non-conformity of existing uses, buildings or structures to the applicable provisions of this Ordinance.
4. Decisions of the LZBA shall be carried by an absolute majority vote (50% + 1) of its members.

**Section 47. Appeals to LZBA Decisions.** Decisions of the LZBA shall be appealable to the HLURB.

**Section 48. Composition of the Local Zoning Board of Appeals (LZBA).** The LZBA shall be composed of the following members:

1. Municipal Mayor as Chairman
2. SB Committee Chairperson on Land Use/Zoning (If said committee is non-existent, the SP/SB may elect a representative)

3. Municipal Legal Officer
4. Municipal Assessor
5. Municipal Engineer
6. Municipal Planning and Development Coordinator (if other than the Zoning Administrator/Zoning Officer)
7. Municipal Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
8. Two (2) representatives of the private sector nominated by their respective organizations
9. Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.

The Municipal Planning and Development Office shall serve as the Secretariat to the LZBA. The LZBA may invite resource persons in support of the performance of its functions.

**Section 49. Review of the Zoning Ordinance.** The Local Zoning Review Committee (LZRC) is hereby created under the Municipal Development Council, to review the integrated ZO considering the CLUP, based on the following reasons/ situations:

1. Updating/Revision of the CLUP
2. Introduction of projects of national and/ or local significance
3. Force majeure events with City/Municipal-wide land use implications
4. Petition for re-zoning/re-classification with City/Municipal-wide implications
5. Increasing number of applications/issuances invoking Variances and Exceptions

**Section 50. Composition of the Local Zoning Review Committee (LZRC).** The Local Zoning Review Committee shall be composed of the following:

1. Sangguniang Bayan Chairperson on Land Use/Zoning (or equivalent committee)
2. Municipal Planning and Development Coordinator
3. Municipal Zoning Administrator/Zoning Officer
4. Municipal Assessor
5. Municipal Legal Officer
6. Municipal Engineer
7. Municipal Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
8. Municipal Agriculturist
9. Municipal Agrarian Reform Officer
10. President, Association of Barangay Captains
11. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe.
12. Two (2) non-government and civil society organization representatives

The Municipal Planning and Development Office shall serve as the Secretariat to the LZRC. The LZRC may invite resource persons in support of the performance of its functions.

**Section 51. Functions of the Local Zoning Review Committee.** The Local Zoning Review Committee shall have the following functions:

1. Review the Zoning Ordinance for the following purposes:
  - a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
  - b. Recommend changes to be introduced in the Comprehensive Land Use Plan and the Zoning Ordinance in the light of permits granted such as variances and exceptions, and increasing applications for rezoning and reclassification.

2. Recommend to the Sangguniang Bayan necessary legislative amendments on the needed changes in the integrated ZO as a result of the review conducted.
3. Coordinate with HLURB of the recommended changes to the integrated ZO as a result of its review.

**Section 52. Amendments to the Integrated ZO.** Changes in the integrated ZO, as a result of the review by the LZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the Sangguniang Bayan. Any amendment shall take effect only after approval and authentication by HLURB or Sangguniang Panlalawigan.

**Section 53. Violation and Penalty.** Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine or imprisonment as provided under the Local Government Code or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

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

**Section 55. Non-Diminution of National Standards.** The rules and standards provided in this ZO shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

**Section 56. Consistency between National and Local Plans, Programs and Projects.** Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the ZO.

**Section 57. Separability Clause.** Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**Section 58. Repealing Clause.** All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

**Section 59. Effectivity Clause.** This Zoning Ordinance takes effect upon approval by the Sangguniang Panlalawigan (SP) and after compliance with the publication requirements of the Local Government Code.

Approved this 14<sup>th</sup> day of October, 2019 in Irosin, Sorsogon

Melchor O. Michelena  
Sangguniang Bayan Member

Teresita V. Futralan  
Sangguniang Bayan Member

Jesus L. Borlagdan  
Sangguniang Bayan Member

Jhumer B. Ong  
Sangguniang Bayan Member

Danilo E. Fortes  
Sangguniang Bayan Member

Arcadio G. Glipo III  
Sangguniang Bayan Member

Erwin Nicholas R. Gacias  
Sangguniang Bayan Member

Salome E. Navales  
Sangguniang Bayan Member

Hon. Frederick J. Cielo  
ABC Representative

Jem G. Balitaon  
SK Municipal Federation President

I hereby certify to the correctness of the foregoing Ordinance.

Milagros E. Elle  
Sangguniang Bayan Secretary

ATTESTED BY:

Christian D. Lim  
Vice Mayor/Presiding Officer

APPROVED BY:

Alfredo J. Cielo Jr.  
Mayor