



Republic of the Philippines
Province of Cavite
CITY OF BACOR
Office of the Mayor

EXECUTIVE ORDER No. 64
Series of 2022

**AN ORDER ADOPTING THE IMPLEMENTING RULES AND REGULATIONS OF THE
"AMENDED INTEGRATED ZONING ORDINANCE OF THE CITY OF BACOR"**

WHEREAS, Section 16 of R.A. No. 7160 provides that every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom, as well as powers necessary, appropriate, or **incidental for its efficient and effective governance, and those which are essential to the promotion of the general welfare...XXX**;

WHEREAS, on September 5, 2022, the Sangguniang Panlungsod enacted and passed City Ordinance No. 222A-2022 entitled, the **"Amended Integrated Zoning Ordinance of the City of Bacor"**;

WHEREAS, the City Government of Bacor recognizes the need to issue an Implementing Rules and Regulations pertinent to the above-mentioned Ordinance;

WHEREAS, the Office of the City Mayor, in coordination with the concerned departments and agencies, issued the above-mentioned Implementing Rules and Regulations that shall govern the **"Amended Integrated Zoning Ordinance of the City of Bacor"**;

NOW, THEREFORE, I, STRIKE B. REVILLA, City Mayor of Bacor, by virtue of the powers vested in me by law, do hereby order for the adoption and implementation of the Implementing Rules and Regulations of City Ordinance No. 222A-2022 herein attached.

Section 1. Implementing Rules and Regulations (IRR).

Attached herein is the Implementing Rules and Regulations of City Ordinance No. 222A-2022 which shall form part of this Executive Order. This shall be known as the **"IMPLEMENTING RULES AND REGULATIONS OF AMENDED INTEGRATED ZONING ORDINANCE OF THE CITY OF BACOR."**

All affected offices and departments are hereby ordered to adopt the said implementing rules and regulations and be guided accordingly.

Strict compliance and observance of all city government officials and employees to this IRR is hereby ordered.

Section 2. Repealing Clause.

All previously issued orders and directives inconsistent with any provision found herein shall be deemed repealed, revoked or amended accordingly.

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Section 3. Separability Clause.

In the event that any provision found herein shall be judicially or administratively declared illegal or infirm, the remaining provisions shall remain in full force and effect.

Section 4. Effectivity Clause.

This Executive Order shall take effect immediately upon its signing and remain in full force and effect until repealed, revoked or amended accordingly.

SO ORDERED

Issued this 07 day of December 2022 in the City of Bacoor, Province of Cavite.


STRIKE B. REVILLA
City Mayor

cc:

Sangguniang Panlungsod
City Zoning and Land Development Department
City Assessor's Office
City Planning and Development Office
City Agriculture Office
City Environment and Natural Resources Office
City Engineering Office
Office of the Building Official
Business Permit and Licensing Office
City Administrator's Office
Local Economic and Investment Promotion Office
All other City Government offices/departments/units concerned



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Official Website



Republic of the Philippines
Province of Cavite

CITY OF BACOR

Office of the Mayor

**THE IMPLEMENTING RULES AND REGULATIONS OF THE AMENDED
INTEGRATED ZONING ORDINANCE OF THE CITY OF BACOR**

RULE 1

GENERAL PROVISIONS

Section 1. Title - This shall be known as the Implementing Rules and Regulations of the Amended Integrated Zoning Ordinance of the City of Bacoor.

Section 2. Purposes - This Implementing Rules and Regulations is enacted to guide every employees and officers of the City Government to have unified understanding and application of the Amended Integrated Zoning Ordinance of the City of Bacoor.

Section 3. Construction - The Implementing Rules and Regulations shall be liberally construed to carry out the proper implementation and application of the Amended Integrated Zoning Ordinance of the City of Bacoor.

RULE 2

DECLARATION OF POLICIES

Section 4. Principles - These Zoning Regulations are based on the principles provided for in the approved Comprehensive Land Use Plan as per SP/SB Resolution.

1. The Ordinance reflects the City's vision to be "***City of Bacoor: the Premier Business Hub South of Metro Luzon.***"
2. The local government unit recognizes that any land use is a use by right but provides, however, that the exercise of such right shall be subject to the review standards of this Ordinance;
3. The Ordinance gives the free market the maximum opportunity to spur the City's development within a framework of environmental integrity and social responsibility;
4. The Ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
5. The Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the City continually faces;
6. The Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
7. The Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
8. The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community's common good.



RULE 3

DEFINITION OF TERMS

Section 5. Definition of Terms - The definition of the terms used in this Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to, the National Building Code, Water Code, Philippine Environmental Code, Climate Change Act of 2009, Disaster Risk Reduction and Management Act of 2010, Civil Code, and other Implementing Rules and Regulations promulgated by the Housing and Land Use Regulatory Board. The words, terms and phrases enumerated hereunder shall be understood to have the corresponding meaning indicated as follows:

1. **Absolute Majority Vote** – means that the “in favor” votes represent more than 50 percent of the valid votes. This is also called the 50% + 1 vote.
2. **Accessory Use** – pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).
3. **Active Fault Overlay Zone** – an area in a city/municipality defined by five (5)-meter wide strips on both sides of and running along identified earthquake faults. The objective of this overlay zone is to minimize the possible harmful effects of fault movements to properties.
4. **Actual Use** – refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.
5. **Adaptive Reuse** – utilization of buildings, other built-structures, and sites of value for purposes other than that for which they were originally intended, in order to conserve the site, its engineering integrity and authenticity of design.
6. **AFMA** – shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA No. 8435.
7. **Agricultural Activity** – per the Comprehensive Agrarian Reform Law of 1988 (RA No. 6657), means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical.
8. **Agricultural Land** – per RA No. 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.
9. **Agricultural Land Use Conversion** – per RA No. 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.
10. **Agricultural Zone** – an area within a city/municipality intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations... (AFMA) **Agri-Industrial Zone (AgIndZ)**—an area within a

city/municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

11. **Agri-Processing Activities** – “refers to the processing of raw agricultural and fishery products into semi-processed or finished products which include materials for the manufacture of food and/or non-food products, pharmaceuticals and other industrial products.” (AFMA).
12. **Agro-Forestry** – land management which combines agricultural crops with tree crops and forest plants and/or animals simultaneously or sequentially and applies management practices which are compatible with the cultural patterns of the local population.
13. **Allowable Uses** – uses that conform to those allowed in a specific zone.
14. **Ancestral Domains** – per the Indigenous People’s Rights Act of 1997 (RA No. 8371), these refer to all areas generally belonging to Indigenous Cultural Communities/Indigenous Peoples (ICCs/IPs) comprising lands, inland waters, coastal areas and natural resources therein, held under a claim of ownership, occupied or possessed by ICCs/IPs).
15. **Ancestral Lands** – refer to lands occupied, possessed and utilized by individuals, families and clans who are members of ICCs/IPs ... “(IPRA).
16. **Aquaculture Sub-Zone** – an area within the Municipal Waters Zone of a city/municipality designated for “fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas” (Fisheries Code).
17. **Aqua silviculture** – an environment-friendly mangrove aquaculture system that promotes the harmonious co-existence between fishery species and mangrove trees in a semi-enclosed system. In many regions, the trainees are taught pen design and construction and mudcrab culture. The culture system helps in providing alternative livelihood to fisherfolk while instilling in them the value of coastal protection and maintenance of the ecosystem.
18. **Base Flood Elevation** – the elevation to which floodwater is expected to reach during flood events as calculated by the regional office of the DPWH.
19. **Base Zones** – refers to the primary zoning classification of areas within a city/municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.
20. **Basic R-2 Sub-Zone** – an area within the R-2 Zone of a city/municipality where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade (NBC).
21. **Basic R-3 Sub-Zone** – an area within the R-3 Zone of a city/municipality where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade (NBC).

22. **Billboards Overlay Zone (BB-OZ)** – an area in a city/municipality designated for the regulated placement of billboards.
23. **Boardwalk** – an elevated footpath or causeway built with wooden planks for use of pedestrians in crossing wet, fragile or marshy land.
24. **Buffer/Greenbelt Zone (B/GZ)** – areas within a city/municipality that are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.
25. **Building Height Limit (BHL)** - per the National Building Code, this is "the maximum height to be allowed for buildings/structures...and shall be generally measured from the established grade line to the topmost portion of the proposed building/ structure. If applicable, the BHL may be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or the concerned military/security authorities." BHL is expressed as the number of allowable storeys/floors above established grade and/or meters above highest grade.
26. **Cemetery Zone** – an area in a city/municipality intended for the interment of the dead.
27. **Certificate of Ancestral Domain Title (CAD/T)** – a title formally recognizing the rights of possession and ownership of ICCs/IPs over their ancestral domains that have been identified and delineated in accordance with Indigenous Peoples Rights Act (RA No. 8371).
28. **Certificate of Ancestral Lands Title (CAL/T)** – refers to a title formally recognizing the rights of ICCs/IPs over their ancestral lands (RA No. 8371).
29. **Certificate of Non-Conformance** – certificate issued to owners of non-conforming uses as provided in this Zoning Ordinance.
30. **Central Business District (CBD)** – shall refer to areas designated principally for trade, services and business purposes.
31. **Civil Reservation Sub-Zone** – an area within the Forest Zone of cities/municipalities that "refers to lands of public domain which have been proclaimed by the President of the Philippines for specific purpose such as town sites, resettlement areas, ancestral lands, etc." (NSCB)
32. **Class "AAA" Slaughterhouse/Abattoir** – those with facilities and operational procedures appropriate to slaughter livestock and fowls for sale in any market, domestic or international.
33. **Class "AA" Slaughterhouse/Abattoir** – those with facilities and operational procedures sufficiently adequate that the livestock and fowls slaughtered therein are suitable for sale in any market within the country.
34. **Class "A" Slaughterhouse/Abattoir** – those with facilities and procedures of minimum adequacy that the livestock and the fowls slaughtered therein are

suitable for distribution and sale only within the city or municipality where the slaughterhouse is located.

35. **Commercial-1 Zone (C1-Z)** – a low density commercial area within a city/municipality intended for neighborhood or community scale trade, service and business activities.
36. **Commercial-2 Zone (C2-Z)** – a medium to high density commercial area within a city/municipality intended for trade, service and business activities performing complementary/supplementary functions to the CBD.
37. **Commercial-3 Zone (C3-Z)** – a high density commercial area within a city/municipality intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadium or sports complexes are also allowed in this zone. This zone may also be called as the Central Business District (CBD).
38. **Commercial Garage** – a garage where automobiles and other motor vehicles are housed, cared for, equipped, repaired or kept for remuneration, for hire or sale.
39. **Compatible Uses** – different uses capable of existing harmoniously within a zone, e.g., residential and parks and playground uses subject to the conditions stipulated in the Zoning Ordinance.
40. **Comprehensive Land Use Plan (CLUP)** – a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan in this usage are the land use plan and sectoral studies including Demography, Ecosystems Analysis (Terrestrial and Coastal), and Special Area Studies such as Climate Change Adaptation, Disaster Risk Reduction and Management, Ancestral Domain, Biodiversity, Heritage Conservation and Green Urbanism.
41. **Comprehensive Development Master Plan (CDMP)** – a unitary development plan/site plan that permits flexibility in planning/urban design, building/structure siting, complementary of building types and land uses, usable open spaces for general public uses services and business activities and the preservation of significant land features (NBC) and may also be referred to as a Master Development Plan.
42. **Commercial Fishing Sub-Zone** – an area within the Municipal Waters Zone of a city/municipality where commercial fishing, subject to the provisions of the Fisheries Code, is allowed.
43. **Conflicting Uses** – uses or land activities with contrasting characteristics and adjacent to each other, e.g., residential units adjacent to industrial plants.
44. **Conforming Use** – a use that is in accordance with the zone regulations as provided for in the Ordinance.

45. **Critical Habitat Overlay Zone** – an area in a city/municipality determined to be essential to the conservation of a listed species, though the area need not actually be occupied by the species at the time it is designated.
46. **Deed Restrictions** – written agreements that impose limitations on the use of property in order to maintain the intended character of a neighborhood.
47. **Delta/Estuary Sub-Zone** – an area within the Municipal Waters Zone of a city/municipality characterized by a landform at the mouth of a river where it flows into an ocean, sea, estuary, lake or reservoir that is formed by deposition of sediments carried by the river.
48. **Easement** – open space imposed on any land use/activity sited along waterways, fault lines, road-rights-of-way, cemeteries/memorial parks, utilities and the like.
49. **Established Grade** – the finished ground level of a proposed development which shall be determined according to the provisions of the latest edition of the National Building Code.
50. **Ecotourism** – “a form of sustainable tourism within a natural and cultural heritage area where community participation, protection and management of natural resources, culture and indigenous knowledge and practices, environmental education and ethics, as well as economic benefits are fostered and pursued for the enrichment of host communities and the satisfaction of visitors.” (Tourism Act and DENR DAO No. 2013-19 Guidelines on Ecotourism Planning and Management in Protected Areas)
51. **Ecotourism Overlay Zone (ETM-OZ)** – an area in a city/municipality intended for ecotourism uses.
52. **Environmentally Constrained Areas** – areas prone to natural hazards, such as those related to weather, hydrologic, and geologic disturbances. These hazards cover those that are weather- and water-related, earthquake-induced, volcanic and erosion-related.
53. **Environmentally Critical Areas (ECA)** – refer to those areas which are environmentally sensitive and are listed in Presidential Proclamation No. 2146 dated December 1981, as follows:
- All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries;
 - Areas set aside as aesthetic potential tourist spots;
 - Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
 - Areas of unique historic, archaeological, or scientific interests;
 - Areas which are traditionally occupied by cultural communities or tribes;
 - Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
 - Areas with critical slopes;

- h. Areas classified as prime agricultural lands;
- i. Recharge areas of aquifers;
- j. Water bodies characterized by one or any combination of the following conditions:
 - tapped for domestic purposes;
 - within the controlled and/or protected areas declared by appropriate authorities; and
 - which support wildlife and fishery activities.
- k. Mangrove areas characterized by one or any combination of the following conditions:
 - with primary pristine and dense young growth;
 - adjoining the mouth of major river systems;
 - near or adjacent to traditional productive fry or fishing grounds;
 - which act as natural buffers against shore erosion, strong winds and storm floods; and
 - on which people are dependent on their livelihood.
- l. Coral reef characterized by one or any combination of the following conditions:
 - with 50% and above live coralline cover;
 - spawning and nursery grounds of fish; and
 - which acts as natural breakwater of coastlines.

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

54. Environmentally Critical Projects (ECP) – refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation No. 2146 dated December 14, 1981, as follows:

- a. Heavy industries
 - non-ferrous metal industries;
 - iron and steel mills;
 - petroleum and petro-chemical industries including oil and gas; and
 - smelting plants.
- b. Resource extractive industries
 - major mining and quarrying projects;

- forestry projects such as logging, major wood processing, introduction of fauna (exotic animals) in public/private forests, forest occupancy, extraction of mangroves and grazing; and
 - fishery projects (dikes for/and fishpond development projects).
- c. Infrastructure projects
- major dams;
 - major power plants (fossil-fuelled, nuclear-fuelled, hydroelectric or geothermal);
 - major reclamation projects, and
 - major roads and bridges.

d. Golf course projects.

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

55. **Environmental Impact Statement (EIS) System** – pursuant to PD No. 1586 of 1978, refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within the purview of the EIS System include:
- a. Environmentally Critical Projects
 - b. Projects located in Environmentally Critical Areas
56. **Estuary** – a partially enclosed body of water along the coast where freshwater from rivers and streams meets and mixes with salt water from the ocean.
57. **Evacuation Center** – a structure intended to provide temporary shelter for persons displaced from their homes following natural and anthropogenic disasters.
58. **Exception** – a device which grants a property owner relief from certain provisions of the Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
59. **Faultline Overlay Zone** – an area in a city/municipality defined by five (5)- meter wide strips on both sides of and running along identified earthquake faults. The objective of this overlay zone is to minimize the possible harmful effects of fault movements to properties.
60. **Fisheries Code** – shall refer to the Philippine Fisheries Code of 1998 (RA No. 8550).
61. **Fishery Refuge and Sanctuary Sub-Zone** – an area within the Municipal Waters Zone of a city/municipality "where fishing or other forms of activities which may damage the ecosystem of the area is prohibited and human access may be restricted." (Fisheries Code)

62. **Fishery Reserve Sub-Zone** – an area within the Municipal Waters Zone of a city/municipality “where activities are regulated and set aside for educational and research purposes.” (Fisheries Code)
63. **Fish Pond** – “a land-based facility enclosed with earthen or stone material to impound water for growing fish.”(Fisheries Code)
64. **Flood Overlay Zone** – an area in a city/municipality that has been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.
65. **Flood Protection Elevation** – the minimum elevation to which developments are required by this Ordinance to be elevated, with reference to the Base Flood Elevation, in order to be flood-proofed.
66. **Floor Area Ratio or “FAR”** – is the ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.
67. **Foreshore Land Sub-Zone** – an area within the Municipal Waters Zone of a city/municipality defined as a “string of land margining a body of water; the part of a seashore between the low-water line usually at the seaward margin of a low tide terrace and the upper limit of wave wash at high tide usually marked by a beach scarp or berm” (Fisheries Code).
68. **Forest** – refers to either natural vegetation or plantation of crops mainly of trees, or both, occupying a definable, uninterrupted or contiguous area exceeding but not less than one hectare with tree crown covering at least ten percent (10%) of the areas, exclusive of the associated seedlings, saplings, palms, bamboos and other undercover vegetation. A natural forest is a stand dominated by trees whose structure, functions and dynamics have been largely the result of natural succession process. A natural forest is classified as either 1) primary or virgin forest which has never been subjected to significant human disturbance, or has not been significantly affected by the gathering of forest products such that its natural structure, functions and dynamics have not undergone any major ecological change; or 2) secondary or residual forest that may be classified into either degraded or productive type (DENR DAO No. 99-53).
69. **Forest Buffer Sub-Zone** – an area within the Forest Zone of a city/municipality which is “outside the boundaries and immediately adjacent to designated protected areas that need special development control in order to prevent or minimize harm to the protected area (NIPAS Act).”
70. **Forestry Code** – refers to Presidential Decree No. 705 or the Revised Forestry Code of the Philippines, as amended.
71. **Forest Lands** – “include the public forest, permanent forest or forest reserves, and forest reservations” (PD No. 1559, Further Amending PD No. 705, otherwise known as the Revised Forestry Code of the Philippines. 1978).

72. **Forest Reservations** – refer to forest lands which have been reserved by the President of the Philippines for any specific purpose or purposes (Forestry Code)
73. **General Commercial Zone** – an area within a city/municipality intended for trading/services/ business purposes.
74. **General Institutional Zone** – an area within a city/municipality intended principally for general types of institutional establishments, e.g., government offices, hospitals/clinics, academic/research and convention centers.
75. **General Residential Zone** – an area within a city/municipality intended principally for dwelling/housing purposes.
76. **Grazing Land Sub-Zone** – “refers to that portion of the public domain which has been set aside, in view of the suitability of its topography and vegetation, for raising of livestock.” (Revise Forestry Code, DENR DAO No. 99-36)
77. **Gross Floor Area (GFA)** – the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by:
- Office areas
 - Residential areas
 - Corridors
 - Lobbies
 - Mezzanine
 - Vertical penetrations, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls
 - Rest rooms or toilets
 - Machine rooms and closets
 - Storage rooms and closets
 - Covered balconies and terraces
 - Interior walls and columns, and other interior features

But excluding:

- Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present
- Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or jacuzzis, gardens, courts or plazas.

78. **Heritage Act** – shall mean the National Cultural Heritage Act of 2009 or RA No. 10066.

79. **Heritage Zone** – an area in a city/municipality that refers "to historical, anthropological, archaeological, artistic geographic areas and settings that are culturally significant to the country, as declared by the National Museum and/or the National Historical Institute." (Heritage Act).
80. **Historic Center** – 1) historic zone, district, core, precinct, town, legacy zone, heritage area, zone or town; 2) a designated area with historical and other special significance, consisting of buildings or group of buildings and their environs that collectively contribute to the area's importance and character; 3) a place where a significant event in history occurred; 4) any town, district, or ancient settlement site with specific history and/or cultural significance. Historic centers are sometimes called living museums, outdoor museums, or museum preserves. Whether inhabited or un-inhabited, historic centers are preservation areas. (Heritage Act)
81. **Impervious Surface** – type of man-made surface which does not permit the penetration of water.
82. **Industrial-1 Zone (I-1-Z)** – an area within a city/municipality intended for light manufacturing or production industries that are:
- a. non-pollutive/non-hazardous; and
 - b. non-pollutive/hazardous
83. **Inland Fishery** – the freshwater fishery and brackish water fishponds (Fisheries Code)
84. **Innovative Design** – introduction and/or application of new/creative designs and techniques in development projects, e.g., Planned Unit Development.
85. **IPRA** – shall mean the Indigenous Peoples Rights Act of 1997 (Republic Act No. 8371).
86. **Landslide Overlay Zone** – an area in a city/municipality that has been identified as highly susceptible to landslides and where specific regulations are provided in order to minimize its potential negative effect to developments.
87. **Local Zoning Board of Appeals (LZBA)** – a local special body created by virtue of this Ordinance mandated to, among others, handle appeals for Variances and Exceptions.
88. **Locational Clearance (LC)** – a clearance issued by the Zoning Administrator to a project that is allowed under the provisions of this Ordinance.
89. **Locational Clearance (Variance) (LC-V)** – a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/Variance provision of this Ordinance.
90. **Locational Clearance (Exception) (LC-E)** – a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/Exception provision of this Ordinance.

91. **Mangrove Sanctuary** – per the Fisheries Code, this protected zone is characterized as "community of intertidal plants including all species of trees; shrubs, vines and herbs found on coasts, swamps or border of swamps."
92. **Mariculture** – a specialized branch of aquaculture involving the cultivation of marine organisms for food and other products in the open ocean, an enclosed section of the ocean, or in tanks, ponds or raceways which are filled with seawater.
93. **Mineral Land Zone** – an area in a city/municipality "where mineral resources are found" and declared by the government as having mineral resources in accordance with the Mining Act.
94. **Mineral Reservation Sub-Zone** – areas in a city/municipality that are "mineral reservations established by the President of the Philippines in order "to preserve strategic raw materials for industries critical to national development, or certain minerals for scientific, cultural or ecological value." Per the same Act, these also include "all submerged lands within the contiguous zone and in the exclusive economic zone of the Philippines." (Mining Act)
95. **Mining Act** – shall refer to the Philippine Mining Act of 1995 or RA No. 7942.
96. **Mitigating Device** – a means to grant relief in complying with certain provisions of the Ordinance such as, but not limited to, those pertaining to use, building bulk and density, and performance standards.
97. **Municipal Fishing Sub-Zone** – an area within the Municipal Waters Zone of a city/municipality where only municipal fishing, as defined in the Fisheries Code, is allowed.
98. **Municipal Waters Zone** – per Republic Act No. 8550 or the Philippines Fisheries Code of 1998, this zone covers the Municipal Waters which "include not only streams, lakes, inland bodies of water and tidal waters within the 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 (boundary delineation defined in the Fisheries Code)."
99. **Navigational Lane** – an area in a city/municipality designated for the passage of water vessels.
100. **NIPAS Act** – shall refer to the National Integrated Protected Areas System Act of 1992 or RA No. 7586.
101. **NIPAS: Multiple Use Sub-Zone** – an area that "pertains to the management zone of protected areas" of a city/municipality "where settlement, traditional and/or sustainable land use, including agriculture, agroforestry and other income-generating or livelihood activities may be allowed consistent with the Management Plan." (5.10 of DENR Administrative Order No. 2008-26)
102. **Non-Conforming Use** – uses existing prior to the approval of this Zoning Ordinance that are not in conformity with its provisions but are allowed to operate subject to the conditions of this Zoning Ordinance.

103. **Non-NIPAS Areas** – areas yet un-proclaimed by law, presidential decree, presidential proclamation or executive order as part of the NIPAS Areas. Per the National Physical Framework Plan, these areas should be given equal importance, as in NIPAS Areas, in terms of conservation and protection. These include:
- a. Reserved second growth forests;
 - b. Mangroves;
 - c. Buffer strips;
 - d. Freshwater swamps and marshes; and
 - e. Un-proclaimed watersheds.
104. **Notice of Non-Conformance** – notice issued to owners of all uses existing prior to the approval of the Ordinance which do not conform to the provisions herein provided.
105. **Network of Protected Areas for Agriculture and Agro-Industrial Development (NPAAAD)** – per AFMA, refers to agricultural areas identified by the Department of Agriculture in coordination with the National Mapping and Resource Information Authority in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth. The NPAAAD covers the following:
- a. All irrigated areas;
 - b. All irrigable lands already covered by irrigation projects with firm funding commitments;
 - c. All alluvial plain land highly suitable for agriculture whether irrigated or not;
 - d. Agro-industrial croplands or lands presently planted to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises;
 - e. Highlands or areas located at an elevation of 500 meters or above and have the potential for growing semi-temperate and high-value crops;
 - f. All agricultural lands that are ecologically fragile, the conversion of which will result in serious environmental degradation; and
 - g. Mangrove areas and fish sanctuaries.
106. **Official Zoning Map** – a duly authenticated map delineating the different zones into which the whole city/municipality is divided.
107. **Open Space** – as used in this Ordinance, an area where permanent buildings shall not be allowed and which may only be used as forest, buffer/greenbelts, parks and playgrounds.
108. **Overlay Zone** – a “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.

109. **Parks and Recreation Zone** – an area in a city/municipality designed for diversion/amusements and for the maintenance of ecological balance.
110. **Pedestrian Walkway** – a passageway designed for walking, strolling, exercise, diversion/amusements and for maintenance of ecological balance in the community.
111. **Planned Unit Development (PUD)** – a land development scheme wherein the project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning/design, building siting, complementarity of building types and land uses, usable open spaces and the preservation of significant natural land features.
112. **Port** – an area with facilities for loading and unloading of ships and may include, among others, harbors, docks, wharves, and piers.
113. **Production Agricultural Sub-Zone** – an area within the Agricultural Zone of a city/municipality that is outside of NPAAAD and declared by the city/municipality for agricultural use.
114. **Production Forest** – an area within a city/municipality which is "forestlands tended primarily for the production of timber. These are areas below 50% in slope and less than 1,000 meters in elevation. This includes natural and man-made forests." (DENR DAO 95- 15)
- Forest lands available for timber and agro-forestry production, range lands for grazing and other forest lands special uses. (FM Technical Bulletin No.5 as cited in ITTD PD 222/03 Rev.1)
115. **Protected Areas** – areas declared as belonging to the NIPAS System per NIPAS Act. These areas are those that have been designated or set aside pursuant to a law, presidential decree, presidential proclamation or executive order. These include:
- a. Strict nature reserves;
 - b. Natural parks;
 - c. National monuments;
 - d. Wildlife sanctuary;
 - e. Protected landscapes and seascapes;
 - f. Resource reserves;
 - g. Natural biotic areas; and
 - h. Other categories established by law, conventions or international agreements to which the Philippine Government is a signatory.
116. **Protected Area Management Board (PAMB)** – per the NIPAS Act's IRR, a board established for NIPAS areas that shall, among others:
- Decide matters relating to planning, resource protection and general administration of the area in accordance with the General Management Planning Strategy (GMPS);

Approve proposals, work plans, action plans, and guideline, for management of the protected area in accordance with the approved Management Plan;

Delineate and demarcate protected area boundaries, buffer zones, ancestral domains...;

Promulgate rules and regulations to promote development programs and projects on biodiversity conservation and sustainable development; and

Control and regulate the construction, operation and maintenance of roads, trails, water works, sewerage, fire protection and sanitation systems and other utilities within the protected area.

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

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

119. Protection Forest – an area within a city/municipality that are "forestlands outside NIPAS obtained essentially for their beneficial influence on soil and water in particular and the environment in general. (DENR DAO No. 95-15)

Areas wholly or partially covered with woody vegetation managed primarily for its beneficial effects on water, climate, soil, aesthetic value and preservation of genetic diversity. (FMB Technical Bulletin No.5 as cited in ITTD PD 220/03 Rev.1)

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

121. Residential-1 Zone (R1-Z) – an area within a city/municipality intended for low density residential use. Per the National Building Code, R-1 is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as multi-family dwelling.

122. Residential-2 Zone (R2-Z) – an area within cities or municipalities intended for medium density residential use. Per the National Building Code, R2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structure residential buildings for exclusive use as multi-family dwellings.

123. Residential-3 Zone (R3-Z) – an area within cities or municipalities intended for medium to high density residential use. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.

124. Residential-4 Zone (R4-Z) – an area within cities or municipalities intended for medium to high density residential use. Per the National Building Code, R4

Zone is characterized mainly by low-rise townhouse buildings/structures for exclusive use as multiple family dwellings.

125. **Residential-5 Zone (R5-Z)** – an area within cities or municipalities intended for very high density residential use. Per the National Building Code, R5 Zone is characterized mainly by medium-rise or high-rise condominium buildings/structures for exclusive use as multiple family dwellings.
126. **Rezoning** – a process of introducing amendments to or change in the existing zoning of a particular area and reflected in the text and maps of the Ordinance.
127. **Sealane Sub-Zone** – an area within the Municipal Waters Zone of a city/municipality that is designated as an established route for water vessels traversing the Municipal waters. Also referred to as Navigational Lane.
128. **Scenic Corridor Overlay Zone** – an area in a city/municipality that has high scenic vistas and where specific regulations are provided in order to ensure that these vistas are preserved for the enjoyment of the general public.
129. **Socialized Housing** – refers to housing programs and projects covering houses and lots or home lots only undertaken by the government or the private sector for the underprivileged and homeless citizens (UDHA).
130. **Socialized Housing Zone** – an area in the city/municipality designated for socialized housing projects.
131. **Special Institutional Zone** – an area in a city/municipality intended principally for particular types of institutional establishments, e.g., welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservations/bases/training grounds, etc.
132. **Strategic Agriculture and Fisheries Development Zone (SAFDZ)** – refers to “areas within the NPAAAD identified for production, agro-processing and marketing activities to help develop and modernize, with the support of government, the agriculture and fisheries sectors in an environmentally and socio-culturally sound manner” (AFMA).
133. **Sustainable Urban Drainage System (SUDS)** – a low impact system intended to drain surface water run-off through a series of collection, storage and cleaning stages before it is released back into the environment.
134. **Tourism Act** – shall mean the Tourism Act of 2009 or RA No. 9593.
135. **Tourism Zone** – are sites within a city/municipality endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.
136. **Tree Farm** – “refers to any tract of forest land purposely and extensively planted to trees of economic value for their fruits, flowers, leaves, barks or extractives, but not for the wood thereof” (Forestry Code).
137. **UDHA** – shall mean the Urban Development and Housing Act of 1992 or RA No. 7279.

138. **Urban Renewal** – regeneration, modernization, or revitalization of an old, deteriorated or blighted portion of a town or city, with the objective of preparing a town or city for present and future demands of urban living. Urban renewal is also implemented to address urban problems or upgrade existing conditions that are no longer compatible with modern times, provided old buildings are adaptively re-used.
139. **USA** – shall mean Unpaved Surface Area.
140. **Utilities, Transportation and Services Zone** – an area in a city/municipality designated for “a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g., terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like” (NBC).
141. **Variance** – a device which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
142. **Warehouse** – refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.
143. **Water Code** – shall mean the Water Code of the Philippines (Presidential Decree No. 1067).
144. **Wharf** – an area within a city/municipality intended as a landing place where ships may be tied-up or unloaded.
145. **Yard** – as defined in the National Building Code, this is “the required open space left between the outermost face of the building/structure and the property lines, e.g., front, rear, right and left side yards. The width of the yard is the setback.”
146. **Zone/Sub-Zone** – an area within a city/municipality for specific land use as defined by manmade or natural boundaries.
147. **Zoning Administrator/Zoning Officer** – a city/municipality government employee responsible for the implementation/enforcement of the Zoning Ordinance.
148. **Zoning Certificate** – a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

RULE 4

OVERLAY ZONES

Section 6. Flood-Prone Overlay Zone (FP-OZ) - Flooding in the City of Bacoor is caused either by river overflow flood or inland flood. Floods affect many people and cause damage to properties more than any other hazard. This is because of several factors: a) overflow of rivers and creeks as a result of the accelerated runoff of heavy rains on denuded watersheds; b) decreasing permeable spaces due to overdevelopment of structures on floodplains; c) silting of canals and riverbeds; and d) intrusion of seawater during high tide.

Bacoor has low to very high susceptibility ratings to flood. More than half of the City's land area is prone to flooding. Low susceptibility flooding is experienced in 62 barangays (1,315 has.) that are located at the elevated portion of the City at the south, although high flooding susceptibility is observed along the Molino and Don Cella rivers. Meanwhile, 44 barangays (220 has.) in the northern side have very high susceptibility to flooding, and 69 barangays (425 has.) have high susceptibility to flooding. These barangays are close to the coast of Bacoor Bay. Areas (502.35 has.) mostly traversed by rivers have moderate susceptibility to flooding and are located in 66 barangays.

Of the five exposure elements considered in the Climate and Disaster Risk Adaptation Assessment (CDRA) process, namely, critical point facilities, lifeline utilities, natural resources, population and urban uses, it is the urban uses, population, lifeline utilities and natural resources that have large areas at risk to flooding—more so with the first two elements. In order to mitigate disaster risks due to flooding, certain measures should be applied, such as engineered and built environment options that include the following: the river improvement project cited earlier, flood-tolerant and environment conscious buildings ecosystem-based and integrated watershed management that does not alter natural drainage patterns and use sustainable urban drainage systems (SUDS) that include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off; and requiring land developers and contractors to incorporate in their development plans provisions for retention and detention ponds, rain gardens and/or swales. In the Climate and Disaster Risk Assessment (CDRA) analysis that has been conducted by the Bacoor LGU officials, more policy interventions have been identified. These interventions for climate, geological and biological disasters are cited in the Comprehensive Land Use Plan (CLUP).

Section 7. Storm Surge- and Tsunami-Prone Overlay Zone (SSTP-OZ) - Height of the water above the normal predicted astronomical tide. The surge is caused primarily by a storm's winds pushing water onshore. The amplitude of the storm surge at any given location depends on the orientation of the coastline with the storm track, the intensity, size, and speed of the storm, and the local bathymetry.

In the event of storm surge, about 3 percent of the total land area of Bacoor City will be affected. These include areas in 10 barangays with moderate susceptibility and in 11 barangays with low susceptibility. With regard to the five exposure elements being considered in the CDRA process, it is the urban uses and population that are at risk to storm surge and these are located in the northern part of the city. Mitigating measures that can be taken with regard to the hazard would include the construction of proper infrastructures such as levees, sea walls, detached breakwaters, groins and jetties. This is referred to as the hard shoreline stabilization approach that uses materials that do not form naturally. Another type of mitigating measure is the soft shoreline stabilization approach that seeks to incorporate key features into designs that either maintain or enhance the functions of the shoreline or that allow natural processes to continue. In

the case of the City, this is exemplified by the creation of the mangrove sanctuary beside the reclamation area. The hard shoreline stabilization approach could be performed by the reclamation projects.

Section 8 . Landslide-Prone Overlay Zone (LP-OZ) - Rain-induced landslide (RIL) is often triggered by heavy rains, typhoons, earthquakes, eroding force of rivers, mining activities, road construction, and inappropriate land use and deforestation. Landslides destroy and bury structures, people, farmlands, and roads. Many rainfall-induced landslides transform into debris flows (fast-moving slurries of water, soil, and rock) as they travel down steep slopes, especially those that enter stream channels where they may mix with additional water and sediment. Their effects are death, damage to structures, partial damage or loss of livelihood, and disruption of economic activities and flow of supplies.

Almost half of the landmass of Bacoor City are prone to rain-induced flooding. Fourteen (14) barangays have low susceptibility to rain-induced landslides, while 2 barangays have high susceptibility to RIL. All these barangays are located at the southern portion of Bacoor where the terrain is rolling. In terms of exposure of exposure elements being considered in the CDRA process, it is the urban use and population that are quite at risk to the hazard and these can be seen as thin strips in the southern half of the City. Mitigating measures that may be taken against the hazard include: formal investigation or evaluation of hazard potentials, vegetating the open spaces, diverting surface water from uncontrolled spilling towards natural gulleys; and observing proper construction design of structures when building on sloping terrain.

Section 9. Tsunami-Prone Overlay Zone (TP-OZ) - Tsunamis are long-wavelength and long-period sea waves produced by the sudden or abrupt movement of large volumes of water—including when an earthquake occurs at sea. In the open ocean the distance between wave crests can surpass 100 kilometers (62 mi), and the wave periods can vary from five minutes to one hour. Such tsunamis travel 600-800 kilometers per hour, depending on water depth. Large waves produced by an earthquake or a submarine landslide can overrun nearby coastal areas in a matter of minutes. Tsunamis can also travel thousands of kilometers across oceans and wreak destruction on far shores hours after the earthquake that generated them. Ordinarily, subduction earthquakes under magnitude 7.5 on the Richter magnitude scale do not cause tsunamis, although some instances of this have been recorded. Most destructive tsunamis are caused by earthquakes of magnitude 7.5 or more.

About a quarter of the City may be affected in case a tsunami approaches. Areas in 46 barangays with a total land area of about 754.53 has. are highly susceptible to tsunami of about 6-meter inundation. Areas in 45 barangays with 300.73 has. are moderately susceptible to about 4-meter inundation, and areas in 28 barangays with 162.51 has. have low susceptibility to about 2-meter inundation. With regard to the risk assessment of the exposure elements based on the CDRA process, it is the urban use and population that have more areas at high risk to tsunami. As with the storm surge hazard, the mitigating measures against tsunami consist of similar soft and hard shoreline stabilization interventions that were mentioned earlier. It may be mentioned that, as in the case of the tsunami hazard, the planned reclamation project, the fisherman's wharf and the mangrove sanctuary could significantly reduce the hazard risks that may be caused by the two natural phenomena.

Section 10. Liquefaction-Prone Overlay Zone (LP-OZ) - Soil liquefaction occurs when, because of the shaking, water-saturated granular material (such as sand) temporarily loses its strength and transforms from a solid to a liquid material. Soil liquefaction may cause rigid structures, like buildings and bridges, to tilt or sink into the liquefied deposits. Almost half of Bacoor are susceptible to liquefaction. Areas with high susceptibility are located in 38 barangays with 675.74 has.; areas with moderate susceptibility are located in 37 barangays with 797.94 has.; and areas with low susceptibility are located in 16 barangays with 808.82 has. Based on the CDRA process, the hazard is next to that of flooding in extent over the City (49% vs. 53%), although its occurrence is not frequent, unlike flooding that occurs almost every year in the City. Its occurrence is dependent on the movement of the West Valley Fault which cannot be precisely predicted. On the more important aspect of liquefaction risk as applied to exposure elements, urban use, lifeline utilities and population in the northern half of the city are at high risk to the hazard.

By way of mitigating liquefaction-related disasters as well as encouraging urban renewal, enhancing mixed land use and minimizing the burden on infrastructure in the susceptible area, the new structures to be encouraged shall be well-connected low-rise structures with low footing and foundation-bearing pressures as well as low occupancy residential, commercial and industrial structures. For existing structures, structural mitigation shall be applied such as retrofitting strategies and strengthening of structures using additional foundation, wall and roof ties and redistributing foundation support through the use of piles or caissons which extend through the liquefiable layers of the soil. Soil mitigation shall also be resorted to by lowering the groundwater table with drains or pumps, densifying the soil by dynamic compaction or vibration, installing stone columns, and grouting. The local government shall also explore the possibility of making liquefaction information available to the public, particularly potential real estate buyers, through a liquefaction disclosure process.

Rule 5

LAND USE PLAN BASE ZONES

Section 11. Low Density Residential (R-1) - Residential areas which have a prescribed density of 20 dwellings or less per hectare. This residential use category is intended for low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings. Home occupations for the practice of one's profession or skills are allowed here. The R-1 subdivisions such as Portofino and the Virata estate can be seen mostly in the southern part of the City in Brgys. Molino 4 and Molino 7. Other R-1 subdivisions are located in Mambog 3 and Mambog 4 and in Molino 2.

Section 12. Medium Density Residential (R-2) - Residential areas which has a prescribed density of 21 to 65 dwellings per hectare and is intended for low-rise, single-detached, duplex or multi-level structure residential buildings. Structures here may include apartments, boarding houses, dormitories, and commercial stores following the principle of non-Euclidean zoning that allows mixed land uses that will conveniently promote the vision of the City and serve the needs of residents. This land use category is distributed all over the City.

Section 13. High Density Residential (R-3) - Residential areas with a prescribed density of 66 or more dwelling units per hectare. These are the Baes Compound in Brgy. Maliksi, the Soriano Compound in Brgy. Zapote 1 and the two sites located in Brgy. Queen Row East and Brgy. Molino 2. These areas are intended to accommodate tenements, pension houses, homotels and apartels with community auxiliary uses which are increasingly commercial in scale.

Section 14. Low Density Commercial (C-1) - The low density commercial areas is intended for neighborhood or community scale trade service and business activities. Low density commercial or C-1 areas have been designated at one-lot deep along all minor roads of the City

Section 15. Medium Density Commercial (C-2) - The medium-density commercial area is intended for trade, service and business activities performing complementary/ supplementary functions to the Central Business District (CBD).

Medium-density commercial or C-2 commercial area surrounds the Bacoor City Hall Node. In the Central Node, the C-2 commercial area surrounds the Bacoor City Hall complex and occupies parts of Brgys. Bayanan, Mambog 4 and Panapaan 8. A smaller C-2 commercial area can be seen surrounding the junction of Bacoor-Dasmariñas Road and Daang Hari Road within the large Brgy. Molino 4. In-between the two C-2 commercial areas is a smaller one that forms a square at the junction of Bacoor Blvd., GSIS Avenue and Old Molino Road. There are also two small areas along Aguinaldo Highway represented by the SM Mall and the Revilla Business Center. Lastly, also designated are areas one-lot deep along all LPTRP Routes except those sections of L. Evangelista Road, Emilio Aguinaldo Highway, Bacoor Boulevard and Niog Road passing through the high-density commercial area of the Old Central Business District. The LPTRP routes are those identified as having defined starting and ending points that a public transportation unit is authorized to operate.

Section 16. High Density Commercial (C-3) - The high-density commercial area is intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High-rise hotels, sports stadium or sport complexes are also allowed in this zone. This zone may also be called the Central Business District (CBD)

High-density commercial or C-3 areas are located in the northern Waterfront Node of the structure plan. The bigger section is located on the northeastern tip of the City in Brgys. Zapote 5, Zapote 3, Zapote 2, Zapote 1, Talaba 6, Talaba 5, Talaba 1, Talaba 4, Talaba 7, Niog 1, Panapaan 1, Panapaan 4 and Niog 3. This area is actually the Old Central Business District that is traversed by major roads and whose growth will be spurred by the LRT-1 Extension up to Brgy. Niog 1. This area is also declared as a Transit-Oriented Zone that covers all properties having a radial distance of around one kilometer (or as declared by the LGU) from the LRT-1 Extension Multi-Modal Terminal/Station in Brgy. Niog 1. The objective of these regulations are: to facilitate the development of a walkable and compact urban center; and to encourage the use of public vehicles and in the process reduce vehicular traffic volumes. Allowable uses shall be as provided in the applicable Base Zone and subject to the regulation that buildings that provide ground level commercial spaces shall also provide ground level landscaped open space accessible to pedestrians. Other C-3 areas are those one-lot deep along the Specific LPTRP (Local Public Transport Route Plan) Routes within the Old CBD.

Section 17. Institutional (In) - The institutional (In) area is accounted for by the Bacoor City Hall complex in Brgy. Bayanan at the junction of Bacoor Blvd. and Niog Road. The City Hall is surrounded by buildings belonging to both the LGU and the national government. This area is intended principally for general types of institutional establishments such as government offices, hospitals/clinics, academic/research

institutions and convention centers. The area may also hold special institutional establishments such as welfare homes, orphanages, home for the aged, and rehabilitation and training centers. Small institutional establishments may also be seen in Brgys. Molino 1, Molino 6, Queen Row Central, Molino 5, Mambog 4 and Real 1.

An institutional entity that is proposed to be established inside the institutional area of the Bacoor City Hall Complex is the City of Bacoor Government Center (CBGC) with Integrated ICT Solutions for Public Administration Services. The main purpose of setting up the CBGC is to develop Bacoor City into a "Smart City", i.e., an urban area that uses different types of electronic Internet of Things (IoT) sensors to collect data and then use insights gained from the data to manage assets, resources and services efficiently. The Smart City concept integrates Information and Communication Technology (ICT) and various physical devices connected to the IoT network to optimize the efficiency of City operations and services and to connect to City citizens.

More specifically, the CBGC is envisioned to synchronize public administration services such as transport and traffic management, solid waste disposal and management, flood control and sewerage management, development planning, public health and sanitation, policing services, emergency and disaster response, and safety and security of critical infrastructure. Thus, the CBGC as the institution that will serve as the catalyst that will initiate the eventual emergence of Bacoor City as a Smart City, will function as a critical information and communications hub that will be responsible for integrating and analyzing relevant information collected from various agencies that are dedicated to protecting the welfare of its citizens and the environment.

Section 18. Industrial (I) - Industrial (I) areas have been designated in the northern Waterfront Node. One area is located in Brgy. Habay 1. Also, there are one-lot strips of industrial areas along both sides of Daniel Tirona Highway. The other area is the old industrial area located in Brgys. Niog 2 and Niog 3. The proposed industrial areas north of the City are intended to be only for light Intensity manufacturing or production industries (I-1) and medium intensity manufacturing or production industries (I-2). I-1 industries include those which are non-pollutive/non-hazardous and non-pollutive/hazardous. I-2 industries include those which are pollutive/non-hazardous and pollutive/ hazardous.

Section 19. Mixed-Use Development (MXD) - Two groups of mixed-use development (MXD) areas are located in the City—one in the Waterfront Node and another in the Upland Node. The one on the northern node is located in Brgys. Panapaan 4, Panapaan 3, Maliksi 2, Daang Bukid and Habay 1. It is located beside the CBD and surrounds the eastern half of the main fishpond area. The other group in the south is composed of a large and small one which are located in Brgy. Molino 4 over the current open grassland areas. The MXD areas, which are also Transport-Oriented Development (TOD) sites, are intended mainly as sites for business establishments including Information Technology-Business Process Management (IT-BPM) operations that in turn will serve as catalysts for realizing the City's vision of becoming "the premier business hub south of Metro Luzon". Business districts and/or parks are developing north and south of Metro Manila and the Bacoor MXDs would be attractive sites for such developments due to its proximity and accessibility to the metropolis and the availability of skilled manpower.

Section 20. Major Socialized Housing (MSH) - Five major socialized housing (SH) areas have been reserved by the City Government for relocating informal settlers that live along the Philippine National Railway tracks, river banks and Bacoor Bay. Most of the 25,496 informal households surveyed in 2018 are located near Manila Bay. The five socialized housing areas are identified as follows: Ciudad de Strike which is

located in Brgy Molino 1, Ciudad Kaunlaran which is located in Brgy. Molino 2; Grand Strikeville 4 which is located in Brgy. Mambog; Strikeville 1 which is located in Brgy. Queen Row East; and a still unnamed area in Brgy. Molino 6. There is really a need to control the entry of informal settlers to the City since they act as constraints to the accelerated socioeconomic development of the City when public land and socialized shelter have to be provided to them for humanitarian considerations.

Section 21. Cemetery (C) - The ten cemetery/memorial park (C/MP) areas are located in Brgys. Campo Santo, Kaingin, Maliksi 2, Ligas 2, Panapaan 7, Bayanan, Molino 1, Molino 2, Molino 3, and Queen Row East. The cemeteries are either of the traditional type that is characterized by the above-ground and multi-story niches or the modern memorial park type characterized by below-ground graves identified by marble slabs on well-mowed lawns. For the traditional cemeteries, there is a need to conceal them from public view with either walls or aesthetic buffers of trees.

Section 22. Urban Agriculture (UA) - The urban agriculture (UA) area is located in the City in-between the Waterfront Node and the Upland Node particularly in Brgys. San Nicolas 2, San Nicolas 3, Molino 6 and Molino 2. The area is designated as a CARP land that is restricted by law to agricultural land use. There are many small pockets of vacant land in the City that can be temporarily used for urban agricultural activities as a way of promoting the government policy of food security. Many of these areas are currently used for rice, vegetable, fruit and root crop production. It is suggested that the City should pursue types of urban agriculture such as urban agro-forestry, urban plant nursery, and urban integrated crop farming projects.

Section 23. Fishpond (F) - This zone (FGAZ) includes the inland fishpond (F) areas which are located in the Waterfront Node of the City, particularly in Brgys. Tabing Dagat, Digman, Kaingin, Daang Bukid, Maliksi 1, Talaba, Banalo, Alima, Habay 1, Panapaan 3, Panapaan 2, Panapaan 4 and Mabolo 2. They are also observed to contain fish cages.

Section 24. Fishing Ground-Aquaculture - This Bacoar Bay area zone (FGA) which is part of the City's municipal waters is also used as fishing ground by City residents. The fishpond and fishing ground areas produce products such as tilapia, bangus, prawn, oyster, mussel, mud crab and cocked shell. The fishponds are maintained in order to serve as additional food production areas and to provide aesthetic ambiance to the nearby mixed-use development (MXD) and CBD areas. In times of abnormal climatic conditions such as prolonged rainfall and La Niña episodes, the fishponds can even serve as natural retarding basins that will mitigate flooding in the highly urbanized sections of the City

Section 25. Fishing Ground-Aquaculture (FGA) - This Bacoar Bay area zone (FGA) which is part of the City's municipal waters is also used as fishing ground by City residents. The fishpond and fishing ground areas produce products such as tilapia, bangus, prawn, oyster, mussel, mud crab and cocked shell. The fishponds are maintained in order to serve as additional food production areas and to provide aesthetic ambiance to the nearby mixed-use development (MXD) and CBD areas. In times of abnormal climatic conditions such as prolonged rainfall and La Niña episodes, the fishponds can even serve as natural retarding basins that will mitigate flooding in the highly urbanized sections of the City.

Section 26. Mangrove Sanctuary (MS) - The mangrove sanctuary (MS) area which covers 40 has, lies in the northwestern tip of the City within Bacoar Bay. This mangrove area, together with other coastal sanctuaries in Manila Bay, serve as spawning, feeding and protection areas for marine organisms and other faunal species in Manila Bay. The mangrove plantation will particularly serve as a buffer strip against

tsunami and storm surge events, not to mention the aesthetic ambiance it provides to the reclamation area and to the CAVITEX highway. The mangrove plantations are developed in the more shallow areas along CAVITEX. It is recommended that in the deeper coastal areas, coral reefs should be developed to provide food and shelter for other valuable marine species.

Section 27. Molino Dam (MD) - Located in Brgy. Molino 3, the Molino Dam (MD) was constructed in the 18th century by the Spaniards and is fed by the Don Cella River and the Molino River. An important function of the dam is to hold water and help lessen flooding in the northern areas of the City. There is a planned slope protection wall and appurtenant road and other improvements to be built on the western bank of Molino Dam in order to mitigate flooding in the area.

Section 28. Reclamation Area (RA) - The planned reclamation (RA) areas are located on both sides of CAVITEX along Bacoor Bay. The reclamation areas above CAVITEX are the bigger areas and are located in the eastern end of the highway. Of the two bigger areas in the north, Area A (230 has.) on the right is identified as the Bacoor Reclamation and Development Project (BRDP) while Area B (100 has.) on the left is identified as Diamond Reclamation and Development Project (DRDP). The smaller one located below CAVITEX occurs as a narrow elongated strip bounded by fishponds and settlements and occupying an area of 90 has. Considering its small area of less than 5,000 hectares, Bacoor City needs more land in order to accommodate its fast-growing population, rapid urbanization and need for more commercial establishments. The project will also mitigate possible tsunami and storm surge events coming from the West Philippine Sea.

Section 29. Fisherman's Wharf and Dormitory (FWD) - The fisherman's wharf and dormitory (FWD) project is intended to serve the City's municipal fishermen who currently experience difficulty on where to dock their bancas after their fishing activities in Manila Bay. The fisherman's wharf is 281 meters long and is designed to allow fishermen's bancas and/or vessels 3 gross tons or less in weight to dock and land their fish catch to be brought via an access road to Brgy. Sinaguelasan. Situated astride the left end of the wharf is the 11-room fisherman's dormitory which is intended to serve as temporary shelter and resting area for fishermen before and after their fishing activities. The wharf and dormitory are located beside the mangrove sanctuary in the northwestern part of the City along CAVITEX. There is also a proposed boardwalk that connects the wharf and dormitory to the Brgy. Sinaguelasan barangay hall. Furthermore, an access road is proposed to connect the wharf and dormitory to Brgy. Sinaguelasan.

Section 30. Bacoor River Drainage System Improvement (BRDSI) - The project (BRDSI) covers the whole length of 9 km. of Bacoor River and is intended to improve the poor flow of Bacoor River that results to disastrous flooding in the river basin catchment area of 22.5 km². The works planned in the river include dike construction, river widening, river bed excavation and revetments particularly in the upper part of the river. In the lower part of the river, a bypass diversion channel is planned to be constructed that will pass under the Aguinaldo Highway and go straight down towards Bacoor Bay where flood waters from the river will be emptied

Section 31. Molino River Slope Protection, Road and other Improvements (MRSPRI) - There is a planned flood management (MRSPRI) project involving the construction of slope protection, road and other improvements along the Molino River in Brgys. Molino 3 and Molino 6. The whole project is 1,700 meters long, 5 meters wide and aims to protect lives and properties against major floods through the construction of

flood mitigation structures and drainage systems. The facility starts from a point near RNA Villa Esperanza Subd. in Brgy. Molino 6, then goes down along the western banks of Molino River, crosses the GSIS Road, and ends at a point near the base of Molino Dam reservoir near Wood Estate Village II in Brgy. Molino 3.

Section 32. Waterway (W) - The river (R) system of Bacoor City consists mainly of the Don Cella River, Molino River, Ilat Creek, Zapote River, Imus River, Daang Bukid Creek and Bacoor or Mestizo River. There are also minor creeks that serve the major waterways. There is a Molino Dam at the confluence of Molino River and Don Cella River. Maintenance of rivers and streams shall be strictly observed for purposes of minimizing flooding, landslides and maintaining their ecological integrity. Flooding from river water overflow is a frequent occurrence in the City on account of the low slope gradient (below 18 percent) of its terrain. Certain measures should be observed with regard to the natural drainage system of the City and these would include: observation of the 3-meter easement along riverbanks as required by the Water Code (PD 1067); penalizing the throwing of solid waste into rivers; maintenance of vegetative cover along river banks; regular dredging of river courses; and other engineering measures such as the Bacoor river improvement project. The Molino Dam occupies 10.39 hectares.

Section 33. Bacoor Sports Center (BSC) - The Bacoor Sports Center (BSC) which is located near the Bacoor City Government Center in Brgy. San Nicolas 2 aims to improve the quality of life of Bacooreños, especially the youth, by enhancing their mental and physical health through sports activities regularly held at the Sports Center.

Section 34. Parks and Recreation (PR) - The parks and recreation (PR) areas in the City are mostly accounted for by many parks-cum-basketball courts located all over the City. Most of these basketball courts which are either publicly or privately owned are located in the middle western part of the City. There is a need to develop bigger parks and recreation areas in certain areas such as the CBD, the City Hall areas, the MXDs and the commercial areas. There are still open grassland areas in the City that can be preempted for park areas that are much-needed for providing aesthetic and ecological ambiance for the City. As planned, by 2030 the City should at least have 41 hectares of parks and recreation areas.

Section 35. Evacuation Center (EC) - The City has an adequate number of evacuation centers (EC) that will serve as temporary shelters for residents affected by disasters such as flooding, tsunami, storm surge, liquefaction, landslide and ground shaking. Most of the centers are located in the northern areas which are more susceptible to the occurrences of disasters.

Section 36. Tourism (T) - Actually, there is no large tourism (T) area where tourist sites are located close to each other. There are, however, eleven (11) heritage sites which are scattered all over the City and these include the following: Zapote Bridge between Las Piñas and Bacoor cities along E. Aguinaldo Highway; Saint Michael the Archangel Church along Gen. Evangelista St. in Brgy. Poblacion; Bahay na Tisa in Brgy. Digman Poblacion; Plaza de Padre Mariano A. Gomez in Brgy. Tabing Dagat; Saint Ezekiel Moreno Park in Poblacion 1-6; Gen. Edilberto Evangelista Monument in Brgy. Zapote 3; Ginintuang Kasaysayan ng Lungsod ng Bacoor Monument located along the New Bacoor City Hall Access Road; Molino Dam in Brgy. Molino 3; Prinza Dam located between Brgy. Talon Dos in Las Piñas City and Brgy. San Nicolas in Bacoor City; Gen. Edilberto Evangelista Burial Site located in Zapote Bridge; and Bacoor Eco-Park in Brgy. Molino 5.

Section 37. Bacoor Congressional Diversion Road (BCDR) - The Bacoor Congressional Diversion Road (BCDR) starts beside Poblacion Elementary School, going towards Brgys. Maliksi 1 and Talaba 2 and LRT 1 Niog Station and runs along the

southern edge of the elongated reclamation area, then goes round Brgys. Sineguelasan and Banalo and connects down to Tirona Highway. Another road goes south from Brgy. Campo Santo and ends also in Tirona Highway. This road will facilitate the travel of LRT commuters who intend to enter/exit the City instead of passing through CAVITEX or the busy thoroughfares of the Old Central Business District. Within the whole road system, there are two more LRT-1 stations, namely, the Talaba and Zapote stations which are located just above the Niog station.

Section 38. Niog Access Road (NAR) - This access road (NAR) is located beside the LRT 1 Niog Station and is designed to improve access to the station. Planned around the road is the LGU Intermodal facility that will gather many transportation modes together with the aim of improving mobility in the City. The road is 230 meters long and has four lanes with a bikelane and sidewalk on both sides.

Section 39. Access Road to Fisherman's Wharf and Dormitory (ARFWD) - an access road is proposed to connect the wharf and dormitory to Brgy. Sineguelasan.

Section 40. Existing Bridge (EB) - Distributed all over the City are 34 bridges, 18 of which are classified as national, 16 as city, 4 provincial; and 6 as barangay. The bridges have the following total lengths: national--478.20 meters and city--251.00 meters. Twenty-nine bridges are made of concrete while four are made of culvert and one is made of steel. Eleven bridges are in good condition while seven are in fair condition

Section 41. Proposed Bridge (PB) - Nine new bridges are proposed in the City and these are located in Brgys. Talaba 1, Talaba 2, San Nicolas 1, San Nicolas 2, Molino 2, Molino 6 and Molino 4.

Section 42. Bacoor City Riverwalk and Bikelane (BCRB) - The proposed riverwalk and bikelane (BCRB) is located at the northeastern boundary of the City. It runs along the left bank of the Zapote River starting from Brgy. Zapote 3 in the north and ending in Brgy. San Nicolas 1 in the south. The facility is intended to serve as a shaded promenade and bikelane for the relaxation and exercise needs of Bacoor residents.

Section 43. Existing Major Road (EMR) - Shown in the Zoning Map are the existing major roads and proposed roads (R) and additional suggested road connections in the City of Bacoor. Most of the existing roads run from northwest to southeast in terms of orientation as influenced by the elongated shape of the City. These include the main roads such as Niog Road, NIA Road, Molino Blvd., Molino Road, Salinas St., Buhay na Tubig St. and Molino-Paliparan Road, Palico Daanan, Mambog-Bayanan Road, Avenida Rizal and Daang Hari Road and M. Gawaran Ave. With the exception of Salinas St., Buhay na Tubig St. and Mambog-Bayanan Road, the above roads have been designated as LPTRP Routes based on the Local Public Transport Route Plan study conducted by the Department of Transportation (DOTr). These are wide roads with widths ranging from two to six lanes and are observed to handle the greatest volumes of daily traffic in the City

Section 44. Proposed Road (PR) - these can be seen north and south of the City and they have either vertical or horizontal alignments. They are actually connector roads that provide more connections between the major roads and are also intended to mitigate the problem of traffic congestion in the City

RULE 6
ZONE BOUNDARIES

Section 45 Flood-Prone Overlay Zone (FP-OZ) - All areas designated as Flood-Prone Overlay Zone in the Zoning Map (ANNEX A) (color code aquamarine blue diagonal stripes) located in the northern half of the City delineated by the northern coastline and the northern, western and eastern boundaries of the City and by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.95994	E 14.40178
2	N 120.97222	E 14.41164
3	N 120.98158	E 14.40978
4	N 120.98250	E 14.41395
5	N 120.99376	E 14.41441

Section 46 Storm Surge-Prone Overlay Zone (SSP-OZ) - All areas designated as Storm-Surge Prone Overlay Zone in the Zoning Map (ANNEX B) (color code aquamarine blue diagonal stripes) located in the coastal areas of the City delineated by the northern boundaries of the City and by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.92788	E 14.45350
2	N 120.95511	E 14.46148
3	N 120.97122	E 14.47123

Section 47 Rain-Induced Landslide-Prone Overlay Zone (RILP-OZ) - All areas designated as Rain-Induced Landslide-Prone Overlay Zone in the Zoning Map (ANNEX C) (color code brown diagonal stripes) located in the southern half of the City delineated by the southernmost boundaries of the City and by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96331	E 14.40326
2	N 120.96515	E 14.41609
3	N 120.97489	E 14.42402
4	N 120.97916	E 14.41899
5	N 120.98505	E 14.42889

Section 48 Tsunami-Prone Overlay Zone (TP-OZ) - All areas designated as Tsunami-Prone Overlay Zone in the Zoning Map (ANNEX) (color code aquamarine blue diagonal lines) located in the northern part of the City delineated by the northern coastline and the northern western and eastern boundaries of the City and by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.93778	E 14.43271
2	N 120.93934	E 14.43925
3	N 120.94617	E 14.44060
4	N 120.95200	E 14.43907
5	N 120.96017	E 14.44768
6	N 120.96378	E 14.44749
7	N 120.96653	E 14.44386
8	N 120.97219	E 14.44534

Section 49 Liquefaction-Prone Overlay Zone - All areas designated as Liquefaction-Prone Overlay Zone in the Zoning Map (ANNEX E) (color code brown diagonal stripes) located in the northern half of the City delineated by the northern coastline and the northern western and eastern boundaries of the City and by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.95938	E 14.40532
2	N 120.96740	E 14.41033
3	N 120.96556	E 14.41278
4	N 120.97425	E 14.42123
5	N 120.97952	E 14.41812
6	N 120.98312	E 14.42395
7	N 120.98701	E 14.42312

Section 50 Low Density Residential Zone (LDR-Z) - The area designated as Low Density Residential (R-1) Zone in the Zoning Map (color code white) located in the area identified as LDR-Z.

- a. The area identified as LDR-Z3 located in Brgys. Queen Row East, Molino VII and Molino IV and delineated by the coordinates cited below and bounded by the City's official eastern boundary.
- b.

Waypoint	Longitude	Latitude
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1	N 120.99566	E 14.40549
2	N 121.00896	E 14.37129
3	N 121.00404	E 14.37140
4	N 121.00385	E 14.37408
5	N 121.00490	E 14.37546
6	N 121.00488	E 14.37812
7	N 121.00197	E 14.37808
8	N 121.00318	E 14.38089
9	N 121.00212	E 14.38464
10	N 121.00400	E 14.38749
11	N 121.00135	E 14.39099
12	N 120.99441	E 14.39105
13	N 120.99919	E 14.39562
14	N 120.99769	E 14.39930
15	N 120.99669	E 14.40260
16	N 120.99512	E 14.40418

Section 51. Medium Density Residential Zone (MDR-Z) - All areas designated as Medium Density Residential (R-2) Zone in the Zoning Map (color code light yellow) located all over the City bounded by all the other land use categories, the City river system and the City boundaries.

Section 52. High Density Residential Zone (HDR-Z) - All areas designated as High Density Residential (R-3) Zone in the Zoning Map (color code dark yellow) located in areas identified as HDR-Z1, HDR-Z2, HDR-Z3 and HDR-Z4

- a. The area identified as HDR-Z1 or Baes Compound and located in Brgy. Molino 1 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.95241	E 14.463621
2	N 120.95315	E 14.463991
3	N 120.95343	E 14.464203
4	N 120.95381	E 14.446406
5	N 120.95394	E 14.464516
6	N 120.95442	E 14.464359
7	N 120.95425	E 14.463954
8	N 120.95415	E 14.463607

9	N 120.95416	E 14.463203
10	N 120.95421	E 14.462926
11	N 120.95355	E 14.462784
12	N 120.95315	E 14.463088
13	N 120.95275	E 14.463224

- b. The area identified as MDR-Z2 or Soriano Compound and located in Brgy. Zapote 1 and delineated by the following waypoints:

Waypoint	Longitude	Latitude
1	N 120.96375	E 14.465354
2	N 120.96405	E 14.465241
3	N 120.96438	E 14.464916
4	N 120.96432	E 14.464488
5	N 120.96383	E 14.463403
6	N 120.96382	E 14.463361
7	N 120.96356	E 14.463759
8	N 120.96357	E 14.464431
9	N 120.96364	E 14.465031

- c. The area identified as HDR-Z3 located in Brgy. Molino 2 and delineated by the following coordinates:

d.

Waypoint	Longitude	Latitude
1	N 120.98479	E 14.40932
2	N 120.98782	E 14.40901
3	N 120.98804	E 14.40750
4	N 120.98953	E 14.40699
5	N 120.98909	E 14.40595
6	N 120.98464	E 14.40588
7	N 120.98441	E 14.40882

- d. The area identified as HDR-Z4 located in Brgy. Queen's Row East as delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.99163	E 14.39540
2	N 120.99517	E 14.39542
3	N 120.99519	E 14.39399
4	N 120.99308	E 14.39376
5	N 120.99164	E 14.39424

Section 53. Low Density Commercial Zone (LDC-Z) - All areas at one-lot deep designated as Low Density Commercial (C-1) Zone along all minor roads in the City.

Section 54. Medium Density Commercial Zone (MDC-Z) - All areas designated as Medium Density Commercial (C-2) Zone in the Zoning Map (color code light red) located in areas identified as MDC-Z1, MDC-Z2, MDC-Z3, MDC-Z4 and MDC-Z5. Also included are the LPTRP Route areas one lot deep (color code dotted red) on both sides of certain major roads of the City, namely: Gen. Evangelista Road, Gen. Tirona Highway, Molino Road, Niog Road, NIA Road, Palico Daanan, Avenida Avenue, Salinas St., Buhay na Tubig St. and eastern half of M. Gawaran Ave.

- a. The area identified as MDC-Z1 located in Brgy. Molino 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.94871	E 14.44557
2	N 120.95203	E 14.44498
3	N 120.95132	E 14.44341
4	N 120.94907	E 14.44398

- b. The area identified as MDC-Z2 located in Brgy. Molino 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.94691	E 14.44056
2	N 120.9497	E 14.43982
3	N 120.94869	E 14.43757
4	N 120.94614	E 14.43834

- c. The area identified as MDC-Z3 located in Brgys. Bayanan, Mambog 4 and Panapaan 8 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96166	E 14.43765
2	N 120.97007	E 14.43979
3	N 120.97230	E 14.42984
4	N 120.97141	E 14.42525
5	N 120.96538	E 14.42098
6	N 120.96238	E 14.42318

- d. The area identified as MDC-Z4 located in Brgy. Molino 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.97493	E 14.40887
2	N 120.97873	E 14.40918
3	N 120.97922	E 14.40371
4	N 120.97532	E 14.40353

- e. The area identified as MDC-Z5 located in Brgys. Molino 3 and Molino 4 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.97591	E 14.38838
2	N 120.97896	E 14.38846
3	N 120.98126	E 14.38221
4	N 120.97861	E 14.38106
5	N 120.97845	E 14.38301
6	N 120.97599	E 14.38301

Section 55. High Density Commercial Zone (HDC-Z) - The area designated as High Density Commercial (C-3) Zone in the Zoning Map (color code dark red) located in the area identified as HDC-Z in the northeastern barangays bounded partly by the City boundary and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96050	E 14.47078
2	N 120.96611	E 14.47311

3	N 120.96990	E 14.47548
4	N 120.96717	E 14.46277
5	N 120.96394	E 14.46097
6	N 120.96337	E 14.45030
7	N 120.96033	E 14.44862
8	N 120.95825	E 14.45259
9	N 120.95714	E 14.45259
10	N 120.95752	E 14.45576
11	N 120.95692	E 14.45748
12	N 120.95648	E 14.45897
13	N 120.95617	E 14.46095
14	N 120.95700	E 14.46249
15	N 120.95900	E 14.46854
16	N 120.96054	E 14.46985

Also included are the Specific LPTRP Route areas one-lot deep (color code solid red) on both sides of certain roads of the City, namely:

1. The Section of Aguinaldo Highway from the St. Dominic Bacoer Blvd. Junction to Jollibee Niog Junction;
2. Section of St. Domiic Bacoer Blvd. Junction going towards Evangelista Road;
3. From Junction of St. Dominic Bacoer Blvd going towards F and E De Castro Subdivision at Niog 3

Section 56. Institutional Zone (In-Z) - The area occupied by the Bacoer City Government Center and designated as Institutional (In) Zone in the Zoning Map (color code blue) located in Brgy. Bayanan identified as In-Z and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96449	E 14.43290
2	N 120.96898	E 14.43307
3	N 120.96901	E 14.43036
4	N 120.96549	E 14.43035

Section 57. Industrial Zone (I-Z) - All areas designated as Industrial (I) Zone in the Zoning Map (color code violet) located in areas identified as I-Z1 and as a one –lot deep strips along both sides of Gen. Tirona Highway:

- a. The area identified as I-Z1 located in Brgy. Habay 1 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.92780	E 14.45032
2	N 120.94871	E 14.44557
3	N 120.94907	E 14.44398
4	N 120.93522	E 14.43994

- b. The area identified as I-Z2 located in Brgys. Niog 2 and Niog 3 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96093	E 14.44901
2	N 120.96337	E 14.45030
3	N 120.96465	E 14.44666
4	N 120.96638	E 14.44202
5	N 120.96231	E 14.44043
6	N 120.96117	E 14.44311
7	N 120.96329	E 14.44412

Section 58. Mixed-Use Development Zone (MXD-Z) - All areas designated as Mixed-Use Development (MXD) Zone in the Zoning Map (color code pink) located in areas identified as MXD-Z1, MXD-Z2, MXD-Z3 and MXD-Z4

- a. The area identified as MXD-Z1 located in Brgys. Panapaan 1, Panapaan 3, Panapaan 4, Kaingin, Maliksi 2 and Habay 1 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.95347	E 14.46022
2	N 120.95617	E 14.46095
3	N 120.95648	E 14.45897
4	N 120.95692	E 14.45748
5	N 120.95752	E 14.45576
6	N 120.95502	E 14.45097
7	N 120.95431	E 14.45401

- b. The area identified as MXD-Z2 located in Brgys. Habay 1, Panapaan 1 and Panapaan 4 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.94297	E 14.45148
2	N 120.94638	E 14.45327
3	N 120.95431	E 14.45401
4	N 120.95502	E 14.45097
5	N 120.95265	E 14.44589
6	N 120.94364	E 14.44780

- c. The area identified as MXD-Z3 located in Brgy. Molino 4 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.99120	E 14.37779
2	N 120.99638	E 14.37809
3	N 120.99976	E 14.37465
4	N 121.00264	E 14.37403
5	N 121.00395	E 14.37408
6	N 121.00417	E 14.37141
7	N 121.00923	E 14.37132

- d. The area identified as MXD-Z4 or located in Brgy. Molino 4 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.98469	E 20.98464
2	N 120.98848	E 20.98848
3	N 120.98967	E 20.98969
4	N 120.99174	E 20.99171
5	N 120.99636	E 20.99637
6	N 120.99971	E 20.99972
7	N 121.01063	E 21.01063
8	N 121.00815	E 21.00815

9	N 121.00722	E 21.00720
10	N 121.00739	E 21.00736
11	N 120.98845	E 20.98841
12	N 120.98572	E 20.98570
13	N 120.98291	E 20.98294
14	N 120.98150	E 20.98153

Section 59. Major Socialized Housing Zone (MSH-Z) - All areas designated as Major Socialized Housing (MSH) Zone in the Zoning Map (color code hatched yellow) located in areas identified as MSH-Z1 and MSH-Z2, MSH-Z3, MSH-Z4 and MSH-Z5.

- a. The area identified as MSH-Z1 or Ciudad Kaunlaran located in Brgys. Molino 2 and Molino 6 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.97946	E 14.41165
2	N 120.98130	E 14.41060
3	N 120.98231	E 14.40665
4	N 120.98166	E 14.40658
5	N 120.98061	E 14.4075

- b. The area identified as MSH-Z2 located in Brgys. Molino 2 and Molino 6 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.98175	E 14.41047
2	N 120.98264	E 14.41195
3	N 120.98421	E 14.41158
4	N 120.98538	E 14.41010
5	N 120.98398	E 14.40827

- c. The area identified as MSH-Z3 or Grand Strikeville 4 located in Brgy. Mambog 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.95273	E 14.42111

2	N 120.95464	E 1442160
3	N 120.95492	E 14.42088
4	N 120.95521	E 14.42065
5	N 120.95556	E 14.41982
6	N 120.95469	E 14.4194
7	N 120.95305	E 14.41995

- d. The area identified as MSH-Z4 or Ciudad de Strike located in Brgy. Molino 1 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.97031	E 14.41883
2	N 120.97127	E 14.41888
3	N 120.97123	E 14.41930
4	N 120.99729	E 14.41931
5	N 120.97324	E 14.41976
6	N 120.97365	E 14.41837
7	N 120.97336	E 14.41840
8	N 120.97330	E 14.41822
9	N 120.97292	E 14.41830
10	N 120.97293	E 14.41769
11	N 120.97268	E 14.41774
12	N 120.97263	E 14.41831
13	N 120.97235	E 14.41861
14	N 120.97134	E 14.41862
15	N 120.97137	E 14.41816
16	N 120.97035	E 14.41881
17	N 120.97034	E 14.41860

- e. The area identified as MSH-Z5 or Strikeville I, located in Brgy. Queen Row East and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.99413	E 14.39766

2	N 120.99547	E 14.39766
3	N 120.99525	E 14.39593
4	N 120.99446	E 14.39582

Section 60. Cemetery Zone (C-Z) - All areas designated as Cemetery (C) Zone in the Zoning Map (color code black) located in areas identified as C-Z1, C-Z2, C-Z3, C-Z4, C-Z5, and C-Z6, C-Z7, C-Z8, C-Z9 and CZ10.

- a. The area identified as C-Z1 or Bacoor Memorial Garden located in Brgys. Campo Santo, Daang Bukid and Habay 1 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.94023	E 14.45776
2	N 120.94034	E 14.45696
3	N 120.93903	E 14.45685
4	N 120.93896	E 14.45755

- b. The area identified as C-Z2 or Eternity Memorial Park located in Brgy. Kaingin and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.94524	E 14.46205
2	N 120.94796	E 14.46215
3	N 120.94802	E 14.46012
4	N 120.94662	E 14.60694
5	N 120.94660	E 14.46069
6	N 120.94536	E 14.46064

- c. The area identified as C-Z3 or Bacoor Public Cemetery located in front of Samson Funeral Parlor along Gen. Evangelista St. and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.94376	E 14.46000
2	N 120.94733	E 14.46040
3	N 120.94802	E 14.46052

4	N 120.94801	E 14.46007
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- d. The area identified as C-Z4 or Bacoor Public Cemetery 2 located in front of La Bien Funeral Parlor located in Brgy. Maliksi 3 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.95013	E 14.46039
2	N 120.95014	E 14.46137
3	N 120.95159	E 14.46139
4	N 120.95160	E 14.46082
5	N 120.95070	E 14.46082
6	N 120.95059	E 14.46045

- e. The area identified as C-Z5 or Angelus Eternal Garden located in Brgy. Panapaan 7 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.99517	E 14.39518
2	N 120.99882	E 14.39520
3	N 120.99652	E 14.39310
4	N 120.99519	E 14.39404
5	N 120.99519	E 14.39399

- f. The area identified as C-Z6 or Silangan Memorial Garden located in Brgy. Ligas 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96785	E 14.446353
2	N 120.96902	E 14.446825
3	N 120.96943	E 14.445901
4	N 120.96863	E 14.445486

- g. The area identified as C-Z7 or Santuario Divino located in Brgy. Bayanan and delineated by the following coordinates:

Waypoint	Longitude	Latitude
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1	N 120.96756	E 14.41916
2	N 120.97001	E 14.41920
3	N 120.97001	E 14.41859
4	N 120.96950	E 14.41824
5	N 120.96773	E 14.41822

- h. The area identified as C-Z8 or Heavenly Peace Memorial Garden located in Brgy. Molino 1 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.97001	E 14.41859
2	N 120.97023	E 14.41859
3	N 120.97025	E 14.41810
4	N 120.97126	E 14.41815
5	N 120.97129	E 14.41861
6	N 120.97233	E 14.41860
7	N 120.97258	E 14.41830
8	N 120.97255	E 14.41773
9	N 120.97293	E 14.41768
10	N 120.97294	E 14.41794
11	N 120.97433	E 14.41631
12	N 120.96964	E 14.41670
13	N 120.96956	E 14.41824

- i. The area identified as C-Z9 or Molino Public Cemetery located in Brgy. Molino 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.97771	E 14.41178
2	N 120.97825	E 14.41216
3	N 120.97897	E 14.41187
4	N 120.97905	E 14.41138
5	N 120.97830	E 14.41092

- j. The area identified as C-Z10 or Blue Heaven Memorial Park located between Brgys. Queen Row East and Molino 3 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.99513	E 14.39518
2	N 120.99882	E 14.39521
3	N 120.99651	E 14.39310
4	N 120.99602	E 14.39404
5	N 120.99515	E 14.39399

- k. Molino 2 – Bacoor Columbarium Mortuary and Crematorium
- l. Queen's Row – Our Ldy of Peace (Columbarium)
- m. Panapaan 6 – St. Martin De Porres (Columbarium)

Section 61. Urban Agriculture Zone (UA-Z)

- a. The area identified as UA-Z in Brgys. San Nicolas 2, San Nicolas 3, Molino 6 and Molino 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.97085	E 14.43633
2	N 120.97575	E 14.43787
3	N 120.99074	E 14.41819
4	N 120.98761	E 14.41760
5	N 120.98844	E 14.41597
6	N 120.98344	E 14.41581
7	N 120.98340	E 14.41454
8	N 120.98009	E 14.41413
9	N 120.98178	E 14.41796
10	N 120.98031	E 14.41887
11	N 120.98003	E 14.42125
12	N 120.98162	E 14.42148
13	N 120.98033	E 14.42315
14	N 120.97988	E 14.42633
15	N 120.97652	E 14.42613
16	N 120.97608	E 14.42873
17	N 120.97896	E 14.42943
18	N 120.97851	E 14.43117
19	N 120.97517	E 14.43029
20	N 120.97509	E 14.43177

21	N 120.97849	E 14.43267
22	N 120.97715	E 14.43524
23	N 120.97403	E 14.43489
24	N 120.97422	E 14.43195
25	N 120.97188	E 14.43172

Section 62. Fishpond Zone (F-Z) - All areas designated as Fishpond (F) Zone in the Zoning Map (color code aquamarine blue) located in areas identified as F-Z1 and F-Z2.

- a. The area identified as F-Z1 located in Brgys. Tabing-Dagat, Digman, Kaingin, Daang Bukid, Maliksi 1 Maliksi 3, Talaba 1 and Talaba 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.93927	E 14.46228
2	N 120.95628	E 14.46664
3	N 120.95900	E 14.46854
4	N 120.95700	E 14.46249

- b. The area identified as F-Z2 located in Brgys. Banalo, Camposanto, Alima, Habay 1, Daang Bukid, Panapaan 3, Dulong Bayan, Panapaan 3, Panapaan 4, Mabolo 1 and Mabolo 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.92838	E 14.45617
2	N 120.95347	E 14.46022
3	N 120.95431	E 14.45401
4	N 120.94638	E 14.45327
5	N 120.94297	E 14.45148
6	N 120.94171	E 14.45533
7	N 120.93823	E 14.45520
8	N 120.93840	E 14.45407
9	N 120.94108	E 14.45366
10	N 120.94215	E 14.44797
11	N 120.93859	E 14.44864

12	N 120.93648	E 14.45211
13	N 120.92822	E 14.45536

Section 63. Fishing Ground-Aquaculture Zone (FGA-Z) - The area designated as Fishing Ground-Aquaculture (FGA) Zone in the Zoning Map (color code striped aquamarine blue) located in the northern municipal waters identified as FGA-Z and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.92360	E 14.46332
2	N 120.92287	E 14.47639
3	N 120.94258	E 14.49278
4	N 120.96896	E 14.47694
5	N 120.96544	E 14.47444
6	N 120.96355	E 14.47374
7	N 120.96179	E 14.47349
8	N 120.96063	E 14.47298
9	N 120.95955	E 14.47136
10	N 120.94725	E 14.46735
11	N 120.93085	E 14.46301

Section 64. Mangrove Sanctuary Zone (MS-Z) - The area designated as Mangrove Sanctuary (MS) Zone in the Zoning Map (color code light green) located in the western half of the City coastal area identified as MS-Z and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.92720	E 14.46146
2	N 120.93085	E 14.46301
3	N 120.93048	E 14.46725
4	N 120.92343	E 14.46689
5	N 120.92360	E 14.46332

Section 65. Molino Dam Zone (MD-Z) - The area designated as Molino Dam (MD) Zone in the Zoning Map (color code hatched blue) located in Brgy. Molino 3 identified as MD-Z and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.97753	E 14.40386

2	N 120.98099	E 14.39991
3	N 120.98004	E 14.39840
4	N 120.98004	E 14.39647
5	N 120.97880	E 14.39389

Section 66. Reclamation Area Zone (RA-Z) - All areas designated as Reclamation Area (RA) Zone in the Zoning Map (color code dotted white) located in areas identified as RA-Z1, RA-Z2 and RA-Z3.

- a. The area identified as RA-Z1 located in the eastern half of the fishing ground area and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.94990	E 14.46971
2	N 120.95651	E 14.47263
3	N 120.95676	E 14.47375
4	N 120.95761	E 14.47425
5	N 120.95941	E 14.47397
6	N 120.96124	E 14.47520
7	N 120.96146	E 14.47614
8	N 120.95896	E 14.47810
9	N 120.95813	E 14.47930
10	N 120.95698	E 14.47783
11	N 120.95482	E 14.47814
12	N 120.95375	E 14.47897
13	N 120.95336	E 14.47030
14	N 120.95392	E 14.47201
15	N 120.95215	E 14.48289
16	N 120.94541	E 14.48018
17	N 120.94323	E 14.47865
18	N 120.94384	E 14.47611
19	N 120.94616	E 14.47264
	N 120.94770	E 14.47101

- b. The area identified as RA-Z2 located in the western half of the fishing ground area and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.94685	E 14.46904
2	N 120.94662	E 14.47075
3	N 120.94408	E 14.47337
4	N 120.94157	E 14.47748
5	N 120.93985	E 14.47839
6	N 120.93595	E 14.47738
7	N 120.93552	E 14.47616
8	N 120.93743	E 14.46846
9	N 120.93898	E 14.46716
10	N 120.94543	E 14.46832

- c. The area identified as RA-Z3 located below CAVITEX in Brgys. Sinaguelasan, Tabing Dagat, Digman, Kaingin, Maliksi 3, Maliksi 1 and Talaba 2 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.92871	E 14.46143
2	N 120.93235	E 14.46285
3	N 120.93757	E 14.46438
4	N 120.94633	E 14.46630
5	N 120.94953	E 14.46714
6	N 120.95668	E 14.46935
7	N 120.96050	E 14.47078
8	N 120.96054	E 14.46985
9	N 120.95628	E 14.46664
10	N 120.93927	E 14.46228
11	N 120.93597	E 14.46163
12	N 120.93058	E 14.46021

Section 67. Fisherman's Wharf and Dormitory Zone (FWD-Z) - All areas designated as Fisherman's Wharf and Dormitory (FWD) Zone in the Zoning Map (color code gray) located in Brgy. Sinaguelasan in the western part of the City coastal area near the Mangrove Sanctuary and delineated by the following coordinates

Waypoint	Longitude	Latitude
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1	N 120.92646	E 14.46110
2	N 120.92834	E 14.46229
3	N 120.92835	E 14.46204
4	N 120.92660	E 14.46098
5	N 120.92613	E 14.46128
6	N 120.92695	E 14.46072
7	N 120.92673	E 14.46056
8	N 120.92604	E 14.46116

Section 68. Bacoar River Drainage System Improvement (BRDSI-Z) - The area designated as Bacoar River Drainage System Improvement (BRDSI) Zone in the Zoning Map (color code dark blue) running through Bacoar River and through a flood water channel moving toward Bacoar Bay

Section 69. Molino River Slope Protection, Road and other Improvements (MRSPRI-Z) - The area designated as Molino River Slope Protection, Road and other Improvements (MRSPRI-Z) Zone in the Zoning Map (color code white strip with blue dots) located along Molino Dam in Brgys. Molino 3 and Molino 6.

Section 70. Waterway Zone (W-Z) - The designated as Waterway (W) Zone in the Zoning Map (color code light blue) located all over the City and identified as the: Don Cella, Molino, Zapote, Imus, Bacoar or Mestizo, Banalo, Maliksi, Talaba, Daungan, Mabolo, Dulong Bayan, Habay and Daang Bukid rivers; Real 2, Panapaan 7, Habay 2, Panapaan 4 creeks; and tributaries of these rivers and creeks.

Section 71. Bacoar Sports Center - The area designated as Bacoar Sports Center (BSC) Zone in the Zoning Map (color code brown oblong figure) located in Brgy. San Nicolas 2 beside the Bacoar City Government Center.

Section 72. Parks and Recreation Zone (PR-Z) - The areas representing basketball courts and designated as Parks and Recreation (PR) Zone in the Zoning Map (color code large green dot) located all over the City and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96286	E 14.46187
2	N 120.95785	E 14.45727
3	N 120.94032	E 14.43782
4	N 120.95008	E 14.43799
5	N 120.96837	E 14.44008
6	N 120.96874	E 14.44133

7	N 120.97567	E 14.41519
8	N 120.96636	E 14.40699
9	N 120.96432	E 14.40635
10	N 120.96311	E 14.40458
11	N 120.96128	E 14.40611
12	N 120.97078	E 14.39925
13	N 120.97272	E 14.39891
14	N 120.97274	E 14.39569
15	N 120.98116	E 14.39607
16	N 120.98047	E 14.40084
17	N 120.97246	E 14.38632
18	N 120.97279	E 14.38592
19	N 120.97362	E 14.38326
20	N 120.97340	E 14.38246
21	N 120.97191	E 14.38140
22	N 120.98700	E 14.36763

Section 73. Evacuation Center Zone (EC-Z) - The areas representing covered courts and schools and designated as Evacuation Center (EC) Zone in the Zoning Map (color code brown hexagon) located all over the city and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.97332	E 14.42410
2	N 120.94663	E 14.44131
3	N 120.97065	E 14.44164
4	N 120.96753	E 14.44283
5	N 120.94705	E 14.46281
6	N 120.94954	E 14.46324
7	N 120.94956	E 14.46324
8	N 120.94705	E 14.46281
9	N 120.94986	E 14.42741
10	N 120.95973	E 14.42127
11	N 120.95254	E 14.43077
12	N 120.94903	E 14.43121

13	N 120.95367	E 14.43146
14	N 120.95355	E 14.43184
15	N 120.97730	E 14.42027
16	N 120.97006	E 14.42038
17	N 120.97434	E 14.42135
18	N 120.97564	E 14.42008
19	N 120.97814	E 14.42412
20	N 120.97826	E 14.42148
21	N 120.97095	E 14.41365
22	N 120.97363	E 14.40175
23	N 120.97440	E 14.40179
24	N 120.98595	E 14.38993
25	N 120.96936	E 14.39562
26	N 120.97314	E 14.39904
27	N 120.97746	E 14.41815
28	N 120.95086	E 14.43980
29	N 120.95080	E 14.43980
30	N 120.99476	E 14.39727
31	N 120.94508	E 14.43516
32	N 120.93984	E 14.43696
33	N 120.93876	E 14.43631
34	N 120.94176	E 14.44141
35	N 120.94644	E 14.43786
36	N 120.93986	E 14.43696
37	N 120.93874	E 14.43631
38	N 120.94170	E 14.44141
39	N 120.94644	E 14.43786
40	N 120.983.24	E 14.43353
41	N 120.93196	E 14.45936
42	N 120.96011	E 14.46118
43	N 120.96245	E 14.46564
44	N 120.96168	E 14.46365
45	N 120.95772	E 14.45947
46	N 120.95751	E 14.45967

47	N 120.95794	E 14.46243
48	N 120.96013	E 14.46118
49	N 120.96243	E 14.46564
50	N 120.96168	E 14.46365
51	N 120.95771	E 14.45947
52	N 120.95755	E 14.45967
53	N 120.96324	E 14.46435
54	N 120.96435	E 14.46506
55	N 120.96324	E 14.46435

Section 74. Tourism Zone (T-Z) - The areas designated as Tourism (T) Zone in the Zoning Map (color code large orange dot) located all over the City and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96636	E 14.46399
2	N 120.93988	E 14.45949
3	N 120.94280	E 14.45968
4	N 120.94020	E 14.45948
5	N 120.97536	E 14.43799
6	N 120.93736	E 14.45843
7	N 120.96722	E 14.43088
8	N 120.97550	E 14.43857
9	N 120.97944	E 14.39830
10	N 120.96623	E 14.46394
11	N 120.97303	E 14.39873

Section 75. LRT Station zone (LRTS-Z) - The areas represented by three LRT stations and designated as LRT (LRT) Zone in the Zoning Map (color code light brown double circle dots) located in Brgys. Zapote 5, Talaba 2 and Niog 3 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96763	E 14.47186
2	N 120.95974	E 14.46493
3	N 120.96074	E 14.45418

Section 75. LRT Station zone (LRTS-Z) - The areas represented by three LRT stations and designated as LRT (LRT) Zone in the Zoning Map (color code light brown double circle dots) located in Brgys. Zapote 5, Talaba 2 and Niog 3 and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96763	E 14.47186
2	N 120.95974	E 14.46493
3	N 120.96074	E 14.45418

Section 76. Bacoor Congressional Diversion Road Zone (BCDR-Z) - The areas designated as Bacoor Congressional Diversion Road (BCDR) Zone in the Zoning Map (color code black vertical stripes) with one line running at the southern edge of the elongated reclamation area and winding round the northwestern corner of the City up to the end of Tirona Highway and another line jutting down from Brgy. Tabing Dagat and ending again at Tirona Highway.

Section 77. Niog Access Road Zone (NAR-Z) - The area designated as the Niog Access Road (NAR) Zone in the Zoning Map (color code gray with violet x's) running vertically beside LRT 1 Niog Station and surrounded by the LGU Intermodal facility.

Section 78. Access Road to Fisherman's Wharf and Dormitory Zone (ARFWD-Z) - The areas designated as Access Road to Fisherman's Wharf and Dormitory (ARFWD) Zone in the Zoning Map (color code deep blue vertical stripes against light blue background) running at the northern part of the City from the fisherman's wharf and dormitory and going down to Brgy. Sineguelasan.

Section 79. Existing Bridge Zone (EB-Z) - The areas designated as Existing Bridge (EB) Zone in the Zoning Map (color code blue triangle) located mostly in Brgy. Molino 2 in the southern and eastern parts of the City and delineated by the following coordinates:

Waypoint	Longitude	Latitude
1	N 120.96953	E 14.46792
2	N 120.93084	E 14.45473
3	N 120.92767	E 14.45069
4	N 120.97890	E 14.43444
5	N 120.98929	E 14.42080
6	N 120.98028	E 14.40113
7	N 120.98741	E 14.38850
8	N 120.99326	E 14.38157
9	N 120.99526	E 14.38467
10	N 121.00071	E 14.37599
11	N 121.00363	E 14.37573

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Section 80. Proposed Bridge Zone (PB-Z) - All areas designated as Proposed Bridge (PB) Zone in the Zoning Map (color code red triangle) located in Brgys. San Nicolas 1, San Nicolas 2, San Nicolas 3, Molino 6, Maliksi1, Maliksi 3 and Maliksi 2 – Maliksi 3 and delineated by the following coordinates:

Waypoint	Latitude	Longitude
1	N 120.97581	E 14.43721
2	N 120.98558	E 14.42542
3	N 120.97728	E 14.42658
4	N 120.95217	E 14.46795
5	N 120.95853	E 14.47010
6	N 120.97617	E 14.41438
7	N 120.97891	E 14.41187
8	N 120.98145	E 14.38439
9	N 120.99123	E 14.38194

Section 81. Fisherman's Wharf boardwalk Zone (FWBW-Z) - The area designated as Fisherman's Wharf Boardwalk (FWBW) Zone in the Zoning Map (color code deep blue criss-crossing lines against light blue background) running at the northern part of the City from the fisherman's wharf and going down to the Brgy. Sineguelasan barangay hall.

Section 82. Bacoor City Riverwalk and Bikelane Zone (BCRB-Z) - The area designated as Bacoor City Riverwalk and Bikelane(BCRB) Zone in the Zoning Map (color code green strip with white dots) located along the left bank of Zapote River on the northeastern edge of the City from Brgy. Zapote 3 down to Brgy. San Nicolas 1.

Section 83. Existing Major Road Zone (EMR-Z) - The areas designated as Existing Major Road (EMR) Zone in the Zoning Map (color code white line) located all over the City and identified as Niog Road, NIA Road, Bacoor Blvd., Molino Blvd., Molino Road, Salinas St., Buhay na Tubig St., Molino-Dasmariñas Road, Palico Daanan Road, Mambog-Bayanan Road, Avenida Avenue, Daang Hari Road and M. Gawaran Ave.

Section 84. Proposed Road Zone (PR-Z) - All areas designated as Proposed Road (PR) Zone in the Zoning Map (color code pink dotted line) located in the northern and southern parts of the City with either horizontal or vertical alignments.

RULE 7

REGULATION IN FLOOD PRONE OVERLAY ZONE

Section 85. Objectives - FP-OZ regulations are applied in areas that have been determined in the Land Use Plan as flood-prone. The objective of the Flood-Prone Overlay Zone is to protect lives and properties from the harmful effects of floods.

Section 86. Allowable Uses - Allowable uses that may be allowed in the zone with emphasis on Climate Change Adaptation (CCA) and Disaster Risk Reduction (DRR) mitigations are as follows:

Mixed-use residential
Mixed-use commercial
Mixed-use industrial
General institutional and heritage
Parks and recreation
Utility/Transport
Agricultural
Water
Tourism

Allowed in this zone are also those uses allowed in the Base Zones of the General Zoning Map subject to Building Density and Bulk Regulations and Building/Structure Design Regulations as stipulated in pertinent laws and national policies.

Section 87. Building Density and Bulk Regulations

- Per the relevant provisions of PD No. 1096 or the National Building Code, PD No. 957 or Regulating the Sale of Subdivision Lots and Condominiums and this Ordinance
- Subject to national locational guidelines and standards of concerned agencies

Section 88. Building/Structure Design Regulations - Buildings shall be made flood-proof through any of or combination of the following means:

Raising the lowest floor line at or above the Flood Protection Elevation (FPE) as determined by the DPWH either through fill or by using stilts;

Providing roof decks that can be used for evacuation purposes;

Building utility connection such as those for electricity, potable water and sewage shall be located at elevations higher than the FPE;

Natural drainage patterns should not be altered; and

Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

RULE 8

REGULATION IN STORM SURGE AND TSUNAMI PRONE OVERLAY ZONES

Section 89. Objectives - SSTP-OZ regulations are applied in areas that have been determined in the Land Use Plan as storm surge- and tsunami-prone. The objective of the Storm Surge- and Tsunami-Prone Overlay Zones is to protect lives and properties from the harmful effects of storm surge and tsunami.

Section 90. Allowable Uses - Allowable uses that may be allowed in the zone with emphasis on Climate Change Adaptation (CCA) and Disaster Risk Reduction (DRR) mitigations are as follows:

Mixed-use residential
Mixed-use commercial
Mixed-use industrial
General institutional and heritage
Parks and recreation
Utility/Transport
Agricultural
Water
Tourism

Allowed in this zone are also those uses allowed in the Base Zones of the General Zoning Map subject to Building Density and Bulk Regulations and Building/Structure Design Regulations as stipulated in pertinent laws and national policies.

Section 91. Building Density and Bulk Regulations

- Per the relevant provisions of PD No. 1096 or the National Building Code, PD No. 957 or Regulating the Sale of Subdivision Lots and Condominiums, and this Ordinance.
- Subject to national locational guidelines and standards of concerned agencies

Section 92. Building/Structure Design Regulations - Buildings shall be made storm surge- and tsunami-proof through any or a combination of the following means:

Build structures with reinforced concrete or steel frames that can withstand the impact of strong waves;

Design structures that let the water flow through or build multi-story structures with first floor made open or on stilts that will offer less resistance to strong waves;

Construct deep foundations which are braced at the footings; and

Section 92. Building/Structure Design Regulations - Buildings shall be made storm surge- and tsunami-proof through any or a combination of the following means:

- ♦ Build structures with reinforced concrete or steel frames that can withstand the impact of strong waves;
- ♦ Design structures that let the water flow through or build multi-story structures with first floor made open or on stilts that will offer less resistance to strong waves;
- ♦ Construct deep foundations which are braced at the footings; and
- ♦ Orient the structure at an angle to the shoreline, with walls not directly facing the ocean.

RULE 9

REGULATIONS IN LANDSLIDE PRONE OVERLAY ZONE

Section 93. Objectives - LP-OZ regulations are applied in areas that have been determined in the Land Use Plan as landslide-prone. The objective of the Landslide-Prone Overlay Zone is to protect lives and properties from the harmful effects of landslide.

Section 94. Allowable Uses - Allowable uses that may be allowed in the zone with emphasis on Climate Change Adaptation (CCA) and Disaster Risk Reduction (DRR) mitigations are as follows:

- ♦ Mixed-use residential
- ♦ Mixed-use commercial
- ♦ Mixed-use industrial
- ♦ General institutional and heritage
- ♦ Parks and recreation
- ♦ Utility/Transport
- ♦ Agricultural
- ♦ Water
- ♦ Tourism

Allowed in this zone are also those uses allowed in the Base Zones of the General Zoning Map subject to Building Density and Bulk Regulations and Building/Structure Design Regulations as stipulated in pertinent laws and national policies.

Section 95. Building Density and Bulk Regulations

- Per the relevant provisions of PD No. 1096 or the National Building Code, PD No. 957 or Regulating the Sale of Subdivision Lots and Condominiums, and this Ordinance.

Use engineered retaining walls in selected areas of the site and within the split level house; and

Stabilize weak slopes by installing the following measures: hydraulic (drainage improvement, gravity rip-rap walls, weepholes, etc); seismic (pressure grouting, rock anchoring); engineering (geo-grid or geo-mesh); and biological (planting of deep-rooted trees and effective soil cover plants).

RULE 10

REGULATION IN LIQUEFACTION PRONE OVERLAY ZONE

Section 97. Objectives - LP-OZ regulations are applied in areas that have been determined in the Land Use Plan as earthquake-prone. The objective of the Liquefaction-Prone Overlay Zone is to protect lives and properties from the harmful effects of earthquake.

Section 98. Allowable Uses - Allowable uses that may be allowed in the zone with emphasis on Climate Change Adaptation (CCA) and Disaster Risk Reduction (DRR) mitigations are as follows:

Mixed-use residential

Mixed-use commercial

Mixed-use industrial

General institutional and heritage

Parks and recreation

Utility/Transport

Agricultural

Water

Tourism

- Allowed in this zone are also those uses allowed in the following Base Zones of the General Zoning Map subject to Building Density and Bulk Regulations and Building/Structure Design Regulations as stipulated in pertinent laws and national policies.

Section 99. Building Density and Bulk Regulations

- Per the relevant provisions of PD No. 1096 or the National Building Code, PD No. 957 or Regulating the Sale of Subdivision Lots and Condominiums, and this Ordinance.

Subject to national locational guidelines and standards of concerned agencies

Section 100. Building/Structure Design Regulations

- Buildings shall be made earthquake and/or liquefaction-proof through any or a combination of the following means:

Strengthening of existing structures through retrofitting, using additional foundation, wall and roof tiles, and redistributing foundation support through the use of piles or caissons;

New structures to be encouraged shall be well-connected low-rise structures with low footing and foundation-bearing pressures as well as low-occupancy residential, commercial and industrial structures; and

Soil mitigation through lowering the groundwater table with drains or pumps and densifying the soil by dynamic compaction or vibration, installing columns and grouting.

RULE 11

REGULATIONS IN RESIDENTIAL 1 ZONE

Section 101. Guidelines

This is an area such as the subdivisions of Ayala Southvale, Gawaran Heights Sudivision, Portifino, Verdana Homes, Vita Toscana, Ponticelli and Cuevasville, within cities or municipalities intended for low density residential use of 20 dwelling units or less per hectare. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings.

Section 102. Allowable Uses

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g., duplex
- Residential subdivisions approved per P.D. 957 standards
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a convenience store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for

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

- No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage of the premises.
- Home Industry classified as cottage industry, provided that:
 - Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - It shall be classified as non-pollutive/non-hazardous as provided in this Integrated ZO;
 - Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.
 - Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - Swimming pool
 - Tennis courts
 - Basketball courts
 - Parks and open spaces
 - Nursery/Elementary school
 - High school
 - Vocational school
 - Tutorial services
 - Sports club
 - Religious uses
 - Multi-purpose/Barangay hall
 - Clinic, nursing and convalescing home, health center
 - Plant nursery

- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
 - Servants quarters
 - Private garage
 - Guardhouse
 - Laundries
 - Non-commercial garages
 - Non-commercial garages
 - Pump houses
 - Generator houses

Section 103. Building Regulations

- Per the relevant provisions of PD No. 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC.
- The Building Height Limit is 10.00 meters above highest grade as provided in the NBC but subject to the height limitations of CAAP for areas within the aerodrome.
- Exempted from the imposition of height regulations in R-1 zones are church structures, covered courts, utility and other structures not covered by the height regulations of the NBC.

RULE 12

REGULATION IN RESIDENTIAL – 2 ZONES

Section 104 Guidelines

An area within the City intended for medium density residential use. Per the National Building Code, R-2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structures residential buildings for exclusive use as multi-family dwellings.

Section 105. Allowable Uses

- All uses allowed in R-1 Zone
- Telecommunication cell site towers
- Apartments
- Boarding houses
- Dormitories
- Museums
- Libraries
- High school

- Vocational school

Section 106. Building Regulations

- Per the relevant provisions of the NBC, PD No. 957 and this Ordinance
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC; however, the actual numbers of storeys and types of housing design is subject to the Subdivision Rules and Regulations and evaluation of the City Zoning Officer.
- The Building Height Limit is 10.00 meters above highest grade as provided in the NBC but subject to the height limitations of CAAP for areas within the aerodrome and Subdivision Rules and Regulations and evaluation of the City Zoning Officer.
- Exempted from the imposition of height regulations in R-2 zones are church structures, covered courts, utility and other structures not covered by the height regulations of the NBC.

RULE 13

REGULATION IN RESIDENTIAL 3 ZONE

Section 107 Guidelines

An area within the City intended for medium-density to high-density residential use. Per the National Building Code, R-3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.

Section 108. Allowable Uses

- All uses allowed in R-1 and R-2 Zones
- Residential condominiums
- Pension houses
- Hotel apartments or apartels
- Hotels
- Parking buildings (above ground/underground)

Section 109. Building Regulations

- Per the relevant provisions of the NBC, PD No. 957 and this Ordinance
- The number of allowable storeys/floors above established grade is four (4) as provided in the NBC.
- The Building Height Limit is 14.00 meters above highest grade as provided in the NBC but subject to the height limitations of CAAP for areas within the aerodrome.
- Exempted from the imposition of height regulations in R-2 zones are church structures, covered courts, utility and other structures not covered by the height regulations of the NBC.

RULE 14

REGULATION IN COMMERCIAL 1 ZONE

Section 110 Guidelines

A low density commercial area within the City intended for neighborhood or community scale trade service and business activities.

Section 111. Allowable Uses

- Retail stores and shops like:
 - Department stores
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, lap tops, home appliances and the like
 - Drugstores
- Telecommunication cell site towers
- Food market and shops like:
 - Bakery, cake, pastry and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets
 - Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor

- Barber shop
- Wellness facilities such as sauna, spa, massage, and facial clinics
- Dressmaking and tailoring shops

- Bayad centers
- Laundries
- Internet café and cyber stations
- Business process outsourcing services
- Photo/video, lights and sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Repair shops like:
 - House furniture and appliance repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like

- Recreational centers/establishments like:
 - Play courts, e.g., tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium

- Restaurants and other eateries

- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Plant nurseries
- Vocational/technical schools
- Special education (SPED) school
- Short-term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
- Embassies/consulates
- Libraries/museums
- Exhibit halls
- Financial institutions/services like:
 - Banks
 - Stand-alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops
- Offices
- Parking lots, garage facilities
- Parking buildings (aboveground/underground)
- Auto repair, tire, vulcanizing shops and carwash
- Gasoline filling stations/service stations (LPG retaining and LPG refilling businesses)
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops

- Manufacture of insignia, badges and similar emblems except metal
- Construction supply stores/depots
- Funeral parlors (Category II and III).
- Commercial housing like:
 - Hotel
 - Apartment
 - Apartel
 - Boarding house
 - Dormitory
 - Pension house
 - Motel
 - Condotel
- All uses allowed in all R-1 Zones
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Parking lots/building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Section 112. Building Regulations

- Per relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided for in the NBC
- The Building Height Limit is 10.00 meters above highest grade as provided for in the NBC.
- Subject to national locational guidelines and standards of concerned agencies
- Maximum floor area ratio (FAR) is 6.

RULE 15

REGULATION IN COMMERCIAL 2 ZONE

Section 113 Guidelines

A medium density commercial area within the City intended for trade, service and business activities performing complementary/supplementary functions to the CBD.

Section 114. Allowable Uses

- All uses allowed in C-1 Zone
- Wholesale stores
- Wet and dry markets
- Shopping center, malls and supermarkets
- Recreational centers/establishments like:
 - Movie house/theater
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishments
- Bars, sing-along lounges bistros, pubs, beer gardens, disco, dance halls
- Exhibit halls
- Convention centers and related fields
- Business process outsourcing services
- Radio and television stations
- Telecommunication cell site towers
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Vehicle emission testing center
- Machinery display shop/center
- Welding shops
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Medium-scale junk shop
- Glassware and metalware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Recording and film laboratories
- Gravel and sand stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- *Lechon* stores
- *Chicharon* factories

- Biscuit factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products _
- Doughnut and *hopia* factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops for repacking of food products, e.g., fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstery
- Manufacture of box beds and mattresses
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Motel
 - Condotel
- All uses allowed in R-1 and R-2 Zones

Section 115. Building Regulations

- Per relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is six (6) as provided for in the NBC
- The Building Height Limit is 18.00 meters above highest grade as provided for in the NBC.
- Subject to national locational guidelines and standards of concerned agencies
- Maximum floor area ratio (FAR) is 8.

RULE 16

REGULATION IN COMMERCIAL 3 ZONE

Section 116 Guidelines

A high density commercial area within the City intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High-rise hotels, sports stadiums or sports complexes are also allowed in this zone. This zone may also be called as the Central Business District (CBD). Furthermore, this area is also declared as a Transit-Oriented Zone that covers all properties within a radial distance of around one kilometer (or as declared by the LGU) from the LRT-1 Extension Multi-Modal Terminal in Brgy. Niog 3. The objectives of these regulations are to facilitate the development of a walkable and compact urban center and to encourage the use of public vehicles and in the process reduce vehicular traffic volumes.

Section 117. Allowable Uses

- All uses allowed in C-1 and C-2 Zones
- All uses allowed in R-2 and R-3 Zones
- Regional shopping malls/centers
- All uses as provided for in the applicable Base Zone

Section 118. Building Regulations

- Per relevant provisions of the NBC and this Ordinance.
- Buildings that provide ground level commercial spaces shall also provide ground level landscaped open space accessible to pedestrians
- The number of allowable storeys/floors above established grade is six (6) as provided in the NBC.
- The Building Height Limit is 18.00 meters above highest grade as provided for in the NBC.
- Subject to national locational guidelines and standards of concerned agencies

Maximum floor area ratio (FAR) is 10

RULE 17

REGULATION IN INSTITUTIONAL ZONE

Section 119 Guidelines

An area within the City intended principally for general types of institutional establishments, e.g., government offices, hospitals/clinics, academic/research and convention centers.

Section 120. Allowable Uses

- Government or civic centers to house national, regional or local offices in the area
- Police and fire stations
- Other types of government buildings
- Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
- Learning facilities such as training centers, seminar halls and libraries
- Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- Museums, exhibition halls and art galleries
- Convention center and related facilities
- Civic centers and community centers
- General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics
- Places of worship, such as churches, mosques, temples, shrines, chapels
- Seminaries and convents
- Embassies/consulates
- Parking buildings

- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Section 121. Building Regulations

- Per the relevant provisions of NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade (subject to special ordinance or executive order)
- Subject to national locational guidelines and standards of concerned agencies.
- Maximum floor area ratio (FAR) is 6.

RULE 18

REGULATION IN INDUSTRIAL ZONE

Section 122 Guidelines

An area within the City intended for light manufacturing or production industries that are:

Section 123. Allowable Uses

Non-Pollutive/Non-Hazardous Industries

- Drying fish
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Manufacture of macaroni, spaghetti, vermicelli and other noodles
- Other bakery production not elsewhere classified (n.e.c.)
- Life belts factory
- Manufacture of luggage, handbags, wallets and small leather goods
- Manufacture of miscellaneous products of leather and leather substitute and n.e.c.

- Manufacture of shoes except rubber, plastic and wood
- Manufacture of slipper and sandal except rubber and plastic
- Telecommunication cell site towers
- Manufacture of footwear parts except rubber and plastic
- Printing, publishing and allied industries and those n.e.c.
- Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
- Manufacture or assembly of electronic data processing machinery and accessories
- Renovation and repair of office machinery
- Manufacture or assembly of miscellaneous office machines and those n.e.c.
- Manufacture of rowboats, *bancas* and sailboats
- Manufacture of animal-drawn vehicles
- Manufacture of children's vehicles and baby carriages
- Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
- Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
- Manufacture or assembly of surgical, medical, dental equipment and medical furniture
- Ice plants and cold storage buildings
- Quick freezing and cold packaging for fish and other seafoods
- Quick freezing and cold packaging for fruits and vegetables
- Popcorn/rice factory
- Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
- Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
- Manufacture of photographic equipment and accessories
- Manufacture or assembly of optical instruments
- Manufacture of eyeglasses and spectacles
- Manufacture of optical lenses
- Manufacture of watches and clocks
- Manufacture of pianos
- Manufacture of string instruments
- Manufacture of wind and percussion instruments

- Manufacture or assembly of electronic organs
- Manufacture of sporting gloves and mitts
- Manufacture of sporting balls (not of rubber or plastic)
- Manufacture of gym and playground equipment
- Manufacture of sporting tables (billiards, pingpong, pool)
- Manufacture of other sporting and athletic goods n.e.c.
- Manufacture of toys and dolls except rubber and mold plastic
- Manufacture of pens, pencils and other office and artist materials
- Manufacture of umbrella and canes
- Manufacture of buttons except plastic
- Manufacture of brooms, brushes and fans
- Manufacture of needles, pens, fasteners and zippers
- Manufacture of insignia, badges and similar emblems (except metal)
- Manufacture of signs and advertising displays (except printed)
- Large-scale manufacturing of ice cream
- Dairies and creameries
- Warehouse/Storage facility for non-pollutive/non-hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Non-Pollutive/Hazardous Industries

- Manufacture of house furnishing
- Textile bag factories

- Canvass bags and other canvass products factory
- Jute bag factory
- Manufacture of miscellaneous textile goods, embroideries and weaving apparel
- Manufacture of fiber batting, padding and upholstery filling except coir
- Men's and boys' garment factory
- Women's and girls' and ladies' garments factory
- Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
- Manufacture of raincoats and waterproof outer garments except jackets
- Manufacture of miscellaneous wearing apparel except footwear
- Manufacture of miscellaneous fabricated mill work and those n.e.c.
- Manufacture of wooden and cane containers
- Sawali, nipa and split cane factory
- Manufacture of bamboo, rattan and other cane baskets and wares
- Manufacture of cork products
- Manufacture of wooden shoes, shoe lace and other similar products
- Manufacture of miscellaneous wood products and those n.e.c.
- Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
- Manufacture of paper stationery, envelopes and related articles
- Manufacture of dry ice
- Pumping plants (water supply, storm drainage, sewerage, irrigation and waste treatment plants)
- Warehouse/Storage facility for non-pollutive, and non-hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses

- Generator houses

Section 124. Building Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.
- Maximum floor area ratio (FAR) is 8.

RULE 19

REGULATION IN INSTITUTIONAL ZONE

Section 125 Guidelines

An area within the City intended for medium intensity manufacturing or production industries that are:

Section 126. Allowable Uses

Pollutive/Non-Hazardous Industries

- Manufacturing and canning of ham, bacon and native sausage
- Poultry processing and canning
- Corn mill/rice mill
- Chocolate and cocoa factory
- Candy factory
- Chewing gum factory
- Peanuts and other nuts factory
- Other chocolate and confectionery products
- Manufacturing of flavoring extracts
- Manufacture of food products n.e.c. (vinegar, vetsin)
- Manufacture of fish meal
- Oyster shell grading
- Manufacture of medicinal and pharmaceutical preparations
- Manufacture of stationery, art goods, cut stone and marble products
- Manufacture of abrasive products
- Manufacture of miscellaneous non-metallic mineral products n.e.c.

- Manufacture of cutlery, except table flatware
- Manufacture of hand tools
- Manufacture of general hardware
- Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
- Manufacture of household metal furniture
- Manufacture of office, store and restaurant metal furniture
- Manufacture of metal blinds, screens and shades
- Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.
- Manufacture of fabricated structural iron and steel
- Manufacture of architectural and ornamental metal works
- Manufacture of boilers, tanks and other structural sheet metal works
- Manufacture of other structural products n.e.c.
- Manufacture of metal cans, boxes and containers
- Manufacture of stamped coated and engraved metal products
- Manufacture of fabricated wire and cable products
- Manufacture of heating, cooking and lighting equipment except electrical
- Sheet metal works generally manual operation
- Manufacture of other fabricated metal products except machinery and equipment n.e.c.
- Manufacture or assembly of agricultural machinery and equipment
- Native plow and harrow factory
- Repair of agricultural machinery
- Manufacture or assembly of service industry machines
- Manufacture or assembly of elevators and escalators
- Manufacture or assembly of sewing machines
- Manufacture or assembly of cooking ranges
- Manufacture or assembly of water pumps
- Refrigeration industry
- Manufacture or assembly of other machinery and equipment except electrical n.e.c.
- Manufacture or assembly of electrical apparatus
- Manufacture or assembly of electrical cables and wires
- Manufacture of other electrical industrial machinery and apparatus n.e.c.

- Manufacture or assembly of electric equipment—radio, television, tape recorder, stereo
- Manufacture or assembly of radio and television transmitting, signaling and detection equipment
- Manufacture or assembly of telephone and telegraphic equipment
- Manufacture of other electronic equipment and apparatus n.e.c.
- Manufacture of industrial and commercial electrical appliances
- Manufacture of household cooking, heating and laundry appliances
- Manufacture of other electrical appliances n.e.c.
- Manufacture of electric lamp fixtures

Section 127. Building Regulations

- Per the relevant provisions of the NBC or PD No. 1096.
- The Building Height Limit is 21 meters above highest grade as provided in PD No. 1096.
- Subject to national locational guidelines and standards of concerned agencies.
- Maximum floor area ratio (FAR) is 8.

RULE 20

REGULATION IN MIXED-USE DEVELOPMENT ZONE

Section 128. Allowable Uses

- Wholesale stores
- Wet and dry markets
- Shopping center, malls and supermarkets
- Retail stores and shops like:
 - Department store
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like
 - Drugstores
- Food market and shops like:

- Groceries
- Supermarkets
- Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
 - Medical, dental and similar clinics
 - Beauty parlor
 - Barber shop
 - Wellness facilities such as sauna, massage and facial clinics
 - Dressmaking and tailoring shops
- Bayad centers
- Laundries
- Internet café and cyber stations
- Photo/video, lights and sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Internet café and cyber stations
- Photo/video, lights and sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops

- Motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like:
 - Movie house/theater
 - Play courts, e.g., tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishment
- Restaurants and other eateries
 - Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
 - Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
 - Parks, playgrounds, pocket parks, parkways, promenades and play lots
 - Plant nurseries
 - Vocational/technical schools
 - Special Education (SPED) school
 - Short-term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
- Embassies/consulates
 - Libraries/museums
 - Exhibit halls
 - Convention centers and related facilities
 - Financial institutions/services like:
 - Banks
 - Stand-alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops

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

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

Section 129. Building Regulations

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

RULE 21

REGULATIONS IN SOCIALIZED HOUSING ZONE

Section 130. Guidelines

An area within the City designated as housing (programs and) projects covering houses and lots or home lots only undertaken by the Government or the private sector for the unprivileged and homeless citizens (UDHA).

Section 131. Allowable Uses

- All uses allowed according to the provisions of BP No. 220.

Section 132. Building Regulations

Applicable provisions of BP No. 220.

RULE 22

REGULATION IN CEMETERY/MEMORIAL PARK ZONE

Section 133. Guidelines

An area in the City for the interment of the deceased.

Section 134. Allowable Uses

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

Section 135. Building Regulations

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

RULE 23

REGULATION IN URBAN AGRICULTURAL ZONE

Section 136. Guidelines

The Agricultural Zone includes areas intended for the cultivation of the soil, planting of crops, growing of trees, raising of fish or aquamarine production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations. These include Protected and Production Agricultural Areas as defined particularly by the Agricultural and Fisheries Modernization Act (AFMA) or RA No. 8435. Regulations shall be in accordance with AFMA, CARL, Republic Act No. 7160 or the Local Government Code of 1991 (LGC) and related issuances.

Section 137. Allowable Uses

- Cultivation, raising and growing of staple crops such as rice, corn, camote cassava and the like
- Growing of diversified plants and trees such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture and the like
- Plant nursery
- Fishpond activities
- Ancillary dwelling units/farmhouse for tillers and laborers
- Customary support facilities such as *palay* dryers, rice threshers and storage barns and warehouse
- Telecommunication cell site towers

RULE 24

REGULATIONS IN FISHPOND ZONE

Section 138. Guidelines

Per the Fisheries Code this is an inland area within the boundaries of the City designated for "fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas."

Section 139. Allowable Uses

- Aquaculture

Section 140. Building Regulations

- Except for duly-approved aquaculture-related structures such as fish cages, no other temporary structures are allowed.
- No permanent buildings or structures are allowed.

Rule 35

Regulations in Fishing Ground-Aquaculture Zone

Section 138. Guidelines

The fishing ground sub-zone refers to an area within the Municipal Waters Zone of the City where only municipal fishing as defined in the Fisheries Code is allowed. The aquaculture sub-zone, per the Fisheries Code, is an area within the Municipal Waters Zone of the City designated for "fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas."

Section 139. Allowable Uses

- Fishing using fishing vessels of three (3) gross tons or less
- Fishing not requiring the use of fishing vessels
- Aquaculture

Section 140. Building Regulations

- Except for duly approved aquaculture-related structures such as fish cages, no other temporary structures are allowed.
- No permanent buildings or structures are allowed.

RULE 25

REGULATIONS IN MANGROVE SANCTUARY ZONES

Section 138. Guidelines

Per the Fisheries Code, this zone is characterized as "a community of inter-tidal plants including all species of trees, shrubs, vines and herbs found on coast swamps or border of swamps."

Section 139. Allowable Uses

- Mangrove plantations
- Coral reef colonies

Section 140. Building Regulations

- No permanent buildings or structures allowed.

RULE 26

REGULATION IN MOLINO DAM ZONE

Section 141. Guidelines

The dam belongs to an area identified as utilities, transportation and services zone which is designated as "a range of utilitarian/functional uses or occupancies, characterized mainly as low-rise or medium-rise building/structure for modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like." (NBC)

Section 142. Allowable Uses

- Pumping plants (water supply, storm drainage, sewerage, irrigation and waste treatment plants]
- Liquid and solid waste management facilities
- Pump houses
- Generator houses
- Parking lots/garage facilities
- Eateries/canteens
- Power plants (thermal, hydro, geothermal, wind, solar)

Section 143. Building Regulations

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

RULE 27

REGULATION IN RECLAMATION AREA ZONE

Section 144. Guidelines

An area within the City intended for trading/services/business purposes.

Section 145. Allowable Uses

- Wholesale stores
- Wet and dry markets
- Shopping center, malls and supermarkets
- Retail stores and shops like:

➤ Department store

- Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, lap tops, home appliances and the like
 - Drugstores
- Food market and shops like:
 - Bakery, cake, pastry and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets
 - Convenience stores
- Product showroom/display store
 - Warehouse/storage facility for non-pollutive/non-hazardous finished products
 - Personal service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor
 - Barber shop
 - Wellness facilities such as sauna, spa, massage, and facial clinics
 - Dressmaking and tailoring shops
- Bayad centers
 - Laundries
 - Internet café and cyber stations
 - Photo/video, lights and sounds services
 - Catering services
 - Event planners
 - Water stations
 - Courier services
 - Security agencies
 - Janitorial services
 - Travel agencies
 - Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops

- Bicycle repair shops
- Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like:
 - Movie house/theater
 - Play courts, e.g., tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishments
- Restaurants and other eateries
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Plant nurseries
- Vocational/technical schools
- Special Education (SPED) school
- Short-term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
- Embassies/consulates
- Libraries/museums
- Exhibit halls
- Convention centers and related facilities
- Financial institutions/services like:
 - Banks
 - Stand-alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops
- Offices
- Business process outsourcing services

- Radio and television stations
- Parking lots, garage facilities
- Parking buildings (aboveground/underground)
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto repair, tire, vulcanizing shops and carwash
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Gasoline filling stations/service stations
- Vehicle emission testing center
- Machinery display shop/center
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shops
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Glassware and metalware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Recording and film laboratories
- Construction supply stores/depots
- Gravel, sand and CHB stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- *Lechon* stores
- *Chicharon* factory
- Biscuit factory--manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops repacking of food products, e.g., fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Hotel
 - Apartment
 - Apartel
 - Boarding house
 - Dormitory

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

Section 146. Building Regulations

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

RULE 28

REGULATION IN FISHERMAN'S WHARF

Section 147. Guidelines

An area within the City where only fishing vessels and/or bancas of local fishermen can dock for landing their fish catch and where fishermen can rest temporarily before or after their fishing activities.

Section 148. Allowable Uses

- Docking of fishing vessels and/or bancas of three (3) gross tons or less.
- Temporary rest and/or shelter in the dormitory before and after fishing activities.

Section 149. Building Regulations

- Except for the fisherman's dormitory, no other permanent buildings or structures are allowed.

RULE 29

REGULATIONS IN RIVER DRAINAGE IMPROVEMENT AND SLOPE PROTECTION AREA

Section 150. Guidelines

The river improvement facility belongs to an area identified as utilities, transportation and services zone which is designated for "a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g., terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication

facilities, floodwater channels, dikes, revetments, drainage/ wastewater and sewerage facilities, solid waste handling facilities and the like" (NBC).

Section 151. Allowable Uses

- Pumping plants (water supply, storm drainage, sewerage, irrigation and waste treatment plants)
- Liquid and solid waste management facilities
- All other types of large complexes for public services
- Customary accessories uses incidental to any of the above uses such as:
 - Staff houses/quarters
- Storerooms and warehouse but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

Section 152. Building Regulations

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

RULE 30

REGULATIONS IN WATERWAY ZONE

Section 153. Guidelines

Regulations in this zone are aimed at the sustainable use of the river, stream, pond and lake water resources of the City as well as the prevention/minimization of disaster risks in the rivers and other water bodies of the City.

Section 154. Allowable Uses

The utilization of water resources for domestic and industrial use shall be allowed provided it is in consonance with developmental regulations of the DENR, provisions of PD No. 1067 or the Water Code and PD No. 705 or the Revised Forestry Code of the Philippines, as amended, and provided further, that it is subjected to an assessment of its carrying capacity, environmental impact and vulnerability assessment prior to the approval of its use.

Other uses such as recreation, fishing and related activities, flotation/transportation and mining (e.g., off-shore oil exportation) shall also be allowed provided it is in consonance with provisions of PD No. 1067 and PD No. 705 as amended, as well as other laws and regulations such as RA No. 9275 or the Water Act, CCA and DRRM

Section 155. Building Regulations

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

20% for parks and recreation uses

30% for all other uses/activities

Not be less than 70% for parks and recreation uses

Not be less than 60% for all other uses/activities

As defined in the NBC, USA is the "true open space which should be of exposed soil and planted." The USA is located outside the building envelope.

Site development shall be designed with consideration to avoiding/minimizing (1) risks that it will be affected by landslides, flooding and soil erosion, and (2) risks that it will cause hazards to nearby areas/properties.

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

RULE 31

REGULATION IN PARKS AND RECREATION ZONE

Section 156. Guidelines

An area designated for diversion/amusement and for the maintenance of ecological balance in the community

Section 157. Allowable Uses

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Open air or outdoor sports activities and support facilities, including low-rise stadia, gyms, amphitheaters and swimming pools.
- Ball courts, skating rinks and similar uses.
- Memorial/Shrines monuments, kiosks and other park structures
- Sports clubs
- Parking structures/facilities
- Open space buffers and easements
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities

- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

Section 158. Building Regulations

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

RULE 32

REGULATION ON PARKS AND RECREATION ZONE

Section 159. Guidelines

An area designated for diversion/amusement and for the maintenance of ecological balance in the community.

Section 160. Allowable Uses

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Open air or outdoor sports activities and support facilities, including low-rise stadia, gyms, amphitheaters and swimming pools.
- Ball courts, skating rinks and similar uses.
- Memorial/Shrines monuments, kiosks and other park structures
- Sports clubs
- Parking structures/facilities
- Open space buffers and easements
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Section 161. Building Regulations

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

RULE 32

REGULATION ON EVACUATION CENTER ZONE

Section 162. Guidelines

Structures spread all over the City which are intended to provide temporary shelter for persons displaced from their homes following disasters such as flood, storm surge, landslide, tsunami, liquefaction and ground shaking. Structures that served as evacuation centers include specially constructed public structures, residential homes, office buildings, sports stadiums, churches, dormitories, schools and community centers.

Section 163. Allowable Uses

- Sleeping quarters
- Cooking facilities
- Water sanitation and hygiene facilities
- Storerooms and warehouses
- Staff houses/quarters/offices
- Play areas and facilities
- Parking lots/garage facilities
- Health clinics
- Eateries/canteens
- Pump houses
- Generator houses

Section 164. Building Regulations

- Per the relevant provisions of the National Building Code and this Ordinance as specified in the regulations within the different disaster overlay zones
- Subject to national locational guidelines and standards of concerned agencies
- Subject to/guided by those regulations specified for hazard overlay zones of this Ordinance

RULE 33

REGULATIONS IN TOURISM ZONE

Section 165. Guidelines

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

Section 166. Allowable Uses

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

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

RULE 34

REGULATION IN LRT STATION ZONE

Section 167. Guidelines

A light rail transit (LRT) station is the site where an LRT system unloads and picks up passengers, an LRT being a system of railways usually powered by overhead electrical wires and used for medium-capacity local transportation in metropolitan areas. Of the three LRT-1 stations in the City, the Niog Station can serve as a Transit-Oriented Development (TOD) site that can serve also as a site for Information Technology-Business Process Management (IT-BPM) operations that can help spur the development of the City as the "Premier Business Hub South of Metro Luzon."

Section 168. Allowable Uses

- Elevators
- Escalators
- Ramps
- Platform edge warning strips
- Train arrival announcements
- Pay phones
- ATM machines
- Public washrooms
- CCTV monitors
- Commercial stalls/booths/convenience stores
- Food stalls
- IT-BPM businesses
- Public transport terminals
- Hotels/motels
- Parking lots/garage facilities
- Sundry business establishments
- Billboards

Section 169. Building Regulations

- Per the relevant provisions of the NBC and this Ordinance.

- The building Height Limit is 15 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.
- Buildings that provide ground level commercial services shall be provided with a density bonus equivalent to additional (xx) storey/s from the Building Height Limit provided in the Base Zone.

RULE 35

REGULATION IN BRIDGE ZONE

Section 170. Guidelines

An area in the City designated for a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building structure for low to high intensity community support functions, e.g., terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like". (NBC).

Section 171. Allowable Uses

- Bus and railway depots and terminals
- Port facilities
- All other types of transportation complexes
- Power plants (thermal, hydro, geothermal, wind, solar)
- Pumping plants (water supply, storm drainage, sewerage, irrigation and waste treatment plants)
- Liquid and solid waste management facilities

Section 172. Building Regulations

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

RULE 36

REGULATION IN BOARDWALK AND RIVERWALK/BIKELANE ZONE

Section 173. Guidelines

A boardwalk is an elevated foot path or causeway built with wooden planks for use of pedestrians in crossing wet, fragile or marshy land or viewing scenic sites. A riverwalk/bikelane is an area designed for walking, strolling, biking, exercise, diversion/amusement and for maintenance of ecological balance in the community.

Section 174. Allowable Uses

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Ball courts, skating rinks and similar uses

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

Section 175. Building Regulations

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

RULE 37

REGULATIONS IN ROAD ZONE

Section 176. Guidelines

An area in the City designated for "a range of utilization/functional uses or occupancies, characterized mainly as low-rise or medium-rise building/structure for low to high intensity community support functions, e.g., terminals, inter-modals, multi-modals, depots, and the like". (NBC).

It is the intent of this Zoning Ordinance to insure the provision of adequate accessibility to all parts of the City as provided in the Land Use Plan. In this regard, the proposed and existing roads are delineated. All properties that are affected by the identified new road alignments shall be required to provide unimpeded road rights-of-way. Unimpeded accessibility in existing roads shall also be observed by residents and motorists following the rules and regulations stipulated in the NBC and other pertinent laws on transportation. In particular, medium- and high-density residential areas should provide adequate pedestrian walkways fronting the road.

Section 177. Allowable Uses

- Bus depots and terminals
- Customary accessory uses incidental to the above uses such as:
 - Staff houses/quarters
 - Offices
 - Parking lots/garage facilities
 - Eateries/canteens
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of business.

Section 178. Building Regulations

- Per the relevant provisions of the NBC and this Ordinance
- The Building Height Limit is Fifteen (15) meters above highest grade as provided in the NBC.

- Subject to National Locational Guidelines and standards of concerned agencies.

RULE 38

OTHER REGULATIONS

Section 179. Development Density

Permitted density shall be based on the zone's capacity to support development.

Section 180. Height Regulations

Notwithstanding the Building Height provisions of this Ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP).

Exempted from the imposition of height regulations in residential zones are the following: towers, church, steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code and/or the CAAP.

Section 181. Area Regulations

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

1. PD No. 957, "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations;
2. Batas Pambansa No. 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations;
3. RA No. 7279 – Urban Development and Housing Act;
4. PD No. 1096 – National Building Code;
5. PD No. 1185 – Fire Code;
6. PD No. 856 – Sanitation Code;
7. RA No. 6541 – Structural Code;
8. Batas Pambansa No. 344 – Accessibility Law;
9. Rules and Regulations – HLURB Town Planning and Zoning Program;
10. CA No. 141 or Public Land Act – public lands, including foreshore and reclaimed lands;
11. PD No. 705 or Revised Forestry Code – forest lands;
12. PD No. 1067 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements;
13. RA No. 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands;
14. RA No. 7279 or Urban Development and Housing Act (UDHA) – socialized housing and settlements development;
15. RA No. 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;

16. RA No. 7942 or Philippine Mining Act – mining areas;
17. RA No. 8371 or Indigenous People's Rights Act (IPRA) – ancestral lands;
18. RA No. 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
19. RA No. 8550 or Revised Fisheries Code – municipal waters and coastal zones;
20. RA No. 9593 or Philippine Tourism Act – tourism zones and estates;
21. RA No. 9729 or Philippine Climate Change Act, as amended;
22. RA No. 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas;
23. RA No. 100121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas;
24. RA No. 11038 or Expanded National Integrated Protected Areas System Act; and
25. Other relevant guidelines promulgated by the national agencies concerned.

Section 182. Easement

Pursuant to the provisions of PD No. 1067 or the Water Code: 1) the banks of rivers and streams and the shores of the seas and lakes throughout their entire length within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easements of public use in the interest of recreation, navigation, floatage, fishing and salvage. These regulations shall be the minimum and shall be increased subject to CCA and DRR management studies.

No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build structures of any kind. Plants or trees that shall be planted along the easement zones shall consider varieties that have good water-retention capacity.

Mandatory five-meter easements shall be delineated on both sides of earthquake fault traces as identified by PHIVOLCS.

Section 183. Buffer Regulations

A buffer of three (3) meters (or as declared by the LGU) shall be provided along entire boundary length between two or more conflicting zones/sub-zones allocating one and one-half (1.5) meters from each side of the zone/sub-zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 184. Specific Provisions in the National Building Code

Specific provisions stipulated in PD No. 1096 or the National Building Code, as amended thereto, relevant to building setbacks, traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of this Zoning Ordinance, shall be observed.

Section 185. Advertising, Billboards and Business Signs

No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without locational clearance

from the Zoning Administrator. Locational clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot.

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

RULE 39

PERFORMANCE STANDARD

Section 186. Application of Performance Standards

The following performance standards are intended to ensure land use and neighborhood compatibility. Proposed developments shall comply with the applicable performance standards which shall form part of the requirements for Locational Clearance. These standards are by no means exhaustive or all-inclusive. The Local Zoning Board of Appeals (LZBA) may require other standards, when deemed necessary, to ensure land use and neighborhood compatibility.

Section 187. Environmental Conservation and Protection Standards

It is the intent of this ZO to protect the natural resources of the City. In order to achieve this objective, all developments shall comply with the following regulations:

1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
2. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.
3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, water courses, wetlands, lakes or ponds shall not be altered, re-graded, developed, piped, diverted or built upon.
4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage.
6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Ambient Water Quality Criteria.

7. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters.
8. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR.
9. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties.
10. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures.
11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's latest Air Quality Standards.
12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
13. Industrial processes/activities should not cause negative impacts to the environment, nor aggravate the existing polluted river system. As such, a centralized waste water treatment plant shall be required. The Zoning Administrator may request for descriptions of these as part of the requirements for Locational Clearance.

Section 188. Agricultural Land Conservation and Preservation Criteria

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

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

Section 189. Network of Green and Open Spaces

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

1. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD No. 1216, PD No. 953, PD No. 957 and BP No. 220, are respectively required to provide tree-planted strips along their internal roads.

2. Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD No. 957, BP No. 220 and related laws. These mandated open spaces shall be classified as non-alienable public lands, and non-buildable.
3. Roof decks of all buildings shall be landscaped, as applicable.
4. Parking lots having at least 20 car parking slots shall be:
 - a. Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown.
 - b. 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

Section 190. Site Development Standards

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

Further, designs should consider the following:

1. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
2. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator prior to the granting of a Locational Clearance;
3. The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
4. Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so that through street traffic flow will not be impeded.
5. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing operations. Noise levels shall be maintained according to levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
6. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
7. Fencing along roads shall be see-through. Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

RULE 40
MITIGATING DEVICES

Section 191. Deviation

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

1. Variances (deviation from applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards)

Variance may be allowed provided that proposals satisfy all of the following provisions:

- a. Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property (topography, shape, etc.), which is not self-created.
- b. The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- c. The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like.
- d. That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- e. The variance will be in harmony with the spirit of this Ordinance.

2. Exceptions (deviations from Allowable Use provisions)

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

- a. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community.
- b. The proposed project shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.

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

Section 192. Procedures for Evaluating Variances and/or Exceptions

The procedure for evaluating applications for Variances and/or Exceptions is as follows:

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

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

RULE 41

ADMINISTRATION AND ENFORCEMENT

Section 193. Approved Zoning Maps

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

- Office of the Mayor
- Office of the Zoning Administrator
- City Planning and Development Office
- City Assessor's Office
- City Engineer's Office
- City Agriculturist's Office
- City Community Environment and Natural Resources Office

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

Section 194. Locational Clearance

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

Section 195. Projects of national Significance

Based on established national standards and priorities, the HLURB shall continue to issue locational clearances for projects considered to be of vital and national or regional economic or environmental significance. Unless otherwise declared by the NEDA Board, all projects shall be presumed locally-significant. (Para. 2 Section 3a, of EO No. 72)

Section 196. Major and/or Innovative Projects

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

Section 197. Subdivision Projects

All owners and/or developers of subdivision projects shall, in addition to securing a Locational Clearance, be required to secure a Development Permit pursuant to the provisions of PD No. 957 and its Implementing Rules and Regulations or BP No. 220 and its Implementing Rules and Regulations and in accordance with the procedures laid down in EO No. 71, Series of 1993.

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

Section 198. Environmental Compliance Certificate

No Locational Clearance (LC) shall be issued to proposals covered by the EIS System unless the requirements of ECC have been complied with.

Section 199. Planned Unit Development Projects

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

CDMPs shall also be provided with Deed Restrictions where, upon approval of the Zoning Administrator/Zoning Officer or LZBA, as the case may be, proof of compliance

of future projects of the said PUD site shall form part of the requirements for Locational Clearance.

Section 200. Building Permit

No Building Permit shall be issued by the City Building Official without a valid Locational Clearance in accordance with the Integrated ZO.

Section 201. Business Permit

The Business and Licensing Division shall require a Locational Clearance for new developments.

Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

Section 202. Occupancy Permit

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

Section 203. Validity of Locational Clearance

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

Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

Section 204. Notice of Non-conformance

Upon approval of this Ordinance, the Zoning Administrator shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same Notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section.

It may also provide conditions by which the non-conforming use can reduce its non-conformity.

Section 205. Existing Non-Conforming Uses, Buildings and Structures

The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provisions of the Integrated ZO, provided:

1. That no such non-conforming use shall be expanded or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use exists at the time of the adoption of this Ordinance.
2. That no such non-conforming use which has ceased operation for more than one year be again revived as non-conforming use.

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

Section 206. Responsibility for Administration and Enforcement

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

Section 207. Qualifications of a Zoning Administrator/Zoning Officer

The Zoning Administrator/Zoning Officer should preferably be a registered and licensed Environmental Planner in accordance with RA No. 10587 also known as the Environmental Planning Act of 2013, or must possess the qualifications for taking the licensure examination as provided therein within five (5) years after the effectivity of this Act.

Section 208. Powers and Functions of a Zoning Administrator/Zoning Officer

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

1. Enforcement

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

2. Planning

Coordinate with the Regional Office of the HLURB regarding proposed amendments to this Integrated ZO prior to adoption by the *Sangguniang Bayan*.

Section 209. Complaints and Oppositions

A complaint for violation of any provision of the Integrated ZO or any clearance or permit issued pursuant thereto shall be filed with the LZBA.

Oppositions to applications for Locational Clearance, Variance or Exception shall be treated as a complaint and shall likewise be filed with the LZBA

Section 210. Functions and Responsibilities of the Local Zoning Board of Appeals

There is hereby created a LZBA which shall perform the following functions and responsibilities:

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

Section 211. Appeals to LZBA Decisions

Decisions of the LZBA shall be appealable to the HLURB.

Section 212. Composition of the Local Zoning Board of Appeals

The City Development Council shall create a sub-committee that shall act as the LZBA which has original and appellate jurisdiction and function over projects cited under Section 57, hereof.

The LZBA shall be composed of the following members:

1. City Mayor as Chairman
2. SB Committee Chairperson on Land Use/Zoning (If said committee is non-existent, the SB may elect a representative)
3. City Legal Officer
4. City Assessor
5. City Engineer
6. City Building Officials
7. City Planning and Development Coordinator (if other than the Zoning Administrator)
8. City Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
9. Two (2) representatives of the private sector nominated by their respective organizations
10. Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.

The City Planning and Development Office shall serve as the Secretariat to the LZBA.

The LZBA may invite resource persons in support of the performance of its functions

Section 213. Review of the Zoning Ordinance

The Local Zoning Review Committee (LZRC) is hereby created under the City Development Council, to review this Integrated ZO considering the CLUP, based on the following reasons/situations:

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

Section 214. Composition of the Local Zoning Review Committee (LZRC)

The Local Zoning Review Committee shall be composed of the following:

1. *Sangguniang Panlungsod* Chairperson on Land Use/Zoning (or equivalent committee)
2. City Planning and Development Coordinator
3. City Zoning Administrator
4. City Assessor
5. City Legal Officer
6. City Engineer
7. City Building Officials
8. City Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
9. City Agriculturist
10. President, Association of Barangay Captains

11. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe.
 12. Two (2) non-government and civil society organization representatives
- The City Planning and Development Office shall serve as the Secretariat to the LZRC.
- The LZRC may invite resource persons in support of the performance of its functions.

Section 215. Functions of the Local Zoning Review Committee

The Local Zoning Review Committee shall have the following functions:

1. Review the Zoning Ordinance for the following purposes:
 - a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 - b. Recommend changes to be introduced in the Comprehensive Land Use Plan and the Zoning Ordinance in the light of permits granted such as variances and exceptions, and increasing applications for rezoning and reclassification.
2. Recommend to the *Sangguniang Panlungsod* necessary legislative amendments on the needed changes in this Integrated ZO as a result of the review conducted.
3. Coordinate with HLURB on the recommended changes to the integrated ZO as a result of its review.

Section 216. Amendments to the Integrated ZO

Changes in this Integrated ZO, as a result of the review by the LZRC, shall be treated as an amendment, provided that any proposed amendment to this Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the *Sangguniang Panlungsod*.

Any amendment shall take effect only after approval and authentication by the Department of Human Settlements and Urban Development (DHSUD) or *Sangguniang Panlalawigan*

Section 217. Violation and Penalty

Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding the latest DHSUD Schedule of Fees and Fines or an imprisonment for a period not exceeding six (6) months (for municipalities) and not exceeding one (1) year for cities 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.

RULE 42

MISCELLANEOUS PROVISIONS

Section 218. Suppletory Effect of Other Laws and Decrees

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

Section 219. Non Diminution of National Standards

The rules and standards provided in this Implementing Rules and Regulations shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

Section 221 Separability Clause

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

Section 222. Repealing Clause

Implementing and rules or regulations in conflict with the provisions of this IRR are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

Section 223. Effectivity Clause

This Implementing Rules and Regulation shall take effect immediately.