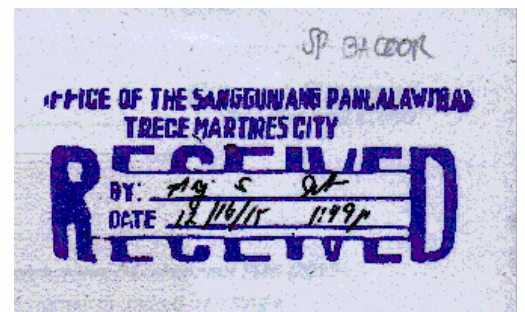




**SANGGUNIANG PANLUNGSOD
CITY OF BACOR, CAVITE**



COMPREHENSIVE LAND USE PLAN (2015-2024)
and the
COMPREHENSIVE DEVELOPMENT PLAN (2015-2020)
of the
CITY OF BACOR, CAVITE

Volume 2

ZONING ORDINANCE



Message

This *Comprehensive Land Use Plan (2015-2024)* and *Comprehensive Development Plan (2015-2020)* are products of the combined efforts of dedicated men and women animated by a single overriding goal: chart a more progressive future for the over 650,000 souls who have grown to consider the City of Bacoor their home.

By reading the said plans, you will get a clear idea of where our beloved city is headed, how we intend to get there, and what your role would be in that journey. Though comprised of three seemingly daunting volumes, I humbly assure you that this compiled work is one interesting read. As you leaf through its pages, you would realize that it is full not only of relevant facts and data but is also peppered with development principles that would guide future city administrators and elected officials on how to complete my administration’s unfinished task of making our city truly world-class.

I sincerely hope that through this tome, you will be motivated into working for a better future for our city, that you will be inspired to be more involved in the affairs of government, and that you will take a more active role in charting our collective future. After all, this work was done chiefly for your benefit and for that of generations yet unborn.

At this juncture, I extend my warmest thanks to the members of the Sangguniang Panlungsod headed by its indefatigable Presiding Officer, City Vice Mayor Catherine S. Evaristo, and to all the city employees who worked tirelessly to finish this monumental work. I, and the people of the City of Bacoor, shall be eternally grateful for this tangible proof of your untiring labor and selfless devotion to duty.



Mabuhay at pagpalain po tayong lahat ng
Poong Maykapal!


HON. STRIKE B. REVILLA, PhD
Mayor (2007-2016)



Pahayag

Ginawa po ang **Comprehensive Land Use Plan** at **Comprehensive Development Plan** na ito sa loob ng mahabang panahon upang masiguro na magiging maunlad at maayos ang kinabukasan ng ating minamahal na Lungsod ng Bacoor.

Hinati po ang mga nabanggit na plano sa tatlong aklat upang mas madaling maunawaan ng sinumang mambabasa ang mga nilalaman nito. Sa *Volume 1* po matatagpuan ang kabuuan ng **Comprehensive Land Use Plan (CLUP)** ng ating lungsod para sa taong 2015 hanggang 2024, at kasama na rin ang **Comprehensive Development Plan (CDP)** para sa taong 2015 hanggang 2020. Sa *Volume 2* naman po makikita ang kabuuan ng Zoning Ordinance. Sa *Volume 3* naman po mababasa ang mga paliwanag kung paano nabalangkas ang **CLUP** at **CDP**, at mga sipi ng mga mapa at talaan na ginamit sa *Volume 1* at *Volume 2*.

Para po sa inyong kaalaman, ang nilalaman ng **CLUP** at **CDP** ang naging basehan ng **Zoning and Land Development Ordinance** na ipapasa ng Sangguniang Panlungsod sa lalong madaling panahon. Dahil po sa ang nabanggit na ordinansa ang magre-regulate sa kung paano po natin gagamitin ang yamang panglupa ng ating siyudad, mainam lamang po na ating pag-aralang mabuti ang nilalaman ng

mga nabanggit na aklat dahil ang mga ito po ay may direktang epekto sa kinabukasan nating lahat.

Habang binabasa niyo po ang mga pahina ng aklat na ito, sana po ay mabigyan po ninyo ng kahit kaunting pagkilala at pasasalamat ang lahat ng mga may kinalaman sa pagbalangkas ng **CLUP** at **CDP** na nabanggit. Utang po natin sa kanila ang maayos na kinabukasang naghihintay sa atin at sa ating mga anak na maninirahan sa ating mahal na Lungsod.

MARAMING SALAMAT PO!



HON. CATHERINE SARINO-EVARISTO
City Vice Mayor / Sangguniang Panlungsod
Presiding Officer

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Mr. Jose Romarx Salas

Ms. Mary Ann Medina-Cue



FOREWORD

Bacoor reached another milestone in its history with its conversion into a component city of Cavite Province by virtue of the enactment of Republic Act 10160, the “Charter of the City of Bacoor”. The City Government of Bacoor (“City”) formulated this “Enhanced” Comprehensive Land Use Plan (“CLUP”), or simply the “Plan”, not only to update the Comprehensive Land Use Plan (“CLUP”) of 2000 but also to lay the foundation for a progressive and livable city for the next 10 years.

In March 2014, the Notice to Proceed was given to the Consultants to assist the Technical Working Group in preparing the CLUP and attendant Zoning Ordinance. The original engagement was to come up with the expanded Comprehensive Land and Water Use Plan based on the experience of Balanga City to apply its relevance in the coastal context of Bacoor. With the release in 2015 of the new Housing and Land Use Regulatory Board (HLURB), also known as “Enhanced” CLUP Guidebook 2013, this Plan retains the “CLUP” name and incorporated all of the relevant sections of the new guidelines. More importantly, the five books of the HLURB CLUP Guidebook 2013 were extensively reviewed to harmonize this CLUP with the new guidelines.

Hierarchy of Plans and the Planning Process

Republic Act No. 7160 (also known as the Local Government Code of 1991 or “LGC”), provides that local government units (LGUs) shall, in conformity with existing laws, continue to prepare their respective CLUP and zoning ordinances which shall be the primary and dominant bases for determining future use of land and other natural resources within their jurisdiction (Section 20c). Further, Section 106 of the LGC states that “each local government unit shall have a comprehensive multi-sectoral development plan to be initiated by its development council and approved by its *sanggunian*. For this purpose, the development council at the provincial, city, municipal, or barangay level, shall assist the corresponding *sanggunian* in setting the direction of economic and social development, and



coordinating development efforts within its territorial jurisdiction.” LGC Section 109 details this requirement to “formulate long-term, medium-term, and annual socio-economic development plans and policies.”

Section 39 of Republic Act No. 7279 (also known as the Urban Development and Housing Act or “UDHA”) reiterated this role of the LGUs to prepare CLUPs. The recent Department of Interior and Local Government (DILG) Memorandum Circular 2010-112 dated October 12, 2010 requires all LGUs to update their respective Comprehensive Land Use Plans and Comprehensive Development Plans.

Apart from statutory mandates, vertical linkages with other government plans were done in preparing this CLUP and CDP for the City of Bacoor. The National Framework for Physical Planning (NFPP) 2001-2030 is one of the said plans that were used as a guide to help planners and decision-makers at all levels to have a common agenda on the usual policies on protection, production, settlement and infrastructure. This CLUP follows the prescribed “four policy areas.”

The CALABARZON Regional Physical Framework Plan 2004-2030 identified the City of Bacoor as part of the “Northern Cavite Cluster” together with the Cities of Cavite, Dasmariñas, and Imus, and the Municipalities of Carmona, Kawit, Gen. Mariano Alvarez, and Noveleta. Dasmariñas City is identified as the economic activity center of this cluster. This “clustering” is reiterated in the CALABARZON Regional Development Plan (RDP) 2011-2016. The spatial strategy includes the provincial growth centers, corridors and wedges. For Cavite, Dasmariñas City has been identified as the provincial economic center due to its population. Bacoor City is a growth corridor given its urban status and the presence of major thoroughfares supporting the economic center. “Wedges” are typically the rural areas, or areas in between centers and corridors. This spatial strategy reflects the polycentric urbanization of CALABARZON. The overall vision of the RDP is for the region to be a “global business hub.”

At the provincial level, the Cavite Provincial Government has been diligent in releasing its annual Socio-Economic and Physical Profile (SEPP). The City of Bacoor has been dubbed in Cavite’s SEPP as part of the “industrial belt” together with the Cities of Dasmariñas and



Imus, which experience rapid population growth. Bacoor City has the second highest population in the entire Province of Cavite, pegged at 520,216 residents.

Furthermore, the pioneering Coastal Land and Sea Use of the Province of Bataan, as well as the Integrated Land and Water Use of the Municipality of Abucay (Bataan) and the Comprehensive Land and Water Use of the City of Balanga (Bataan) were reviewed in the preparation of this CLUP. The Province of Bataan received national and international support in preparing coastal and water resources protection and development, in light of the deterioration of Manila Bay. One of the chief lessons learned in the said review process is to include these coastal and water resources in the preparation of a truly comprehensive land use plan for the City of Bacoor.

Moreover, city officials requested to include in the review the Town of Cary Land Use Plan, North Carolina, United States as prepared in 1996 and amended in 2003. The positioning of opportunities and constraints, as well as the detailed Design Guidelines were carefully localized in the planning exercise.

For this round of planning for the City of Bacoor, the Honorable Mayor Strike B. Revilla, with the approval of the *Sangguniang Panlungsod*, appointed a team of consultants to assist the City Planning and Development Coordinator and Technical Working Group (TWG). The TWG started generating data and maps since 2012. During the planning exercise, stakeholder analysis, public awareness, data gathering and maps development, planning workshops, and public consultations were conducted.

Public awareness were undertaken to inform the stakeholders on the updating process of the CLUP. The planning workshops, which involved representatives of key stakeholders identified and analyzed the various values and issues at the barangays, and recommended possible strategies. Data collection and map developments were also undertaken. The City-wide consultation presented the draft CLUP. Comments were made during the consultation which led to the refinement of the CLUP. The final CLUP will be presented to, and shall be adopted by, the *Sangguniang Panlungsod*. Finally, the plan will be reviewed and approved by the *Sangguniang Panlalawigan*.



In addition to the 10-year Comprehensive Land Use Plan and draft Zoning Ordinance, the Comprehensive Development Plan is also presented in this Plan. This CDP shall cover the period from 2015 to 2020.

After months of meetings, consultations, inspections and public hearings, this CLUP is the product the Technical Working Group spearheaded by the CPDO and with the help of the City Disaster Risk Reduction Officer for the relevant maps, as well as the vision, mission, goals and inputs of the elected officials.

This Plan presents the identified Vision and Mission of the City of Bacoor. The Vision for Bacoor is: **Progressive and Livable City with Responsible Citizenry**. The Mission, which is mainly for the City Government, is: **To Provide Quality Service**.

The goals contained in this Plan are elaborated in Chapter 5, and are as follows:

1. Strong sense of community and responsibility, striving for higher quality of life;
2. Transportation efficiency by interconnecting barangays and providing multi-modal terminals and transportation system;
3. Residential housing focus to absorb the rapidly increasing population of the City;
4. Integrated environmental management to address flooding and solid waste concerns and preserve key land and water resources;
5. Key urban design guidelines to promote functional and aesthetic visual appearance, especially in landmark areas;
6. Economic development through sustainable and local-based business activities, highlighting the competitive advantages of the City.

To achieve these goals, detailed objectives are also offered in Chapter 5. More importantly, The Plan provides for flexibility in land uses. For example, while the proposed locations of some activity centers are indicated on the Land Use Plan Map, the Map does not specify the precise internal arrangement of the residential, commercial and institutional residential uses that make up a barangay activity cluster.



The City's aesthetic qualities are addressed with prescribed criteria for the various planning pieces, such as building designs, guidelines on connectivity, and guidelines on parking and terminals. Design criteria address such key issues as preservation and creation of larger open spaces and recreational facilities, prevention of strip shopping center development and development of integrated transportation networks for pedestrian, bicycle, bus and possibly light railway transit in the near future.

The Plan provides analyses of opportunities and constraints presented by the natural and built-up environments. These analyses include a consideration of such natural features as soils, slopes, water resources, and even climate. In addition, the impacts on the City's growth presented by the airports and burgeoning Metro Manila, the ongoing transportation system upgrades, and other aspects of the built-up environment are fully considered. An analysis of current and future land use supply and demand are included in the Plan in order to establish the assumptions upon which the Land and Water Use Plan is based.

More importantly, this CLUP contains the salient features of the draft Zoning Ordinance, which is the main implementation instrument of the Plan. This Plan also includes a Comprehensive Development Plan (CDP) for the next five years to present the mid-term sectoral plans of the City that are in line with the CLUP. Like the Zoning Ordinance when approved, the CDP is another tool in achieving the goals and objectives of this Plan.

Following the newly released HLURB CLUP Guidebook 2013, this Comprehensive Land Use Plan is presented in three-volume format. Volume 1 is the main CLUP where the summary of the City profile and assumptions, as well as the Comprehensive Land Use Plan and Comprehensive Development Plan are incorporated. Volume 2 presents the Zoning Ordinance as well as its assumptions. Volume 3 shows the detailed Sectoral Studies in coming up with the land demand analysis and projections, and ultimately the allocation of land and water resources.



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GLOSSARY OF TERMS

Abattoir. A slaughterhouse approved and registered by the National Meat Inspection Service (NMIS) or by the city government in which food animals are slaughtered and dressed for human consumption.

Abutting. Having a common border with, or being separated from such common border by a Right-of-Way, Alley, or Easement.

Accessoria or Row House. One of a series of houses, often of similar or identical design, situated side by side and joined by common walls.

Accessory. Additional, something extra or complementary.

Accessory Use. The use or occupancy incidental to the principal use or occupancy of a building and located on the same lot where the principal use of the building is situated.

Access Drive. A public or private driveway providing vehicular access to and between parking areas for more than two (2) parking spaces within a Land Development or any driveway servicing two or more units of occupancy on a single lot.

Agricultural Zone. Areas intended for cultivation and pastoral activities e.g. farming, cultivation of crops, backyard goat/cattle raising, etc.

Agri-Fishery Land. Areas covering all ricelands, other productive agricultural lands, and water bodies or fishponds.

Alley, "Eskinita", or Callejon. A public space or thoroughfare used as a secondary means of access to an abutting property that is not accessible to four-wheeled motor vehicles.

Allowable Land Use. A land use activity that conforms with the permitted uses in a specific zone.

Apartel or "Apartelle". Any fully serviced apartment building with fully furnished individual rooms for dwelling being offered for short or long-term rent that does not have provisions for cooking.

Apartment. A self-contained housing unit that occupies a portion of a building, edifice, or complex intended and/or designed for lease as a dwelling for individuals or families for a fixed rent and period.

Aquaculture Zone. Land or water areas primarily devoted to the cultivation of fish, mussels, oysters, or other marine resources.

Arcade. A roofed or covered walkway.

Attic or Loft. A space found directly below the pitched roof of a house or other building used as a place of habitation, for business purposes or as a storage area.



Average Daily Traffic (ADT). Computed by the application of a day of the week by month factor to an average twenty-four (24) hour traffic count. Such information may be obtained from the Bacoor Traffic Management Department.

Applicant. A landowner or developer including his heirs, successors, assigns, or representatives, who filed an application for Development Permit, Building Permit, Fencing Permit, or Occupancy Permit.

Application for Development. All applications, whether preliminary or final, that is required to be filed prior to the start of construction or development – including but not limited to—an application for a Development Permit, Building Permit, Fencing Permit, or Occupancy Permit.

Bacoor Government Center. The area reserved for the seat of government of the City of Bacoor.

Banks. Financial institutions that keep, invest, and safeguard the funds of its clients and offers credit and other financial products to the public.

Bar, Pub, or Tavern. A retail business establishment where food and alcoholic beverages are sold usually served by hired waiters or hostesses occasionally dancing to music.

Barangay. The smallest administrative unit in the Philippines comprised of all the residents of a particular barrio or district for at least six months regardless of nationality.

Bayad Center. An establishment where payment for utilities consumed is received.

Bedspacer. A person renting a room or bed space in a boarding house.

Block. Combined area of one or more lots forming a street block bounded by two (2) or more streets.

Boarding House. A building with two or more rooms (or bed space) rented out as sleeping quarters to the public with a common living area, dining area, or toilets for a fixed rent or duration that may, or may not, be exclusively for males or females.

Board. The Housing and Land Use Regulatory Board (HLURB).

Boundary Line or Property Line. The imaginary or abstract line separating two districts or properties as defined by the technical bearings and distances contained in a Certificate of Title or by this Zoning Ordinance.

Buffer Area. 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. Any enclosed or open structure other than a boundary wall or fence, occupying more than three (3) square feet of area and/or having a roof supported by columns, piers, or walls.



Building, Accessory. A detached, subordinate building the use of which is customarily incidental or subordinate to the principal building which is located on the same lot occupied by the principal building whether or not intended for habitation.

Building, Principal. A building enclosed within exterior walls or firewalls and is built, erected and framed of component parts. The principal building is also designed for housing, shelter, enclosure and support of individuals, animals or property of any kind, and is a main structure on a given lot.

Building Height Limitation (BHL). The maximum height allowed for buildings as specified in the conditions of this Zoning Ordinance.

Building Setback Line. A line within a lot designated on a plan as the minimum required distance between any structure and the adjacent street centerline, or right-of-way line as specified by the Zoning Ordinance.

Buildable Area. The remaining space in a lot with no improvements after deducting the minimum open spaces and areas within the lot not suitable for the construction of any building.

Built-up Area. A contiguous grouping of ten (10) or more buildings.

Business. Any venture or activity (excluding the practice of a profession) engaged into for profit.

Canteen. A small recreational facility where food and drinks are served for a fee that may be located within a building or institution whose customers may be the employees or visitors of such building or institution.

Capacity, Vehicle. The maximum number of vehicles that can be expected to pass over a given section of roadway or on a specific lane.

Car Barn. A place where jeepneys, taxicabs, or other public utility vehicles are parked and/or repaired usually owned or leased by the operator/s of such vehicles.

Carenderia, Carinderia, Eatery, or "Turo-Turo". A counter-type food establishment sometimes located along roadsides where customers choose from various cooked dishes on display. Such establishments may, or may not, have provisions for dining tables and chairs.

Car Wash. A business establishment covered by a roof primarily used for the cleaning, waxing, and detailing of motor vehicles for a fee.

Casino. A public room, building, hotel, or establishment for gambling or entertainment.

Cemetery or Graveyard. A spatially defined area exclusively devoted for the interment of human or animal remains underground or inside niches constructed above ground that is open to the public for free or for a fee.

Central Business District. The portion of the City with the highest land values or where the most intense business or commercial activities are conducted.



Certificate of Non-Conformance. A certificate issued to owners of all lands and improvements devoted to various uses existing prior to the approval of this Zoning Ordinance that do not conform to the zoning regulations pertaining to the site where the said land is located.

Cinerarium. A niche located within a columbarium that accommodates the urn containing the ashes of a cremated body.

Chapel. A place of worship or for various religious purposes that may, or may not, be located within a building or complex. It may also refer to a small secondary church in a parish.

Clinic. A place where patients are given medical, dental, or optical treatment with less than five (5) beds, bassinets, or treatment chairs.

Cockpit. An enclosed space where cockfighting is held.

Columbarium. A place devoted for the respectful storage of cinerary urns.

Climate Change. A change in climate that can be identified by changes in the mean and/or variability of its properties and that persists for an extended period typically decades or longer, whether due to natural variability or as a result of human activity.

Climate Change Adaptation. Innovations in land development, building design or construction, and in the management, design, or operation of open spaces intended to mitigate the effects of climate change such as increases in temperature, precipitation, wind velocity, or water levels.

Coastal Development Zone (CDZ). Areas located along the coast of the city intended for reclamation and development.

Commercial Zones. Areas within the city in which the primary land use are commercial activities, more particularly described as follows:

C-1 or Low Density Commercial/Mixed Use Zone is a portion of the commercial zone used primarily for mixed use and commercial developments on a local scale with a maximum floor area ratio of six (6).

C-2 or Medium Density Commercial/Mixed Use Zone is a portion of the commercial zone used primarily for medium density mixed use and commercial developments with a maximum floor area ratio of eight (8).

C-3 or High Density Commercial/Mixed Use Zone is a portion of the commercial zone used primarily for high density mixed use and commercial developments on a metropolitan scale of operation with a maximum floor area ratio of ten (10).

Common Open Space. Parcels of land or an area of water, or a combination of land or water, intended and designed for the use or enjoyment of the residents of a development project not including streets, off-street parking areas, and areas set aside for parking facilities.

Compatible Use. Land uses/activities capable of existing together harmoniously such as residential use, parks, and playgrounds.



Comprehensive Land Use Plan (CLUP). The document embodying specific land and water use plans and development proposals for guiding and regulating growth and/or development within the City of Bacoar. The main elements of the CLUP are the sectoral components; land and water use, socio-economic, infrastructures and utilities, environment, local administration and the capital investment program.

Community-Based Disaster Risk Reduction and Management (CBDRRM). A process of disaster risk reduction and management in which at risk communities are actively engaged in the identification, analysis, treatment, monitoring and evaluation of disaster risks in order to reduce their vulnerabilities and enhance their capacities, and where the people are at the heart of decision-making and implementation of disaster risk reduction and management activities.

Community Water Supply. A utility owned by a private corporation, partnership, single proprietorship, cooperative, association, local government unit, or any other juridical entity that supplies potable, domestic water for use by more than one (1) household, business, or institution.

Condominium. A form of ownership of real property which includes a multiple land development in which there is a system or separate ownership of individual residential or office units or occupancy and undivided interest of land and common spaces.

Condominium Building. A multi-level structure divided into separate individual residential or office units, the common areas of which such as lobbies and elevators are owned in common by all the occupants of the building.

Conflicting Uses. Land uses/activities with contrasting and incompatible characteristics located adjacent to each other such as residential units adjacent to industrial plants.

Conforming Use. A land activity/use that complies with the appropriate zone classification as provided under this Zoning Ordinance.

Convenience Store or "Sari-sari Store". A pedestrian oriented commercial establishment that sells various merchandise with limited stocks to nearby residents or passersby that may, or may not, be located within a residential zone and may, or may not, be situated within a residential building.

Crematorium or Crematory. A building or facility devoted to the incineration of human or animal remains and the placing thereof in urns. Such buildings or facilities may, or may not, contain a viewing room or chapel.

Detention Basin or Impounding Area. A reservoir that temporarily contains storm water runoff and releases it gradually into a watercourse or storm water facility.

Developer. Any natural or juridical person (such as a corporation, association, cooperative, partnership, or organization) that endeavors to develop a parcel of land by the construction or development thereon of a residential subdivision, a building, or an institution.

Development Permit. The license issued by the City of Bacoar to a developer allowing the latter to proceed with the proposed land development.



Diagnostic Center or Diagnostic Clinic. A place within a building where patients receive physical checkups and are subjected to laboratory examinations and procedure.

Dormitory. A building, divided into separate dwelling units, that provides board and lodging to the public for a fixed fee and duration with areas that can be used in common by the people staying in the said edifice such as toilets and living room.

Drainage Easement. The land required for installation of storm sewer or drainage facilities or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein, or to safeguard the public against flood damage.

Dripline. A line marking the outer edges of the branches of trees.

Drip Irrigation System. The immersion of drainage pipes on the subsurface of the soil on which plants are located and is intended to efficiently deliver water to the root system of the said plants while reducing water wastage.

Driveway. A privately owned lot providing vehicular access between a street, an access drive and a parking area for residential units of occupancy.

Driving Range. A place where golfers go to practice their swing or putting.

Dry Cleaner. A business establishment located within a building where clothes and other fabrics are cleaned with the use of solvents and other chemicals other than water.

Dumpsite. A lot or parcel of land where garbage, used vehicles, and other refuse are disposed by means of dumping, burying, or burning.

Duplex. An apartment building with two separate residential units with separate entrances divided in the middle by a common wall.

Easement. An open space imposed on any land use/activity along waterways, road-right-of-ways, cemeteries/memorial parks and utilities.

Ecological Tourism Area (ETA) or Ecotourism Area. Areas intended primarily for the development of low-intensity tourist facilities compatible with the natural setting and environment. All uses in the said ETA shall be in conformance with the principle that ecotourism is an environmentally sound tourism activity in a given ecosystem yielding socio-economic benefits and enhancing natural and cultural diversity conservation.

Effluent. Any wastewater that is partially or completely treated, or that is in its natural state, flowing out of a building or structure.

E-Games. A generic term for all games or other forms of entertainment played on a computer or a video console whether or not such gadgets are connected to the internet.

Elevation. The vertical alignment of a surface, as it exists or as it is made by cut and/or fill.



Environmentally Critical Areas (ECA) refer to areas that are environmentally sensitive and are listed in Presidential Proclamation No. 2146 dated 14 December 1981 that include flood plains, storm surge areas, steep slopes, and riparian areas.

Environmentally Critical Projects. Land development projects that have high potential for negative environmental impact and are listed in Presidential Proclamation No. 2146 dated 14 December 1981.

Exception. A scheme granting a property owner relief from certain provisions of the Zoning Ordinance where a specific use would result in a particular hardship to the owner as distinguished from a mere inconvenience or a desire to make money.

Factory. A facility where various products are manufactured by hand, or through the use of machines, or a combination of both.

Fast Food Centers or Fast Food Restaurants. Commercial establishments selling food and beverage products that are rapidly prepared within set cooking periods.

Fire Retardant Materials. Construction materials designed to slow down the spread of fire.

Firewall. Fireproof barrier used to prevent the spread of fire between or through buildings, structures, or electrical substation transformers.

Firing Range. An enclosed facility specially designed for firearms practice that may, or may not, be used for a fee.

Floodplain. The various barangays within the City of Bacoar that is inundated whenever inclement weather affects the city including the entirety of the following barangays: Alima, Aniban 1-5, Camposanto, Daang Bukid, Digman, Dulong Bayan, Habay 1-2, Kaingin, Mabolo 1-3, Maliksi 1-3, Niog 1-3, P.F. Espiritu 1-8, Real 1-2, Salinas 1-4, Sineguelasan, Tabing Dagat, Talaba 1-7, and Zapote 1-5.

Floor Area Ratio (FAR). 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 multiplied by the lot area.

Floor Elevation. The elevation of the lowest level of a particular building including the basement.

Food Court. A specific portion or section inside a shopping mall where various fast food restaurants conduct business.

Food Stalls. Counter-type food establishments with no dine-in services.

Funeral Parlor. A business establishment offering funeral services to the public for a fee with or without embalming facilities.

Frontage. Portion of the property that abuts and is measured along the street right-of way line.



Future Access Strip. A right-of-way reserved for the future improvement of a street.

Garage, Commercial. A place where motor vehicles are parked, maintained, or stored for a fee when not in use that offers services not provided by gas stations or motor vehicle repair shops.

Gas Station. A commercial establishment located along roads and other thoroughfares with facilities primarily designed for the sale of various types of motor fuels to provide propulsion to motor vehicles. Such facilities may also be secondarily designed to provide other motor vehicle maintenance and repair services, sell food, beverages, and other products to consumers, and provide rest room facilities to the public.

Geometric Center. The centroid of a structure's elevation projected to a line defining the natural gradient.

Grease Trap. A contraption designed to collect used oil or grease in restaurants or motor vehicle repair shops.

Green Building. An integrated, whole-building approach to the planning, design, construction, operation, and maintenance of buildings and their surrounding landscape that help initiate the environmental, economic, and social impacts of such structures.

Greenbelt Development Zone (GDZ). Area to be developed as the site for a planned residential/industrial community that would incorporate environment friendly technologies and strategies that would reduce or eradicate urban blight.

Green Trails. Areas located parallel to main thoroughfares devoted for use as jogging/bike trails with a minimum width of eight (8) feet (or 2.4 meters) to be measured from the face of a guardrail, curb, or other barrier with a cross slope of 2% going towards one direction and not crowning on the middle of the trail. The green trail/s shall in no instance be located on an existing road or highway. The green trail/s shall also include an elevated trail to be constructed on top of a highway or road to ensure trail continuity and the safety of bikers, joggers, and motorists alike.

Grocery Store. A commercial establishment that sells dry, wet, or frozen food items and other household items to the public.

Gross Floor Area (GFA) refers to the total floor space within the perimeter of the permanent external building walls, occupied by office areas; residential areas; corridors; lobbies; mezzanines; vertical penetrations such stairs, fire escapes, elevator shafts, flues, pipe shafts, and the like and their enclosing walls; rest rooms or toilets; storage rooms and closets; covered balconies and terraces; and interior walls and columns and other interior features. **Provided that,** the said term shall not include (a) covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are located and (b) uncovered areas for cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or Jacuzzis, gardens, courts, or plazas.

Heliport. An area used or intended to be used for the landing and takeoff of helicopters including any related facilities or appurtenances.



High Density Housing Area (HDHA) shall principally be for socialized housing purposes for the underprivileged and homeless as defined under RA 7279.

Historic Feature. Any district, site, building, or object that meets one or more of the following criteria: (a) is listed or may be determined to be eligible to be listed as a historic site by the National Historical Commission, (b) determined by a qualified historic preservation professional to be historically or architecturally significant.

Horticultural Nursery or Plant Nursery. A large tract of public land used for the cultivation and raising of local or foreign decorative or exotic specimens of plants, trees, and shrubs for sale to the public or for planting in public places such as roadsides and parks.

Hospital. An institution primarily used for the diagnosis, care, and treatment of patients with injuries, illnesses, diseases, conditions, or deformities.

Hotel or Inn. A building where transient guests stay for a limited duration and pay for lodging, meals, and other services.

Homeowner. The proprietor of a place of dwelling.

Hydrant, Fire. A device located along streets designed to enhance the delivery of water during fire incidents.

Impervious Surface. Type of surface that does not permit the penetration of water. Such a surface shall be considered as outside of the building envelope and is not included in the PLO and FAR computations.

Impounding Area. A parcel of land enclosed within walls that may or may not be covered by a roof used to temporarily store and safeguard motor vehicles confiscated by the city government for various violations of local ordinances or national laws or for evidentiary purposes related to a judicial or quasi-judicial proceeding.

Improvement. All physical changes to the land not limited to the construction of buildings or structures but also the construction of roads, driveways, streets, alleys, walkways, green trails, drainage lines and all additions to the natural state of a parcel of land including the planting of trees or other types of vegetation.

Industrial Zone. Division of an area primarily for non-pollutive, non-hazardous manufacturing or production activities. Complementary use such as workers' housing and neighborhood commercial activities are allowed.

Institutional Zone. Division of an area primarily for education, religious, government, public, medical and other public services.

Junk. Any garbage, trash, refuse or waste material whether biodegradable or non-biodegradable.

Junkshop. A business establishment used for the sale and storage of junk.

Junkyard. An area where junk is stored.



KTV or Videoke Bar. A bar, pub, or nightclub where customers are allowed to sing accompanied by a videoke or karaoke machine.

Land Use. The various reasons for which a piece of land is developed.

Land Use Map or Zoning Map. Duly authenticated map delineating the different zones or areas into which the City is divided, attached hereto as **Exhibit 1**.

Laundromat/Laundry Shop. A business establishment where clothes are washed for a fee.

Living or Residential Unit. A room or house or portion of a building used as a dwelling containing various living amenities.

Liquefaction. A phenomenon in which the strength and stiffness of a soil is reduced by earthquake shaking or rapid loading.

Loading and Unloading Zones. Designated areas along streets and other thoroughfares where vehicles stop for the loading or unloading of passengers and goods.

Locational Clearance. A clearance issued for a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.

Lot. A parcel of land where a principal building and its accessories including the required open spaces are located.

Lot Area Per Family. Lot devoted for use of one family.

Lot Depth. Average horizontal distance between the front and rear of a lot.

Lot, Inside. A lot fronting a street or alley with the remaining sides bounded by lot lines.

Lot Lines. Demarcation lines between public and/or private real properties.

Lotto Outlet. A business establishment where people place lottery bets.

Lumberyard. A place where wood or lumber are cut or sawed.

Malls or Shopping Malls. Large, enclosed structures containing several commercial and business establishments selling various products and services and the paid use of recreational facilities to the public.

Mangrove Protection Zone. The area located in the City's municipal waters specifically designated for the planting and cultivation of mangroves.

Mausoleum. A sepulchral chapel where tombs are found, usually maintained by a family or clan, located within a cemetery or memorial park.

Medical or Diagnostic Laboratory. A place exclusively devoted to the conduct of medical examinations or tests sans treatment of patients.



Mezzanine or Loft. A partial intermediate floor or storey located within a house or building with an area not more than half of the room where it is constructed.

Mitigating Device. Means to grant relief in complying with certain provision of this Zoning Ordinance.

Money Exchange Shop. A business establishment where foreign currencies are exchanged to peso or vice versa.

Money Lending Establishments. Commercial establishments that lend money to qualified borrowers under specific terms and conditions.

Mortuary. A place where cadavers are kept or embalmed before burial or viewing.

Motel or "Motor Hotel". A hotel for motorists usually located along roadsides that may, or may not, have separate garages for each individual room.

Municipal Fishing. According to the Fisheries Code of the Philippines (RA 8550), it refers to fishing within municipal waters using fishing vessels of three gross tons less, or fishing not requiring the use of fishing vessels regulated by the municipality/city government.

Municipal Fishing Zone. Area located within the City's municipal waters specifically reserved for fishing activities by the general public.

Municipal Waters. According to the Fisheries Code of the Philippines, it include not only streams, lakes, inland bodies of water and tidal waters within the municipality which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters included between two (2) lines drawn perpendicular to the general coastline from points where the boundary lines of the municipality touch the sea at low tide and a third line parallel with the general coastline including offshore inlands and fifteen (15) kilometers from such coastline. Where two (2) municipalities are so situated on opposite shores that there is less than thirty (30) kilometers of marine waters between them, the third line shall be equally distant from opposite shore of the respective municipalities. (Note: municipality can be taken as "city" as defined in the Fisheries Code of the Philippines.)

Night Club. An enclosed business establishment that opens only at night until the wee hours of the morning that serves food and alcoholic beverages, equipped with a dance floor and a sound system, and where live shows and dance performances are done by hired men or women.

Non-Conforming Use. Existing non-conforming uses/establishments in an area allowed to operate despite the non-conformity to the provisions of this Zoning Ordinance subject to the conditions stipulated herein.

Nursing or Convalescence Home. A place where sick or elderly people are given board, lodging, and medical care for a fee.

Occupancy. The purpose for which a building is used or intended to be used.



Office. A portion of a building where the management of a business or commercial enterprise is conducted.

Office Building. A building designed, used or intended to be used as the location of various offices that may, or may not be, affiliated with the same juridical entity.

Off-Street Parking. The stopping of any vehicle regardless of duration on a place that is not on a road or street.

Open Shed. Roofed structure sans sidewalls used for the storage or safeguarding of goods, materials, or equipment.

Open Space. An unoccupied portion of a lot that is open to the sky where no structure has been constructed.

Parking Building. A structure consisting of several levels used for the temporary parking of motor vehicles for a fee.

Park. An area designed and used for recreation and/or as a means of maintaining the ecological balance of a community.

Parking Lot. An off-street site used for the parking of motor vehicles for free or for a fee for the benefit of customers/clients or of the general public.

Pawnshop. A commercial establishment that gives credit to its customers with interest and uses jewelry or other valuable personal items as collateral.

Pension House. A family-owned or privately owned boarding house providing board and lodging for a fee consisting of two (2) or more living units equipped with basic living amenities that caters to the needs of tourists and staffed by untrained domestic helpers.

Penthouse. A structure occupying less than half of the floor area of the flat roof surface of a building or a living unit located on the topmost floor or flat roof surface of a building.

Pervious or Porous Materials. Any material that would allow water to pass through at a rate at least equal to the pervious ground cover (i.e., porous pavement, stone parking areas, and preformed or prefabricated blocks) which would permit water to penetrate.

Physical Fitness Gym. A building or room designed and used for physical wellness activities. It can be used either by paying customers or by non-paying employees of a public or private juridical entity.

Porte Cochere or "Drive Through". A passageway through a building or hidden behind a screened wall where motor vehicles pass towards an inner courtyard or to a street.

Principal Use. The dominant purpose of a particular land development.

Planned Unit Development. Land development projects that allow planned mixed land uses designed to improve the environment.



Plat. A map drawn to scale, showing the divisions to a piece of land.

Protection and Conservation Zone. An area intended primarily for protecting and conserving significantly important areas or sites such as natural resources and habitats and cultural or historical sites.

Purified Water Refilling Station. A business establishment within a building that sells purified or distilled bottled water to the public.

Redevelopment or Renewal Program. The planned clearing or improvement of certain areas intended to improve the appearance or functionality thereof.

Residential Zones. Areas the use of which is predominated as dwelling places with sleeping quarters and other ancillary facilities intended to enhance the comfort of its inhabitants that are further classified as follows:

R-1or Low Density Residential Zone. A portion of the residential zone used principally for single detached dwellings with customary ancillary uses, and compatible accessory uses on a neighborhood scale with a maximum building height of ten (10) meters.

R-2 or Medium Density Residential Zone. A portion of the residential zone used primarily for medium-density housing, with support commercial, service, and institutional uses on a neighborhood or barangay scale with a maximum building height of fourteen (14) meters.

R-3 or High Density Residential Zone. A portion of the residential zone used primarily for high-density/high-rise dwellings and limited service support activities with a maximum Floor Area Ratio of six (6).

Resort. A business establishment with a pleasant environment and ambiance that offers food, accommodations, and recreational activities and facilities to the public for a fee.

Restaurant. A commercial establishment that sells food and beverages to the general public equipped with tables, chairs, and other amenities.

Rezoning. The process of introducing amendments to or a change in the texts and maps of the Zoning Ordinance. It also includes amendment or change in view or reclassification pursuant to Section 20 of RA 7160.

Roof Deck. The flat portion of the roof of a building used as place for the drying of clothes or as an additional living or recreation area.

Sauna, Massage Parlors, or Wellness Centers. Enclosed business establishment where trained masseuse gives customers massage services or dermatological services.

Setback. Easement measured from the property line as mandated by the National Building Code.



Sewage Treatment Plant (STP). Facility intended for the removal of contaminants from wastewater and household sewage involving the use of physical, chemical, and biological processes to remove physical, chemical, and biological contaminants.

Showroom. An area used for the display of goods, products or merchandise.

Slum or Blighted Area. A place characterized by unsanitary and crowded living conditions, deteriorating real estate values, rising criminality, economic deprivation, and poor land development.

Small-scale Home Industry or Cottage Industry. Economic activities necessitating minimal capitalization conducted within houses located in a certain neighborhood involving the manufacture of various goods or products by hand.

Socialized Housing. Housing programs and projects undertaken by the government or by the private sector for the benefit of the underprivileged and the homeless as mandated under RA 7279 and other laws.

Socialized Housing Zone (SHZ). Area to be used principally for socialized housing projects and programs for the underprivileged and homeless as defined in RA 7279 (the Urban and Development Housing Act).

Special Use Permit. Utilization of a parcel of land in a manner not inherently permitted under pertinent zoning regulations a particular area or zone subject to the review by the Zoning Officer.

Stable. An enclosure intended to serve as shelter for horses.

Storage Room/House. A room or building, or an accessory structure detached from a building, primarily used for the storage of goods, materials, or other items related to a business enterprise.

Street. A public thoroughfare such as a road or alley affording access to an abutting property.

Supermarket. A large, commercial, self-service establishment where food and non-food items on display is sold to the public.

Supper Club or Dance Club. An establishment that serves food and drinks accompanied by music provided by its management where customers can dance together with partners that they brought with them. Though no hostesses are allowed in such establishments, patrons can obtain dance lessons from paid dance instructors.

Talipapa, Flea Market, or Satellite Market. Wet and dry markets requiring minimal capital to construct or maintain that are located on government land or on privately owned land where vendors or hawkers sell various food items to the public.

Tenement Housing. Medium rise buildings constructed using government funds for the benefit of the homeless and underprivileged.



Townhouses. Independent living units constructed on separate lots adjoined by commonly owned walls on two sides known as “party walls”.

Traffic. Pedestrians and/or motor vehicles on streets, roads and other thoroughfares whether public or private.

Traffic Plan. A plan devised by land developers that predicts traffic flow in and around land development projects.

Transport Terminals. Facilities used as temporary parking for various types of motor vehicles and as a loading and unloading area of passengers and goods.

Utility Zone. Areas within the city devoted for the construction of utility facilities such as transport terminals, power plants, telecommunications towers, and the like.

Variance. A specific locational clearance which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular, physical surrounding, shape or topographical conditions of the property, compliance on height, area, setback, bulk/and or density would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

Warehouse. Building intended for storage and/or depository of those in business of performing warehouse services for others, for profit.

Watershed. An area drained by a common body of water.

Wet and Dry Market. Semi-enclosed establishments where various wet and dry food and consumer items are sold.

Zone. An area within the city for specific land or water use as defined by man-made or natural boundaries.

Zone Boundaries. The extents of a particular zone or district defined by streets, easements, structures, and other topographical features.

Zoning Administrator/Zoning Officer. The Head of the Zoning and Land Development Department of the City.

Zoning Map. A duly authenticated map delineating the City into various zones.

Zoning Ordinance. A local legal enactment which embodies regulations affecting delineated land uses which seeks to implement the local physical plan.



ZONING ORDINANCE

This Volume 2 of the Comprehensive Land Use Plan (2015-2024) presents the following: (1) Bases of the Zoning Ordinance; (2) Zoning Map; and (3) Text of the Zoning Ordinance. The Comprehensive Land Use Plan is detailed in Volume 1 while the Sectoral Studies are found in Volume 3.

1. BASES OF ZONING ORDINANCE

Most if not all of the recommendations in the Design Guidelines in Chapter 7 of Volume 1 should be included in the proposed Zoning Ordinance. In addition, proper definition and mapping of the different land use categories/zones should be included as well.

1.1. PROPOSED ZONE DEFINITIONS

This section includes the zone definitions and proposed boundaries of the different zones, namely: (1) Residential Zone; (2) Commercial Zone; (3) Industrial Zone; (4) Institutional Zone; (5) Bacoar City Government Zone; (6) Riverside Development Zone; (7) Cemetery Zone; (8) Utility Zone; and (9) City Entrance Zone.

1.1.1. RESIDENTIAL ZONES

Low Density Residential Zone (R-1). An R-1 zone shall be used principally for single detached dwellings with customary ancillary uses, and compatible accessory uses on a neighborhood scale.

Maximum Building Height: ten (10) meters

Exempted from the imposition of height regulations in R-1 zone are church structures, covered courts, utility and other structures not covered by the height regulations of the National Building Code and/or the CAAP.

Medium Density Residential Zone (R-2). An R-2 subzone shall be used primarily for medium-density housing, with support commercial, service, and institutional uses on a neighborhood or barangay scale.

Maximum Building Height: R-2: fourteen (14) meters



Exempted from the imposition of height regulations in R-2 subzones are church structures, covered courts, utility and other structures not covered by the height regulations of the National Building Code and/or CAAP.

High Density Residential Zone (R-3). An R-3 zone shall be used primarily for high-density/high-rise dwellings and limited service support activities.

Maximum Floor Area Ratio for R-3: six (6)

The matrix in the next page compares the different residential density zones. The highlighted boxes in grey color are the allowable uses per residential density zone.

Table 1. RESIDENTIAL ZONE MATRIX (Highlight in grey indicates allowable use)

	Low Density Residential	Medium Density Residential	High Density Residential
	R-1	R-2	R-3
PRINCIPAL USES			
SINGLE DETACHED FAMILY DWELLING, with customary ancillary uses such as house employees' quarter, private garage, and guardhouse			
PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN: for use of its immediate residential community.			
COMMUNITY/VILLAGE ASSOCIATION OFFICE			
PARKING STRUCTURE			
SPORTS/RECREATION FACILITY			
CONVENIENCE RETAIL STORE			
CLUB/MULTI-PURPOSE HALL/ROOM			
DAY CARE CENTER			
GOVERNMENT FACILITY			



	Low Density Residential R-1	Medium Density Residential R-2	High Density Residential R-3
PRE-SCHOOL/KINDERGARTEN SCHOOL (maximum of six classrooms)			
MULTI-FAMILY DWELLING			
BOARDING HOUSE			
RESIDENTIAL APARTMENT			
SHOWROOM/DISPLAY			
RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT			
PERSONAL SERVICE/REPAIR			
GENERAL SERVICE/REPAIR			
EDUCATIONAL CENTER (Maximum 10 classrooms)			
SPECIALTY SCHOOL/TRAINING FACILITY (Maximum 10 classrooms)			
PET SHOP			
CONDOTEL/CONDOMINIUM			
DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO			
COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY			
CONVENTION/MEETINGS FACILITY			
CONVENT, SEMINARY AND RELATED USES			
SANITARIUM, NURSING/CONVALESCENT HOME			



	Low Density Residential	Medium Density Residential	High Density Residential
	R-1	R-2	R-3
LIBRARY, MUSEUM, EXHIBIT AREA, ART GALLERY			
UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS			
PLACE OF RELIGIOUS WORSHIP			
PUBLIC UTILITY FACILITY			
FIRE/SECURITY STATION			
WELFARE/CHARITABLE INSTITUTION			
SPECIALTY SCHOOL/TRAINING FACILITY (Maximum 10 classrooms)			
OFFICE/COMMERCIAL SPACES UPTO 20% OF TOTAL FLOORS AREA (excluding parking)			
HEALTH CENTER/CLINIC/CLUB, GYM			
CLUB, MULTI-PURPOSE HALL/ROOM			

1.1.2. COMMERCIAL ZONES

Low Density Commercial/Mixed Use Zone (C-1). This zone shall be used primarily for mixed use and commercial developments on a local scale.

Maximum Floor Area Ratio for C-1: six (6)

Medium Density Commercial/Mixed Use Zone (C-2). This zone shall be used primarily for medium density mixed use and commercial developments.

Maximum Floor Area Ratio for C-2: eight (8)



High Density Commercial/Mixed Use Zone (C-3). This zone shall be used primarily for high density mixed use and commercial developments on a metropolitan scale of operations.

Maximum Floor Area Ratio for C-3: ten (10)

The matrix below compares the different commercial density zones. The highlighted boxes in grey color are the allowable uses per commercial density zone.

Table 2. COMMERICAL ZONE MATRIX (Highlight in grey indicates allowable use)

	Low Density Commercial	Medium Density Commercial	High Density Commercial
	C-1	C-2	C-3
PRINCIPAL USES			
SINGLE DETACHED FAMILY DWELLING, with customary ancillary uses such as house employees' quarter, private garage, and guardhouse			
PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN: for use of its immediate residential community.			
MULTI-FAMILY DWELLING			
BOARDING HOUSE			
RESIDENTIAL APARTMENT			
COMMUNITY/VILLAGE ASSOCIATION OFFICE			
RESIDENTIAL INN/APARTMENT/ PENSION HOUSE			
CONDOTEL/CONDOMINIUM			
PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN			
PARKING STRUCTURE			
SPORTS/RECREATION FACILITY			
DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO			
SHOWROOM/DISPLAY			
CONVENIENCE RETAIL STORE			
RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT			
PERSONAL SERVICE/REPAIR			
GENERAL SERVICE/REPAIR			



	Low Density Commercial	Medium Density Commercial	High Density Commercial
	C-1	C-2	C-3
PRINCIPAL USES			
COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY			
EDUCATIONAL CENTER, excluding COLLEGE/UNIVERSITY (Maximum 10 classrooms)			
SPECIALTY SCHOOL/TRAINING FACILITY (Maximum 10 classrooms)			
GOVERNMENT FACILITY			
CONVENTION/MEETINGS FACILITY			
CONVENT, SEMINARY AND RELATED USES			
SANITARIUM, NURSING/CONVALESCENT HOME			
GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER			
CLUB/MULTI-PURPOSE HALL/ROOM			
SPORTS STADIUM			
PET SHOP			
CONVENIENCE RETAIL STORE (neighborhood only)			
RETAIL STORE (not shopping center)			
SPORTING GOODS/SOUVENIR SHOP			
SUPERMARKET/FOOD STORE			
WHOLESALE STORE/DISTRIBUTOR			
RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT			
DAY CARE CENTER			
OFFICE			
OFFICE SUPPORT SERVICE			
BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE			
PAWNSHOP			
SMALL SCALE HOME INDUSTRY			
RADIO/TELEVISION STATION, MEDIA SERVICE			
TRANSIT STATION/TERMINAL			
SHOPPING CENTER			
PETROL FILLING/SERVICE STATION			



	Low Density Commercial	Medium Density Commercial	High Density Commercial
	C-1	C-2	C-3
PRINCIPAL USES			
OFF-TRACK BETTING			
AUTO-REPAIR AND SHOPS		C2-Limited Areas	
HOSTELS/MOTELS/APARTELLES		C2-Limited Areas	
E-GAMES AND CASINO		C2-Limited Areas	

HOTEL			
COLLEGE/UNIVERSITY, CULTURAL			
AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER			
SUPERMARKET/FOOD			
SHOPPING CENTER			
NIGHT CLUB, DISCO, DANCE HALL, VIDEOKE/KARAOKE			
ENTERTAINMENT/AMUSEMENT CENTER			
CINEMA			
MASSAGE/SAUNA/BATHHOUSE ESTABLISHMENT			

1.1.3. INDUSTRIAL ZONE

Industrial Zone (IND): This zone shall be used primarily for non-pollutive, non-hazardous light to medium-intensity manufacturing or production industries.

1. Principal Uses:
- a) Principal Uses allowed in Medium Density Commercial (C-2) Zone
 - b) Industrial warehouses
 - c) LPG Refilling Station provided it had secured Environmental Compliance Certificate from DENR
 - d) Petrol/Gasoline Refilling Station provided it had secured Environmental Compliance Certificate from DENR
 - e) Fish drying
 - f) Biscuit, donut, hopia factory and other bakery products
 - g) Manufacture of macaroni, spaghetti, and other noodles
 - h) Printing, publishing and allied industries
 - i) Manufacture of signs and advertising displays
 - j) Assembly or repair of duplicating, accounting, and other office machines



- k) Manufacture of animal drawn vehicles
- l) Quick freezing and cold packaging of fruits, vegetables, fish and other sea food
- m) Popcorn/rice factory
- n) Manufacture of brooms, brushes, fans and umbrellas
- o) Manufacture of concrete hollow blocks

2. Accessory Uses:

- a) PARKING STRUCTURE
- b) FIRE/SECURITY STATION
- c) UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- d) PUBLIC UTILITY FACILITY

3. Maximum Floor Area Ratio for IND: eight (8)

1.1.4. INSTITUTIONAL ZONES

Institutional (INS): These zones shall be used primarily for government, religious, cultural, educational, medical, civic service uses.

1. Principal Uses:

- a. PRINCIPAL USES ALLOWED IN R-2 ZONE
- b. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN
- c. COLLEGE/UNIVERSITY, CULTURAL/EDUCATIONAL CENTER
- d. SPECIALTY SCHOOL/TRAINING FACILITY
- e. GOVERNMENT FACILITY
- f. AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER (not commercial cinema)
- g. CONVENTION/MEETINGS FACILITY
- h. CONVENT, SEMINARY, AND RELATED USES
- i. HEALTH CENTER/CLINIC/CLUB, GYM
- j. SANITARIUM, NURSING/CONVALESCENT HOME
- k. GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER
- l. CLUB/MULTI-PURPOSE HALL/ROOM
- m. SPORTS/RECREATION FACILITY
- n. SPORTS STADIUM, RACETRACK
- o. ZOO, OTHER NATURE CENTER
- p. DAY CARE CENTER
- q. OFFICE SUPPORT SERVICE
- r. PARKING STRUCTURE
- s. COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY
- t. RADIO/TV STATION, MEDIA SERVICE
- u. TRANSIT STATION/TERMINAL
- v. MILITARY BASE/CAMP/RESERVATION, which shall be allowed as a Principal Use only in INS-2 zone



2. Accessory Uses:

- a. SHOWROOM/DISPLAY
- b. CONVENIENCE STORE (not department store or shopping center)
- c. RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT
- d. SMALL-SCALE HOME INDUSTRY
- e. MACHINE/WELDING/METAL/JUNK/FURNITURE SHOP

3. Maximum Floor Area Ratio for INS: six (6), may apply for additional floor area, especially for large institutions.

1.1.5. BACOR GOVERNMENT CENTER ZONE

This zone is a special institutional zone, primarily identified for Bacoor City government functions, institutional and civic activities, and supporting local community uses.

1. Principal Uses: PRINCIPAL USES ALLOWED IN INSTITUTIONAL ZONE

2. Accessory Uses:

- a. ACCESSORY USES ALLOWED IN INSTITUTIONAL ZONE
- b. OFFICE
- c. PERSONAL SERVICE/REPAIR
- d. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE
- e. LOTTERY STATION, AUTHORIZED BETTING/GAMBLING ACTIVITY
- f. PAWNSHOP

3. Maximum Floor Area Ratio: four (4) or Maximum Building Height: fourteen (14) meters.

1.1.6. RIVERSIDE DEVELOPMENT ZONE

This zone shall be used primarily for outdoor park and related activities and supporting commercial, cultural, entertainment, and tourist-oriented developments.

1. Principal Uses:

- a) PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER, with customary park structures such as park office and maintenance facilities, gazebo, amphitheater, clubhouse, and sports field/court
- b) COMMUNITY/VILLAGE ASSOCIATION OFFICE
- c) DAY CARE CENTER
- d) FIRE/SECURITY STATION
- e) PLACE OF RELIGIOUS WORSHIP



- f) SPORTS/RECREATION FACILITY
- g) TRANSIT STATION/TERMINAL
- h) UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- i) PUBLIC UTILITY FACILITY
- j) RESTAURANT
- k) SOUVENIR SHOP

4. Maximum Building Height:
Same as R-1, subject to soil testing and environmental clearance

1.1.7. CEMETERY ZONE

Cemetery Zone (CEM): This zone shall be used primarily for burial and related activities.

1. Principal Uses:

- a) CEMETERY, with customary ancillary uses such as cemetery administration, service, and maintenance facilities
- b) CREMATORIUM
- c) PLACE OF RELIGIOUS WORSHIP
- d) MAUSOLEUM
- e) PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER

2. Accessory Uses:

- a) PARKING STRUCTURE
- b) FIRE/SECURITY STATION
- c) UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- d) PUBLIC UTILITY FACILITY

3. Maximum Building Height: ten (10) meters

Exempted from the imposition of height regulations in CEM zone are monuments, obelisks, and other commemorative structures, as well as church, utility and other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

1.1.8. UTILITY ZONE

Utility Zone (UTL): This zone shall be used primarily for utility functions.

1. Principal Uses:

- a. PUBLIC UTILITY FACILITY
- b. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- c. PARKING STRUCTURE



- d. TRANSIT STATION/TERMINAL/DEPOT, TRANSPORTATION INFRASTRUCTURE
- e. PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER

2. Accessory Uses:

- a. PETROL FILLING KIOSK, with no other retail/service activity, which shall be allowed only within parking areas/structures. This Accessory Use shall be subject to applicable government and other safety regulations.
- b. FIRE/SECURITY STATION

1.2. PROPOSED ZONING BOUNDARIES

1.2.1. Low Density Residential Zone (R-1)

Aniban I

All lots in Residenza Subdivision.

Aniban III

All lots in F&E De Castro Village.

Ligas II

All lots in Coastal Woods Village.

Ligas III

All lots in Ecotrend V Subdivision, West Ville Homes Phase 4, Casimiro Westville Homes Phase 5, Casimiro Westville Homes Phase 1, Casimiro Westville Homes Phase 2, and Casimiro Westville Homes Phase 3.

Talaba VII

Residential lots in San Miguel Subdivision.

Niog I

Residential lots in St. Joseph Village.

Niog III

All lots in F&E De Castro Village.

Niog II

All residential lots in Manila Pavilion Village, Manila Hilton Village, Rosewood Village, and Kimberton Ville.

Panapaan III

All residential lots in Saint Joseph Village and Victoria Ville.

Panapaan IV

All residential lots in Camella Homes Sorento.



Panapaan I
All residential lots in RSG Gueventhomes, Family Village and Carmel Subdivision.

Panapaan VI
All residential lots Andrea and Sta. Lucia Villages.

Panapaan VIII
All residential lots in Meadowood Executive Village, except lots along Meadowood St. and Niog Road, one-lot deep, and lots surrounding the clubhouse and community areas.

Panapaan VII
All residential lots in Justinville Subdivision 1 and Perpetual Village 5.

Habay I
All residential lots in Kenmore Subdivision, San Rafael Executive Villas, SilverCrest, Baytown Village, Casimiro Townhomes and Shapell Homes.

Habay II
All residential lots in Tierra Verde Townhomes, Rosalia II Village, Patricia Executive Village, Villa Feliza 2, Camella Homes Seville, Sienna Villas, and Sagana Remville (*except lots south of Narra St., which shall be classified as R-2*).

Dulong Bayan
All residential lots in VeraVille Townhomes.

Mabolo III
All residential lots in Patricia Executive Village.

Real II
All residential lots in Silver Homes 1 and new development south of Meadowood Executive Village.

Real I
All residential lots in Camella Homes Phase II-F.

Salinas IV
All lots excluding the commercial lot along Gen. Emilio Aguinaldo Highway and the Camella Business Center.

Salinas I
All residential lots in Veraville Townhomes Arcadia Phase 2, MERALCO Housing Phase 1, ADDAS Townhomes, Las Villas De Salinas Townhomes Subdivision, Villa Lessandra 2, and Esther Ville Phase 1.

All residential lots in Salinas II and Salinas III.

Daang Hari Subdivisions (Molino III, IV and VII):
Verdana Homes
Portofino Courtyards II



Portofino Heights Brittany (Molino VII)
Springville Heights
Ayala Southvale Village
Bellevue Estate Phase 1
Cuevasville Subdivision
Camella Springville Meadows I
Camella Springville Meadows II
Camella Springville Executive II
Camella Springville East Phase II
Cerritos Heights Phase 1
Palmdale
Grand Victor Heights
Springdale (Molino III)
Grand Victor Heights
Avida Settings Phase 1
Avida Settings Phase 2
San Miguel 1 Subdivision
San Miguel 2 Subdivision
San Miguel 2 Subdivision (Main Road: R-2)
Georgetown Heights Phase 1
Mary Homes Subdivision
Mary Homes Subdivision (Main Road: R-2)
Meadowpark Subdivision
Meadowpark Subdivision (Main Road: R-2)
Elisa Homes
Elisa Homes (Main Road: R-2)
Duplex Homes: R-2
Ridge Crest Subdivision
Ridge Crest Subdivision (Main Road: R-2)
Citihomes Subdivision
Citihomes Subdivision (Main Roads- 1st and 2nd Avenues: R-2)
Vallejo Place
Felizana Subdivision Phase I (Molino III): Boundary
Central Springville Phases 1, 2, 3 and 4
Central Springville East Phase 1
Camella Cerritos Phases 1 and 2
Amici
Pontecelli I
Pontecelli Hills
South Gawaran (Niyogan)
Camella Springville North
Madeleine Village

Molino III (Molino Road)
Camella Springville West Phase I
Camella Springville West Phase II
Town and Country Homes
Villa Cristorey Subdivision
Molino Homes I
Molino Homes I (Main Road: R-2)
Wood Estate Village



Wood Estate Village (Main Roads- Birch Ave. and Maidenhair St.: R-2)
348 Progressive Ville
Lynville Subdivision
Progressive Village 14 and 16
Katherine Homes

Molino III (Molino Blvd-Masaito Dr.)
Lotus Lakeside Village
Navarre Phase, Bellazona Subdivision
Aragon Phase, Bellazona Subdivision
California West Hills Phase 5 and 6
Castille Phase, Bellazona Subdivision
Citta Italia Vincenza 4
Citta Italia Phase 8

Molino V
Greatwoods Subdivision
Greatwoods Heights
Bahayang Pagasa Subdivisions (Phases 1, 2-B, 2-C, 5, 6)

GSIS Road
Alta Homes Molino (Molino III)
Gardenia Village (Molino III)
Garden Valley Subdivision (Molino III)
Astroville Subdivision (Molino III)
ITDI Housing Project (Molino III)
Park Homes Subdivision (Molino III)
Melrose Park (Molino III)
Queens Row East (including Bon Air Homes Subdivision and Casimiro Town Homes Molino)
Queens Row West (including Garden City 2 Sunvar)
Queens Row Central

Magdiwang Road
Bacoor Resettlement Areas (Parts of Molino II and San Nicolas III)

Old Molino Road (Molino II)
South Susana Homes (Molino II)
Progressive Village 9 (Molino II)
Kaunlaran 1 Subdivision (Molino II)
Macaria Homes (Molino II)
Progressive Village 8 (Molino II)

Molino Boulevard (Molino II)
Kalayaan Homeowners Subdivision
ADDAS 2 Village

Molino VI
(Coming from Molino Road: C-1)
Including BF EL Grande and Wood Winds



Molino I (Molino Road)

Camella Lessandra
Luckyville Subdivision
Paula Homes Subdivision
Progressive Village 3, 20 and 21
Oriental Subdivision
Krause Park
New Better Landscape Subdivision
Villa Felicia Townhouses (Entrance from Molino Blvd.)

San Nicolas III (Molino Road)

Calvelo Subdivision
Celestino Subdivision
Greenlane Villas
Camella Altea

San Nicolas II (Molino Road)

ADDAS 1
Progressive Village 7
Ignacio Subdivision
Villa Antonina Phase I

San Nicolas I

Crown Asia Vittoria (Entrance from Molina Blvd)

Bayanan

NIA Road

Celina Royale Subdivision
Green Town Villas
Hoteliers Village
Villa Angelina

Bayanan Road

Progressive 6

Molino Boulevard

Princetown Heights Subdivision

Mambog IV

Mambog Road
Green Point Homes
ADDAS Village 4
Villa Angelina I Subdivision
Perpetual Village 6
Richfield Subdivision
Parts of Vista Verde South
ADDAS Greenfield

Mambog III

Mambog Road



Parts of ADDAS Village 4
Villa Arsenia Phase 1
Green Town Villas 1
Breeze Woods 3
Parts of Vista Verde South

Citta Italia Drive
Citta Italia Subdivision
Citta Italia-Milano
Northeast Primarosa
Primarosa North Village
Brescia 2 Citta Italia
Brescia (Phase V) Citta Italia

Mambog II
Mambog Road
Greentown Village
Greenplain Village
Sampaguita Village 2
Springside Villas
Parts of Vista Verde
Cherry Home Phase 4 and 5

Mambog I
Mambog Road
Green Square Villas
Camella Homes Fairfield
Breezewoods II
Cherry Home Phase 1 and 2
Rest of Mambog I including Silver Homes Classic and Valley Field Subdivision

Mambog I
F. Baes St.
Perpetual Village 7
C&P Homes 1
Parkdale Homes 2

1.2.2. Medium Density Residential Zone (R-2)

Zapote V
After one-lot deep of commercial along the main roads of Alabang-Zapote Road, Aguinaldo Boulevard and Las Piñas-Talaba Diversion Road; and mandatory easements along Zapote River, fishpond, Manila Bay and possible Maynilad Sewerage Treatment Plant, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism. Emphasis on City Entrance Zone.

Zapote III
After one-lot deep of commercial along the main roads of Alabang-Zapote Road, Emilio Aguinaldo Highway and Las Piñas-Talaba Diversion Road; and mandatory easements



along Zapote River and fishpond areas, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Zapote II

After one-lot deep of commercial along Emilio Aguinaldo Highway, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Zapote I

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard, Emilio Aguinaldo Highway and Gen. Evangelista St., all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism (integrate with the New Public Market)

Zapote IV

After one-lot deep of commercial along the main roads of Old Molino Road and Gen. Emilio Aguinaldo Highway; and mandatory easements along Zapote River, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Talaba II

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard and Gen. Evangelista St.; and mandatory easements along river banks, fishpond areas, Manila Bay and possible Maynilad Sewerage Treatment Plant, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Talaba VI

After one-lot deep of commercial along Aguinaldo Boulevard, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism. The big open space shall be earmarked for inter-modal transportation hub and medium-to-high density use.

Talaba V

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard and Gen. Evangelista St., all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Talaba IV

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard, Molino Boulevard, Gen. Evangelista St. and Gen. Emilio Aguinaldo Highway, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Talaba III

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard, and Gen. Evangelista St., all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Talaba VII

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard, Gen. Emilio Aguinaldo Highway and Niog St., and excluding lots in San Miguel Subdivision, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.



Along Gen. Evangelista St.: the following barangays, after one-lot deep of commercial along the main road Gen. Evangelista St., and mandatory easements along river banks, fishpond areas, and Manila Bay, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism:

Talaba I

Maliksi II

Maliksi III

Kaingin

Digman

Daang Bukid

Tabing Dagat

Camposanto

Alima

Banalo

Mabolo I (except one-lot deep commercial along Tirona Highway).

Sineguelasan

After mandatory easements along rivers, fishpond, and Manila Bay, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism. Emphasis on City Entrance Zone.

Aniban II

After one-lot deep of commercial along Old Molino Road; and mandatory easements along Zapote River, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Aniban IV

After one-lot deep of commercial along Old Molino Road; and mandatory easements along Zapote River, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Aniban I

After one-lot deep of commercial along Old Molino Road, and excluding lots in Residenza Subdivision, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Aniban III

After one-lot deep of commercial along Old Molino Road, all residential lots shall be classified as R-2.

Aniban V

After one-lot deep of commercial along Old Molino Road, and excluding lots in F&E De Castro Village, all residential lots shall be classified as R-2.

Ligas I

After one-lot deep of commercial along Old Molino Road; and mandatory easements along Zapote River, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.



Ligas II

After one-lot deep of commercial along Old Molino Road and Molino Boulevard; and

mandatory easements along Zapote River; and excluding lots in Coastal Woods Village and Silangan Memorial Garden, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Ligas III

After one-lot deep of commercial along Old Molino Road and Molino Boulevard; and mandatory easements along Zapote River; and excluding lots in Ecotrend V Subdivision, West Ville Homes Phase 4, Casimiro Westville Homes Phase 5, Casimiro Westville Homes Phase 1, Casimiro Westville Homes Phase 2, and Casimiro Westville Homes Phase 3, all residential lots shall be classified as R-2, with encouragement on urban redevelopment along Old Molino Road.

Niog I

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway and Niog St.; and excluding residential lots in St. Joseph Village, all residential lots shall be classified as R-2.

Niog III

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, Molino Blvd. and Niog St.; and excluding residential lots in F&E De Castro Village, all residential lots shall be classified as R-2.

Niog II

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway and Niog St.; and excluding residential lots in Manila Pavilion Village, Manila Hilton Village, Rosewood Village, and Kimberton Ville, all residential lots shall be classified as R-2.

Panapaan III

After excluding mandatory easements along river banks and fishpond areas, and residential lots in Saint Joseph Village and Victoria Ville, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Panapaan II

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Panapaan IV

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway and Tirona Highway; and mandatory easements along river banks and fishpond areas, and residential lots in Camella Homes Sorento, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Panapaan I

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and residential lots in RSG Gueventhones, Family Village, and Carmel Subdivision, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.



residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Real II

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and mandatory easements along river banks, and excluding residential lots in Silver Homes 1 and new development south of Meadowood Executive Village, all residential lots shall be classified as R-2.

Real I

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and mandatory easements along river banks, and excluding residential lots in Camella Homes Phase II-F, all residential lots shall be classified as R-2.

Salinas I

After one-lot deep of commercial along Salinas St., and mandatory easements along river banks, and excluding residential lots in Veraville Townhomes Arcadia Phase 2, MERALCO Housing Phase 1, ADDAS Townhomes, Las Villas De Salinas Townhomes Subdivision, Villa Lessandra 2, and Esther Ville Phase 1, all residential lots shall be classified as R-2, with encouragement on urban redevelopment of riverbanks.

Molino IV: Daang Hari: Malipay

Molino III

Bagong Silang (R-2 to encourage development)
Block 3 Bagong Silang

1.2.3. High Density Residential Zone (R-3)

Casa Jessica Condominium along Molino Boulevard, Barangay Molino III
Subject to further review, lots adjacent to the Light Railway Transit Stations

1.2.4. Low Density Commercial Zone (C-1)

All lots on both sides of these major roads (one lot-deep):

Gen. Evangelista St.
Old Molino Road
Niog Road
NIA Road
Salinas St.
Bayanan-Mambog Road
GSIS Road
Magdiwang Road
M. Alvarez Extension
M. Gawaran Avenue
Avenida Rizal



Queens Row East (Main Roads: Queen's Ave., Area "A" Road)
Queens Row West (Main Road: Everlasting St.)
Queens Row Central (Main Roads: Queen's Main Ave., Area "A" Road)

Molino VI
Almond Drive
Narra Road

Bayanan Road
All lots along Bayanan Road, South of Bayanan Road except Progressive (one-lot deep of low density commercial zone).

1.2.5. Medium Density Commercial Zone (C-2)

All lots on both sides of these major roads (one lot-deep):
Aguinaldo Boulevard
Gen. Emilio Aguinaldo Highway
Tirona Highway
Molino Boulevard
Daang Hari.

1.2.6. High Density Commercial Zone (C-3)

All existing malls and shopping arcades; and
All approved development plans for malls.

1.2.7. Institutional Zone (INS)

All existing schools, day care, hospitals and government offices and facilities.

1.2.8. Bacoor Government Center Zone (BGC)

The current location of the Bacoor Government Center.

1.2.9. Industrial Zone (IND)

All existing and approved industrial establishments.

1.2.10. Cemetery Zone (CEM)

All existing and approved cemeteries.



Panapaan V

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, all residential lots shall be classified as R-2, with encouragement on higher density use.

Panapaan VI

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and mandatory easements along river banks, and excluding residential lots Andrea and Sta. Lucia Villages, all residential lots shall be classified as R-2, with encouragement on higher density use.

Panapaan VIII

After one-lot deep of commercial along Niog Road, all residential lots along Meadowood St., one-lot deep, and lots surrounding the clubhouse and community areas in Meadowood Wood Executive Village, shall be classified as R-2.

Panapaan VII

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and mandatory easements along river banks, and excluding residential lots in Justinville Subdivision 1 and Perpetual Village 5 and lots in Angelus Memorial Garden, all residential lots shall be classified as R-2, with encouragement on higher density use.

Habay I

After one-lot deep of commercial along Tirona Highway, and mandatory easements along river banks and fishponds, and excluding residential lots in Kenmore Subdivision, San Rafael Executive Villas, SilverCrest, Baytown Village, Casimiro Townhomes and Shapell Homes, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Habay II

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway and Tirona Highway, and mandatory easements along river banks, and excluding residential lots in Tierra Verde Townhomes, Sagana Remville, Rosalia II Village, Patricia Executive Village, Villa Feliza 2, Camella Homes Seville, and Sienna Villas, all residential lots shall be classified as R-2, with encouragement on urban redevelopment, eco-tourism and higher density use.

Dulong Bayan

After one-lot deep of commercial along Tirona Highway, and mandatory easements along river banks and fishponds, and excluding residential lots in VeraVille Townhomes, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Mabolo II

After one-lot deep of commercial along Tirona Highway, and mandatory easements along river banks and fishponds, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Mabolo III

After one-lot deep of commercial along Tirona Highway, and mandatory easements along river banks and fishponds, and excluding residential lots in Patricia Executive Village, all



1.2.11. Utility Zone (UTL)

All existing and proposed roads.
All existing and proposed easement areas.
All existing privately-run utility facilities.

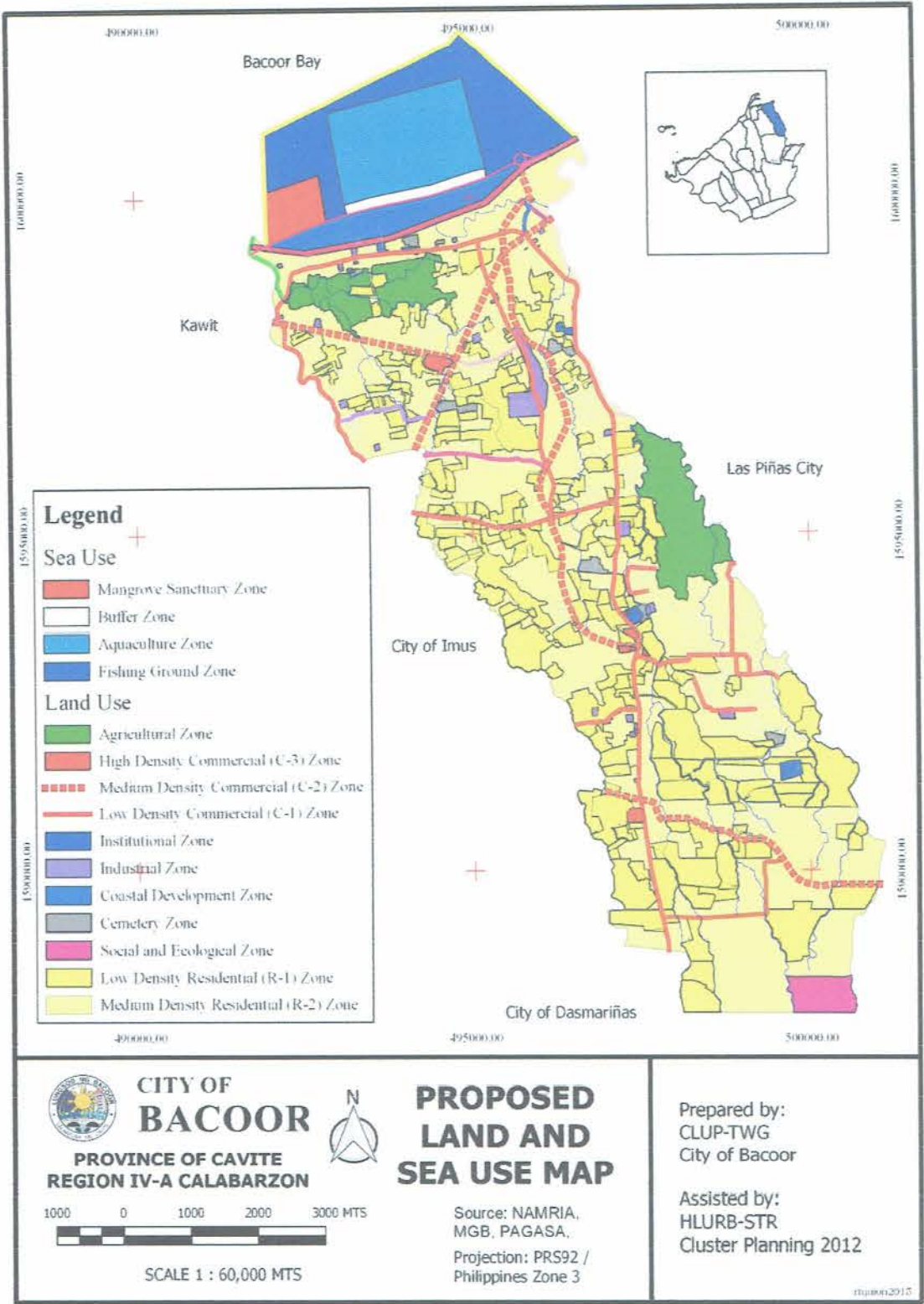
1.2.12. City Entrance Zone (CEZ)

All existing city markers shall be designated as City Entrance Zone, with particular recommendations in the Design Guidelines, especially those in the following barangays:

Zapote V
Mabolo I
Real I&II
San Nicolas III
Molino VII
Molino IV
Molino V
Mambog III.



2. THE ZONING MAP



3. TEXT OF THE ZONING ORDINANCE

CITY ORDINANCE NO. __-15
Series of 2015

AN ORDINANCE ENACTING THE ZONING AND LAND
DEVELOPMENT REGULATIONS OF THE CITY OF BACOR,
PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND
AMENDMENT THEREOF, AND REPEALING ALL ORDINANCES IN
CONFLICT THEREWITH.

Sponsored by:

(Chairman, Committee on _____)

Co-sponsored by:

Authored and Attested by:

Atty. Khalid A. Atega Jr.
Sangguniang Panlungsod Secretary

Certified by:

Hon. Catherine Sarino-Evaristo
City Vice-Mayor/Presiding Officer

Approved by:

Hon. Strike B. Revilla, PhD
City Mayor

Date of Approval:

_____ 2015



Article 1.
General Provisions

Section 1. Short Title

This ordinance shall be officially known, cited, and referred to as the **"2015 Zoning and Land Development Ordinance of the City of Bacoor"**. It shall be referred throughout this document as the "Zoning Ordinance".

Section 2. Effective Date

The provisions of this Zoning Ordinance shall become effective immediately after it has been published in a newspaper of general circulation within the Province of Cavite and after it has been posted in at least three (3) conspicuous places within the City of Bacoor.

Section 3. Statutory Authority

This ordinance is enacted pursuant to Sections 458 a.2 (7-9) and 447 a.2 (7-9) of Republic Act No. 7160 (the *Local Government Code of 1991*) in conformity with E.O. No. 72 and with Section 11, paragraph 2, sub-paragraph (vi) of Republic Act No. 10160 (the *Charter of the City of Bacoor*).

Section 4. Scope and Applicability

4.1. General Applicability. The regulations under this Zoning Ordinance shall apply to all land development activities regardless of its nature within the territorial limits of the City of Bacoor except for the development of condominium projects which falls within the jurisdiction of the Housing and Land Use Regulatory Board (HLURB) and to other development projects expressly exempted as provided herein. All structures and land uses constructed or commenced after the date of effectivity of this Zoning Ordinance, and all enlargements of, additions to, changes in, and relocation of existing structures and uses occurring hereafter shall be subject hereto.

4.2. New or Moved Structures. All structures built hereafter shall comply with all of the regulations of this Ordinance. Any structure moved from one site to another site, including movement within a zoning lot, shall be considered to be a structure built after the date of effectivity of this Zoning Ordinance.

4.3. Renovation or Remodeling. If any structure is renovated or remodeled after the date of effectivity of this Zoning Ordinance:

a] The entire structure as remodeled shall comply with the use regulations under this Zoning Ordinance applicable in the zone where the edifice is located;

b] Any alteration, enlargement, or addition to the structure shall comply with all applicable density/intensity and dimensional standards of the underlying zone where the structure is located;



- c] Off-street parking facilities shall not be reduced below (or if already less than, shall not be reduced further below) the requirements of this Zoning Ordinance that applies to a similar new structure or land use.

4.4. Change in Use or Zone Classification. If a use of any structure is hereafter changed to another use, then the new use must comply with the pertinent use regulation under Article 2 (*Zones and Zone Use Regulations*) hereof. The mere establishment of the new use does not require the existing structure to comply with the density, intensity and dimensional standards of the underlying zone where the structure is located. Any change in the classification of the land after the effectivity of this Zoning Ordinance must comply with the following:

REQUIREMENTS FOR A ZONING RE-CLASSIFICATION

- 1) Request for re-classification must be initiated by the registered owner of the property or by a person duly authorized to do so by such property owner.
- 2) The Zoning Officer, as an agent of the City, may initiate a rezoning request even if no property owner makes such a request if the Zoning Officer determines that a mistake in the zoning has occurred during the last comprehensive rezoning or that there has been a substantial change in the character of the neighborhood. The Zoning Officer may also initiate such re-classification when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or where the land shall have substantially greater economic value for residential, commercial, or industrial purposes provided that such reclassification shall be limited to the ten percent (10%) of the total agricultural land area of the City at the time of such re-classification. The Zoning Officer shall be deemed an interested party and subject to the same submittal and notification requirements as a property owner.
- 3) Any request for a zoning reclassification by a property owner or contract purchaser, with the consent of the property owner, shall be submitted to the Zoning Officer and shall include:
 - a) The location and size of the property.
 - b) A title reference or a description by metes and bounds, courses and distance.
 - c) The present zoning classification and the classification proposed by the applicant.
 - d) The names and addresses of all persons, organizations, corporation or groups owning land, any part of which lies within 500 feet of the property proposed to be reclassified as shown on the current assessment records of the Office of the City Assessor.
 - e) A statement of the grounds for the request, including:
 - i) A statement as to whether there is an allegation of mistake as to the existing zoning and, if so, the nature of the mistake and facts relied upon to support this allegation; and,
 - ii) A statement as to whether there is an allegation of substantial change in the character of the neighborhood and, if so, a precise description of such alleged substantial change.



iii) A statement as to whether the proposed classification is in conformance with the Comprehensive Land Use Plan of the City of Bacoor and the reasons for the opinion.

4) A concept plan shall be submitted together with the application. The concept plan shall illustrate the proposed general nature and distribution of the proposed changes in land uses including drawings prepared by a professional engineer, architect, or master planner.

5) The Zoning Board of Adjustment and Appeals shall review applications for rezoning and submit its recommendation to the Sangguniang Panlungsod prior to public hearing.

6) Notices of public hearing shall be provided thirty (30) days prior to the scheduled hearing. The notices shall be sent to all persons who own or reside in real properties adjoining the property subject of the application for re-classification. A complete record of the hearing and the votes of all the Sangguniang Panlungsod shall be kept.

7) The Sangguniang Panlungsod shall make findings of fact in each specific case, including but not limited to the following matters: population change, availability of public facilities, present and future transportation patterns, compatibility with existing and proposed development for the area, the recommendation of the Zoning Appeals and Review Board and the relationship of such proposed rezoning to the Comprehensive Land and Water Use Plan.

8) The Sangguniang Panlungsod may grant the amendment based upon a finding that there was a substantial change in the character of the neighborhood where the property is located since the last comprehensive zoning, or that there was a mistake in the last comprehensive zoning.

9) Any person aggrieved by the decision of the Sangguniang Panlungsod may appeal to the Housing and Land Use Regulatory Board within 30 days from the date of the decision.

Section 5. Purpose and Intent

This Zoning Ordinance is adopted for the purpose of:

5.1: promoting public health, safety and the general welfare by adopting policies that will mitigate the effects of natural and man-made disasters;

5.2: provide climate change adaptation as well as disaster risk reduction mechanisms in the land use policies of the City;

5.3: improve the quality of life of all City residents and visitors;

5.4: protect the character and stability of residential, commercial, industrial, institutional, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.

5.5: maintain economically vibrant and aesthetically pleasing business and commercial areas;

5.6: promote pedestrian, bicycle, and transit use; and



5.7: accommodate economic growth and development that complies with the foregoing and with the Comprehensive Land Use Plan (CLUP) of the City of Bacoor.

Section 6. General Rules of Interpretation

6.1: Definition Guide

The language of the Zoning Ordinance must be read literally. The definition of words and phrases as used in various pertinent laws such as the *National Building Code*, the *Clean Air Act*, the *Ecological Solid Waste Management Act*, the *Urban and Housing Development Act*, and other pertinent laws and government regulations are hereby adopted. Words and phrases defined under the immediately preceding section shall have the specific meaning assigned unless the context where it is found expressly indicates another meaning. Words not defined in this Zoning Ordinance shall have the meaning given in the latest online edition of Merriam Webster's Collegiate Dictionary as of 2015.

6.2: Rules of Interpretation

The following rules shall apply in the interpretation of this Zoning Ordinance:

6.2.1: Words used in singular also include the plural. The reverse is also true.

6.2.2: Words used in the present tense shall also include the past tense. The reverse is also true.

6.2.3: The words "*must*", "*shall*", "*will*" and "*may not*" as used in this Zoning Ordinance are mandatory.

6.2.4: The word "*may*" is permissive while "*should*" is advisory and not mandatory or required.

6.2.5: When used with numbers, "*Up to X*," "*not more than X*" and "*a maximum of X*" shall all include X.

6.3: Definition of Terms

The following words or phrases as used in this Zoning Ordinance shall have the following meanings:

1] **Abattoir.** A slaughterhouse approved and registered by the National Meat Inspection Service (NMIS) or by the city government in which food animals are slaughtered and dressed for human consumption.

2] **Abutting.** Having a common border with, or being separated from such common border by a Right-of-Way, Alley, or Easement.

3] **"Accessoria" or Row House.** One of a series of houses, often of similar or identical design, situated side by side and joined by common walls.



- 4] **Accessory.** Additional, something extra or complementary.
- 5] **Accessory Use.** The use or occupancy incidental to the principal use or occupancy of a building and located on the same lot where the principal use of the building is situated.
- 6] **Access Drive.** A public or private driveway providing vehicular access to and between parking areas for more than two (2) parking spaces within a Land Development or any driveway servicing two or more units of occupancy on a single lot.
- 7] **Agricultural Zone.** Areas intended for cultivation and pastoral activities e.g. farming, cultivation of crops, backyard goat/cattle raising, etc.
- 8] **Alley, "Eskinita", or Callejon.** A public space or thoroughfare used as a secondary means of access to an abutting property that is not accessible to four-wheeled motor vehicles.
- 9] **Allowable Land Use.** A land use activity that conforms with the permitted uses in a specific zone.
- 10] **Apartel or "Apartelle".** Any fully serviced apartment building with fully furnished individual rooms for dwelling being offered for short or long-term rent that does not have provisions for cooking.
- 11] **Apartment.** A self-contained housing unit that occupies a portion of a building, edifice, or complex intended and/or designed for lease as a dwelling for individuals or families for a fixed rent and period.
- 12] **Aquaculture Zone.** Land or water areas primarily devoted to the cultivation of fish, mussels, oysters, or other marine resources.
- 13] **Arcade.** A roofed or covered walkway.
- 14] **Attic or Loft.** A space found directly below the pitched roof of a house or other building used as a place of habitation, for business purposes or as a storage area.
- 15] **Average Daily Traffic (ADT).** Computed by the application of a day of the week by month factor to an average twenty-four (24) hour traffic count. Such information may be obtained from the Bacoor Traffic Management Department.
- 16] **Applicant.** A landowner or developer including his heirs, successors, assigns, or representatives, who filed an application for Development Permit, Building Permit, Fencing Permit, or Occupancy Permit.
- 17] **Application for Development.** All applications, whether preliminary or final, that is required to be filed prior to the start of construction or development – including but not limited to—an application for a Development Permit, Building Permit, Fencing Permit, or Occupancy Permit.
- 18] Bacoor **Government Center.** The area reserved for the seat of government of the City of Bacoor.
- 19] **Banks.** Financial institutions that keep, invest, and safeguard the funds of its clients and offers credit and other financial products to the public.



- 20] **Bar, Pub, or Tavern.** A retail business establishment where food and alcoholic beverages are sold usually served by hired waiters or hostesses occasionally dancing to music.
- 21] **Barangay.** The smallest administrative unit in the Philippines comprised of all the residents of a particular barrio or district for at least six months regardless of nationality.
- 22] **Bayad Center.** An establishment where payment for utilities consumed is received.
- 23] **"Bedspacer".** A person renting a room or bed space in a boarding house.
- 24] **Block.** Combined area of one or more lots forming a street block bounded by two (2) or more streets.
- 25] **Boarding House.** A building with two or more rooms (or bed space) rented out as sleeping quarters to the public with a common living area, dining area, or toilets for a fixed rent or duration that may, or may not, be exclusively for males or females.
- 26] **Board.** The Housing and Land Use Regulatory Board (HLURB).
- 27] **Boundary Line or Property Line.** The imaginary or abstract line separating two districts or properties as defined by the technical bearings and distances contained in a Certificate of Title or by this Zoning Ordinance.
- 28] **Buffer Area.** 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.
- 29] **Building.** Any enclosed or open structure other than a boundary wall or fence, occupying more than three (3) square feet of area and/or having a roof supported by columns, piers, or walls.
- 30] **Building, Accessory.** A detached, subordinate building the use of which is customarily incidental or subordinate to the principal building which is located on the same lot occupied by the principal building whether or not intended for habitation.
- 31] **Building, Principal.** A building enclosed within exterior walls or firewalls and is built, erected and framed of component parts. The principal building is also designed for housing, shelter, enclosure and support of individuals, animals or property of any kind, and is a main structure on a given lot.
- 32] **Building Height Limitation (BHL).** The maximum height allowed for buildings as specified in the conditions of this Zoning Ordinance.
- 33] **Building Setback Line.** A line within a lot designated on a plan as the minimum required distance between any structure and the adjacent street centerline, or right-of-way line as specified by the Zoning Ordinance.
- 34] **Buildable Area.** The remaining space in a lot with no improvements after deducting the minimum open spaces and areas within the lot not suitable for the construction of any building.
- 35] **Built-up Area.** A contiguous grouping of ten (10) or more buildings.



- 36] **Business.** Any venture or activity (excluding the practice of a profession) engaged into for profit.
- 37] **Canteen.** A small recreational facility where food and drinks are served for a fee that may be located within a building or institution whose customers may be the employees or visitors of such building or institution.
- 38] **Capacity, Vehicle.** The maximum number of vehicles that can be expected to pass over a given section of roadway or on a specific lane.
- 39] **Car Barn.** A place where jeepneys, taxicabs, or other public utility vehicles are parked and/or repaired usually owned or leased by the operator/s of such vehicles.
- 40] **Carenderia, "Carinderia", Eatery, or "Turo-Turo".** A counter-type food establishment sometimes located along roadsides where customers choose from various cooked dishes on display. Such establishments may, or may not, have provisions for dining tables and chairs.
- 41] **Car Wash.** A business establishment covered by a roof primarily used for the cleaning, waxing, and detailing of motor vehicles for a fee.
- 41] **Casino.** A public room, building, hotel, or establishment for gambling or entertainment.
- 42] **Cemetery or Graveyard.** A spatially defined area exclusively devoted for the interment of human or animal remains underground or inside niches constructed above ground that is open to the public for free or for a fee.
- 43] **Central Business District.** The portion of the City with the highest land values or where the most intense business or commercial activities are conducted.
- 44] **Certificate of Non-Conformance.** A certificate issued to owners of all lands and improvements devoted to various uses existing prior to the approval of this Zoning Ordinance that do not conform to the zoning regulations pertaining to the site where the said land is located.
- 45] **Cinerarium.** A niche located within a columbarium that accommodates the urn containing the ashes of a cremated body.
- 46] **Chapel.** A place of worship or for various religious purposes that may, or may not, be located within a building or complex. It may also refer to a small secondary church in a parish.
- 47] **Clinic.** A place where patients are given medical, dental, or optical treatment with less than five (5) beds, bassinets, or treatment chairs.
- 48] **Cockpit.** An enclosed space where cockfighting is held.
- 49] **Columbarium.** A place devoted for the respectful storage of cinerary urns.
- 50] **Climate Change.** A change in climate that can be identified by changes in the mean and/or variability of its properties and that persists for an extended period typically decades or longer, whether due to natural variability or as a result of human activity.



51] **Climate Change Adaptation.** Innovations in land development, building design or construction, and in the management, design, or operation of open spaces intended to mitigate the effects of climate change such as increases in temperature, precipitation, wind velocity, or water levels.

52] **Coastal Development Zone (CDZ).** Areas located along the coast of the city intended for reclamation and development.

53] **Commercial Zones.** Areas within the city in which the primary land use are commercial activities, more particularly described as follows:

53.1] **C-1 or Low Density Commercial/Mixed Use Zone** is a portion of the commercial zone used primarily for mixed use and commercial developments on a local scale with a maximum floor area ratio of six (6).

53.2] **C-2 or Medium Density Commercial/Mixed Use Zone** is a portion of the commercial zone used primarily for medium density mixed use and commercial developments with a maximum floor area ratio of eight (8).

53.3] **C-3 or High Density Commercial/Mixed Use Zone** is a portion of the commercial zone used primarily for high density mixed use and commercial developments on a metropolitan scale of operation with a maximum floor area ratio of ten (10).

54] **Common Open Space.** Parcels of land or an area of water, or a combination of land or water, intended and designed for the use or enjoyment of the residents of a development project not including streets, off-street parking areas, and areas set aside for parking facilities.

55] **Compatible Use.** Land uses/activities capable of existing together harmoniously such as residential use, parks, and playgrounds.

56] **Comprehensive Land Use Plan (CLUP).** The document embodying specific land and water use plans and development proposals for guiding and regulating growth and/or development within the City of Bacoor. The main elements of the CLUP are the sectoral components; land and water use, socio-economic, infrastructures and utilities, environment, local administration and the capital investment program.

57] **Community-Based Disaster Risk Reduction and Management (CBDRRM).** A process of disaster risk reduction and management in which at risk communities are actively engaged in the identification, analysis, treatment, monitoring and evaluation of disaster risks in order to reduce their vulnerabilities and enhance their capacities, and where the people are at the heart of decision-making and implementation of disaster risk reduction and management activities.

58] **Community Water Supply.** A utility owned by a private corporation, partnership, single proprietorship, cooperative, association, local government unit, or any other juridical entity that supplies potable, domestic water for use by more than one (1) household, business, or institution.

59] **Condominium.** A form of ownership of real property which includes a multiple land development in which there is a system or separate ownership of individual residential or office units or occupancy and undivided interest of land and common spaces.



60] **Condominium Building.** A multi-level structure divided into separate individual residential or office units, the common areas of which such as lobbies and elevators are owned in common by all the occupants of the building.

61] **Conflicting Uses.** Land uses/activities with contrasting and incompatible characteristics located adjacent to each other such as residential units adjacent to industrial plants.

62] **Conforming Use.** A land activity/use that complies with the appropriate zone classification as provided under this Zoning Ordinance.

63] **Convenience Store or "Sari-sari Store".** A pedestrian oriented commercial establishment that sells various merchandise with limited stocks to nearby residents or passersby that may, or may not, be located within a residential zone and may, or may not, be situated within a residential building.

64] **Crematorium or Crematory.** A building or facility devoted to the incineration of human or animal remains and the placing thereof in urns. Such buildings or facilities may, or may not, contain a viewing room or chapel.

65] **Detention Basin or Impounding Area.** A reservoir that temporarily contains storm water runoff and releases it gradually into a watercourse or storm water facility.

66] **Developer.** Any natural or juridical person (such as a corporation, association, cooperative, partnership, or organization) that endeavors to develop a parcel of land by the construction or development thereon of a residential subdivision, a building, or an institution.

67] **Development Permit.** The license issued by the City of Bacoar to a developer allowing the latter to proceed with the proposed land development.

68] **Diagnostic Center or Diagnostic Clinic.** A place within a building where patients receive physical check ups and are subjected to laboratory examinations and procedure.

69] **Dormitory.** A building, divided into separate dwelling units, that provides board and lodging to the public for a fixed fee and duration with areas that can be used in common by the people staying in the said edifice such as toilets and living room.

70] **Drainage Easement.** The land required for installation of storm sewer or drainage facilities or required along a natural stream or watercourse for preserving the channel and providing for the flow of water therein, or to safeguard the public against flood damage.

71] **Dripline.** A line marking the outer edges of the branches of trees.

72] **Drip Irrigation System.** The immersion of drainage pipes on the subsurface of the soil on which plants are located and is intended to efficiently deliver water to the root system of the said plants while reducing water wastage.

73] **Driveway.** A privately owned lot providing vehicular access between a street, an access drive and a parking area for residential units of occupancy.

74] **Driving Range.** A place where golfers go to practice their swing or putting.



75] **Dry Cleaner.** A business establishment located within a building where clothes and other fabrics are cleaned with the use of solvents and other chemicals other than water.

76] **Dumpsite.** A lot or parcel of land where garbage, used vehicles, and other refuse are disposed by means of dumping, burying, or burning.

77] **Duplex.** An apartment building with two separate residential units with separate entrances divided in the middle by a common wall.

78] **Easement.** An open space imposed on any land use/activity along waterways, road-right-of-ways, cemeteries/memorial parks and utilities.

79] **Ecological Tourism Area (ETA).** Areas intended primarily for the development of low-intensity tourist facilities compatible with the natural setting and environment. All uses in the said ETA shall be in conformance with the principle that ecotourism is an environmentally sound tourism activity in a given ecosystem yielding socio-economic benefits and enhancing natural and cultural diversity conservation.

80] **Effluent.** Any wastewater that is partially or completely treated, or that is in its natural state, flowing out of a building or structure.

81] **E-Games.** A generic term for all games or other forms of entertainment played on a computer or a video console whether or not such gadgets are connected to the internet.

82] **Elevation.** The vertical alignment of a surface, as it exists or as it is made by cut and/or fill.

83] **Environmentally Critical Areas (ECA)** refer to areas that are environmentally sensitive and are listed in Presidential Proclamation No. 2146 dated 14 December 1981 that include flood plains, storm surge areas, steep slopes, and riparian areas.

84] **Environmentally Critical Projects.** Land development projects that have high potential for negative environmental impact and are listed in Presidential Proclamation No. 2146 dated 14 December 1981.

85] **Exception.** A scheme granting a property owner relief from certain provisions of the Zoning Ordinance where a specific use would result in a particular hardship to the owner as distinguished from a mere inconvenience or a desire to make money.

86] **Factory.** A facility where various products are manufactured by hand, or through the use of machines, or a combination of both.

87] **Fast Food Centers or Fast Food Restaurants.** Commercial establishments selling food and beverage products that are rapidly prepared within set cooking periods.

88] **Fire Retardant Materials.** Construction materials designed to slow down the spread of fire.

89] **Firewall.** Fireproof barrier used to prevent the spread of fire between or through buildings, structures, or electrical substation transformers.

90] **Firing Range.** An enclosed facility specially designed for firearms practice that may, or may not, be used for a fee.



91] **Floodplain.** The various barangays within the City of Bacoar that is inundated whenever inclement weather affects the city including the entirety of the following barangays: Alima, Aniban 1-5, Camposanto, Daang Bukid, Digman, Dulong Bayan, Habay 1-2, Kaingin, Mabolo 1-3, Maliksi 1-3, Niog 1-3, P.F. Espiritu 1-8, Real 1-2, Salinas 1-4, Sinaguelasan, Tabing Dagat, Talaba 1-7, and Zapote 1-5.

92] **Floor Area Ratio (FAR).** 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 multiplied by the lot area.

93] **Floor Elevation.** The elevation of the lowest level of a particular building including the basement.

94] **Food Court.** A specific portion or section inside a shopping mall where various fast food restaurants conduct business.

95] **Food Stalls.** Counter-type food establishments with no dine-in services.

96] **Funeral Parlor.** A business establishment offering funeral services to the public for a fee with or without embalming facilities.

97] **Frontage.** Portion of the property that abuts and is measured along the street right-of way line.

99] **Future Access Strip.** A right-of-way reserved for the future improvement of a street.

100] **Garage, Commercial.** A place where motor vehicles are parked, maintained, or stored for a fee when not in use that offers services not provided by gas stations or motor vehicle repair shops.

101] **Gas Station.** A commercial establishment located along roads and other thoroughfares with facilities primarily designed for the sale of various types of motor fuels to provide propulsion to motor vehicles. Such facilities may also be secondarily designed to provide other motor vehicle maintenance and repair services, sell food, beverages, and other products to consumers, and provide rest room facilities to the public.

102] **Geometric Center.** The centroid of a structure's elevation projected to a line defining the natural gradient.

103] **Grease Trap.** A contraption designed to collect used oil or grease in restaurants or motor vehicle repair shops.

104] **Green Building.** An integrated, whole-building approach to the planning, design, construction, operation, and maintenance of buildings and their surrounding landscape that help initiate the environmental, economic, and social impacts of such structures.

105] **Greenbelt Development Zone (GDZ).** Area to be developed as the site for a planned residential/industrial community that would incorporate environment friendly technologies and strategies that would reduce or eradicate urban blight.



106] **Green Trails.** Areas located parallel to main thoroughfares devoted for use as jogging/bike trails with a minimum width of eight (8) feet (or 2.4 meters) to be measured from the face of a guardrail, curb, or other barrier with a cross slope of 2% going towards one direction and not crowning on the middle of the trail. The green trail/s shall in no instance be located on an existing road or highway. The green trail/s shall also include an elevated trail to be constructed on top of a highway or road to ensure trail continuity and the safety of bikers, joggers, and motorists alike.

107] **Grocery Store.** A commercial establishment that sells dry, wet, or frozen food items and other household items to the public.

108] **Gross Floor Area (GFA)** refers to the total floor space within the perimeter of the permanent external building walls, occupied by office areas; residential areas; corridors; lobbies; mezzanines; vertical penetrations such stairs, fire escapes, elevator shafts, flues, pipe shafts, and the like and their enclosing walls; rest rooms or toilets; storage rooms and closets; covered balconies and terraces; and interior walls and columns and other interior features. **Provided that,** the said term shall not include (a) covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are located and (b) uncovered areas for cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or Jacuzzis, gardens, courts, or plazas.

109] **Heliport.** An area used or intended to be used for the landing and take off of helicopters including any related facilities or appurtenances.

110] **High Density Housing Area (HDHA)** shall principally be for socialized housing purposes for the underprivileged and homeless as defined under RA 7279.

111] **Historic Feature.** Any district, site, building, or object that meets one or more of the following criteria: (a) is listed or may be determined to be eligible to be listed as a historic site by the National Historical Commission, (b) determined by a qualified historic preservation professional to be historically or architecturally significant.

112] **Horticultural Nursery or Plant Nursery.** A large tract of public land used for the cultivation and raising of local or foreign decorative or exotic specimens of plants, trees, and shrubs for sale to the public or for planting in public places such as roadsides and parks.

113] **Hospital.** An institution primarily used for the diagnosis, care, and treatment of patients with injuries, illnesses, diseases, conditions, or deformities.

114] **Hotel or Inn.** A building where transient guests stay for a limited duration and pay for lodging, meals, and other services.

115] **Homeowner.** The proprietor of a place of dwelling.

116] **Hydrant, Fire.** A device located along streets designed to enhance the delivery of water during fire incidents.

117] **Impervious Surface.** Type of surface that does not permit the penetration of water. Such a surface shall be considered as outside of the building envelope and is not included in the PLO and FAR computations.



118] **Impounding Area.** A parcel of land enclosed within walls that may or may not be covered by a roof used to temporarily store and safeguard motor vehicles confiscated by the city government for various violations of local ordinances or national laws or for evidentiary purposes related to a judicial or quasi-judicial proceeding.

119] **Improvement.** All physical changes to the land not limited to the construction of buildings or structures but also the construction of roads, driveways, streets, alleys, walkways, green trails, drainage lines and all additions to the natural state of a parcel of land including the planting of trees or other types of vegetation.

120] **Industrial Zone.** Division of an area primarily for non-pollutive, non-hazardous manufacturing or production activities. Complementary use such as workers' housing and neighborhood commercial activities are allowed.

121] **Institutional Zone.** Division of an area primarily for education, religious, government, public, medical and other public services.

122] **Junk.** Any garbage, trash, refuse or waste material whether biodegradable or non-biodegradable.

123] **Junkshop.** A business establishment used for the sale and storage of junk.

124] **Junkyard.** An area where junk is stored.

125] **KTV or Videoke Bar.** A bar, pub, or nightclub where customers are allowed to sing accompanied by a videoke or karaoke machine.

126] **Land Use.** The various reasons for which a piece of land is developed.

127] **Land Use Map or Zoning Map.** Duly authenticated map delineating the different zones or areas into which the City is divided, attached hereto as **Exhibit 1**.

128] **Laundromat/Laundry Shop.** A business establishment where clothes are washed for a fee.

129] **Living or Residential Unit.** A room or house or portion of a building used as a dwelling containing various living amenities.

130] **Loading and Unloading Zones.** Designated areas along streets and other thoroughfares where vehicles stop for the loading or unloading of passengers and goods.

131] **Locational Clearance.** A clearance issued for a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.

132] **Lot.** A parcel of land where a principal building and its accessories including the required open spaces are located.

133] **Lot Area Per Family.** Lot devoted for use of one family.

133] **Lot Depth.** Average horizontal distance between the front and rear of a lot.

134] **Lot, Inside.** A lot fronting a street or alley with the remaining sides bounded by lot lines.



- 135] **Lot Lines.** Demarcation lines between public and/or private real properties.
- 136] **Lotto Outlet.** A business establishment where people place lottery bets.
- 137] **Lumberyard.** A place where wood or lumber are cut or sawed.
- 138] **Malls or Shopping Malls.** Large, enclosed structures containing several commercial and business establishments selling various products and services and the paid use of recreational facilities to the public.
- 139] **Mangrove Protection Zone.** The area located in the City's municipal waters specifically designated for the planting and cultivation of mangroves.
- 140] **Mausoleum.** A sepulchral chapel where tombs are found, usually maintained by a family or clan, located within a cemetery or memorial park.
- 141] **Medical or Diagnostic Laboratory.** A place exclusively devoted to the conduct of medical examinations or tests sans treatment of patients.
- 142] **Mezzanine or Loft.** A partial intermediate floor or storey located within a house or building with an area not more than half of the room where it is constructed.
- 143] **Mitigating Device.** Means to grant relief in complying with certain provision of this Zoning Ordinance.
- 144] **Money Exchange Shop.** A business establishment where foreign currencies are exchanged to peso or vice versa.
- 145] **Money Lending Establishments.** Commercial establishments that lend money to qualified borrowers under specific terms and conditions.
- 146] **Mortuary.** A place where cadavers are kept or embalmed before burial or viewing.
- 147] **Motel or "Motor Hotel".** A hotel for motorists usually located along roadsides that may, or may not, have separate garages for each individual room.
- 148] **Municipal Fishing Zone.** Area located within the City's municipal waters specifically reserved for fishing activities by the general public.
- 149] **Night Club.** An enclosed business establishment that opens only at night until the wee hours of the morning that serves food and alcoholic beverages, equipped with a dance floor and a sound system, and where live shows and dance performances are done by hired men or women.
- 150] **Non-Conforming Use.** Existing non-conforming uses/establishments in an area allowed to operate despite the non-conformity to the provisions of this Zoning Ordinance subject to the conditions stipulated herein.
- 151] **Nursing or Convalescence Home.** A place where sick or elderly people are given board, lodging, and medical care for a fee.
- 152] **Occupancy.** The purpose for which a building is used or intended to be used.



153] **Office.** A portion of a building where the management of a business or commercial enterprise is conducted.

154] **Office Building.** A building designed, used or intended to be used as the location of various offices that may, or may not be, affiliated with the same juridical entity.

155] **Off-Street Parking.** The stopping of any vehicle regardless of duration on a place that is not on a road or street.

156] **Open Shed.** Roofed structure sans sidewalls used for the storage or safeguarding of goods, materials, or equipment.

157] **Open Space.** An unoccupied portion of a lot that is open to the sky where no structure has been constructed.

158] **Parking Building.** A structure consisting of several levels used for the temporary parking of motor vehicles for a fee.

159] **Park.** An area designed and used for recreation and/or as a means of maintaining the ecological balance of a community.

160] **Parking Lot.** An off-street site used for the parking of motor vehicles for free or for a fee for the benefit of customers/clients or of the general public.

161] **Pawnshop.** A commercial establishment that gives credit to its customers with interest and uses jewelry or other valuable personal items as collateral.

162] **Pension House.** A family-owned or privately owned boarding house providing board and lodging for a fee consisting of two (2) or more living units equipped with basic living amenities that caters to the needs of tourists and staffed by untrained domestic helpers.

163] **Penthouse.** A structure occupying less than half of the floor area of the flat roof surface of a building or a living unit located on the topmost floor or flat roof surface of a building.

164] **Pervious or Porous Materials.** Any material that would allow water to pass through at a rate at least equal to the pervious ground cover (i.e., porous pavement, stone parking areas, and preformed or prefabricated blocks) which would permit water to penetrate.

165] **Physical Fitness Gym.** A building or room designed and used for physical wellness activities. It can be used either by paying customers or by non-paying employees of a public or private juridical entity.

166] **Porte Cochere or "Drive Through".** A passageway through a building or hidden behind a screened wall where motor vehicles pass towards an inner courtyard or to a street.

167] **Principal Use.** The dominant purpose of a particular land development.

168] **Planned Unit Development.** Land development projects that allow planned mixed land uses designed to improve the environment.

169] **Plat.** A map drawn to scale, showing the divisions to a piece of land.



170] **Purified Water Refilling Station.** A business establishment within a building that sells purified or distilled bottled water to the public.

171] **Redevelopment or Renewal Program.** The planned clearing or improvement of certain areas intended to improve the appearance or functionality thereof.

172] **Residential Zones.** Areas the use of which is predominated as dwelling places with sleeping quarters and other ancillary facilities intended to enhance the comfort of its inhabitants that are further classified as follows:

173.1] **R-1 or Low Density Residential Zone.** A portion of the residential zone used principally for single detached dwellings with customary ancillary uses, and compatible accessory uses on a neighborhood scale with a maximum building height of ten (10) meters.

173.2] **R-2 or Medium Density Residential Zone.** A portion of the residential zone used primarily for medium-density housing, with support commercial, service, and institutional uses on a neighborhood or barangay scale with a maximum building height of fourteen (14) meters.

173.3] **R-3 or High Density Residential Zone.** A portion of the residential zone used primarily for high-density/high-rise dwellings and limited service support activities with a maximum Floor Area Ratio of six (6).

174] **Resort.** A business establishment with a pleasant environment and ambiance that offers food, accommodations, and recreational activities and facilities to the public for a fee.

175] **Restaurant.** A commercial establishment that sells food and beverages to the general public equipped with tables, chairs, and other amenities.

176] **Rezoning.** The process of introducing amendments to or a change in the texts and maps of the Zoning Ordinance. It also includes amendment or change in view or reclassification pursuant to Section 20 of RA 7160.

177] **Roof Deck.** The flat portion of the roof of a building used as place for the drying of clothes or as an additional living or recreation area.

178] **Sauna, Massage Parlors, or Wellness Centers.** Enclosed business establishment where trained masseuse gives customers massage services or dermatological services.

179] **Setback.** Easement measured from the property line as mandated by the National Building Code.

180] **Sewage Treatment Plant (STP).** Facility intended for the removal of contaminants from wastewater and household sewage involving the use of physical, chemical, and biological processes to remove physical, chemical, and biological contaminants.

181] **Showroom.** An area used for the display of goods, products or merchandise.

182] **Slum or Blighted Area.** A place characterized by unsanitary and crowded living conditions, deteriorating real estate values, rising criminality, economic deprivation, and poor land development.



183] **Small-scale Home Industry or Cottage Industry.** Economic activities necessitating minimal capitalization conducted within houses located in a certain neighborhood involving the manufacture of various goods or products by hand.

184] **Socialized Housing.** Housing programs and projects undertaken by the government or by the private sector for the benefit of the underprivileged and the homeless as mandated under RA 7279 and other laws.

185] **Socialized Housing Zone (SHZ).** Area to be used principally for socialized housing projects and programs for the underprivileged and homeless as defined in RA 7279 (the Urban and Development Housing Act).

186] **Special Use Permit.** Utilization of a parcel of land in a manner not inherently permitted under pertinent zoning regulations a particular area or zone subject to the review by the Zoning Officer.

187] **Stable.** An enclosure intended to serve as shelter for horses.

188] **Storage Room/House.** A room or building, or an accessory structure detached from a building, primarily used for the storage of goods, materials, or other items related to a business enterprise.

189] **Street.** A public thoroughfare such as a road or alley affording access to an abutting property.

190] **Supermarket.** A large, commercial, self-service establishment where food and non-food items on display is sold to the public.

191] **Supper Club or Dance Club.** An establishment that serves food and drinks accompanied by music provided by its management where customers can dance together with partners that they brought with them. Though no hostesses are allowed in such establishments, patrons can obtain dance lessons from paid dance instructors.

192] **Talipapa, Flea Market, or Satellite Market.** Wet and dry markets requiring minimal capital to construct or maintain that are located on government land or on privately owned land where vendors or hawkers sell various food items to the public.

193] **Tenement Housing.** Medium rise buildings constructed using government funds for the benefit of the homeless and underprivileged.

194] **Townhouses.** Independent living units constructed on separate lots adjoined by commonly owned walls on two sides known as "party walls".

195] **Traffic.** Pedestrians and/or motor vehicles on streets, roads and other thoroughfares whether public or private.

196] **Traffic Plan.** A plan devised by land developers that predicts traffic flow in and around land development projects.

197] **Transport Terminals.** Facilities used as temporary parking for various types of motor vehicles and as a loading and unloading area of passengers and goods.



198] **Utility Zone.** Areas within the city devoted for the construction of utility facilities such as transport terminals, power plants, telecommunications towers, and the like.

199] **Variance.** A specific locational clearance which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular, physical surrounding, shape or topographical conditions of the property, compliance on height, area, setback, bulk/and or density would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

200] **Warehouse.** Building intended for storage and/or depository of those in business of performing warehouse services for others, for profit.

201] **Wet and Dry Market.** Semi-enclosed establishments where various wet and dry food and consumer items are sold.

202] **Zone.** An area within the city for specific land use as defined by man-made or natural boundaries.

203] **Zone Boundaries.** The extents of a particular zone or district defined by streets, easements, structures, and other topographical features.

204] **Zoning Administrator/Zoning Officer.** The Head of the Zoning and Land Development Department of the City as created by virtue of City Ordinance No. ____-2015 who is hereby empowered to be primarily responsible for the implementation/enforcement of this Zoning Ordinance.

205] **Zoning Map.** A duly authenticated map delineating the City into various zones.

Section 7. Interpretation of Zone Boundaries.

Whenever it is impractical or becomes difficult to determine the accurate location of zone boundaries, or to determine the land use zone to which lots located at or near boundaries belong, the following rules shall be applicable:

7.1. When zone boundaries are indicated as approximately following the centerline of streets or highway right-of-way lines, such centerlines, street lines, or highway right-of-way lines shall be construed to be such boundaries.

7.2. When zone boundaries are so indicated that they are approximately parallel to the centerlines of streets, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the zoning map drawn to a scale of 1:10,000 meters.

7.3. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed as the zone boundaries.

7.4. Where the boundary of a zone follows a stream or other bodies of water, said boundary shall be deemed to be within the limits of the political jurisdiction of the City of Baco

as the case may be. Boundaries indicated as following shorelines shall be construed to follow such shorelines provided that uses along such boundaries shall have to comply with the



easements and setbacks imposed by the Water Code. In the event of change in the shorelines, the boundary shall be construed as moving with the actual shorelines.

7.5. Boundaries indicated as parallel to or are extension of features not specifically indicated in the zoning map, shall be construed as following the exact location or position of such features.

7.6. Where a boundary line divides a lot or crosses an unsubdivided property, the location of such boundary shall be indicated on the zoning map drawn to a scale of 1:10,000 meters.

7.7. Where a zone boundary line divides a lot owned by just one person, as of record on the effective date of this Zoning Ordinance, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the boundary line bisects the lot, it shall belong to the zone where the principal use falls.

7.8. Where the zone boundary is indicated as "one lot deep", said depth shall be construed to be the average lot depth of the lots in the zone's immediate vicinity. Where any lot has a depth greater than such average, the remaining portions of such lot shall be construed as covered by the one-lot deep zoning district if the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to 50% or more of the total lot area, then the average lot depth shall apply to the lot which shall be considered as a lot divided or covered by two or more zoning districts, as the case may be.

7.9. The textual description of the zoning boundaries shall prevail over that of the official Zoning Map.

Section 8. Effectivity

This Zoning Ordinance shall take effect immediately after it has been published at least thrice in a newspaper of general circulation in the Province of Cavite and after it has been posted in at least three conspicuous places in the City of Bacoor.

Section 9. Interpretation, Conflict and Separability

9.1. In their interpretation and application, the provisions of this Zoning Ordinance shall be held to be the minimum requirements for the promotion of the public health, safety and general welfare, and shall be construed to achieve the purposes for which this Ordinance was adopted.

9.2. This Zoning Ordinance is not intended to interfere with, abrogate, or annul any other ordinance, rule, order, memorandum, or guideline except as provided herein. Where any provision of this Zoning Ordinance imposes restrictions different from those imposed by any other provision of this Zoning Ordinance or of any other ordinance, rule, order, memorandum, or guideline, the provision that is more restrictive or that imposes higher standards shall control.

9.3. This Zoning Ordinance is not intended to abrogate any easement, covenant, or other private agreement or restriction, provide that where the provisions of this Ordinance are more restrictive or impose higher standards or regulations than such easement, covenant, or other private agreement or restriction, the requirements of this Zoning Ordinance shall govern.



9.4. If any court of competent jurisdiction adjudges any part or provision of this Zoning Ordinance –or the application hereof to any person or circumstances – invalid, such judgment shall be limited in its application to the part, provision or application directly involved in the controversy in which the judgment shall be rendered. It shall not affect or impair the validity and continued enforcement of any other parts of provisions of this Zoning Ordinance or the application of them to other persons or circumstances.

Section 10. Repeal of Previous Zoning Ordinance; Effects of Such Repeal

Upon the date of effectivity of this Zoning Ordinance, all provisions of Municipal Ordinance No. ____ also known as the "Zoning Ordinance of the Municipality of Bacoor, Cavite", which was approved on _____ 2001, are expressly repealed in their entirety to all land within the corporate limits of the City of Bacoor.

10.1. Continuing Violation. Any violation of Municipal Ordinance No. ____ will continue to be a violation under this Zoning Ordinance and be subject to the penalties and enforcement provisions under Section 12 hereof unless the use, development, construction, or other activity complies with the provisions of this Ordinance, in which case, the said violation as well as the right of the City to enforce this Zoning Ordinance shall cease to exist except as to the extent of collecting penalties that occurred prior to the date of effectivity hereof.

10.2. Legal Non-Conformities Under Prior Ordinance. Any legal non-conformity under Municipal Ordinance No. ____ will also be a legal non-conformity under this Zoning Ordinance as long as the situation that resulted in the non-conforming status under Municipal Ordinance No. ____ continues to exist. If non-conformity under Municipal Ordinance No. ____ becomes conforming because of the adoption of this Ordinance, then the situation will no longer be considered as a non-conformity that can be penalized hereunder.

10.3. Guidelines on Approved Projects. The following guidelines shall be observed in the case of approved projects under Municipal Ordinance No. ____:

10.3.1. Variances and preliminary plats that have received approval on or before the date of effectivity of this Zoning Ordinance shall remain valid until their expiration date. Construction pursuant to such approval may be carried out in accordance with the development standards in effect at the time that approval was granted **provided that** the permit or approval remains valid and has not lapsed. Construction pursuant to conditional use permits, variances, preliminary subdivision plats, and planned developments that were approved without any expiration date may be carried out in accordance with the development standards in effect at the time that approval was granted **provided that** permits for such construction were issued before the date of effectivity of this Zoning Ordinance. All land development projects and constructions shall strictly comply herewith after the date of effectivity of this Zoning Ordinance.

10.3.2. No provision of this Zoning Ordinance shall require any change in the plans, construction, or designated use of any structure for which a zoning permit, development permit, or building permit has been issued prior to the date of effectivity hereof **provided that** such permits does not lapse and remains valid.

10.3.3. In order to maximize the economic uses of the parcels of land within the City's jurisdiction and enable the City of Bacoor to fully implement its Comprehensive Land and Water



Use Plan, all land development projects covered by development permits, zoning permits, building permits or other city permits issued under Municipal Ordinance No. __ and this Zoning Ordinance that are not commenced for no justifiable reason within two (2) years after the issuance of such permits shall be considered as abandoned. As such, all of the above-mentioned permits shall be considered automatically revoked and the developer or applicant for such permits shall be required to re-apply for the same as if for the first time.

Section 11. Ordinance Amendments

11.1. Purpose. Aside from members of the Sangguniang Panlungsod, or any official of the city government, or any member of the general public for the purpose of protecting the public health, safety, and general welfare may propose amendments to this Zoning Ordinance from time to time.

11.2. Procedure. Any proposed amendments to this Zoning Ordinance made by non-members of the Sangguniang Panlungsod should be made in writing and should be duly signed by the person, persons, groups, associations, or by the representative/s of such groups or persons. The proposed amendments shall be submitted to the Secretary of the Sangguniang Panlungsod who shall assign a control number thereto and include the same in the next calendar of business of the Sangguniang Panlungsod.

11.3. Action by the Sangguniang Panlungsod. The Sangguniang Panlungsod shall act on the proposed amendments pursuant to its Internal Rules of Procedure and the relevant provisions of Republic Act No. 10160, Republic Act No. 7610, and other pertinent laws.

Section 12. Enforcement and Penalties

12.1. Enforcement. It shall be the duty of the Zoning Officer to enforce this Zoning Ordinance and to bring any violations of these regulations to the attention of the City Legal Officer who shall proceed to initiate the proper legal action against any person who commits such violations.

12.2. Penalties. The following penalties may be imposed against any person who violates any provision of this Zoning Ordinance:

12.2.1. Preventive Remedies

A] The City Mayor or the City Legal Officer is hereby authorized to institute or maintain any appropriate action by law or equity to restrain, correct, or abate violations of this Zoning Ordinance, to prevent unlawful construction, to recover damages, and to prevent illegal occupancy of a building, structure or premises, or public places within the City of Bacoor.

B] The City Mayor may refuse to issue any permit or grant any approval needed for the further improvement or development of any real property that has been developed or that has resulted from a subdivision of such real property in violation of this Zoning Ordinance. The City Mayor may revoke any permit or clearance already issued in favor of an applicant for such



permit or clearance if it is discovered in the future that any of the material facts disclosed in the application are untrue or inaccurate.

C] The City Mayor, City Engineer, or City Building Official may cause the abatement or demolition of **nuisances per se** without need of judicial intervention **provided that** the lawful rules concerning such abatement or demolition are strictly complied with.

12.2.2. Fines and Other Penalties

A violation of this Zoning Ordinance may, at the discretion of the proper court of law, be rectified in either of the following ways:

1. The construction, erection, location, enlargement, use, renovation, or change in use or uses of any structure or property in violation of this Zoning Ordinance shall be deemed a nuisance *per accidens* and may be enjoined, abated or removed in the following manner:

1.1. The registered owner of the lot on which the nuisance is located, or to which the said nuisance is connected, or from which the said nuisance emanates, shall be notified in writing by the City Building Official, City Engineer, City Environment and Natural Resources Officer or Zoning Officer about the existence of the said nuisance;

1.2. The said *Notice of Abatement or Demolition* shall clearly indicate the provisions of law, or of this Zoning Ordinance, or of any other city ordinances that were violated;

1.3. The registered owner of the said property shall be given a reasonable period of time which shall not be less than seven (7) working days within which to enjoin, abate or demolish the nuisance;

1.4. If the registered owner fails to comply with the above-mentioned notice within the period granted to him with no justifiable reason, a final written notice shall be sent to him by any of the city officials mentioned above. The said *Final Notice* shall give the registered owner of the lot an unextendible period within which to comply with the *Notice of Abatement or Demolition* which shall not exceed the period indicated in the latter notice;

1.5. If the registered owner of the lot still fails to heed the final notice, the City Legal Officer shall have the authority to institute the proper legal action with the court having jurisdiction over the case in order to cause the enjoinder, abatement or demolition of the nuisance; and

1.6. The city officials concerned shall strictly comply with whatever judicial determination may result from the filing of the said legal action pursuant to relevant laws, rules, and regulations.

2. Upon conviction by the proper court of law of the person who violated this Zoning Ordinance, the payment of a fine not exceeding **Two Thousand Pesos (PhP 2,000.00)** for every day that the said violation has been committed to be computed from the time written notice of such violation was first received by such person; and/or

3. The revocation of any permit granted such person found by a court of law as having violated this Zoning Ordinance; or

4. The payment of a fine not exceeding **Two Thousand Pesos (PhP 2,000.00)** for every day that the said violation has been committed to be computed from the time written notice of such violation was first received by such person and the revocation of any permit granted such person found by a court of law as having violated this Zoning Ordinance.



Article 2.
Zones and Zone Use Regulations

Section 13. Division into Zones or Districts

To effectively carry out the provisions of this Zoning Ordinance, the city is hereby divided into the following zones or districts as shown in the Official Zoning Map.

13.1. Residential Zones. The Residential Zones of the City shall be divided into the following:

13.1.1. Low Density Residential Zone (R-1). An R-1 zone shall be used principally for single detached dwellings with customary ancillary uses, and compatible accessory uses on a neighborhood scale. It shall have a Maximum Building Height of ten (10) meters. Exempted from the imposition of height regulations in R-1 zone are church structures, covered courts, utility and other structures not covered by the height regulations of the National Building Code and/or the CAAP.

13.1.2. Medium Density Residential Zone (R-2). An R-2 subzone shall be used primarily for medium-density housing, with support commercial, service, and institutional uses on a neighborhood or barangay scale. It shall have a Maximum Building Height of fourteen (14) meters. Exempted from the imposition of height regulations in R-2 subzones are church structures, covered courts, utility and other structures not covered by the height regulations of the National Building Code and/or CAAP.

13.1.3. High Density Residential Zone (R-3). An R-3 zone shall be used primarily for high-density/high-rise dwellings and limited service support activities. It shall have a Maximum Floor Area Ratio of six (6), please refer to Figure 1.

13.2. Residential Zone Matrix. The following matrices compare the different residential density zones. The highlighted boxes in grey color are the allowable uses per residential density zone.



RESIDENTIAL ZONE MATRIX (Highlight in grey indicates allowable use)

	Low Density Residential	Medium Density Residential	High Density Residential
	R-1	R-2	R-3
PRINCIPAL USES			
SINGLE DETACHED FAMILY DWELLING, with customary ancillary uses such as house employees' quarter, private garage, and guardhouse			
PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN: for use of its immediate residential community.			
COMMUNITY/VILLAGE ASSOCIATION OFFICE			
PARKING STRUCTURE			
SPORTS/RECREATION FACILITY			
CONVENIENCE RETAIL STORE			
CLUB/MULTI-PURPOSE HALL/ROOM			
DAY CARE CENTER			
GOVERNMENT FACILITY			
PRE-SCHOOL/KINDERGARTEN SCHOOL (maximum of six classrooms)			
MULTI-FAMILY DWELLING			
BOARDING HOUSE			
RESIDENTIAL APARTMENT			
SHOWROOM/DISPLAY			
RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT			
PERSONAL SERVICE/REPAIR			



	Low Density Residential	Medium Density Residential	High Density Residential
	R-1	R-2	R-3
GENERAL SERVICE/REPAIR			
EDUCATIONAL CENTER (Maximum 10 classrooms)			
SPECIALTY SCHOOL/TRAINING FACILITY (Maximum 10 classrooms)			
PET SHOP			
CONDOTEL/CONDOMINIUM			
DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO			
COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY			
CONVENTION/MEETINGS FACILITY			
CONVENT, SEMINARY AND RELATED USES			
SANITARIUM, NURSING/CONVALESCENT HOME			
GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER/MEDICAL-DENTAL- OPTICAL CLINICS & LABORATORIES			
DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO			
RETAIL STORE (not shopping center)			
SPORTING GOODS/SOUVENIR SHOP			
SUPERMARKET/FOOD STORE			
WHOLESALE STORE/DISTRIBUTOR			
RESTAURANT, CANTEEN, OTHER FOOD- SERVING ESTABLISHMENT			



	Low Density Residential	Medium Density Residential	High Density Residential
	R-1	R-2	R-3
OFFICE SUPPORT SERVICE			
BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE			
PAWNSHOP			
SMALL SCALE HOME INDUSTRY			
COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY			
RADIO/TELEVISION STATION, MEDIA SERVICE			
TRANSIT STATION/TERMINAL			

ACCESSORY USES			
HOME OFFICE			
LIBRARY, MUSEUM, EXHIBIT AREA, ART GALLERY			
UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS			
PLACE OF RELIGIOUS WORSHIP			
PUBLIC UTILITY FACILITY			
FIRE/SECURITY STATION			
WELFARE/CHARITABLE INSTITUTION			
SPECIALTY SCHOOL/TRAINING FACILITY (Maximum 10 classrooms)			
OFFICE/COMMERCIAL SPACES UPTO 20% OF TOTAL FLOORS AREA (excluding parking)			



	Low Density Residential	Medium Density Residential	High Density Residential
	R-1	R-2	R-3
HEALTH CENTER/CLINIC/CLUB, GYM			
CLUB, MULTI-PURPOSE HALL/ROOM			

§13.3 District Purposes And Use Regulations In Residential Zones

§13.3.1 General provisions.

- A. In R-2 and R-3 zones where the height of buildings is restricted to 14 meters, cooling towers, roof gables, vent stacks, and other similar structures may extend for an additional height, not to exceed 15 meters, above the average grade line of the building. Water stand pipes and tanks, church steeples, domes and spires and school buildings and institutional buildings may be erected to exceed maximum height requirements. **Provided**, that every additional 30 cms. shall be added to the width and depth of front, side and rear yards for every 30 cms. that such structures exceed the required height.
- B. Except for R-3 zones where the floor area ratio is 6 (refer to Figure 1 in the next page), no structure may be erected to a height in excess of the building height limit for residential zones.
- C. Recreational vehicles shall not be used as permanent or temporary dwelling units in any residential zone. Guests may park and/or occupy a recreational vehicle while visiting the occupants of a dwelling unit located on the same lot for not more than 30 days in one consecutive 12-month period. The intent is to accommodate visiting guests and not to allow the recreational vehicle to be used as a dwelling unit.
- D. Cargo shipping containers and similar enclosures are not a permitted accessory structure in any residential zone.
- E. Nobody shall be allowed to construct or place any structure, contraption, or object on sidewalks located within residential zones that will impede the use of such sidewalks by pedestrians. Such structures, contraptions, or objects shall be considered public nuisances that can be summarily removed by the city government.
- F. The parking of any vehicle for more than three hours on any road in any residential zone including on sidewalks or portions of such sidewalks regardless if such roads are public or privately owned shall be strictly prohibited. In case of emergencies, such vehicles may be towed or forcibly removed by anybody without incurring any liability under this Zoning Ordinance and other ordinances of the City of Bacoor. **Provided that**, overnight parking in front of houses owned by the registered owner of such vehicle/s shall not be affected by this provision.



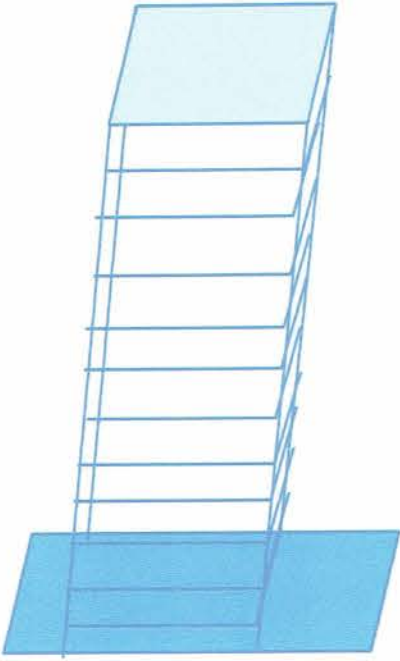
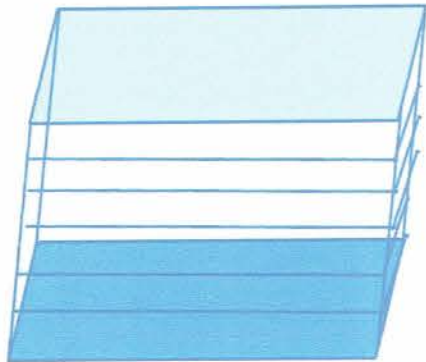
Figure 1. Definition and Illustration of Floor Area Ratio

Definition of Floor Area Ratio (FAR)

Say, Lot Area: 1,000 square meter
Floor Area Ratio: 6
Maximum Gross floor area = 6,000 sqm
Parking area is not included in the maximum gross floor area.

If the Lot utilized is only 500 square meter as footprint of the building, then the maximum height is 12 storeys. 6,000 sqm divided by FAR).

If the Lot Area of 1,000 square meter is almost fully utilized as footprint of the building, then the maximum height is 6 storeys.



LEGEND:  Lot Area

 Building Footprint

G. The following features attached to structures are allowed as exceptions to the setback standards:

1. **Minor Projections Allowed.** Minor features of a structure, such as eaves, fire escapes, bay windows, or any other similar structures that are no more than 4 meters long and which cantilever beyond the foundation of the main structure, uncovered stairways, and uncovered decks or balconies, may extend into a required setback up to 20 percent of the depth of the setback. However, they may not be within one meter of a lot line when a setback is required. Wheelchair ramps are allowed to project into the setback but not in excess of 20 percent of the depth of the setback. Attached mechanical equipment such as heat pumps, air conditioners, emergency generators and water pumps are allowed to project into the side or rear setback only.



H. Public utility transmission facility shall comply with the following conditions:

1. The utility company shall secure the necessary property or right-of-way to assure for the property construction, continued maintenance, and general safety to the property adjoining the public utility transmission facility;
2. All support structures for electric transmission lines shall have their means of access located a minimum of 3 meters above ground; and
3. The facilities shall be compatible with the surrounding uses either by distance, landscaping, buffering, or design, as determined by the Zoning Officer.

I. The following design standards apply to all outdoor lighting in residential zones:

1. All new development shall provide lighting within parking lots, along pedestrian walkways and accessible routes of travel.
2. Lighting fixtures shall be limited to heights of no more than 24 feet for parking lots and no more than 16 feet for pedestrian walkways.
3. If possible, residential developers or property owners shall use energy saving light fixtures in their project/s.
4. All lighting shall be shielded from producing off-site glare, either through exterior shields or through optical design inside the fixture, and shall not emit light above 90 degrees.
5. The City Engineer and the City Building Official are hereby mandated and directed to formally submit a more comprehensive set of standards, practices and guidelines to be followed by all engineers and architects in designing street lighting in all land development projects to be constructed in the City of Bacoar following the date of effectivity of this Zoning Ordinance. The said standards, practices, and guidelines shall be in the form of a manual jointly prepared by the said officials and shall be submitted by them to the Sangguniang Panlungsod within ninety (90) days from the date of effectivity of this Zoning Ordinance. The Sangguniang Panlungsod, by way of a separate ordinance, shall then consider the said manual a part of this Zoning Ordinance.

13.3.2 Residential Standards

A. Residential developments shall meet the minimum area and setback requirements and maximum lot coverage and building height requirements of the newly released National Building Code, as a Referral Code of the original Presidential Decree 1096, as well as the Presidential Decree 957 for subdivision and condominium developments, including the open spaces requirement detailed in Presidential Decree 1216, and the requirements of Batas Pambansa 220 for economic and socialized housing together with its implementing rules and regulations.



In zero lot line developments approved as part of a planned residential development, zero setbacks along one side are allowed, provided a two-foot maintenance easement is recorded as part of the subdivision plat; and whenever applicable, a firewall shall be required for zero-lot line developments.

1. Attached single-family dwellings, including duplexes and townhouses located on individual lots, shall meet minimum rear, front and side yard requirements (where applicable), minimum area requirements, and maximum lot coverage and building height requirements prescribed by the relevant laws and codes mentioned above. Townhouses are subject to the following requirements:

- a. No more than twenty dwelling units shall be attached in one continuous row or group;
- b. No townhouse unit shall be constructed above another townhouse unit;
- c. There shall be a side yard on each side of a contiguous row or group of dwellings of not less than two meters;
- d. Townhouses included in a condominium development may limit the lot to the building footprint; provided, that the yard area shared in common with all units is equivalent in area to the yard required by the underlying zone.

B. All residential driveways and off-street parking areas shall be paved with bricks, gravel or other equivalent hard yet pervious paving material.

C. Front and side yards in residential zones adjacent to public or private streets shall be set back in accordance with the relevant laws and codes. Where lots have double frontage, running through from one street to another, the required front yard shall be provided on both streets. Every part of a required yard shall be open and unobstructed except for permitted accessory structures, and the ordinary projections of window sills, cornices and other architectural features projecting not more than 12 inches and roof eaves projecting not more than 24 inches. No supporting member of any garage, carport or other automobile storage structure shall be located within the required front yard or within the required yard on a flanking street.

D. Side and Rear Yards. Unless there is an existing restriction imposed either by a residential subdivision developer or that has been annotated in the certificate of title of individual lots in a residential development in the form of a Deed of Restriction at the time that this Zoning Ordinance took effect, no accessory building or structure may be erected within one-and-a-half (1 ½) meters of any rear or side property line, or be located within any public or private easement.

E. Required open spaces shall be accessible to all residential units and shall be suitable for active and passive recreational purposes, subject to the following:

1. Open space shall not include required yards, parking areas, required landscaped areas or required spacing between structures;



Presidential Decree 1216: Open Spaces in Residential Subdivisions of 1977, amended Section 31 of Presidential Decree 957 requiring subdivision owners to provide road, alleys, sidewalks and reserve open spaces for parks and recreational use.

Open Spaces – an area reserved exclusively for parks, playgrounds, recreational areas, schools, roads, places of worships, hospitals, health centers, barangay centers, and other similar facilities and amenities.

Standards provided: for hectare or more: 70:30 ratio; gross saleable area is 70%, while open spaces including roads, alleys and sidewalks, 30%.

Exclusive for parks, playgrounds and recreational use:

9% of Gross area for high density socialized housing consisting of 66 to 100 family lots per gross hectare

7% of Gross area for medium density: 21 to 65 housing units

3.5% of Gross area for 20 housing units or less

2. The amount of open space may be reduced by up to 25 percent where at least two of the following amenities are provided, subject to the relevant laws and codes mentioned above:
 - a. Play or sports courts;
 - b. Playgrounds with equipment;
 - c. Trails or pedestrian walkways not required for access to residential units or parking areas;
 - d. Swimming pools;
 - e. Gazebos; or
 - f. Clubhouses.
3. Where detention ponds or storm water facilities are of sufficient size and designed as amenities, the required open space may be reduced by an additional 25 percent;
4. In no event shall the amount of required open space be reduced by more than 50 percent;
5. Facilities and equipment in open spaces, shall generally meet all requirements for handicap access. All pathways, trails and sidewalks in open spaces shall be equipped with tactile paving materials in aid of visually challenged individuals.

13.2.3 Residential Accessory Uses and Structures.

A. Except for the air conditioning compressors of detached single-family residential, cooling towers and similar accessory structures are required to observe all front, side or rear yards. Window type air-conditioning units, aircon casements, window grills, window plant boxes, and other similar structures may be installed in front of structures but it must have a height not less than 1.6 meters to be measured from the ground as illustrated below:



Figure 2: (Measuring Air-conditioning Unit Height)

B. The combined building footprint of all accessory permanent structures in residential zoning districts shall not exceed 10 percent of the lot area.

C. **Absolute Prohibition Against Flammable or Explosive Materials/Substances.** No flammable or explosive substances such as liquefied petroleum gas tanks, acetylene tanks, or the like shall be stored or installed in front of any residential structure. Commercial establishments already in existence at the time this Zoning Ordinance took effect shall be given one (1) year from receipt of a Notice of Non-Conformance from the Zoning Officer within which to remove the said flammable or explosive materials or substances from the front of such establishments.

C. The vertical wall of an in-ground swimming pool shall be located behind front building setback lines and at least two meters from the property line. All pools must be secured in accordance with the requirements of the adopted building regulations. Temporary fencing is required during excavation.

13.2.4 Accessory Structures. The following guidelines shall be strictly implemented in the construction of the following accessory structures:

A. Tower, private (ham radio operator)

1. A building permit for the private tower is obtained from the City, reviewed and approved by the Zoning Officer and by the National Telecommunications Commission (NTC);
2. The applicant shall furnish a site plan showing the height and location of the private tower;
3. The applicant shall furnish a copy of the tower manufacturer's construction and erection specifications;
4. The private tower shall be erected in accordance with the manufacturer's specifications;
5. The applicant shall show the impact area (that area in all directions equal to the tower's height above grade) completely on his/her property. Up to one-half of the tower's impact area in distance may be administratively approved if located on adjacent property; or, the applicant has secured the appropriate easements for all property within the tower's impact area if not entirely within his/her ownership. Such easements shall be recorded with the Zoning and Land Development Department;
6. That generally a residence has to be on the same site as the private tower, except for a private repeater facility or remote base operations; and
7. That the height limitation of the zone is not exceeded without approval of a variance or administrative exception as respectively pertains.

B. Tower (does not include wireless communications support tower)

1. A conditional use permit is approved by the City Engineer and the Zoning Officer subject in favor of the applicant;
2. The tower base shall be enclosed by a fence not less than six feet in



height with a locking gate;

3. The tower shall have a locking trap door or the climbing apparatus shall stop 12 feet above the ground;
4. The tower collapse or blade impact area shall lie completely within the applicant's property or within an adjacent property for which the applicant has secured and recorded an easement(s) for all property in the tower's impact area; and
5. Before issuance of a conditional use permit, the applicant shall have demonstrated all the applicable requirements of the CAAP and any required aviation easements can be satisfied.

C. Cellsite Towers and Other Telecommunication Facilities

1. Cellular mobile telephone service, paging service, trunking service, wireless local loop service shall be located only within the zone where public utility facilities are allowed;
2. Base stations shall conform to the setback requirements of the National Building Code (NBC) and the Radio Frequency Radiation Evaluation for the Department of Health (DOH);
3. A perimeter fence as per specifications in the DOH Radiation Protection Evaluation Report shall be constructed to prevent access of the public to the antenna/tower and other telecommunication facilities;
4. The sound maintenance of such station shall be the exclusive responsibility of the proponent and/or persons operating them;
5. The proposed location, design, and method of operation of the facilities will not have a detrimental effect on the privacy, quiet, light and air of the neighborhood;
6. The proponent must comply with the City Zoning Ordinance and other guidelines issued by HLURB, DOH, and other governing agencies.

13.2.3. Rules on Development Projects in Flood Prone Areas. All socialized and economic housing development projects as defined under Batas Pambansa 220, the Urban Development, and Housing Act (Republic Act No. 7279) and the Comprehensive and Integrated Shelter Financing Act of 1994 (Republic Act No. 7835) to be constructed following the date of effectivity of this Zoning Ordinance in the floodplains of the City of Baco

- A. All socialized housing projects to be constructed on the floodplain areas of the City of Baco (i.e., the entirety of the following barangays: Alima, Aniban 1-5, Camposanto, Daang Bukid, Digman, Dulong Bayan, Habay 1-2, Kaingin, Mabolo 1-3, Maliksi 1-3, Niog 1-3, P.F. Espiritu 1-8, Real 1-2, Salinas 1-4, Sinaguelasan, Tabing Dagat, Talaba 1-7, and Zapote 1-5) shall use medium rise buildings only. No single story residential structure shall be allowed in the said areas following the date of effectivity of this Ordinance.
- B. Such medium rise buildings shall have a minimum height of 4 storeys.



- C. As a flood mitigation measure, no residential units shall be placed on the ground floor of such buildings. Fifty (50) percent of the ground floor of such buildings shall be left open to allow the free flow of floodwaters. The said open spaces must be devoid of fences and other structures that will impede the free flow of floodwaters. The remaining fifty (50) percent of the ground floor may be used for the construction of an administration office, security office, daycare center, health clinic, barangay hall, police station, place of worship, community center, Laundromat, or any similar facility that will redound to the benefit or comfort of the residents of such buildings.
- D. A 50% discount on real property taxes and a 20% discount on business permit and environmental fees shall be given in favor of developers who shall install solar panels on the roofs and other parts of the said medium rise buildings in order to reduce the carbon footprint of the said structure. The grant of such incentives shall be subject to final determination or revision by the Sangguniang Panlungsod in a separate ordinance.
- E. The said buildings shall be equipped with sewage treatment facilities sufficient to treat the effluents of all the residents of the said structure. The said structures must also have a rainwater impounding mechanism the design of which should be structurally sound and should be enough to retard the flow of rainwater into areas adjoining the structure and is subject to the approval of the City Building Official and the Zoning Officer. *In case the developer of the housing project is the government, the prior approval of the City Engineer should also be obtained.* The said rainwater impounding mechanism must not be less than 30% of the total floor area of the ground floor of the said building with a depth of at least one (1) meter. A 50% discount on real property taxes and a 20% discount on business permit and environmental fees shall be given in favor of developers who shall install sewage treatment facilities and rainwater impounding mechanisms subject to final determination or revision by the Sangguniang Panlungsod in a separate ordinance.
- F. The developer of the said socialized housing projects shall construct a parking building separate from the main residential structure mentioned above. At least one parking slot for every five (5) housing units in the socialized housing project shall be constructed in the said parking building which would be considered part of the selling price of the residential unit purchased by the homeowner who wishes to make use of the said slot. However, if none or only some of the residents wish to buy the said slots, the developer may have the same rented on a daily, monthly or yearly basis to the residents of the said housing project or to residents of nearby communities. A 50% discount on real property taxes and a 20% discount on business permit and environmental fees shall be given in favor of developers who shall construct the said parking building subject to final determination or revision by the Sangguniang Panlungsod in a separate ordinance.
- G. Connecting floors may be constructed from the said parking buildings to the residential buildings subject to compliance with various safety regulations of the national government.



- H. No vehicles shall be allowed to park on the ground floor of the said parking buildings except for brief periods not exceeding three (3) hours.
- I. Developers of such parking buildings shall be allowed to construct commercial establishments on the same consistent to use regulations in C-1 zones. Only the commercial establishments constructed or identified by the developer shall be allowed to do business in the said parking buildings. The developer shall be allowed to use automated parking systems to lower the cost of constructing the said buildings.
- J. The exit and entry ramps of such parking buildings should be at least six (6) meters away from the edge of the main road adjacent to the property line. Closed circuit television (CCTV) cameras shall be installed on strategic areas of the said parking buildings to discourage the commission of theft and other crimes. Such CCTV's must be integrated into the CCTV system of the city government and of the Bacoar PNP.

13.3. Commercial Zones. The commercial zones of the City shall be divided into the following, and the floor area ratio is illustrated in Figure 1 above:

13.3.1. Low Density Commercial/Mixed Use Zone (C-1). This zone shall be used primarily for mixed use and commercial developments on a local scale. It shall have a Maximum Floor Area Ratio of six (6).

13.3.2. Medium Density Commercial/Mixed Use Zone (C-2). This zone shall be used primarily for medium density mixed use and commercial developments. It shall have a Maximum Floor Area Ratio of eight (8).

13.3.3. High Density Commercial/Mixed Use Zone (C-3). This zone shall be used primarily for high density mixed use and commercial developments on a metropolitan scale of operations. It shall have a Maximum Floor Area Ratio of ten (10).

13.4. Commercial Zone Matrices. The matrices below compare the different commercial density zones. The highlighted boxes in grey color are the allowable uses per commercial density zone.



Table 13-002 COMMERICAL ZONE MATRIX (Highlight in grey indicates allowable use)

	Low Density Commercial	Medium Density Commercial	High Density Commercial
	C-1	C-2	C-3
PRINCIPAL USES			
SINGLE DETACHED FAMILY DWELLING, with customary ancillary uses such as house employees' quarter, private garage, and guardhouse			
PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN: for use of its immediate residential community.			
MULTI-FAMILY DWELLING			
BOARDING HOUSE			
RESIDENTIAL APARTMENT			
COMMUNITY/VILLAGE ASSOCIATION OFFICE			
RESIDENTIAL INN/APARTMENT/ PENSION HOUSE			
CONDOTEL/CONDOMINIUM			
PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN			
PARKING STRUCTURE			
SPORTS/RECREATION FACILITY			
DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO			
SHOWROOM/DISPLAY			
CONVENIENCE RETAIL STORE			
RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT			
PERSONAL SERVICE/REPAIR			
GENERAL SERVICE/REPAIR			
COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY			
EDUCATIONAL CENTER, excluding COLLEGE/UNIVERSITY (Maximum 10 classrooms)			
SPECIALTY SCHOOL/TRAINING FACILITY (Maximum 10 classrooms)			
GOVERNMENT FACILITY			
CONVENTION/MEETINGS FACILITY			



	Low Density Commercial	Medium Density Commercial	High Density Commercial
	C-1	C-2	C-3
PRINCIPAL USES			
CONVENT, SEMINARY AND RELATED USES			
SANITARIUM, NURSING/CONVALESCENT HOME			
GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER			
CLUB/MULTI-PURPOSE HALL/ROOM			
SPORTS STADIUM			
PET SHOP			
CONVENIENCE RETAIL STORE (neighborhood only)			
RETAIL STORE (not shopping center)			
SPORTING GOODS/SOUVENIR SHOP			
SUPERMARKET/FOOD STORE			
WHOLESALE STORE/DISTRIBUTOR			
RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT			
DAY CARE CENTER			
OFFICE			
OFFICE SUPPORT SERVICE			
BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE			
PAWNSHOP			
SMALL SCALE HOME INDUSTRY			
RADIO/TELEVISION STATION, MEDIA SERVICE			
TRANSIT STATION/TERMINAL			
SHOPPING CENTER			
PETROL FILLING/SERVICE STATION		Subject to approval of the Sangguniang Panlungsod, Zoning Officer, and the CENRO	
OFF-TRACK BETTING AND BINGO		Subject to approval of the Sangguniang Panlungsod by way of a	



	Low Density Commercial	Medium Density Commercial	High Density Commercial
	C-1	C-2	C-3
PRINCIPAL USES			
		Special Permit	
AUTO-REPAIR AND VULCANIZING SHOPS		Subject to approval of the Zoning Officer and the City Fire Marshall	
HOSTELS/MOTELS/APARTELLES		Subject to approval of the Sangguniang Panlungsod, Zoning Officer, the City Health Officer, and the City Tourism Officer	
E-GAMES AND CASINO		Subject to approval of the Sangguniang Panlungsod	
HOTEL			Subject to approval of the Sangguniang Panlungsod, Zoning Officer, the City Health Officer, and the City Tourism Officer
COLLEGE/UNIVERSITY, CULTURAL			
AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER			
SUPERMARKET/FOOD			
SHOPPING CENTER			Subject to approval of the Sangguniang Panlungsod and Zoning Officer



	Low Density Commercial	Medium Density Commercial	High Density Commercial
	C-1	C-2	C-3
PRINCIPAL USES			
NIGHT CLUB, DISCO, DANCE HALL, VIDEOKE/KARAOKE			Subject to approval of the Sangguniang Panlungsod, Zoning Officer, the City Health Officer, and the City Tourism Officer
ENTERTAINMENT/AMUSEMENT CENTER			
CINEMA			
MASSAGE/SAUNA/BATHHOUSE ESTABLISHMENT			Subject to approval of the Sangguniang Panlungsod, Zoning Officer, the City Health Officer, and the City Tourism Officer

13.4.1 Conditional Uses for Commercial Zones. The following conditional uses shall be allowed in the following commercial zones:

A. For C-1 Zones

1. Hauling services and garage terminals/motor pool for trucks tow trucks, and buses not exceeding three (3) units (no street/sidewalk parking)
2. Warehouse and storage facilities in support of commercial establishments
3. Radio and television stations excluding transmission tower
4. Lumberyard
5. Commissary

13.4.1 Zone Use Regulations for Commercial Zones. The following use regulations shall be strictly imposed on all commercial zones within the City of Bacoor:



A. All hotels, hostels, motels, apartments, dormitories, boarding and tenement houses and condominiums within the City of Bacoor shall comply with the Implementing Rules and Regulations of Chapter XIV of the Code on Sanitation of the Philippines (PD 856) promulgated by the Department of Health in 1997 and its subsequent amendments, if any.

B. Vulcanizing and auto repair shops must maintain its own off-street parking facilities. The use of sidewalks, streets, and roads in the operation of the said establishments shall be strictly prohibited. Vulcanizing and auto repair shops already existing on the date of effectivity of this Ordinance shall be given one (1) year within which to relocate its business, or to construct its parking facilities. Otherwise, the owner thereof shall be deemed to have violated this Ordinance. All gas stations to be constructed after the effectivity date of this Ordinance shall be required to provide a vulcanizing and auto repair shop within its premises.

C. Garage for buses, jeepneys and other public utility vehicles must strictly comply with the standards set by the LTFRB as prescribed in its Memorandum Circular No. 2008-013 dated June 4, 2008, or any amendment thereto.

D. Night clubs, bars, concert venues and analogous establishments must be sound proofed and must be at least 200 meters away from any institution such as schools, places of worship, and hospitals. The said establishments are also prohibited from using sidewalks, roads, and streets as parking lots and must maintain its own parking facilities. Consequently, such establishments must have sufficient parking spaces for its customers equivalent to one (1) parking space for every twenty (20) square meters of floor area of the establishment concerned. **Provided that:** if such establishments are located within a commercial mall, the said establishment may use the parking facilities of the said mall which in no instance should be less than one (1) parking slot for every fifty (50) square meters of floor space of the said mall.

E. The parking spaces of all commercial establishments must be paved with pervious or porous materials such as gravel, bricks, and the like in order to increase the water absorption capacity of the said areas. Commercial establishments already existing at the time this Ordinance took effect shall be given two (2) years within which to comply with this provision. The Sangguniang Panlungsod may grant incentives to developers or owners of the said establishments who shall comply with this provision by way of a separate ordinance. In case the owner of the said establishment is only leasing the lot on which the structure is located, the responsibility of complying with this provision shall be borne by the lessor.

F. This Zoning Ordinance promotes Green Building, which intends to reduce the impact of developments on the natural environment by lowering their use of energy and water, as well as reducing the materials and resources used in their construction.

13.5. Industrial Zones. The industrial zones (IND) of the City shall be used primarily for non-pollutive, non-hazardous light to medium-intensity manufacturing or production industries. The said zone shall have the following principal and accessory uses:

13.5.1. Principal Uses:

p) Principal Uses allowed in Medium Density Commercial (C-2) Zone



- q) Industrial warehouses
- r) LPG Refilling Station provided it had secured Environmental Compliance Certificate from DENR
- s) Petrol/Gasoline Refilling Station provided it had secured Environmental Compliance Certificate from DENR
- t) Fish drying
- u) Biscuit, donut, hopia factory and other bakery products
- v) Manufacture of macaroni, spaghetti, and other noodles
- w) Printing, publishing and allied industries
- x) Manufacture of signs and advertising displays
- y) Assembly or repair of duplicating, accounting, and other office machines
- z) Manufacture of animal drawn vehicles
- aa) Quick freezing and cold packaging of fruits, vegetables, fish and other sea food
- bb) Popcorn/rice factory
- cc) Manufacture of brooms, brushes, fans and umbrellas
- dd) Manufacture of concrete hollow blocks

13.5.2. Accessory Uses.

- e) PARKING STRUCTURE
- f) FIRE/SECURITY STATION
- g) UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- h) PUBLIC UTILITY FACILITY
- i) Detached family dwelling
- j) Multi-family dwelling e.g. row-houses, apartments
- k) Apartment
- l) Customary accessory uses like:
 - 1. servants quarter
 - 2. private garage
 - 3. guard house
- m) Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - 1. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - 2. There shall be no change in the outside appearance of the building premises;
 - 3. No home occupation shall be conducted in any customary accessory uses cited above;
 - 4. 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



5. No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- n) Industry Classified as cottage industry provided that:
 1. 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;
 2. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
 3. Such shall consider same provisions as enumerated in letters c, d, and e number 12, home occupation, this section
- o) Recreational facilities for the exclusive use of the members of the family within the premises
- p) High School
- q) Vocational School
- r) Sports club
- s) Religious Use
- t) Multi-purpose hall/barangay hall
- u) Clinic, nursing and convalescing home, health center
- v) Plant nurseries
- w) Office buildings
- x) General retail stores and shops like:
 1. Department store
 2. Bookstore and office supply shop
 3. Home appliances store
 4. Car shop
 5. Photo shop
 6. Flower shop
- y) Food markets and shops like:
 1. Bakery and bakeshop
 2. Wine store
 3. Grocery
 4. Supermarket
- z) Personal service shops like:
 1. Beauty parlor
 2. Barber shop
 3. Sauna bath and massage clinic
 4. Dressmaking and tailoring shops
- aa) Restaurants and other eateries
- bb) Short term special education like:
 1. Dancing school
 2. School for self defense
 3. Driving schools
 4. Speech clinics
- cc) Storerooms but only as may be necessary for the efficient conduct of the business
- dd) Parking lots/garage



- ee) Library/museum
- ff) Clinic
- gg) Vocational/technical school
- hh) Convention Center and related facilities
- ii) Messengerial service
- jj) Security agency
- kk) Janitorial service
- ll) Bank and other financial institutions
- mm) Radio and television station
- nn) Building garage, parking lot
- oo) Bakery and baking of bread, cake, pastries, pies, and other similar perishable products
- pp) Custom dressmaking shop
- qq) Custom tailoring shop
- rr) Commercial and job printing
- ss) Typing and photo engraving services
- tt) Repair of optical instruments and equipment and cameras
- uu) Repair of clocks and watches
- vv) Manufacture of insignia, badges and similar emblems except metal
- ww) Transportation terminals/garage with and without repair
- xx) Repair shops like:
 - 1. House appliances repair shops
 - 2. Motor vehicles and accessory repair shops
 - 3. Home furnishing shops
- yy) Machinery display shop/center
- zz) Gravel and sand
- aaa) Lumber/hardware
- bbb) Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- ccc) Chicharon factory
- ddd) Manufacture of wood furniture including upholstered
- eee) Manufacture of rattan furniture including upholstered
- fff) Manufacture of box beds and mattresses
- ggg) Welding shops
- hhh) Machine shop service operation (repairing/rebuilding, or custom job orders)
- iii) Medium scale junk shop
- jjj) Repair of motorcycles
- kkk) Lechon or whole pig roasting
- lll) Repacking of food products e.g. fruits, vegetables, sugar and other related products
- mmm) Plant nursery
- nnn) Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- ooo) Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- ppp) Government center to house national, regional or local offices in the area.
- qqq) Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning.
- rrr) General hospitals, medical centers, multi-purpose clinics
- sss) Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities.



- tft) Convention centers and related facilities
- uuu) Religious structures e.g. church, seminary, convents
- vvv) Parking Structures and Facilities
- www) Student housing e.g. dormitories, boarding house
- xxx) Museums
- yyy) Parks/gardens
- zzz) Resort areas including accessories
- aaaa) Open air or outdoor sports activities and support families, including low rise stadia, gyms, amphitheatres and swimming pools
- bbbb) Ball courts, race tracks
- cccc) Memorial/shrines monuments, kiosks and other park structures
- dddd) Sports Club
- eeee) Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like
- ffff) Customary support facilities such as palay dryers and rice threshers and storage barns and warehouse
- gggg) Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
- hhhh) Pastoral activities such as goat raising and cattle fattening

B. Land Use Intensity Controls

Zone	Floor Area Ratio	Building Height Limit
IND	8	-

C. Zone Regulations

1. Prime agricultural lands shall be preserved.
2. In case of agricultural land conversion to urban uses, the approved processes, existing rules and regulations on land conversion shall be observed and complied with.
3. Proper and strict industrial waste handling and disposal system shall be observed and complied with.
4. Forests, mangroves, swamps, watersheds, irrigated agricultural lands and other protected areas shall be preserved. Owner/developers shall observe and comply with existing national laws, rules and regulations on the protection of these areas.

13.6. Institutional Zones. The institutional zones (INS) of the City shall be used primarily for government, religious, cultural, educational, medical, civic service uses. It shall have a Maximum Floor Area Ratio of six (6), which shall also apply for additional floor area especially for large institutions. The said zone shall have the following principal and accessory uses:

13.6.1. Principal Uses:

- a. PRINCIPAL USES ALLOWED IN R-2 ZONE (except "GENERAL SERVICE/REPAIR" and "PERSONAL SERVICE/REPAIR")
- b. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN
- c. COLLEGE/UNIVERSITY, CULTURAL/EDUCATIONAL CENTER
- d. SPECIALTY SCHOOL/TRAINING FACILITY



- e. GOVERNMENT FACILITY
- f. AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER (not commercial cinema)
- g. CONVENTION/MEETINGS FACILITY
- h. CONVENT, SEMINARY, AND RELATED USES
- i. HEALTH CENTER/CLINIC/CLUB, GYM
- j. SANITARIUM, NURSING/CONVALESCENT HOME
- k. GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER
- l. CLUB/MULTI-PURPOSE HALL/ROOM
- m. SPORTS/RECREATION FACILITY
- n. SPORTS STADIUM, RACETRACK
- o. ZOO, OTHER NATURE CENTER
- p. DAY CARE CENTER
- q. OFFICE SUPPORT SERVICE
- r. PARKING STRUCTURE
- s. COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY
- t. RADIO/TV STATION, MEDIA SERVICE
- u. TRANSPORT STATION/TERMINAL
- v. MEDICAL-DENTAL-OPTICAL CLINICS & LABORATORIES

13.6.2. Accessory Uses.

- a. SHOWROOM/DISPLAY
- b. CONVENIENCE STORE (not department store or shopping center)
- c. RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT
- d. SMALL-SCALE HOME INDUSTRY

13.6.3. Use Regulations for Institutional Zones. The following use regulations shall be strictly imposed in all institutional zones in the City of Bacoar:

A. Hospitals, dental, medical and lying-in clinics, and medical laboratories must have a holding area for the medical or bio hazardous waste they generate. The said holding area must be accessible to waste collectors of the City. These establishments must also obtain a City Environmental Clearance Certificate from the CENRO and a Sanitation Inspection Permit from the City Health Office.

B. Private schools, hospitals, places of worship, and other institutions must have sufficient parking spaces for its respective students, patients, and adherents. If the institution concerned is a single story structure, no less than one (1) parking space for every twenty five (25) square meters of the floor area of the said institution shall be constructed by its respective owner/s. If the institution involved consists of two or more storeys, no less than one parking slot for every fifty (50) square meters of floor area shall be constructed by the owner/s of the said institution. In case the owner of the said institutions are only leasing the property on which the said institution can be found, the lessee shall bear the responsibility of constructing adequate parking facilities. On street parking immediately in front of the said institutions shall be allowed but subject to payment of parking fees for every two (2) hours that the said parking spaces have been used. The Sangguniang Panlungsod, upon the recommendation of the Bacoar City Transportation Board, shall determine the said fees. Fifty (50) percent of such fees shall be collected by the barangay on which the institutions are located in case the roads or streets involved are part of the public domain. Consequently, the barangay concerned shall be responsible for traffic management in the areas where the said institutions are located. In case, however, that



the said institutions are within private residential subdivisions whose roads are still privately owned, the developer or homeowners association of the said subdivision may impose its own parking fees. Provided, that the management of traffic in the said subdivisions shall be borne by the developer or homeowners' association concerned.

13.7. The Bacoor Government Center (BGC) Zone. This zone is a special institutional zone, primarily identified for Bacoor City government functions, institutional and civic activities, and supporting local community uses. It shall have a Maximum Floor Area Ratio of four (4).

13.7.1. Principal Uses Allowed in BGC Zone. All the principal uses enumerated in Section 13.5.1 hereof shall be allowed in the BGC Zone.

13.7.2. Accessory Uses Allowed in BGC Zone. Aside from the various accessory uses allowed under Section 13.5.2, the following additional accessory uses shall be allowed in the BGC Zone:

- a. OFFICE
- b. PERSONAL SERVICE/REPAIR
- c. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE
- d. TRANSPORTATION RELATED ACTIVITIES
- e. PAWNSHOP

13.8. Riverside Development Zone. This zone shall be used primarily for outdoor park and related activities and supporting commercial, cultural, entertainment, and tourist-oriented developments. These zones shall be located adjacent to all rivers, creeks and waterways within the City with an easement of not less than three (3) meters in case of creeks and at least fifteen (15) meters in case of rivers subject to prior approval by the DPWH, DENR, and other pertinent government agencies. In case such zones are located within privately owned residential development projects, the project developer shall be required to construct retaining walls along the edge of the said zones to prevent soil erosion. No structure, however, shall be constructed on top of the said retaining walls. No development on the said waterways shall be allowed that will impede the flow of water except with the prior approval of the Zoning Officer, the DPWH, the DENR, and other pertinent government agencies. The said zones shall have a Maximum Building Height of ten (10) meters. This building height may be lowered depending on a soil test conducted by a licensed materials engineer on the site to be developed and the issuance of the pertinent environmental clearances in favor of the developer.

1. Principal Uses:

- a) PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER, with customary park structures such as park office and maintenance facilities, gazebo, amphitheater, clubhouse, and sports field/court
- b) COMMUNITY/VILLAGE ASSOCIATION OFFICE
- c) DAY CARE CENTER
- d) FIRE/SECURITY STATION
- e) PLACE OF RELIGIOUS WORSHIP
- f) SPORTS/RECREATION FACILITY
- g) TRANSIT STATION/TERMINAL
- h) UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- i) PUBLIC UTILITY FACILITY
- j) RESTAURANT
- k) SOUVENIR SHOP



- l) GOVERNMENT FACILITY
- m) LIBRARY, MUSEUM, EXHIBIT AREA

13.9. Cemetery Zone (CEM). This zone shall be used primarily for burial and related activities. A Maximum Building Height of ten (10) meters shall be imposed in this zone. Exempted from the imposition of height regulations in CEM zone are monuments, obelisks, and other commemorative and artistically inspired structures previously approved by the Sangguniang Panlungsod, as well as church, utility and other structures not covered by the height regulations of the National Building Code and/or the Civil Aviation Authority of the Philippines (CAAP).

13.9.1. Principal and Accessory Uses. The CEM shall have the following principal and accessory uses:

Principal Uses:

- a) CEMETERY, with customary ancillary uses such as cemetery administration, service, and maintenance facilities
- b) CREMATORIUM
- c) PLACE OF RELIGIOUS WORSHIP
- d) MAUSOLEUM
- e) PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER

Accessory Uses:

- a) PARKING STRUCTURE
- b) FIRE/SECURITY STATION
- c) UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- d) PUBLIC UTILITY FACILITY

13.9.2. Use Regulations in CEM Zones. The following use regulations shall be strictly imposed in all CEM Zones in the city:

- A. The owners and/or operators of public and private cemeteries shall be required to clean all open spaces in the said zones. The dumping of trash and construction materials shall not be allowed in the said open spaces. The owners and operators of the said open spaces shall periodically cut overgrown grass.
- B. Road lots shall never be used for burial purposes.
- C. The operators of the said cemeteries shall provide electricity and water supply to lot or niche owners by constructing underground power and water utility lines in the said zones. The Zoning Officer may grant a certificate of non-conformance in favor of cemeteries already existing prior to the effectivity date of this Ordinance subject however to the condition that they will give lot and niche owners access to electricity and water by installing sub-meters in each mausoleum within the said cemeteries.



- D. Operators or developers of cemeteries shall not be granted a development permit unless it provides an area for the burial of unclaimed remains equivalent to ten (10) percent of the total lot area OR if it agrees to undertake in writing that it shall dispose of such remains at the city crematorium and pay the corresponding crematory fees in favor of the city government.

13.10. Utility Zone. The Utility Zone (UTL) of the City shall be used primarily for utility functions. It shall have the following principal and accessory uses:

1. Principal Uses:
 - a. PUBLIC UTILITY FACILITY
 - b. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
 - c. PARKING STRUCTURE
 - d. TRANSIT STATION/TERMINAL/DEPOT, TRANSPORTATION INFRASTRUCTURE
 - e. PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER
2. Accessory Uses:
 - a. PETROL FILLING KIOSK, with no other retail/service activity, which shall be allowed only within parking areas/structures. This Accessory Use shall be subject to applicable government and other safety regulations.
 - b. FIRE/SECURITY STATION

13.11. Special Agricultural Zone

The Special Agricultural and Recreation Zone shall encompass the proposed **Bacoar City Vegetable and Recreation Park** which shall be located in, or parts of, the following barangays: San Nicolas 1, San Nicolas 2, San Nicolas 3, Bayanan, and portions of Molino VI. The said park shall be devoted to the planting of vegetables or fruit bearing trees, to the creation of sustainable sources of income to farmers residing in the City, and to serve as a living laboratory for students of conservation and agriculture.

The vegetables and fruits to be harvested from the park shall be for sale to the public or for export. The park may also be used for recreational activities that are not harmful to the environment or to the vegetables or trees planted thereat. All income derived from the said park shall be divided between the City and the communities assisting in the maintenance of the said facility by way of a separate ordinance.

The cutting of trees in the said park shall be absolutely prohibited. The park shall also double as an emergency evacuation site in case of a massive natural or man-made calamity. As such, no structure higher than ten (10) meters shall be built on the SARZ, unless the structure is needed for disaster mitigation and preparedness. The over-all administration and management of the park shall be the prime responsibility of the City Agricultural Department of the City.

The Sangguniang Panlungsod shall pass a separate ordinance appropriating funds, or authorizing the raising of the necessary funds, for the purchase of at least 100 hectares for use in the development of the said park.

13.11.1. Dominant Uses in SARZ. The dominant use of the SARZ shall be agricultural in nature and shall include the following:



- a) Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava, vegetables, and the like;
- b) Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.;
- c) Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like;
- d) Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses;
- e) Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.;
- f) Pastoral activities such as goat raising and cattle fattening; and
- g) Other similar or analogous agricultural activities.

13.11.2. Complementary Uses in SARZ. The following complementary uses along with recreational, agricultural and disaster risk reduction and management activities shall also be allowed in the SARZ:

a) Construction of jogging and bike trails or playgrounds using permeable paving materials. The use of concrete within the park shall be severely restricted in order to maximize the rainwater absorption capability of the park.

b) Engaging in small business enterprises that complement the over-all design of the park such as baking, running a convenience store that sells the park's produce, operating restaurants serving food with ingredients harvested from the park and the like, provided that:

- 1. Number of persons engaged in such business shall not exceed five (5), inclusive of the owner;
- 2. Environmentally safe construction practices shall be employed within the park;
- 3. The design of the said buildings shall incorporate "green" architectural principles;
- 4. The outside appearance of such buildings should complement the over-all design of the park;
- 5. The said buildings shall be exclusively devoted for business or commercial purposes and shall not be used for residential purposes; and
- 6. No equipment or process shall be used in such businesses which create 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.

c) Barangay activity cluster centers devoted to cottage industry activities e.g. mat weaving, pottery making, food preservation, food preparation, etc. provided that:

- 1. Buildings devoted to such industries shall not occupy more than five (5%) percent of the total area of the park.
- 2. Number of persons engaged in each of the said businesses shall not exceed five (5), inclusive of the owner;
- 3. Environmentally safe construction practices shall be employed within the park;



4. The design of the said buildings shall incorporate "green" architectural principles;
 5. The outside appearance of such buildings should complement the over-all design of the park;
 6. The said buildings shall be exclusively devoted for business or commercial purposes and shall not be used for residential purposes;
 7. No equipment or process shall be used in such businesses 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;
 8. The design of the said buildings shall be subject to approval by the **Zoning Officer** of the City;
 9. Businesses owned and operated by the farmers, or by their family members, who actually till the land incorporated within the SARZ shall be given priority over other interested parties; and
 10. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI).
- d) Rice/corn mills (single pass)
 - e) Drying, cleaning, curing and preserving of meat and its by products and derivatives
 - f) Drying, smoking and airing of tobacco
 - g) Flour mill
 - h) Cassava flour mill
 - i) Manufacture of coffee
 - j) Manufacture of unprepared animal feed, other grain milling, n.e.c.
 - k) Production of prepared feeds for animals
 - l) Weaving hemp textile
 - m) Jute spinning and weaving
 - n) Manufacture of charcoal
 - o) Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
 - p) Butter and cheese processing plants
 - q) Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
 - r) Canning and preserving of fruits and juices
 - s) Canning and preserving of vegetables and vegetable juices
 - t) Canning and preserving of vegetable sauces
 - u) Miscellaneous canning and preserving of fruits and vegetables
 - v) Fish canning
 - w) Patis factory
 - x) Bagoong factory
 - y) Processing, preserving and canning of fish and other seafood
 - z) Manufacture of desiccated coconut
 - aa) Manufacture of starch and its products
 - bb) Manufacture of wines from juices of local fruits
 - cc) Vegetable oil mills, including coconut oil



- dd) Sugarcane milling (centrifugal and refines)
- ee) Sugar refining
- ff) Muscovado sugar mill
- gg) Cotton textile mill
- hh) Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
- ii) Other commercial handicrafts, carpentry, and industrial activities utilizing plant or animal parts and/or products as raw materials,
- jj) Other accessory uses incidental to agri-industrial activities
- kk) Elementary and high schools
- ll) Barangay activity cluster centers

13.11.3. Land Use Intensity Controls in SARZ. The following Land Use Intensity Controls shall be implemented in the SARZ:

District	Floor Area Ratio	Building Height Limit
SARZ	1	10

13.11.4. Zone Regulations in SARZ. The following **Zone Regulations** shall be strictly implemented within the SARZ:

- a. The agricultural nature of the zone shall be preserved in perpetuity;
- b. Plans shall be formulated by the City Disaster Risk Reduction and Management Office in coordination with the Zoning Officer, the City Engineer, the CENRO, and the City Agricultural Officer that will allow the city government to use the SARZ as a recreational park during ordinary times and as an evacuation site during times of calamity in line with the Disaster Risk Reduction and Management Plan of the city. Such plans shall be submitted by the CDRRMO for approval to the Sangguniang Panlungsod and to the City Development Council within ninety (90) days from the date of effectivity of this Zoning Ordinance.
- c. Any reclassification of an agricultural land to urban use/s shall be subject to reclassification process set under Article 1, Section 4.4. of this Zoning Ordinance and other applicable laws and regulations of the Republic of the Philippines.
- d. Conversion of agricultural land to urban uses shall observe the processes set by the Department of Agrarian Reform on land conversion.

Section 14. Zoning Boundaries

The boundaries of the various zones of the City of Bacoor shall be as follows:

14.1. Low Density Residential Zone (R-1) Boundaries:

Aniban I
All lots in Residenza Subdivision.

Aniban III
All lots in F&E De Castro Village.



Ligas II

All lots in Coastal Woods Village.

Ligas III

All lots in Ecotrend V Subdivision, West Ville Homes Phase 4, Casimiro Westville Homes Phase 5, Casimiro Westville Homes Phase 1, Casimiro Westville Homes Phase 2, and Casimiro Westville Homes Phase 3.

Talaba VII

Residential lots in San Miguel Subdivision.

Niog I

Residential lots in St. Joseph Village.

Niog III

All lots in F&E De Castro Village.

Niog II

All residential lots in Manila Pavilion Village, Manila Hilton Village, Rosewood Village, and Kimberton Ville.

Panapaan III

All residential lots in Saint Joseph Village and Victoria Ville.

Panapaan IV

All residential lots in Camella Homes Sorento.

Panapaan I

All residential lots in RSG Gueventhones, Family Village and Carmel Subdivision.

Panapaan VI

All residential lots Andrea and Sta. Lucia Villages.

Panapaan VIII

All residential lots in Meadowood Executive Village, except lots along Meadowood St. and Niog Road, one-lot deep, and lots surrounding the clubhouse and community areas.

Panapaan VII

All residential lots in Justinville Subdivision 1 and Perpetual Village 5.

Habay I

All residential lots in Kenmore Subdivision, San Rafael Executive Villas, SilverCrest, Baytown Village, Casimiro Townhomes and Shapell Homes.

Habay II

All residential lots in Tierra Verde Townhomes, Rosalia II Village, Patricia Executive Village, Villa Feliza 2, Camella Homes Seville, Sienna Villas, and Sagana Remville (except lots south of Narra St., which shall be classified as R-2).

Dulong Bayan

All residential lots in VeraVille Townhomes.



Mabolo III

All residential lots in Patricia Executive Village.

Real II

All residential lots in Silver Homes 1 and new development south of Meadowood Executive Village.

Real I

All residential lots in Camella Homes Phase II-F.

Salinas IV

All lots excluding the commercial lot along Gen. Emilio Aguinaldo Highway and the Camella Business Center.

Salinas I

All residential lots in Veraville Townhomes Arcadia Phase 2, MERALCO Housing Phase 1, ADDAS Townhomes, Las Villas De Salinas Townhomes Subdivision, Villa Lessandra 2, and Esther Ville Phase 1.

All residential lots in Salinas II and Salinas III.

Daang Hari Subdivisions (Molino III, IV and VII):

- Verdana Homes
- Portofino Courtyards II
- Portofino Heights Brittany (Molino VII)
- Springville Heights
- Ayala Southvale Village
- Bellefort Estate Phase 1
- Cuevasville Subdivision
- Camella Springville Meadows I
- Camella Springville Meadows II
- Camella Springville Executive II
- Camella Springville East Phase II
- Cerritos Heights Phase 1
- Palmdale
- Grand Victor Heights
- Springdale (Molino III)
- Grand Victor Heights
- Avida Settings Phase 1
- Avida Settings Phase 2
- San Miguel 1 Subdivision
- San Miguel 2 Subdivision
- San Miguel 2 Subdivision (Main Road: R-2)**
- Georgetown Heights Phase I
- Mary Homes Subdivision
- Mary Homes Subdivision (Main Road: R-2)**
- Meadowpark Subdivision
- Meadowpark Subdivision (Main Road: R-2)**
- Elisa Homes



Elisa Homes (Main Road: R-2)

(Duplex Homes?: R-2)

Ridge Crest Subdivision

Ridge Crest Subdivision (Main Road: R-2)

Citihomes Subdivision

Citihomes Subdivision (Main Roads- 1st and 2nd Avenues: R-2)

Vallejo Place

Felizana Subdivision Phase I (Molino III): Boundary

Central Springville Phases 1, 2, 3 and 4

Central Springville East Phase 1

Camella Cerritos Phases 1 and 2

Amici

Pontecelli I

Pontecelli Hills

South Gawaran (Niyogan)

Camella Springville North

Madeleine Village

Molino III (Molino Road)

Camella Springville West Phase I

Camella Springville West Phase II

Town and Country Homes

Villa Cristorey Subdivision

Molino Homes I

Molino Homes I (Main Road: R-2)

Wood Estate Village

Wood Estate Village (Main Roads- Birch Ave. and Maidenhair St.: R-2)

348 Progressive Ville

Lynville Subdivision

Progressive Village 14 and 16

Katherine Homes

Molino III (Molino Blvd-Masaito Dr.)

Lotus Lakeside Village

Navarre Phase, Bellazona Subdivision

Aragon Phase, Bellazona Subdivision

California West Hills Phase 5 and 6

Castille Phase, Bellazona Subdivision

Citta Italia Vincenza 4

Citta Italia Phase 8

Molino V

Greatwoods Subdivision

Greatwoods Heights

Bahayang Pagasa Subdivisions (Phases 1, 2-B, 2-C, 5, 6)

GSIS Road

Alta Homes Molino (Molino III)

Gardenia Village (Molino III)

Garden Valley Subdivision (Molino III)

Astroville Subdivision (Molino III)

ITDI Housing Project (Molino III)



Park Homes Subdivision (**Molino III**)

Melrose Park (**Molino III**)

Queens Row East (Including Bon Air Homes Subdivision and Casimiro Town Homes Molino)

Queens Row West (Including Garden City 2 Sunvar)

Queens Row Central

Magdiwang Road

Bacoor Resettlement Areas (Parts of Molino II and San Nicolas III)

Old Molino Road (Molino II)

South Susana Homes (Molino II)

Progressive Village 9 (Molino II)

Kaunlaran 1 Subdivision (Molino II)

Macaria Homes (Molino II)

Progressive Village 8 (Molino II)

Molino Boulevard (Molino II)

Kalayaan Homeowners Subdivision

ADDAS 2 Village

Molino VI

(Coming from Molino Road: C-1)

Including BF EL Grande and Wood Winds

Molino I (Molino Road)

Camella Lessandra

Luckyville Subdivision

Paula Homes Subdivision

Progressive Village 3, 20 and 21

Oriental Subdivision

Krause Park

New Better Landscape Subdivision

Villa Felicia Townhouses (Entrance from Molino Blvd.)

San Nicolas III (Molino Road)

Calvelo Subdivision

Celestino Subdivision

Greenlane Villas

Camella Altea

San Nicolas II (Molino Road)

ADDAS 1

Progressive Village 7

Ignacio Subdivision

Villa Antonina Phase I

San Nicolas I

Crown Asia Vittoria (Entrance from Molina Blvd)

Bayanan

NIA Road

Celina Royale Subdivision



Green Town Villas
Hoteliers Village
Villa Angelina

Bayanan Road
Progressive 6
Molino Boulevard
Princetown Heights Subdivision

Mambog IV
Mambog Road
Green Point Homes
ADDAS Village 4
Villa Angelina I Subdivision
Perpetual Village 6
Richfield Subdivision
Parts of Vista Verde South
ADDAS Greenfield

Mambog III
Mambog Road
Parts of ADDAS Village 4
Villa Arsenia Phase 1
Green Town Villas 1
Breeze Woods 3
Parts of Vista Verde South

Citta Italia Drive
Citta Italia Subdivision
Citta Italia-Milano
Northeast Primarosa
Primarosa North Village
Brescia 2 Citta Italia
Brescia (Phase V) Citta Italia

Mambog II
Mambog Road
Greentown Village
Greenplain Village
Sampaguita Village 2
Springside Villas
Parts of Vista Verde
Cherry Home Phase 4 and 5

Mambog I
Mambog Road
Green Square Villas
Camella Homes Fairfield
Breezewoods II
Cherry Home Phase 1 and 2
Rest of Mambog I including Silver Homes Classic and Valley Field Subdivision



Mambog I
F. Baes St.
Perpetual Village 7
C&P Homes 1
Parkdale Homes 2

14.2. Medium Density Residential Zone (R-2) Boundaries:

Zapote V

After one-lot deep of commercial along the main roads of Alabang-Zapote Road, Aguinaldo Boulevard and Las Piñas-Talaba Diversion Road; and mandatory easements along Zapote River, fishpond, Manila Bay and possible Maynilad Sewerage Treatment Plant, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism. Emphasis on City Entrance Zone.

Zapote III

After one-lot deep of commercial along the main roads of Alabang-Zapote Road, Emilio Aguinaldo Highway and Las Piñas-Talaba Diversion Road; and mandatory easements along Zapote River and fishpond areas, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Zapote II

After one-lot deep of commercial along Emilio Aguinaldo Highway, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Zapote I

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard, Emilio Aguinaldo Highway and Gen. Evangelista St., all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism (integrate with the New Public Market)

Zapote IV

After one-lot deep of commercial along the main roads of Old Molino Road and Gen. Emilio Aguinaldo Highway; and mandatory easements along Zapote River, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Talaba II

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard and Gen. Evangelista St.; and mandatory easements along river banks, fishpond areas, Manila Bay and possible Maynilad Sewerage Treatment Plant, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.



Talaba VI

After one-lot deep of commercial along Aguinaldo Boulevard, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism. The big open space shall be earmarked for inter-modal transportation hub and medium-to-high density use.

Talaba V

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard and Gen. Evangelista St., all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Talaba IV

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard, Molino Boulevard, Gen. Evangelista St. and Gen. Emilio Aguinaldo Highway, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Talaba III

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard, and Gen. Evangelista St., all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Talaba VII

After one-lot deep of commercial along the main roads of Aguinaldo Boulevard, Gen. Emilio Aguinaldo Highway and Niog St., and excluding lots in San Miguel Subdivision, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Along Gen. Evangelista St.

The following barangays, after one-lot deep of commercial along the main road Gen. Evangelista St., and mandatory easements along river banks, fishpond areas, and Manila Bay, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism:

Talaba I

Maliksi II

Maliksi III

Kaingin

Digman

Daang Bukid

Tabing Dagat

Camposanto

Alima

Banalo

Mabolo I (except one-lot deep commercial along Tirona Highway).



Sineguelasan

After mandatory easements along rivers, fishpond, and Manila Bay, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism. Emphasis on City Entrance Zone.

Aniban II

After one-lot deep of commercial along Old Molino Road; and mandatory easements along Zapote River, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Aniban IV

After one-lot deep of commercial along Old Molino Road; and mandatory easements along Zapote River, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Aniban I

After one-lot deep of commercial along Old Molino Road, and excluding lots in Residenza Subdivision, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Aniban III

After one-lot deep of commercial along Old Molino Road, all residential lots shall be classified as R-2.

Aniban V

After one-lot deep of commercial along Old Molino Road, and excluding lots in F&E De Castro Village, all residential lots shall be classified as R-2.

Ligas I

After one-lot deep of commercial along Old Molino Road; and mandatory easements along Zapote River, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Ligas II

After one-lot deep of commercial along Old Molino Road and Molino Boulevard; and mandatory easements along Zapote River; and excluding lots in Coastal Woods Village and Silangan Memorial Garden, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Ligas III

After one-lot deep of commercial along Old Molino Road and Molino Boulevard; and mandatory easements along Zapote River; and excluding lots in Ecotrend V Subdivision, West Ville Homes Phase 4, Casimiro Westville Homes Phase 5, Casimiro Westville Homes



Phase 1, Casimiro Westville Homes Phase 2, and Casimiro Westville Homes Phase 3, all residential lots shall be classified as R-2, with encouragement on urban redevelopment along Old Molino Road.

Niog I

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway and Niog St.; and excluding residential lots in St. Joseph Village, all residential lots shall be classified as R-2.

Niog III

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, Molino Blvd. and Niog St.; and excluding residential lots in F&E De Castro Village, all residential lots shall be classified as R-2.

Niog II

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway and Niog St.; and excluding residential lots in Manila Pavilion Village, Manila Hilton Village, Rosewood Village, and Kimberton Ville, all residential lots shall be classified as R-2.

Panapaan III

After excluding mandatory easements along river banks and fishpond areas, and residential lots in Saint Joseph Village and Victoria Ville, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Panapaan II

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Panapaan IV

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway and Tirona Highway; and mandatory easements along river banks and fishpond areas, and residential lots in Camella Homes Sorento, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Panapaan I

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and residential lots in RSG Gueventhomes, Family Village, and Carmel Subdivision, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Panapaan V

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, all residential lots shall be classified as R-2, with encouragement on higher density use.



Panapaan VI

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and mandatory easements along river banks, and excluding residential lots Andrea and Sta. Lucia Villages, all residential lots shall be classified as R-2, with encouragement on higher density use.

Panapaan VIII

After one-lot deep of commercial along Niog Road, all residential lots along Meadowood St., one-lot deep, and lots surrounding the clubhouse and community areas in Meadowood Wood Executive Village, shall be classified as R-2.

Panapaan VII

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and mandatory easements along river banks, and excluding residential lots in Justinville Subdivision 1 and Perpetual Village 5 and lots in Angelus Memorial Garden, all residential lots shall be classified as R-2, with encouragement on higher density use.

Habay I

After one-lot deep of commercial along Tirona Highway, and mandatory easements along river banks and fishponds, and excluding residential lots in Kenmore Subdivision, San Rafael Executive Villas, SilverCrest, Baytown Village, Casimiro Townhomes and Shapell Homes, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Habay II

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway and Tirona Highway, and mandatory easements along river banks, and excluding residential lots in Tierra Verde Townhomes, Sagana Remville, Rosalia II Village, Patricia Executive Village, Villa Feliza 2, Camella Homes Seville, and Sienna Villas, all residential lots shall be classified as R-2, with encouragement on urban redevelopment, eco-tourism and higher density use.

Dulong Bayan

After one-lot deep of commercial along Tirona Highway, and mandatory easements along river banks and fishponds, and excluding residential lots in VeraVille Townhomes, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Mabolo II

After one-lot deep of commercial along Tirona Highway, and mandatory easements along river banks and fishponds, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.



Mabolo III

After one-lot deep of commercial along Tirona Highway, and mandatory easements along river banks and fishponds, and excluding residential lots in Patricia Executive Village, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism.

Real II

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and mandatory easements along river banks, and excluding residential lots in Silver Homes 1 and new development south of Meadowood Executive Village, all residential lots shall be classified as R-2.

Real I

After one-lot deep of commercial along Gen. Emilio Aguinaldo Highway, and mandatory easements along river banks, and excluding residential lots in Camella Homes Phase II-F, all residential lots shall be classified as R-2.

Salinas I

After one-lot deep of commercial along Salinas St., and mandatory easements along river banks, and excluding residential lots in Veraville Townhomes Arcadia Phase 2, MERALCO Housing Phase 1, ADDAS Townhomes, Las Villas De Salinas Townhomes Subdivision, Villa Lessandra 2, and Esther Ville Phase 1, all residential lots shall be classified as R-2, with encouragement on urban redevelopment of riverbanks.

Molino IV: Daang Hari: Malipay

Molino III

Bagong Silang (R-2 to encourage development)
Block 3 Bagong Silang

14.3. High Density Residential Zone (R-3)

Casa Jessica Condominium along Molino Boulevard, Barangay Molino III

14.4. Low Density Commercial Zone (C-1)

One lot-deep on both sides of the road along:

Gen. Evangelista St.
Old Molino Road
Niog Road
NIA Road
Salinas St.



Bayanan-Mambog Road
GSIS Road
Magdiwang Road
M. Alvarez Extension
M. Gawaran Avenue
Avenida Rizal

Queens Row East (Main Roads: Queen's Ave., Area "A" Road)

Queens Row West (Main Road: Everlasting St.)

Queens Row Central (Main Roads: Queen's Main Ave., Area "A" Road)

Molino VI

Almond Dive
Narra Road

Bayanan Road

After one-lot deep of Commercial, South of Bayanan Road except Progressive

14.5. Medium Density Commercial Zone (C-2)

One lot-deep along these roads:
Aguinaldo Boulevard
Gen. Emilio Aguinaldo Highway
Tirona Highway
Molino Boulevard
Daang Hari

14.6. High Density Commercial Zone (C-3)

Existing malls and shopping arcades
Approved development plans for malls

14.7. Industrial Zone (IND)

All existing and approved industrial establishments.

14.8. Institutional Zone (INS)

All existing schools, day care, hospitals and government offices and facilities.

14.9. Cemetery Zone (CEM)

All existing and approved cemeteries



14.10. Utility Zone (UTL)

All existing and proposed roads.
All existing and proposed easement areas.
All existing privately-run utility facilities.

14.11. City Entrance Zone (CEZ)

All existing city markers shall be designated as City Entrance Zone, with particular recommendations in the Design Guidelines, especially those in the following barangays:

Zapote V
Mabolo I
Real I&II
San Nicolas III
Molino VII
Molino IV
Molino V
Mambog III

14.12 Historical/Heritage Zones

All sites within the City of Bacoor that has a historical significance or that has contributed to the heritage of the city shall be considered as protected areas, especially those in the following places.

Along Gen. Evangelista St.

The following barangays, after one-lot deep of commercial along the main road Gen. Evangelista St., and mandatory easements along river banks, fishpond areas, and Manila Bay, all residential lots shall be classified as R-2, with encouragement on urban redevelopment and eco-tourism:

Talaba I, Talaba II, Talaba III, Talaba IV, Talaba V, Maliksi II, Maliksi III, Kaingin, Digman, Daang Bukid, Tabing Dagat, Camposanto, Alima, Banalo and Mabolo I (except one-lot deep commercial along Tirona Highway)

Along Zapote Road

Zapote III, Zapote IV and the entire length and breadth of the Zapote Bridge including the Zapote III barangay hall where the Battle of Zapote took place.



Article 3: Zoning Map

Section 15: Zoning Map

The official Zoning Map for the whole city wherein the designation, location and boundaries of the zones established are indicated is hereby adopted as an integral part of this Zoning Ordinance and shall hereinafter be referred to as **Appendix "A"**.

The official Zoning Map shall be signed by the City Mayor, the Vice Mayor as presiding officer of the Sangguniang Panlungsod and duly authenticated by the Sangguniang Panlalawigan/HLURB.

Original copies of the official Zoning Map shall be kept at the Legislative Archiving and Records Office (LARO) under the Office of the Sangguniang Panlungsod, at the City Planning and Development Office, and the Zoning and Land Development Department for safekeeping.

The Zoning and Land Development Department shall cause the preparation of digital copies of the official Zoning Map after the officials mentioned above have signed it. The said digital copies shall then be kept at the following offices: (a) Legislative Archiving and Records Office (LARO), (b) City Planning and Development Office, (c) Office of the Building Official, (d) City Engineering Office, (e) the City Environment and Natural Resources Office (CENRO), (f) the Zoning and Land Development Department, and the (g) Office of the City Mayor.

Section 16: Rules in the Interpretation of Zone/Area Boundaries

In the interpretation of the boundaries for any of the zones/areas indicated on the Zoning Map, the following rules shall apply:

16.1.1: Where zone/area boundaries are so indicated that they approximately follow the center of streets or highways, the streets' or highways' right-of-way lines, shall be construed to be the boundaries.

16.1.2: Where zone/area boundaries are so indicated that they approximately follow the lot lines, such lines shall be constructed to be the boundaries.

16.1.3: Where zone/area boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets or highways, such zone boundaries shall construed as being parallel thereto and at such a distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said Zoning Map.

16.1.4: Where the boundary of a zone/area follows approximately a railroad line or light rail line, such boundary shall be deemed to be the railroad or light rail right-of-way.

16.1.5: Where the boundary of a zone/area follows a stream, lake or bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be



construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.

16.1.6: Where a lot is located on two separate zones/areas, the lot shall be construed to be within the zone/area where the major portion of the lot is located. In case a zone/area boundary line bisects the lot, it shall fall in the zone/area where the principal structure falls.

16.1.7: Where a zone boundary is indicated as "one-lot-deep", said depth shall be construed to be the average lot depth of the lots involved within each particular city block. Where, however, any lot has a depth greater than said average, the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

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

16.1.9: The textual description of the zone/area boundaries appearing in Section 14 hereof shall prevail over that of the official Zoning Map.

Article 4: Zone Regulations

Section 17: General Provisions

The uses enumerated in the succeeding sections are not exhaustive or all-inclusive. The Local Zoning Board of Adjustment and Appeals (LZBAA) shall, subject to the requirements of this Article, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

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

Section 18: General Restrictions in Historical or Heritage Sites

18.1. Allowed Uses in Historical/Heritage Sites. Subject to the limitations or restrictions imposed by other ordinances, laws, or government regulations, the following uses shall be permitted within the historical or heritage areas/sites within the City of Bacoar:

- a. Place of religious worship
- b. Park, playground, sports/field court, garden
- c. Parking structure
- d. Public utility facility (low-medium scale operations of a public transport stop/waiting shed, loading/unloading bay)
- e. Convenience/retail store
- f. Restaurant, canteen or food-serving establishment



- g. Office
- h. Bank, finance
- i. Library, museum, exhibit area, art gallery
- j. Convention, Meetings facility
- k. Auditorium/Theater/entertainment facility
- l. Specialty school/training facility
- m. Hotel
- n. Apartments/residential inn/condominium
- o. College/University, cultural/educational center
- p. Fire/security station
- q. Utility installation for use of zone/lot occupants

18.2. General Restrictions. The following are the general restrictions within the historical or heritage areas/sites:

- a. Any demolition, repair, renovation, restoration, construction of any building or structure without prior consultation, clearance and approval by the Sangguniang Panlungsod upon the recommendation of the City Planning and Development Office shall not be allowed;
- b. Any building or a use which is not compatible with the essential character of the historical or heritage area/site shall be strictly prohibited; and
- c. Billboards and signages exceeding one meter by one meter (1m x 1m) shall not be allowed in the said sites.

18.3. Conditional Use Permit: The LZBAA upon the recommendation of the City Planning and Development Office, may grant a conditional use permit for the construction of buildings or accessory structures provided that the new buildings or buildings to be renovated sandwiched between historic or heritage structures must be compatible in terms of architectural design and height of structure with the existing heritage building or site.

18.4. Non-Conforming Uses: Non-conforming uses prior to the effectivity of this Zoning Ordinance shall continue to exist as long as they do not constitute nuisance or hazard to the health and safety of the community. The said non-conforming uses shall be subject to the restrictions stipulated under Sections 20.1, 20.2, and 20.3 of this Ordinance pertaining to Non-Conforming Uses.

Section 19: Use Regulations in Coastal Development Zone (CDZ)

The following uses shall be allowed in the CDZ:

- A. **Allowable Uses**
 - A.1 ***Dominant Use: Agri-Fishery and Agri-Tourism Activities***
 - 1. Fishing and other related activities
 - 2. Mangroves planting
 - 3. Ecological Park
 - A.2 ***Complementary Uses: Housing, Commercial and Recreational***



1. Seaport facilities
2. Bonded warehouses
3. Industrial warehouses
4. Cold storage
5. Truck terminals
6. Other port-related activities
7. Worker's housing
8. Neighborhood commercial supportive of worker's housing
9. Worker's recreational facilities
10. Entertainment facilities such as bars, nightclubs and the like

B. **Zone Regulations**

All development activities within the coastal area shall conform with existing national laws, rules and regulations on environmental protection, NPAA, the Water Code, NIPAS, the National Building Code, Sanitation Code and other safety rules.

Article 5: General District
Regulations

Section 20: Development Density

The density of new developments shall be based on the allowed density stipulated within each zone.

The maximum density should be based on the planned absolute level of density intended for each district or zone based on the Comprehensive Land and Water Use Plan.

The Zoning Officer's decision on allowed density must be balanced with public safety considerations especially if the proposed development is to be located within hazard prone areas.

The Zoning Officer's initial evaluation of the proposed development is grounded on the intent or objective to ensure that the proposed development meets the National Building Code or the Bacoor Building Code standards to reduce the vulnerability of individuals, buildings and structures to hazards such as flooding, storm surge, or wind damage.

20.1. Flood Hazard Overlay Zone. All developments, including new construction, additions, and substantial improvements shall comply with the following guidelines:

20.1.1. No encroachments on floodways shall be done unless a registered civil engineer, hydrologist, or sanitary engineer certifies that the proposed development will not result in any increase in flood levels. Provided that such certification shall be subject to the approval of the City Engineer and CENRO.



20.1.2. All new construction and additions to any residential or nonresidential structure shall have the lowest floor, together with attendant utility and sanitary facilities, elevated to no lower than one foot above the base flood elevation. Provided that the base flood elevation shall be determined by the City Building Official and the CENRO and shall be implemented by the City Building Official. Provided further that the base flood elevation of the City shall be reviewed by the above-named officials not later than 20th day of May of every year following the approval of this Ordinance.

20.1.3. All utilities, including electrical, heating, ventilation, plumbing, air conditioning, and other service facilities, including ductwork, shall be elevated or made of flood resistant materials up to one foot above base flood elevation, and designed and located to prevent water from entering or accumulating within the components during conditions of flooding.

20.1.4. All new buildings and additions to existing buildings must be constructed on foundations that are approved by a licensed civil or structural engineer.

20.1.5. Where new or replacement water and sewer systems, including on-site systems, are proposed in a flood hazard area, the applicant shall provide the Zoning Officer and the Building Official with a Deed of Undertaking that these systems will be designed to minimize or eliminate infiltration of flood waters into the City's water and sewer systems to avoid contamination during periods of flood. Provided that if the applicant violates the undertaking, the applicant shall be required to pay the cost of repairing or cleaning up any damage caused by such infiltration plus a surcharge of P5,000 per day that the applicant failed to heed the order of the Building Official. Provided that the computation of such surcharge shall begin on the day that the offending applicant received a written notice from the Building Official.

20.1.6. Structures must be constructed using materials that are resilient to flood damage.

20.1.7. Any development within the overlay zone shall not contribute to the increase of flood levels especially during flood events.

20.1.8. Development activities must be located and designed to minimize disruption to shorelines and their banks.

Section 21. Height Regulations. Unless otherwise stipulated in this ordinance, building or structure height regulations shall be imposed on the following zones:

1. Residential Zones

Low Density Residential Zone (R-1) – no building or structure whether public or private shall be higher than ten (10) meters above the highest natural grade of the property;

Medium Density Residential Zone (R-2) – no building or structure whether public or private shall be higher than fourteen (14) meters above the highest natural grade line in the property or front sidewalk (main entry) level;.

High Density Residential Zone (R-3) – high rise dwelling units of eight or more storeys are allowed provided it conforms to the National Building Code and Structural Code prescriptions. It shall have a Maximum Floor Area Ratio of six (6). Exempted from the imposition of height regulations in the residential zones are 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 Civil Aviation Authority of the Philippines (CAAP).



B. All Other Zones

Building height must conform to the height restriction and requirements of the Civil Aviation Authority of the Philippines (CAAP) as well as the requirements of the National Building Code, the Structural Code as well as all laws, ordinances, design standards, rules and regulation related to the land development constructions of the various safety codes

Section 22. Area Regulations. Area regulations in all zones shall conform to the minimum requirement of the existing codes such as:

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

Section. 23. Road Setback Regulation. Unless otherwise specified in this ordinance; road setback regulation shall be per the requirements of the national Building Code. This Ordinance, however prohibits abutments on any property line fronting any road or street.

Property owners shall observe the setback requirements annotated in their respective Transfer Certificates of Titles (TCTs)

The following road setback regulations shall be applied:

Zoning Classification	Major Thoroughfare	Secondary Road	Tertiary Road
	10-20 m. depending on the type of development as determined by the Building Official	6m.	3 m.

ROADS	National/Provincial	City/Brgy.
Residential	10M	3M
Commercial	20M	7M
Industrial	25M	10M
Agricultural	20M	7M
Agro-Industrial	25M	10M
Institutional	20M	10M
Park & Recreation	10M	3M



Section 24. Easement. Pursuant to the provisions of the Water Code: The following are the prescribed easements for banks of rivers. The banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas, and twenty (20) meters in agricultural areas along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage.

No person shall be allowed to stay in this zone longer than what is necessary for recreation, navigation, floatage, fishing or salvage or to build structures of any kind.

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

Section 25. Buffer Regulations. A minimum buffer of 3 meters shall be provided along the entire boundary length between two or more conflicting zones (allocation 1.5 meters) allocating equal distances from each side of the district boundary. Such buffer strip may be fenced in but such fence shall not have a height more than one meter, shall not be encroached upon by any building or structure and should be a part of the yard or open space.

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

Section 26. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D. 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

Article 8: Innovative
Techniques

Section 27. Innovative Techniques or Designs. For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development, housing projects covered by New Town Development under R.A. 7279, BLISS Commercial Complexes, etc., the Zoning Officer shall on grounds of innovative development techniques forward application to the Sangguniang Panlungsod for appropriate action.

Article 9: Miscellaneous
Provisions

Section 28. Projects of National Significance. Projects may be declared by the NEDA Board as Projects of National Significance pursuant to Section 3 of Executive Order No. 72. Thus, when a project is declared by the NEDA Board as a Project of National Significance, the Locational Clearance shall be issued by the Housing and Land Use Regulatory Board pursuant to EO 72.



Section 29. Environmental Compliance Certificate (ECC). Notwithstanding the issuance of the Locational Clearance under Section ____ of this Ordinance, no environmentally critical projects nor projects located in Environmentally Critical Areas shall be commenced, developed or operated unless the requirements of ECC have been complied with.

Section 30. Subdivision Projects. All owners and/or developers of the subdivision projects shall be addition to securing a Locational Clearance under Section 34 of this ordinance be required to secure a *Development Permit* pursuant to provisions of Presidential Decree 957 and its Implementing Rules and Regulations or Batas Pambansa 220 and its Implementing Rules and Regulations in the case of Socialized Housing projects in accordance with the procedures laid down in Executive Order No. 71, Series of 1993.

Section 31. Requirements for Issuance of Development Permits. The developer of any residential, commercial, or institutional development project within the City of Bacoor must comply with the following requirements:

1. The Developer manifests that the property subject of the above-mentioned application for a Development Permit is the registered owner of the property or has a written consent from the registered owner, that its title over the same is free from any legal infirmity, that it has not received any order issued by any court in the Philippines restraining it from proceeding with the development of the above-mentioned project, that no tenant shall be adversely affected by the said development, and that the natural or juridical person has complied-and will continue to comply-with all the requirements for such a development project set under prevailing laws and under the various policies of the national government and its various instrumentalities;

2. The Developer hereby undertakes to pay all corresponding government fees and taxes equivalent to the area/s covered by its application for a development permit before such permit is issued;

3. The Developer undertakes to hold the City Government, and all of its elected and appointed officials, free and harmless from any and all claims, demand, account or action arising out of any infirmity in its title/s to the above-mentioned property or to any person or tenant caused by the development or construction of the above-mentioned project;

4. The Developer undertakes that its non-compliance with the requirements of **Provincial Ordinance No. 2003-005** (entitled: "An Ordinance Requiring All Subdivision Developers Doing Business In The Province Of Cavite To Provide Slope Protection, A One-Meter Path Walk And Two-Meter Plant Strip, To Be Placed At The Edge Of The Property Line Of The Three-Meter Easement Before Commencing Construction Of Any Housing Unit, And Providing Penalties For Violation Thereof.") **Municipal Resolution No. 82-S-95** (entitled: "Resolution Increasing The Payment Of Development Permit Fee From Its Present Rate Of P0.50 Per Square Meter To P10.00 Per Square Meter In Accordance With The General Guidelines, Rules, Regulations, And Standards Being Implemented By The Housing And Land Use Regulatory Board In The Processing And Approval Of Subdivision Plan."), **Resolution No. 35-S-96** (entitled: "Resolution Requiring The Developers Of Subdivision To Plant Trees On Both Side Of The Roads Of Their Subdivision Including The Open Space After The Issuance Of A Development Permit Had Been Granted To The Owner Or Developer"), **Municipal Ordinance No. 9-S-99** (entitled: "An Ordinance Requiring Subdivision Owners Or Developers To Identify Specific Plan For Parks And Playground Space And to Construct The Necessary Amenities For Their Subdivision Project In The Municipality And For Other Purposes"), **Municipal Ordinance No. 4-S-2011** (entitled: "An Ordinance Mandating The Establishment Of A Water Impounding System In All Land Development Projects In Bacoor, Cavite") and **Municipal Ordinance No. 5-S-2011** (entitled: "An Ordinance Requiring The



Installation Of A "Grease And Used Oil Waste Disposal System" In All Business Establishments Operating In Bacoor, Cavite") and other pertinent ordinances or resolutions approved by the Sangguniang Bayan of Bacoor, or any misrepresentation committed by the Developer in connection with its application for a Development Permit, shall be deemed sufficient grounds for the revocation of any development permit or non-issuance of an Occupancy Permit in its favor;

5. The Developer undertakes to devote at least thirty percent (30%) of the total lot area for roads and other open recreational spaces in accordance with RA 7279, unless the development is covered by Batas Pambansa 220;

6. The Developer undertakes to devote and develop a parcel of land within the above-described development project where a materials recovery facility (MRF) will be placed in accordance with Republic Act 9003 also known as the "Ecological Solid waste Management Act of 2000" within one (1) year after the issuance of the above-mentioned development permit. The said MRF shall have an area equivalent to 5% of the 30% open spaces for recreational facilities provided under RA 7279, unless the development is covered by Batas Pambansa 220;

7. For every hectare comprising the residential subdivision project subject of the application for a Development Permit, the Developer shall construct a multi-purpose hall building, classroom building, daycare center, or health center at any place within the City of Bacoor, the size, design, and location of which building shall be identified and approved by the City Mayor. The said multi-purpose hall building, classroom building, daycare center or health center shall then be donated by the developer to the city within six (6) months after its completion to enable the city government to effectively meet the needs of prospective residents of the said residential subdivision project. Provided: that in case the said multi-purpose hall building, classroom building, daycare center or health center to be donated to the City Government is located within the subdivision project, the homeowners of the said subdivision shall be given preference in using the same. Provided further: that the City Government shall be allowed by the Developer and by the homeowners' association to use the said facility to be donated during special public occasions or during a public emergency. Provided lastly: that the use, operation, and management of the said facility shall be subject to a Memorandum of Agreement between the City Government, the Developer, and the homeowners' association of the subdivision wherein the facility to be donated is located;

8. The Developer undertakes to pay a one-half percent (0.5%) tax on the assessed value of lands that it owns with an assessed value in excess of Fifty Thousand Pesos (PhP 50,000.00) pursuant to Republic Act No. 7279 subject to Municipal Ordinance No. 33-S-2011;

9. The Developer hereby undertakes to require all its employees—or the employees of its contractors or suppliers—who will be reporting for work within the territorial jurisdiction of City of Bacoor, Cavite to obtain Work Permits from the Office of the City Mayor;

10. The Developer undertakes to provide the City Government through the Business Permits and Licensing Office (BPLO), with a list of the names and addresses of the various contractors/suppliers who will work on the above-mentioned development project for purposes of assessing the proper Business Permit Fees that the City Government should charge to the said contractors/suppliers. Moreover, the Developer hereby undertakes to secure a business permit for the operation of any utility (water, cable TV, etc.) to be operated by the Developer—or its affiliates—within its development project;



11. The Developer hereby undertakes to plant at least one hundred (100) trees within the territorial jurisdiction of City of Bacoor, Cavite for every one (1) hectare of the area consisting the development project subject of the above-mentioned application within one (1) year from the date of approval of the Development Permit. Provided: that the type of trees, the manner and schedule of planting of such trees, and the exact location where such trees shall be planted by the Developer shall be subject to the prior approval of the City Mayor. Provided further, that types of trees to be planted by the Developer shall be subject to the recommendation of the Department of Environment and Natural Resources (DENR). Provided further, that the cost of planting and maintaining the said trees, which shall include but shall not be limited to the watering and fertilizing of the said trees, shall be borne exclusively by the Developer for the entire duration of one(1) year following its planting;

12. The Developer undertakes to design its subdivision project in such a way that its entrance/exit gates are at least ten (10) meters away from the edge of the nearest national, provincial, or municipal road so that motor vehicles entering or exiting the said subdivision shall not impede the orderly flow of traffic;

13. The Developer undertakes to design the roads inside its development project in such a way that they may be interconnected with the road network of the City Government and with that of adjoining residential subdivisions, if any;

14. The Developer undertakes to designate certain roads within its residential subdivision project to become part of the Municipal Government's "Solidarity Route" project as provided under **Municipal Ordinance No. 21-S-2009** ("An Ordinance Creating A Traffic Decongestion Scheme To Be Known As The "Solidarity Route" In The Municipality of Bacoor, Cavite) to help ease traffic on main thoroughfares within the municipality during certain periods of the day;

15. The Developer undertakes to comply with Section 18 of Republic Act No. 7279 which mandates that developers of proposed subdivision projects shall be required to develop an area for socialized housing equivalent to at least twenty percent (20%) of the total subdivision area or total subdivision project cost, at the option of the developer, within the same city or municipality, whenever feasible, and in accordance with the standards set by the Housing and Land Use Regulatory Board and other existing laws;

16. The Developer undertakes to install closed circuit television cameras at the entrance or exit gates of its residential subdivision project within one (1) year after the approval of its Development Permit in compliance with the Municipal Government's crime prevention program pursuant to **Municipal Ordinance No. 18-S-2009** which was passed by the Sangguniang Bayan on 22 October 2009 (entitled: "An Ordinance Requiring Business Establishments And Residential Subdivisions Operating In Bacoor, Cavite To Install Closed Circuit TV Cameras.");

17. The Developer undertakes to require any security agency that it will hire to guard the residential subdivision to register with the Office of the City Mayor and to pay the corresponding Business Permit Fee before it can operate;

18. The Developer undertakes to complete the perimeter fence of the residential subdivision covered by its application for a Development Permit within one (1) year from the date of approval of the said permit to ensure the security of homeowners from criminal elements;



19. The Developer undertakes to finish the development of the said project within one (1) year from the date of issuance of a development permit by the City Government. Provided that, if the developer cannot complete the Project for any justifiable reason, the said Developer shall request the Mayor for an extension of the afore-mentioned period before the same expires; and

The Developer shall comply with all the foregoing and with other conditions that maybe set forth by the City Mayor in accordance with law. Otherwise, the City Government shall not approve the Developer's application for a Development Permit and/or shall not grant the Developer an Occupancy Permit.

Article 10: Mitigating Devices

Section 32. Deviation. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

1. **Variance**

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

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

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

2. **Exceptions:**

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



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

Section 33. Procedures for Granting Exceptions and Variances. The procedure for granting of exception and/or variance is as follows:

- 1. A written application or variance shall be filed with the *Local Zoning Board of Adjustment and Appeals* (LZBAA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereof;.
- 2. Upon filing of the application, a visible project sign (indicating the same and nature of the proposed project) shall be posted at the project site.
- 3. The Local Zoning Board of Adjustment and Appeals shall conduct preliminary studies on the application.
- 4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision for exception or variance.
- 5. In case of objection, the LZBAA shall hold public hearing.
- 6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
- 7. The LZBAA shall render a decision within thirty (30) days from the filing of the filing of application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing in case of any objection of the granting of exception/variance.

Article 11: Administration and
Enforcement

Section 34. Locational Clearance. All land owners/developers shall secure Locational Clearance from the Zoning Administrator/Zoning Officer or in cases of variances and exemptions, from the Local Zoning Board of Adjustment and Appeals (LZBAA) prior to conducting any activity or construction on their property/land.



Section 35. Building Permit. No building permit shall be issued by the Local Building Officer without a valid Locational Clearance in accordance with this Ordinance.

Section 36. Business Permits. No business permit shall be issued by the concerned local unit or department unless a valid Locational Clearance has been issued.

Section 37. Non-User of Locational Clearance. Upon issuance of a Locational Clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his/her property.

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

Section 38. Certificate of Non-Conformance. A certificate of non-conformance shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of the zoning ordinance by the Sangguniang Panlalawigan (SP). Failure on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fine/penalties.

The Zoning Officer shall, upon approval of this Zoning Ordinance, immediately notify owners of existing non-conforming uses to apply for Certificate of Non-Conformance.

Section 39. Existing Non-Conforming Uses and Building. The lawful uses of any building, structure or land at the time of the adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provisions of this Ordinance, provided:

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

That should such non-conforming portion of structure be destroyed by any means to an extant 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 structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof maybe altered to decrease its non-conformity.



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

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

Section 40. 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 the existing rules and regulations on the subject.

Section 41. 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 Sec. 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator/Zoning Officer shall perform the following functions, duties and responsibilities.

I. Enforcement

A. Act on all applications for locational clearances for all projects.

1. Issuance of locational clearance for projects conforming with zoning regulations.

2. Recommend to the Local Zoning Board of Adjustment and Appeals (LZBAA) the grant or denial of application for variances and exemptions and the issuance on Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines thereof.

B. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are violative of zoning ordinance and if necessary, pursuant to Sec. 3 of Executive Order 72 and Sec. 2 of EO 71 refer subsequent actions thereon to the HLRB.

C. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this ordinance.

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

2. Planning

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

Section 42. Action on Complaints and Oppositions. A complaint for violations of any provision of zoning ordinance or of any clearance or permits issued pursuant thereto shall be filed with the LZBAA.

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



Section 43. Functions and responsibilities of the Local Zoning Board of Adjustment and appeals. There is hereby created a LZBAA which shall perform the following functions and responsibilities:

- A. Act on applications of the following nature:
1. Variances
 2. Exceptions
 3. Non-conforming Uses
 4. Complaints and opposition to application
- B. Act on Appeals on grant or denial of Locational Clearance by the Zoning administrator/Zoning Officer.

Decisions of the Local Zoning Board of Adjustment and Appeals shall be appealable to the HLURB.

Section 44. Composition of the Local Zoning Board of Adjustment and Appeals (LZBAA). The City Development Council shall create a sub-committee which shall act as the LZBAA composed of the following members:

1. City Mayor as Chairman
2. City Legal Officer
3. City Assessor
4. City Engineer
5. City Planning and Development Coordinator
6. MARO
7. Two (2) representatives of the private sector, nominated by their respective organizations and confirmed by the city mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.
8. Two (2) representatives from non-government organizations and confirmed by the city mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.
9. City Environment and Natural Resources

For purposes of policy coordination, the LZBAA shall be attached to the City Development Council.

Section 45. Interim provision. Until such time that the Local Zoning Board of Adjustment and Appeals shall have been constituted, the HLURB shall act as the Local Zoning Board of adjustment and Appeals. As an appellate Board, the HLURB shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

Section 46. Review of the Zoning Ordinance. The City Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance



considering the Comprehensive Land Use Plan, as the need arises, based on the following reasons/situations:

- a. Change in local development plans
- b. Introduction of projects of national significance
- c. Petition for rezoning
- d. Other reasons which are appropriate for consideration

Section 47. Composition of the Local Zoning Review Committee (LZRC). The Local Zoning review Committee shall be composed of sectoral experts.

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

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

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

Section 48. Functions of the Local Zoning Review Committee. The Local Zoning Review Committee shall have the following powers and functions:

A. Review the Zoning Ordinance for the following purposes:

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

B. Recommend to the Sangguniang Bayan necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.

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

Section 49. Amendments of the Zoning Ordinance. Changes in the Zoning Ordinance as a result of the review by the Local Zoning review Committee shall be treated as an amendments, provided that any amendments to the Zoning Ordinance or provisions thereof shall be subject to



public hearing and review evaluation of the Local Zoning /review committee and shall be carried out through a resolution of **three fourths vote of the Sangguniang Bayan**. Said amendments shall take effect only after approval and authentication by HLRB or Sangguniang Panlalawigan.

Section 50. Violation and Penalty. Any person who violates of the provisions of this Ordinance, shall, upon, conviction, be punished by fine not exceeding 2,500 pesos or an imprisonment for a period not exceeding six (6) months or both at the discretion of the Court. In Case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

Section 51. Suppletory Effect of Other Laws and Decrees. The provisions of the Ordinance shall be without prejudice to the application of other laws, presidential decrees, letter of instructions and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that the land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

Section 52. 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 declared to be unconstitutional or invalid.

Section 53. 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 be impaired.

Section 54. Effectivity Clause. This Ordinance shall take effect upon approval by the Sangguniang Panlalawigan.

ADOPTED this ____ day of _____, 2015

We hereby certify to the correctness of the above quoted Ordinance No. _____.

APPENDIX A: ZONING MAP

*** END ***

