

ZONING ORDINANCE

**MUNICIPAL ORDINANCE NO. 10-S-2001
MUNICIPALITY OF BACOR
PROVINCE OF CAVITE**



Republic of the Philippines
MUNICIPALITY OF BACOR
Province of Cavite

Office of the Sangguniang Bayan

MUNICIPAL ORDINANCE NO. 10
Series of 2001

**AN ORDINANCE ADOPTING THE ZONING REGULATIONS FOR
THE MUNICIPALITY OF BACOR AND PROVIDING FOR THE
ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF
AND FOR THE REPEAL OF ALL ORDINANCES IN
CONFLICT THEREWITH.**

Be it ordained enacted by the Sangguniang Bayan of Bacor:

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

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

WHEREAS, the Local Government Code provides that the local government units shall continue to prepare their respective Land Use Plans;

WHEREAS, the local government of Bacor, in pursuit of its development goals and objectives, formulated its Comprehensive Land Use Plan and enacted through this Ordinance;

NOW THEREFORE, the Sangguniang Bayan of Bacor in a session assembled hereby *adopts* the following Zoning Ordinance.

ARTICLE I
TITLE OF THE ORDINANCE

Section 1. **Title of the Ordinance.** This Ordinance shall be known as the *Comprehensive Zoning Ordinance of Bacor* and shall be referred to as the Ordinance.

ARTICLE II
AUTHORITY AND PURPOSE

Section 2. **Authority.** This Ordinance is enacted pursuant to the provisions of the New Local Government Code, R.A. 7160 Section 458 (2 ix) "authorizing the Municipality through the Sangguniang Bayan to adopt a Zoning Ordinance subject to the provisions of existing laws and in conformity with Executive Order No. 72."

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

1. Guide, control and regulate future growth and development of Bacor, Cavite in accordance with its Comprehensive Land Use Plan;

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for Atty. Khalid A. Atega Jr.

2. Protect the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the municipality and promote the orderly and beneficial development of the same;
3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the locality; and
4. Ensure and protect the sustainable growth and development of the community.

Section 4. **General Zoning Principles**. This Zoning Regulations is based on the approved *Comprehensive Development Plan* as per Resolution No. 124-S-2001 dated December 19, 2001 for the municipality of Bacoar, Cavite.

1. This Ordinance reflects the municipality's vision: *"We, Bacoarians, under the guidance of the Almighty God, equipped with political will, envision a progressive, well developed, self-reliant, peaceful, healthy and environment friendly city through continued sustainable development;*
2. The Ordinance encourages the establishment of highly dynamic clusters of self-sustaining areas through the application of a compatibly mixed land use principle;
3. The subdivision of the municipality into zones identifies the dominant activity while automatically allowing for complementary activities;
4. Zone and district regulations are considered as management tools necessary to provide an over-all development guidance system to the municipality; and
5. The Ordinance encourages the mutual cooperation of the local government and the public and private sectors towards the superior development of the municipality.

ARTICLE III DEFINITION OF TERMS

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

1. Primary Urban Core Zone (PUCZ) - the PUCZ is the commercial and business center of the municipality with the supportive residential, institutional, tourism, and parks and recreational types of activities. The Core includes the present central business district (CBD) and its immediately outlying areas characterized by high intensity land utilization. The district shall have a highly compact yet user-friendly atmosphere.
2. Secondary Urban Core Zone (SUCZ) - the SUCZ are areas which provide the "support" services to the PUCZ. The dominant land use is also commercial but land

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use intensities are rated lower than that of the PUCZ. Large scale, sprawling mixed-use developments (e.g. shopping malls, recreational centers, etc.) are encouraged in this area. Further, the SUCZ allows quasi-commercial/industrial types of activity such as lumber/hardware, repair shops, junk shops and the like. The over-all zone character shall be that of a low-intensity development area. Ample ground open spaces are also required for developments within this area.

3. Urban Expansion Zone (UEZ) – is the place within the municipality where urbanization could be promoted and enhanced.
4. Agricultural Development Zone (ADZ) - an area or areas in the municipality intended primarily for cultivation/fishing, pastoral activities, integrated farm operations and related processing, plantation of agricultural crops, goat/cattle raising, etc.
5. Ecological Development Zone (EDZ) - an area or areas in the municipality which are environmentally sensitive such as the uplands, flood-prone areas and water body easements. These areas are primarily for protection and conservation and other ecological friendly activities, e.g. eco-tourism.
6. General Development Zone (GDZ) - the zone shall predominantly be a residential area with the supportive commercial, institutional, and recreational uses. Socialized-housing types of development are allowed provided they conform to the land use regulations.
7. Light Industrial Zone (LIZ) - the zone is allotted for light to medium types of industries. Complementary uses such as workers' housing and neighborhood commercial activities are allowed.
8. Coastal Development Zone (CDZ) – is the area or areas of development located along the coastal area of the municipality
9. Dominant Use - the principal use classification in mixed-use developments.
10. Impervious Surface - type of man-made surface which does not permit the penetration of water; the area coverage of which shall be considered as outside the building envelope and is not included in FAR computations.
11. Land Use Intensity Controls (LUIC) - refers to controls on building bulk or floor area ratio (FAR) and building height or building height limit (BHL). The LUIC is imposed to control, among others, traffic generation, requirements on utilities, over-building, over-crowding, visual access and to attain the desired district character. The LUIC is applied as follows:
 - Maximum Allowable Gross Floor Area in Square Meters = Lot Area x Allowable FAR.
 - In determining the maximum number of floors per building, BHL regulations shall apply.

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For planned unit development schemes, residential subdivisions and the like, the LUIC shall apply to individual lot parcels. Gross open spaces (defined as common areas, roads, etc.) shall be governed by the requirements of PD 957, BP 220 and related regulations. For large-scale projects on single blocks, i.e. those that have no lot subdivisions, the LUIC shall mean to apply to the gross lot area of the block and the gross floor area of the buildings to be put up therein.

12. HLURB/BOARD - shall mean the Housing and Land Use Regulatory Board.
13. Buffer Area - these are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.
14. Built-up Area - a contiguous grouping of ten (10) or more structures.
15. Central Business District (CBD) - shall refer to areas designated principally for trade, services and business purposes.
16. Certificate of Non-Conformance - certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform in a zone as per provision of the said Ordinance.
17. Compatible Use - uses or land activities capable of existing together harmoniously, e.g. residential use and parks and playground.
18. Comprehensive Land Use Plan (CLUP)/Master Development Plan - a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan in this usage are the sectoral studies, i.e. Demography, Social, Economic, Infrastructure and Utilities, Development Administration and Land Use.
19. Conflicting Uses - uses or land activities with contrasting characteristics sited adjacent to each other, e.g. residential units adjacent to industrial plants.
20. Conforming Use - a use which is in accordance with the zone classification as provided for in the Ordinance.
21. Easement - open space imposed on any land use/activities sited along waterways, road rights-of-way, cemeteries/memorial parks and utilities.
22. Environmentally Critical Areas - refers to those areas which are environmentally sensitive and are listed in Proclamation 2146 dated 14 December 1981
21. Environmentally Critical Projects - refers to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated 14 December 1981.
22. Exception - a device which grants a property owner relief from certain provisions of a Zoning Ordinance where because of the specific use would result in a particular

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hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

23. Floor Area Ratio (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.
24. Institutional Uses - general types of establishments that refer to government offices, schools, colleges, churches, hospital/clinics, academic/research, convention centers.
25. General Zoning Map - a duly authenticated map delineating the different zones in which the whole municipality is divided.
26. 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, pipe shafts, vertical shafts, vertical ducts, and the like and their enclosing walls;
 - Machine room and closets;
 - Storage rooms and closets;
 - Covered balconies and terraces; and
 - Interior walls and columns, and other interior features.

Excluding the following:

- Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present; and
 - Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpool or jacuzzis, gardens, courts or plazas.
27. Highly Urbanized Cities - cities with a minimum population of 200,000 as certified by the National Statistics Office and with the latest annual income of at least P 50,000,000 based on the 1996 constant prices as certified by the Municipal Treasurer.
 28. Innovative Design - introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development (PUD), New Town, etc.

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29. Light Industrial - refers to the industries which are non-pollutive/non-hazardous and non-pollutive/hazardous.
30. Locational Clearance - a clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.
31. Mitigating Device - a means to grant *relief* in complying with certain provisions of the Ordinance.
32. Non-Conforming Use - existing non-conforming uses/establishments in an area allowed to operate in spite of the non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.
33. Parks and Recreation - an area and use designed for diversion/amusements and for the maintenance of ecological balance of the community.
34. Rezoning - a process of introducing amendments to or a change in the text and maps of the Zoning Ordinance. It also includes amendment or change in view of reclassifications under Section 20 of the Local Government Code.
35. Rural Area - area outside of designated urban area.
36. Setback - the open space left between the building and lot lines.
37. Socialized Housing Zone (SHZ) - shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in Republic Act 7279 (Urban Development and Housing Act).
38. Urban Area(s) - includes all barangays or portions of which comprising the Poblacion or municipal core, central business district, and other built up areas including the urbanizable and adjacent areas and where at least fifty (50%) of the population are engaged in non-agricultural activities.
39. Urban Zoning Map - a duly authenticated map delineating the different zones into which the urban area and its expansion area are divided.
40. Urbanizable Land - area designated as suitable for urban expansion by virtue of land use studies conducted.
41. Variance - a Special Locational Clearance which grants a property owner relief from certain provisions of Zoning Ordinance where, because of the particular *physical* surrounding, shape or topographical conditions of the property, compliance on height, area, setback, bulk and/or density would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

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42. Water Zone (WZ) - are bodies of water within the municipality which include rivers, streams, lakes and seas.
43. Zone/District - an area within the municipality intended for specific land use as defined by manmade or natural boundaries.
44. Zoning Officer - a municipal government employee responsible for the implementation/enforcement of its Zoning Ordinance.
45. Zoning Ordinance - a local *legal measure* which embodies *regulations* affecting land use.
46. Building Height Limit (BHL) - the maximum height allowed for structures or buildings as specified in the conditions of this Ordinance.

ARTICLE IV ZONE CLASSIFICATIONS

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

1. Urban Core Zone (UCZ)
2. Urban Expansion Zone (UEZ)
3. Agricultural Development Zone (ADZ)
4. Ecological Development Zone (EDZ)
5. Light Industrial Zone (LIZ)
6. Coastal Development Zone (CDZ)

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

Section 7. **Zone Boundaries.** The locations and boundaries of the above mentioned various zones into which the Municipality has been divided are hereby identified and specified in "Annex A" of this Ordinance.

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ZONE CLASSIFICATION
(Annex A)

ZONE	LOCATION
1. Urban Core Zone (UCZ)	Sineguelasan, Banalo, Alima, Campo Santo, Tabing Dagat, Daang Bukid, Digman, Kaingin, Dulong Bayan, Mabolo 1-3, Salinas 1-4, Habay 1 & 2, Real 1 & 2, all barangays of Panapaan, Talaba, Zapote and Aniban, Ligas 1 & 2, Niog 1, Portions of Mambog 1-4 and portion of Niog 2 & 3
2. Urban Expansion Zone (UEZ)	Bayanan, Ligas 3, San Nicolas 1-3, all Queens Row, Molino 1,2,3,5,6 & 7, portion of Molino 4, portion of Mambog 1-4, and portion of Niog 3
3. Agricultural Development Zone (ADZ)	Portion of Molino 4
4. Ecological Development Zone (EDZ)	Barangay Molino 4
5. Light Industrial Zone (LIZ)	Niog 2 & 3
6. Coastal Development Zone (CDZ)	Coastal areas of Bacoar, Cavite

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

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

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4. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.
5. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
6. Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.
7. Where zone boundary is indicated as one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular Municipal block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be construed as covered by the one-lot-deep zoning district provided the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be. In case of any remaining doubt as to the location of any property along zone boundary lines, such property shall be considered as falling within the less restrictive zone.
8. The *textual description* of the zone boundaries shall prevail over that of the Official Zoning Maps.

ARTICLE V ZONE REGULATIONS

Section 9. **General Provision.** The uses enumerated in the succeeding sections are *not exhaustive nor all-inclusive*. The Local Zoning Board of Adjustment and Appeals (LZBAA) shall, subject to the requirements of this Article, **allow other uses** not enumerated hereunder provided that **they are compatible** with the uses expressly allowed.

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

Section 10. **Use Regulations in the Urban Core Zone (UCZ):**

A. **Allowed Uses:**

A.1 **Dominant Use: Commercial**

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1. Offices like office buildings or condominium
2. General retail stores and shops like:
 - a. department store
 - b. bookstore and office supply shop
 - c. home appliance store
 - d. car shop
 - e. photo shop
 - f. flower shop
3. Food markets and shops like:
 - a. bakery and bake shop
 - b. wine store
 - c. grocery
 - d. supermarket
4. Personal service shops like:
 - a. beauty parlor
 - b. barber shop
 - c. sauna bath and massage clinic
 - d. dressmaking and tailoring shops
5. Recreational center/establishments like:
 - a. movie house/theater
 - b. play court e.g. tennis court, bowling lane, billiard hall
 - c. swimming pool
 - d. day and night club
 - e. stadium, coliseum, gymnasium
 - f. other sports and recreational establishment
6. Restaurants and other eateries
7. Short term special education like:
 - a. dancing schools
 - b. school for self defense
 - c. driving schools
 - d. speech clinics
8. Storerooms but only as may be necessary for the efficient conduct of the business
9. Commercial condominium (with residential units in upper floors)
10. Embassy/consulate
11. Library museum
12. Filling Station/service station

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13. Clinic
14. Vocational/technical school
15. Convention Center and related facilities
16. Messengerial service
17. Security agency
18. Janitorial service
19. Bank and other financial institutions
20. Radio and television station
21. Building garage, parking lot
22. Bakery and baking of bread, cake, pastries, pies and other similar perishable products
23. Custom dressmaking shop
24. Custom tailoring shop
25. Commercial and job printing
26. Typing and photo engraving services
27. Repair of optical instruments and equipment and cameras
28. Repair of clocks and watches
29. Manufacture of insignia, badges and similar emblems except metal

A.2 Complementary Uses: Residential, Institutional and Recreational

1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Residential Condominium
4. Apartment
5. Hometel
6. Pension House
7. Hotel apartment or apartel
8. Dormitory
9. Boarding House
10. Branch libraries and museums
11. Customary accessory uses like:
 - a. Servants quarter
 - b. Private garage
 - c. Guard house
12. Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;

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- d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard;
- e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.

13. Home Industry Classified as cottage industry provided that:

- a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
- b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
- c. Such shall consider same provisions as enumerated in letters c, d and e number 12, home occupation, this section.

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

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

- 15. Nursery/Elementary School
- 16. High School
- 17. Vocational School
- 18. Sports Club
- 19. Religious Use
- 20. Multi-purpose hall/barangay hall
- 21. Clinic, nursing and convalescing home, health center
- 22. Plant nurseries
- 23. Government center to house national, regional or local offices in the area
- 24. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
- 25. General hospitals, medical centers, multipurpose clinics
- 26. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- 27. Convention centers and related facilities
- 28. Religious structures e.g. church, seminary, convents

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29. Museums
30. Parking structures and facilities
31. Student housing, e.g. dormitories, boarding house
32. Parks/gardens
33. Resort areas e.g. beaches, including accessory uses
34. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
35. Golf courses, ball courts, race tracks and similar uses
36. Memorial/Shrines monuments, kiosks and other park structures
37. Sports Club

B. Land Use Intensity Controls:

- B.1 Land use intensity controls for the *UCZ* shall be governed by the following maximum requirements:

District	FAR	BHL
UC	3.0	5

B.2. General Zone Regulations:

1. Parking

- a. Parking requirements shall be per minimum standards of the National Building Code and Batas Pambansa Blg. 344, the Accessibility Law.
- b. Parking areas and slots shall be clearly marked in order to provide sufficient guidance to the users and passers-by alike; signs shall be unobtrusive but shall clearly define entry and exit points.
- c. Parking spaces shall have distinct entry and exit points and shall, to the extent possible, be buffered from the sidewalk by visual barriers such as planting strips.
- d. There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy spaces allotted to the former.
- e. Open and unlandscaped parking lots are discouraged. Should open-lot parking be provided, these shall be so landscaped to have a park-like character.

2. Setbacks

- a. Along General Evangelista Street shall be 4.0 meters on both sides.
- b. Along Tirona Highway shall be 6.0 meters both sides
- c. Along Aguinaldo Highway shall be 6.0 meters both sides.
- d. Along Molino Boulevard shall be 6.0 meters both sides.

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- e. Along Zapote-Molino Road 4.0 meters both sides from Aguinaldo Highway to San Nicolas junction. Bayanan/San Nicolas junction to boundary shall be 6.0 meters on both sides.
- f. Along Daang Hari Street shall be 10.0 meters on both sides.
- g. Along Salinas Road shall be 3.0 meters on both sides.
- h. Along Bayanan-Mambog Road shall be 4.0 meters on both sides.
- i. Along Aguinaldo Highway Extension shall be 6.0 meters setback.
- j. All others shall follow the Building code and approval of the Building Official.

3. Landscaping

- a. All large-scale development proposals shall be accompanied by a landscaping plan for review and approval of the Zoning Officer.
- b. Each development is required to plant at least three (3) trees within their premises.

4. Fencing

- a. Fencing, especially along roads, shall be transparent from the base (wrought iron, galvanized iron and similar materials) and shall have a maximum height of 1.80 meters from the sidewalk level. Fence base made of concrete, hollow blocks, rock or any material shall have a height of no greater than 0.40 meters from the sidewalk level. Side fencing between adjacent properties shall have a maximum height of 2.40 meters from the sidewalk level and may be of concrete, hollow blocks or similar materials.
- b. Undeveloped properties may be fenced-off by concrete, hollow block or similar materials having a maximum height of 2.40 meters from the sidewalk level. Sides fronting streets shall be transparent from the base (wrought iron, galvanized iron and similar materials) and shall have a maximum height of 1.80 meters from the sidewalk level. Fence base made of concrete, hollow blocks, rock or any material shall have a height of no greater than 0.40 meters from the sidewalk level.
- c. Fences shall in no manner obstruct the flow of pedestrian traffic along the sidewalk.

5. Skywalks

- a. The construction of skywalks linking major developments is encouraged. Planning and design shall, however, put an important consideration on possible view obstructions which shall be avoided.

6. Arcades

- a. These shall provide weather protection, enhanced comfort and greater mobility to pedestrians. All developments in designated areas along the

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PUCZ are required to provide arcades. These areas are: lots along Gen. Evangelista Street, Tirona Highway, Aguinaldo Highway, Molino Boulevard, Zapote-Molino Road, Daang Hari Street, Salinas Road, Bayanan-Mambog Road and Asguinaldo Highway Extension. Arcades or the cantilevered portion of each building shall extend at a distance of 1.5 meters from the ground building line with a vertical clearance of 4.0 meters for lots with a designated front setback of 4.0 meters and 2.5 meters for lots with a designated setback of 6.0 meters or more. Lots with front setbacks of less than 4.0 meters are not required to have arcades. No abutting fences shall be allowed in this area and property lines may be delineated by landscaping techniques.

- b. Arcades shall also comply with the provisions of Rule VI Arcades and Sidewalks of the National Building Code.

7. Abutments

- a. No abutments on property lines fronting any street are allowed. Building setbacks shall be as prescribed by the National Building Code.

8. Exemption of Arcade or Covered Walkways from GFA Computation. In zones/lots covered by a maximum FAR, the GFA of a covered ground level, elevated, or underground walkway (pedestrian underpass) that should be included in the computation of GFA shall be excluded from the computation of the maximum allowable GFA of the lot where such walkway is built, provided that the walkway fulfills all of the following requirements:

- a. The walkway links directly and is part of an existing or planned local (city-zone, or district-wide) pedestrian network.
- b. The walkway is open for the use of the general public.
- c. The walkway has a minimum clear width of 3.0 meters if it is elevated or underground.
- d. The walkway is well lighted and secured throughout the period that it is open for public use.
- e. The walkway is used primarily for non-revenue public pedestrian passage, provided that commercial advertising signs, business signs, public payphones, newsstands, and other similar activities that do not significantly disrupt pedestrian flow shall be allowed.

Section 11. Use Regulations in Urban Expansion Zone (UEZ).

A. Allowed Uses

A.1 Dominant Use: Residential

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1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Residential Condominium
4. Apartment
5. Homotel
6. Pension House
7. Hotel apartment or apartel
8. Dormitory
9. Boarding House
10. Branch libraries and museums
11. Customary accessory uses like:
 - a. Servants quarter
 - b. Private garage
 - c. Guard house
12. Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
13. Home Industry Classified as cottage industry provided that:
 - a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and

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- c. Such shall consider same provisions as enumerated in letters c, d and e number 12, home occupation, this section.

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

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

15. Nursery/Elementary School
16. High School
17. Vocational School
18. Sports Club
19. Religious Use
20. Multi-purpose hall/barangay hall
21. Clinic, nursing and convalescing home, health center
22. Plant nurseries
23. Government center to house national, regional or local offices in the area
24. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
25. General hospitals, medical centers, multipurpose clinics
26. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
27. Convention centers and related facilities
28. Religious structures e.g. church, seminary, convents
29. Museums
30. Parking structures and facilities
31. Student housing, e.g. dormitories, boarding house
32. Parks/gardens
33. Resort areas e.g. beaches, including accessory uses
34. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
35. Golf courses, ball courts, race tracks and similar uses
36. Memorial/Shrines monuments, kiosks and other park structures
37. Sports Club

A.2 Complementary Uses: Commercial, Institutional, Recreational, Light Industrial (non-pollutive/non-hazardous and non-pollutive/hazardous) and Agricultural

1. Offices like office buildings or condominium
2. General retail stores and shops like:
 - a. department store
 - b. bookstore and office supply shop
 - c. home appliance store
 - d. car shop

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- e. photo shop
 - f. flower shop
3. Food markets and shops like:
 - a. bakery and bake shop
 - b. wine store
 - c. grocery
 - d. supermarket
 4. Personal service shops like:
 - a. beauty parlor
 - b. barber shop
 - c. sauna bath and massage clinic
 - d. dressmaking and tailoring shops
 5. Recreational center/establishments like:
 - a. theater/theater
 - b. play court e.g. tennis court, bowling lane, billiard hall
 - c. swimming pool
 - d. day and night club
 - e. stadium, coliseum, gymnasium
 - f. other sports and recreational establishment
 6. Restaurants and other eateries
 7. Short term special education like:
 - a. dancing schools
 - b. school for self defense
 - c. driving schools
 - d. speech clinics
 8. Storerooms but only as may be necessary for the efficient conduct of the business
 9. Shopping malls
 10. Commercial condominium (with residential units in upper floors)
 11. Embassy/consulate
 12. Library museum
 13. Filling Station/service station
 14. Clinic
 15. Vocational/technical school
 16. Convention Center and related facilities
 17. Messengerial service
 18. Security agency
 19. Janitorial service
 20. Bank and other financial institutions

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21. Radio and television station
22. Building garage, parking lot
23. Bakery and baking of bread, cake, pastries, pies and other similar perishable products
24. Custom dressmaking shop
25. Custom tailoring shop
26. Commercial and job printing
27. Typing and photo engraving services
28. Repair of optical instruments and equipment and cameras
29. Repair of clocks and watches
30. Manufacture of insignia, badges and similar emblems except metal
31. Transportation terminals/garage with and without repair
32. Repair shops like:
 - a. house appliances repair shops
 - b. motor vehicles and accessory repair shops
 - c. home furnishing shops
33. Printing/publishing
34. Machinery display shop/center
35. Gravel and sand
36. Lumber/hardware
37. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
38. Printing and publishing of books and pamphlets, printing cards and stationary
39. Manufacture of signs and advertising displays (except printed)
40. Chicharon factory
41. Manufacture of wood furniture including upholstered
42. Manufacture of rattan furniture including upholstered
43. Manufacture of box beds and mattresses
44. Welding shops
45. Machine shop service operation (repairing/rebuilding, or custom job orders)
46. Medium scale junk shop
47. Repair of motorcycles
48. Lechon or whole pig roasting
49. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
50. Doughnut and hopia factory
51. Other bakery products not elsewhere classified (n.e.c.)
52. Repacking of food products e.g. fruits, vegetables, sugar and other related products
53. Plant nursery
54. Parking lots, garage facilities
55. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
56. Doughnut and hopia factory
57. Manufacture of macaroni, spaghetti and vermicelli and other noodles
58. Other bakery products not elsewhere classified (n.e.c.)
59. Nursery/Elementary School

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60. High School
61. Vocational School
62. Universities
63. Sports Club
64. Religious Use
65. Multi-purpose hall/barangay hall
66. Clinic, nursing and convalescing home, health center
67. Plant nurseries
68. Parks/gardens
69. Resort areas e.g. beaches, including accessory uses
70. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
71. Golf courses, ball courts, race tracks and similar uses
72. Memorial/Shrines monuments, kiosks and other park structures
73. Sports Club
74. Life belts factory
75. Manufacture of luggage, handbags, wallets and small leather goods
76. Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
77. Manufacture of shoes except rubber, plastic and wood
78. Manufacture of slipper and sandal except rubber and plastic
79. Manufacture of footwear parts except rubber and plastic
80. Printing, publishing and allied industries and those n.e.c.
81. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
82. Manufacture or assembly of electronic data processing machinery and accessories
83. Renovation and repair of office machinery
84. Manufacture or assembly of miscellaneous office machines and those n.e.c.
85. Manufacture of rowboats, bancas, sailboats
86. Manufacture of animal drawn vehicles
87. Manufacture of children vehicles and baby carriages
88. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
89. Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
90. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
91. Quick freezing and cold packaging for fish and other seafoods
92. Quick freezing and cold packaging for fruits and vegetables
93. Popcorn/rice factory
94. Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
95. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
96. Manufacture of photographic equipment and accessories
97. Manufacture or assembly of optical instruments
98. Manufacture of eyeglasses and spectacles
99. Manufacture of optical lenses

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- 100.Manufacture of watches and clocks
- 101.Manufacture of pianos
- 102.Manufacture of string instruments
- 103.Manufacture of wind and percussion instruments
- 104.Manufacture of assembly of electronic organs
- 105.Manufacture of sporting gloves and mitts
- 106.Manufacture of sporting balls (not of rubber or plastic)
- 107.Manufacture of gym and playground equipment
- 108.Manufacture of sporting tables (billiards, pingpong, pool)
- 109.Manufacture of other sporting and athletic goods, n.e.c.
- 110.Manufacture of toys and dolls except rubber and mold plastic
- 111.Manufacture of pens, pencils and other office and artist materials
- 112.Manufacture of umbrella and canes
- 113.Manufacture of buttons except plastic
- 114.Manufacture of brooms, brushes and fans
- 115.Manufacture of needles, pens, fasteners and zippers
- 116.Manufacture of insignia, badges and similar emblems (except metal)
- 117.Manufacture of signs and advertising displays (except printed)
- 118.Small-scale manufacture of ice cream
- 119.Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- 120.Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- 121.Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like
- 122.Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
- 123.Agricultural research and experimentation facilities such a breeding stations, fishfarms, nurseries, demonstration farms, etc.
- 124.Pastoral activities such as goat raising and cattle fattening

All Light Industry uses will be limited along Molino Boulevard and Daang Hari Road.

B. Land Use Intensity Controls:

B.1 Land use intensity controls for the UEZ shall be governed by the following maximum requirements:

District	FAR	BHL
UEZ	4.0	5

In the case of predominantly residential developments located on interior lots (as defined by the National Building Code), the maximum building height shall be 14.0 meters measured from the highest point within the lot.

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B.2. General Zone Regulations:

1. Parking

- a. Parking requirements shall be per minimum standards of the National Building Code and Batas Pambansa Blg. 344, the Accessibility Law.
- b. Parking areas and slots shall be clearly marked in order to provide sufficient guidance to the users and passers-by alike; signs shall be unobtrusive but shall clearly define entry and exit points.
- c. Parking spaces shall have distinct entry and exit points and shall, to the extent possible, be buffered from the sidewalk by visual barriers such as planting strips.
- d. There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy spaces allotted to the former.
- e. Open and unlandscaped parking lots are discouraged. Should open-lot parking be provided, these shall be so landscaped to have a park-like character.

2. Setbacks

- a. Along Molino Boulevard shall be 6.0 meters both sides.
- b. Along Bayanan-Mambog Road shall be 4.0 meters on both sides.
- c. All others shall follow the Building Code and approval of the Building Official.

3. Landscaping

- a. All large-scale development proposals shall be accompanied by a landscaping plan for review and approval of the Zoning Officer.
- b. Each development is required to plant at least three (3) trees within their premises.

4. Fencing

- a. Fencing, especially along roads, shall be transparent from the base (wrought iron, galvanized iron and similar materials) and shall have a maximum height of 1.80 meters from the sidewalk level. Fence base made of concrete, hollow blocks, rock or any material shall have a height of no greater than 0.40 meters from the sidewalk level. Side fencing between adjacent properties shall have a maximum height of

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2.40 meters from the sidewalk level and may be of concrete, hollow blocks or similar materials.

- b. Undeveloped properties may be fenced-off by concrete, hollow block or similar materials having a maximum height of 2.40 meters from the sidewalk level. Sides fronting streets shall be transparent from the base (wrought iron, galvanized iron and similar materials) and shall have a maximum height of 1.80 meters from the sidewalk level. Fence base made of concrete, hollow blocks, rock or any material shall have a height of no greater than 0.40 meters from the sidewalk level.
- c. Fences shall in no manner obstruct the flow of pedestrian traffic along the sidewalk.

5. Skywalks

- a. The construction of skywalks linking major developments is encouraged. Planning and design shall, however, put an important consideration on possible view obstructions which shall be avoided.

6. Abutments

- a. No abutments on property lines fronting any street are allowed. Building setbacks shall be as prescribed by the National Building Code.

Section 13. Use Regulations in Agricultural Development Zones (AGZ).

A. Allowed Uses:

A.1 Dominant Use: Agricultural

1. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like
4. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
5. Agricultural research and experimentation facilities such a breeding stations, fishfarms, nurseries, demonstration farms, etc.
6. Pastoral activities such as goat raising and cattle fattening

A.2 Complementary Uses: Residential, Agri-Industrial, Institutional

1. Dwelling units/farmhouses for Landowners, tillers and laborers
2. Home occupation for the practice of one's profession or engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:

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- a. Number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street in a place other than the required front yard; and
 - e. No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
3. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservation, etc. provided that:
- a. Such home industry shall not occupy more than thirty (30%) of floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
 - c. Such shall consider same provisions as enumerated in letters c, d and e of Home Occupation, this section.
4. Backyard raising of livestock and fowl, provided that:
- a. For livestock - a maximum of 10 heads
 - b. For fowl - a maximum of 500 birds
5. Rice/corn mills (single pass)
 6. Drying, cleaning, curing and preserving of meat and its by products and derivatives
 7. Drying, smoking and airing of tobacco
 8. Flour mill
 9. Cassava flour mill
 10. Manufacture of coffee
 11. Manufacture of unprepared animal feeds, other grain milling, n.e.c.
 12. Production of prepared feeds for animals

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13. Cigar and Cigarette factory
14. Curing and redrying tobacco leaves
15. Miscellaneous processing tobacco leaves, n.e.c.
16. Weaving hemp textile
17. Jute spinning and weaving
18. Manufacture of charcoal
19. Milk processing plants (Manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
20. Butter and cheese processing plants
21. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
22. Canning and preserving of fruits and fruit juices
23. Canning and preserving of vegetables and vegetable juices
24. Canning and preserving of vegetable sauces
25. Miscellaneous canning and preserving of fruit and vegetables n.e.c.
26. Fish canning
27. Patis factory
28. Bagoong factory
29. Processing, preserving and canning of fish and other seafoods n.e.c.
30. Manufacture of desiccated coconut
31. Manufacture of starch and its products
32. Manufacture of wines from juices of local fruits
33. Vegetable oil mills, including coconut oil
34. Sugarcane milling (centrifugal and refines)
35. Sugar refining
36. Muscovado sugar mill
37. Cotton textile mill
38. Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
39. Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials, n.e.c.
40. Other accessory uses incidental to agri-industrial activities
41. Elementary and high schools
42. Barangay centers
43. Religious structures

B. Land Use Intensity Controls

District	FAR	BHL
ADZ	1	-

C. Zone Regulations

1. The agricultural nature of the zone shall be preserved.
2. Any reclassification of an agricultural land to urban use/s shall be subject to reclassification process set by Administrative Order No. 20 and Memo Circular No. 54.
3. Conversion of agricultural land to urban uses shall observe the processes set by the Department of Agrarian Reform on land conversion.

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Section 14. Use Regulations in Ecological Development Zones (EDZ). The following uses shall be allowed in the EDZ:

A. Allowed Uses:

1. Contract Reforestation with Forest Land Management Agreement (FLMA)
2. Commercial Tree Plantation and Industrial Forest Plantation (ITP/IFP)
3. Integrated Social Forestry Program (ISF)
4. Community - Based Forest Management
5. Reforestation compliance by forest users by Temporary Lease Agreement
6. Reforestation Compliance by Pasture Lease Agreement
7. Ecological Revolution Programs (ECOREV)
8. Agricultural activities with environmental protection measures
9. Dwelling units of Landowners, tillers and laborers
10. Eco-Tourism Projects
11. Environmental Park

Tourism activities such as resorts, water based sports, fishing, picnics, viewing, and other form of recreation are also allowed.

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

1. Mining/Quarrying

No extraction, excavation or other mining activities shall be undertaken except in accordance with the Philippine Mining Act and its Implementing Rules and Regulations.

2. Infrastructure and Resettlement

Infrastructure development and resettlement undertaken within the IPZ shall be consistent with the provisions of the Revised Forestry Code of the Philippines, and subject to an *Environmental Impact Assessment*, prior to the approval of such projects to determine their environmental impacts and social acceptability.

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

B. Land Use Intensity Controls

District	FAR	BHL
EDZ	1	-

C. Zone Regulations

1. No development use or activity shall be allowed in forest or watershed areas unless consistent with the Department of Environment and Natural

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Resources' development regulations for forest and watershed areas and corresponding permits, lease or license are issued by the Department of Environment and Natural Resources.

2. Proposed projects within the zone shall secure a Locational Clearance and an Environmental Compliance Certificate prior to start of any physical development.
3. The utilization of the water resources for domestic and industrial use shall be allowed provided it is in consonance with the development regulations of the DENR, provisions of the Water Code, and the Revised Forestry Code of the Philippines. Provided further, that is subjected to an Environmental Impact Assessment prior to the approval of its use.
4. Other uses such as recreation, fishing and related activities, floatage/transportation and mining (e.g. off shore oil exploration) shall also be allowed provided it is in consonance with the provisions of the Water Code and the Forestry Code of the Philippines.
5. Fishing activities like fishpond operation within the zone shall be undertaken pursuant to the provisions of the Fisheries Code and its Implementing Rules and Regulations, and the Revised Forestry Code of the Philippines.
6. No development use or activity shall be allowed within the zone unless consistent with the Department of Environment and Natural Resources' development regulations for marine zones and corresponding permits, lease or license are issued by the DENR, DA or the Bureau of Fisheries and Aquatic Resources.

Section 15. **Use Regulations in Light Industrial Zone (LIZ).** The following uses shall be allowed in the LIZ:

A. **Allowed Uses**

A.1. **Dominant Uses: Light Industrial**

Non-Pollutive/Non-Hazardous

1. Drying fish
2. Biscuit factory
3. Doughnot and hopia factory
4. Manufacture of macaroni, spaghetti and vermicelli and other noodles
5. Other bakery products not elsewhere classified
6. Life belts factory
7. Manufacture of luggage, handbags, wallets and small leather goods
8. Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
9. Manufacture of shoes except rubber, plastic and wood

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- 51.1 house appliances
- 51.2 motor vehicles and accessory
- 52. Home furnishing shops
- 53. Transportation terminal/garage with repair
- 54. Publishing
- 55. Medium scale junk shop
- 56. Machinery display shop/center
- 57. Gravel and sand
- 58. Lumber/hardware
- 59. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- 60. Manufacture of signs and advertising displays (except printed)
- 61. Chicharon factory
- 62. Welding shops
- 63. Machine shop service operations (repairing/rebuilding, or custom job orders)
- 64. Repair of motorcycles
- 65. Lechon or whole pig roasting

Non-Pollutive/Hazardous

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

A.2 Complementary Uses: Housing, Institutional, Commercial, Recreational and Agricultural

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10. Manufacture of slipper and sandal except rubber and plastic
11. Manufacture of footwear parts except rubber and plastic
12. Printing, publishing and allied industries and those n.e.c.
13. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
14. Manufacture or assembly of electronic data processing machinery and accessories
15. Renovation and repair of office machinery
16. Manufacture or assembly of miscellaneous office machines and those n.e.c.
17. Manufacture of rowboats, bancas, sailboats
18. Manufacture of animal drawn vehicles
19. Manufacture of children vehicles and baby carriages
20. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
21. Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
22. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
23. Quick freezing and cold packaging for fish and other seafoods
24. Quick freezing and cold packaging for fruits and vegetables
25. Popcorn/rice factory
26. Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
27. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
28. Manufacture of photographic equipment and accessories
29. Manufacture or assembly of optical instruments
30. Manufacture of eyeglasses and spectacles
31. Manufacture of optical lenses
32. Manufacture of watches and clocks
33. Manufacture of pianos
34. Manufacture of string instruments
35. Manufacture of wind and percussion instruments
36. Manufacture of assembly of electronic organs
37. Manufacture of sporting gloves and mitts
38. Manufacture of sporting balls (not of rubber or plastic)
39. Manufacture of gym and playground equipment
40. Manufacture of sporting tables (billiards, pingpong, pool)
41. Manufacture of other sporting and athletic goods, n.e.c.
42. Manufacture of toys and dolls except rubber and mold plastic
43. Manufacture of pens, pencils and other office and artist materials
44. Manufacture of umbrella and canes
45. Manufacture of buttons except plastic
46. Manufacture of brooms, brushes and fans
47. Manufacture of needles, pens, fasteners and zippers
48. Manufacture of insignia, badges and similar emblems (except metal)
49. Manufacture of signs and advertising displays (except printed)
50. Small-scale manufacture of ice cream
51. Repair shops like:

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Peter Simon C. Laroza
En Ateneo

1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Residential Condominium
4. Apartment
5. Customary accessory uses like:
 - a. Servants quarter
 - b. Private garage
 - c. Guard house
6. Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
7. Home Industry Classified as cottage industry provided that:
 - a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
 - c. Such shall consider same provisions as enumerated in letters c, d and e number 12, home occupation, this section.

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Peter Simon C. Lard *[Signature]*
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[Signature]

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

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

9. Nursery/Elementary School

10. High School

11. Vocational School

12. Sports Club

13. Religious Use

14. Multi-purpose hall/barangay hall

15. Clinic, nursing and convalescing home, health center

16. Plant nurseries

17. Office buildings

18. General retail stores and shops like:

- a. department store
- b. bookstore and office supply shop
- c. home appliance store
- d. car shop
- e. photo shop
- f. flower shop

19. Food markets and shops like:

- a. bakery and bake shop
- b. wine store
- c. grocery
- d. supermarket

20. Personal service shops like:

- a. beauty parlor
- b. barber shop
- c. sauna bath and massage clinic
- d. dressmaking and tailoring shops

21. Recreational center/establishments like:

- a. theater/theater
- b. play court e.g. tennis court, bowling lane, billiard hall
- c. swimming pool
- d. day and night club
- e. stadium, coliseum, gymnasium
- f. other sports and recreational establishment

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Handwritten signatures and notes on the left margin:
 Peter Simon C. Lara
 [Signature]
 [Signature]
 [Signature]

22. Restaurants and other eateries

23. Short term special education like:

- a. dancing schools
- b. school for self defense
- c. driving schools
- d. speech clinics

24. Storerooms but only as may be necessary for the efficient conduct of the business

25. Parking lots/garage

26. Library museum

27. Filling Station/service station

28. Clinic

29. Vocational/technical school

30. Convention Center and related facilities

31. Messengerial service

32. Security agency

33. Janitorial service

34. Bank and other financial institutions

35. Radio and television station

36. Building garage, parking lot

37. Bakery and baking of bread, cake, pastries, pies and other similar perishable products

38. Custom dressmaking shop

39. Custom tailoring shop

40. Commercial and job printing

41. Typing and photo engraving services

42. Repair of optical instruments and equipment and cameras

43. Repair of clocks and watches

44. Manufacture of insignia, badges and similar emblems except metal

45. Transportation terminals/garage with and without repair

46. Repair shops like:

- a. house appliances repair shops
- b. motor vehicles and accessory repair shops
- c. home furnishing shops

54. Printing/publishing

55. Machinery display shop/center

56. Gravel and sand

57. Lumber/hardware

58. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice

59. Printing and publishing of books and pamphlets, printing cards and stationary

60. Manufacture of signs and advertising displays (except printed)

61. Chicharon factory

62. Manufacture of wood furniture including upholstered

63. Manufacture of rattan furniture including upholstered

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64. Manufacture of box beds and mattresses
65. Welding shops
66. Machine shop service operation (repairing/rebuilding, or custom job orders)
67. Medium scale junk shop
68. Repair of motorcycles
69. Lechon or whole pig roasting
70. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
71. Doughnut and hopia factory
72. Other bakery products not elsewhere classified (n.e.c.)
73. Repacking of food products e.g. fruits, vegetables, sugar and other related products
74. Plant nursery
76. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
77. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
78. Government center to house national, regional or local offices in the area
79. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
80. General hospitals, medical centers, multipurpose clinics
81. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
82. Convention centers and related facilities
83. Religious structures e.g. church, seminary, convents
84. Museums
85. Parks/gardens
86. Resort areas including accessories
87. Open air or outdoor sports activities and support facilities, including low stadia, gyms, amphitheaters and swimming pools
88. Ball courts, race tracks, golf courses
89. Memorial/ shrines, monuments, kiosks and other park structures
90. Sports club
91. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
92. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
93. Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like
94. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
95. Agricultural research and experimentation facilities such a breeding stations, fishfarms, nurseries, demonstration farms, etc.
96. Pastoral activities such as goat raising and cattle fattening

B. Land Use Intensity Controls

District	FAR	BHL
LIZ	4	-

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C. Zone Regulations

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

Section 16. Use Regulations in Coastal Development Zone (CDZ). The following uses shall be allowed in the CDZ:

A. Allowable Uses

A.1 *Dominant Use: Agri-Fishery and Agri-Tourism Activities*

1. Fishing and other related activities
2. Mangroves planting
3. Ecological Park

A.2 *Complementary Uses: Housing, Commercial and Recreational*

1. Seaport facilities
2. Bonded warehouses
3. Industrial warehouses
4. Cold storage
5. Truck terminals
6. Other port-related activities
7. Worker's Housing
8. Neighborhood commercial supportive of worker's housing
9. Worker's recreational facilities
10. Entertainment facilities such as bars, nightclubs and the like

B. Zone Regulations

All development activities within the Coastal Area shall conform with existing national laws, rules and regulations on environmental protection, NPAA, the Water Code, NIPAS, the National Building Code, Sanitation Code and other safety rules.

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ARTICLE VI
GENERAL DISTRICT REGULATION

Section 17. **Height Regulations.** Building heights must conform with the height restrictions and requirements of the Air Transportation Office (ATO), the National Building Code, Structural Code and other rules and regulations related to land development and building construction.

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 the Air Transportation Office.

Section 18. **Area Regulations.** Area regulation in all zones shall conform with the minimum requirement of the existing codes such as:

1. P.D. 957 - the "Subdivision and Condominium Buyers' Protective Law." and its revised implementing rules and regulations.
2. B.P. 220 - "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.
3. P.D. 1096 - National Building Code
4. Fire Code
5. Sanitation Code
6. Plumbing Code
7. Structural Code
8. Executive Order No. 648
9. Other relevant guidelines promulgated by the national agencies concerned.

Section 19. **Road Setback Regulations.** Unless otherwise specified in this ordinance, road setback regulation shall be per the requirements of the National Building Code. This Ordinance, however, prohibits abutments on any property line fronting any road or street.

Property owners shall observe the setback requirements annotated in their respective Transfer Certificates of Titles (TCTs).

Section 20. **Easement.** Pursuant to the provisions of the Water Code, the following are the prescribed easements for banks of rivers and streams, the shores of the seas and lakes throughout their entire length:

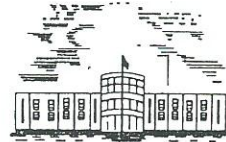
1. Three (3) meters within the urban zone
2. Twenty (20) meters in agricultural zones
3. Forty (40) meters in forest zones. Further, use of areas along its margins are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage.

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Republic of the Philippines
Province of Cavite
OFFICE OF THE SANGGUNIANG PANLALAWIGAN
Trece Martires City



EXCERPTS FROM THE MINUTES OF THE 35th REGULAR SESSION OF THE SANGGUNIANG PANLALAWIGAN OF CAVITE HELD ON 02 DECEMBER 2002 AT THE ISABEL FUNCTION ROOM, ISLAND COVE, BINAKAYAN, KAWIT, CAVITE

PRESENT:

Hon. Juanito Victor C. Remulla, Jr.	Vice-Governor/Presiding Officer
Hon. Bernard Michael I. Bautista	Majority Floor Leader
Hon. Strike B. Revilla	Minority Floor Leader
Hon. Hermogenes C. Arayata III	Sanggunian Member
Hon. Iluminada F. Silao	Sanggunian Member
Hon. Alex L. Advincula	Sanggunian Member
Hon. Dominic R. Tolentino	Sanggunian Member
Hon. Rafael S. Rodriguez	Sanggunian Member
Hon. Teodoro S. Sanchez	Sanggunian Member
Hon. Cesario R. del Rosario, Jr.	Sanggunian Member
Hon. Arleen C. Arayata	ABC Prov'l. Fed. Pres.
Hon. Jose Rozel E. Hernandez	SB Prov'l. Fed. Pres.
Hon. Sophia Marie G. Pagtakhan	SK Prov'l. Fed. Pres.

ABSENT:

Hon. Hilda P. Mendoza	Sanggunian Member
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RESOLUTION NO. 524A-S-2002

Resolution Amending Resolution No. 490-S-2002, to Read:

WHEREAS, presented to the Honorable Members of the Sangguniang Panlalawigan for consideration and approval are resolutions of the municipality of Bacoor, Cavite, to wit:

R#57-S-2002 -A Resolution For Accreditation As A Non-Government Organization (NGO) Of New Better Landscape Homeowners Association Located At Molino, Bacoor, Cavite.

R#124-S-2001 - A Resolution Adopting The Comprehensive Land Use Plan 2002-2011 Of The Municipality Of Bacoor.

Mun. Ord. #10-S-2001 - An Ordinance Adopting The Zoning Regulations For The Municipality Of Bacoor And Providing For The Administration, Enforcement And Amendment Thereof And For The Repeal Of All Ordinances In Conflict Therewith.

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- over -

ROMEO C. MENDOZA
PROVINCIAL SECRETARY

3/12/03

PROVINCIAL SECRETARY

3/12/03

Section 21. **Buffer Regulations.** A buffer of 3 meters shall be provided along entire boundary length between two or more conflicting zones allocating 1.5 meters from each side of the district boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 22. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D. 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

Section 23. **Innovative Techniques or Designs.** For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development, or housing projects covered by New Town Development under RA 7279, BLISS Commercial Complexes, etc., the Zoning Officer shall on grounds of innovative development techniques forward applications to the Sangguniang Bayan and the Municipal Mayor for approval.

Section 24. **Projects of National Significance.** Projects may be declared by the NEDA Board as Projects of National Significance pursuant to Section 3 of Executive Order No. 72. Thus, when a project is declared by the NEDA Board as a Project of National Significance, the Locational Clearance shall be issued by the Housing and Land Use Regulatory Board pursuant to EO 72.

Section 25. **Environmental Compliance Certificate (ECC).** Notwithstanding the issuance of Locational Clearance under Section 29 of this Ordinance, no Environmentally Critical Projects nor projects located in Environmentally Critical Areas shall be commenced, developed or operated unless the requirements of ECC have been complied with.

Section 26. **Subdivision Projects.** All owners and/or developers of subdivision projects shall in addition to securing Locational Clearance under Section 39 of this Ordinance be required to secure a *Development Permit* pursuant to the provisions of Presidential Decree 957, its Implementing Rules and Regulations and Batas Pambansa 220 and its Implementing Rules and Regulations in the case of Socialized Housing projects in accordance with the procedures laid down in Executive Order No. 71 Series of 1993.

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**ARTICLE IX
MITIGATING DEVICES**

Section 27. **Deviation.** Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

1. Variance

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

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

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

2. Exceptions

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

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Section 28. Procedures for Granting Exceptions and Variances. The procedure for the granting of exception and/or variance is as follows:

1. A written application for an exception or variance shall be filed in the *Local Zoning Board of Adjustment and Appeals (LZBAA)* citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site.
3. The LZBAA shall conduct preliminary studies on the application.
4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision for exception/variance.
5. In case of objection, the LZBAA shall hold public hearing.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBAA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing in case of any objection to the granting of exception/variance.

ARTICLE X ADMINISTRATION AND ENFORCEMENT

Section 29. Locational Clearance. All land owners/developers shall secure Locational Clearance from the Zoning Officer or in case of variances and exemptions, from the Local Zoning Board of Adjustment and Appeals (LZBAA) prior to conducting any activity or construction on their property/land.

Section 30. Building Permit. No building permit shall be issued by the local Building Official without a valid Locational Clearance issued in accordance with this Ordinance.

Section 31. Business Permits. No business permit shall be issued by the concerned local unit or department unless a valid Locational Clearance has been issued.

Section 32. Non-User of Locational Clearance. Upon issuance of a Locational Clearance, the grantee thereof shall have *one year* within which to commence or undertake the use, activity or development covered by such clearance on his/her property.

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Non-use of said clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his/her project without applying for a new *Locational Clearance*.

Section 33. **Certificate of Non-Conformance**. A certificate of Non-Conformance shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of the Zoning Ordinance by the Sangguniang Panlalawigan. Failure on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fine/penalties.

The Zoning Officer shall, upon approval of this Zoning Ordinance, immediately notify owners of existing non-conforming uses to apply for *Certificate of Non-Conformance*.

Section 34. **Existing Non-Conforming Uses and Buildings**. The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provision of this Ordinance, provided:

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

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

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

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Peter Limon C. Lard
[Signatures]

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

In addition, the owner of non-conforming use/s shall program the *phase-out* or *relocation* of the non-conforming use based on the period prescribed by the LZBAA.

Section 35. **Responsibility for Administration and Enforcement.** This Ordinance shall be enforced and administered by the *Local Chief Executive* through the *Zoning Officer* who shall be appointed by the former in accordance with existing rules and regulations on the subject.

Section 36. **Powers and Functions of a Zoning Officer.** Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981 The Zoning Officer shall perform the following functions, duties and responsibilities.

1. Enforcement

- a. Act on all applications for Locational Clearances for all projects.
 - Issuance of Locational Clearance for projects conforming with zoning regulations.
 - Recommend to the Local Zoning Board of Adjustment and Appeals (LZBAA) the grant or denial of applications for variances and exemptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefore.
- b. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are violative of zoning ordinance and if necessary, pursuant to Section 3 of Executive Order No. 71 refer subsequent actions thereon to the HLURB.
- c. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this ordinance.
- d. Coordinate with the Municipality Fiscal/Municipal Attorney for other legal actions/remedies relative to the foregoing.

2. Planning

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

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Peter Simon C. Lara

Section 37. **Action on Complaints and Oppositions.** A complaint for violation of any provisions of this Ordinance or any clearance or permits issues pursuant thereto shall be filed with LZBAA.

However, oppositions to application/s for Locational Clearance, Variance or Exception shall be treated as a *complaint* and dealt with in accordance with the provisions of this section.

Section 38. **Functions and Responsibilities of the Local Zoning Board of Adjustments and Appeals.** There is hereby created a LZBAA 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 applications
2. Act on Appeals on Grant or Denial of Locational Clearance by the Zoning Officer.

Decisions of the Local Zoning Board of Adjustment and Appeals shall be *appealable to the Sangguniang Panlalawigan.*

Section 39. **Composition of the Local Zoning Board of Adjustment and Appeals (LZBAA).** The *Municipal Development Council* shall create a *sub-committee* which shall act as the LZBAA, composed of the following members;

1. Municipal Mayor as Chairman
2. Municipal Legal Officer
3. Municipal Assessor
4. Municipal Engineer
5. Municipal Planning and Development Coordinator (if other than the Zoning Administrator.
6. Two (2) representatives of the private sector, nominated by their respective organizations and confirmed by the Municipality or municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.
7. Two (2) representatives from non-government organizations, nominated by their respective organizations and confirmed by the Municipality or municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.

For purposes of *policy coordination*, the LZBAA shall be *attached to the Municipal Development Council.*

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Section 40. **Review of the Zoning Ordinance.** The Municipal Development Council shall create a sub-committee, the *Local Zoning Review Committee (LZRC)* that shall review the Zoning Ordinance considering the Comprehensive Development Plan, and as the need arises, based on the following reasons/situations:

1. Change in local development plans
2. Introduction of projects of national significance
3. Petition for rezoning
4. Other reasons which are appropriate for consideration

Section 41. **Composition of the Local Zoning Review Committee (LZRC).** The Local Zoning Review Committee shall be composed of sectoral experts.

These are the Local Officials/Civic Leaders responsible for the operation, development and progress of all sectoral undertakings in the locality, e.g.:

1. Municipal Planning and Development Coordinator
2. Municipal Health Officer
3. Municipal Agriculturist
4. President, Association of Barangay Captains
5. Municipal Engineer
6. Community Environment and Natural Resources Officer (CENRO)
7. Agrarian Reform Officer (MARO)
8. District School Supervisor
9. Three (3) Private Sector Representatives [Local Chamber of Commerce, Housing Industry and Homeowner's Association]
11. Two (2) NGO Representatives

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

Section 42. **Functions of the Local Zoning Review Committee.** The Local Zoning Review Committee shall have the following powers and 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. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, and exceptions and variances granted.
 - c. Identify provisions of the Ordinance difficult to enforce or are unworkable.
2. Recommend to the Sangguniang Bayan necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.

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3. Provide information to the HLURB that would be useful in the exercise of its functions.

Section 43. **Amendments to the Zoning Ordinance.** Changes in the Zoning Ordinance as a result of the review by the Local Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be *subject to public hearing and review and evaluation of the Local Zoning Review Committee* and shall be carried out through a resolution of three fourths vote of the Sangguniang Bayan. *Said amendments shall take effect only after approval and authentication by the Sangguniang Panlalawigan.*

Section 44. **Violation and Penalty.** Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding P5,000.00 or an imprisonment for a period not exceeding *one (1) year* or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

Section 45. **Suppletory Effect of Other Laws and Decrees.** The provisions of this Ordinance shall be *without prejudice* to the application of other laws, presidential decrees, letter of instructions and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of Bacoar.

Section 46. **Separability Clause.** Should any section or provision of this Ordinance be declared by the Court 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 47. **Repealing Clause.** All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed; provided, that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

Section 48. **Effectivity Clause.** This Ordinance shall take effect upon approval by the Sangguniang Panlalawigan.

ADOPTED this 19th day of December, 2001

We hereby certify to the correctness of the above quoted Ordinance No. 10-S-2001.

ABSENT
HON. EDWIN E. MALVAR
Vice- Mayor/Presiding Officer

ABSENT
EDRALIN G. GAWARAN
Member

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SS SECRETARY

ABSENT
HUBERT V. GERVACIO
Member

ROBERTO J. SAQUITAN
Member

NORMITA D. CELESTINO
Member

LORENZO P. NOLASCO
Member

PETER SIMON C. LARA
Member

AVELINO DE CASTRO
Member

AVELINO B. SOLIS
Member

Absent
KAREN G. MORALES
Member

Attested by :

GERTRUDES M. OCAMPO
Temporary Presiding Officer

Approved by :

JESSIE B. CASTILLO
Municipal Mayor

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ATTY. KHALID A. ATEGAOR,
SB SECRETARY



Republic of the Philippines
PROVINCE OF CAVITE
MUNICIPALITY OF BACOR

OFFICE OF THE SANGGUNIANG BAYAN

RESOLUTION NO. 124- s-2001

**A RESOLUTION ADOPTING THE COMPREHENSIVE
LAND USE PLAN 2002-2011 OF THE MUNICIPALITY
OF BACOR**

WHEREAS, Bacoor is continuously experiencing great development and progress and considered as one of the premier municipalities of Cavite;

WHEREAS, for the past years, Bacoor has increased its population because of the rapid changes of its land use pattern from agricultural to residential and commercial developments;

WHEREAS, in view of this dilemma, there is a need to carefully plan the growth and development of Bacoor in order to properly guide, control and regulate its vision- economically, socially and spiritually;

WHEREAS, the adoption of a comprehensive land use plan shall be in accordance with the principles of economic vitalization; protection of the environment; and strengthening of the human resources;

WHEREAS, R.A 7160, otherwise known as the Local Government Code of 1991, provides that local government units (LGU's) shall, in conformity with the existing laws, adopt a Comprehensive Land Use Plan which shall be the primary and dominant bases for the future use of land resources;

NOW, THEREFOR:

RESOLVED AS IT IS HEREBY RESOLVED, BY THE SANGGUNIANG BAYAN OF BACOR, PROVINCE OF CAVITE, on motion of Honorable Councilor Normita D. Celestino and duly seconded by Honorable Councilor Peter Simon C. Lara, on its special session, to adopt the Comprehensive Land Use Plan 2002-2011 of the Municipality of Bacoor.

RESOLVED FURTHER, that the Zoning Ordinance be enacted to regulate measures for the implementation of the Comprehensive Land Use Plan 2002-2011.

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ATTY. KHALID A. ATEGA JR.
SB SECRETARY



Republic of the Philippines
PROVINCE OF CAVITE
MUNICIPALITY OF BACoor

OFFICE OF THE SANGGUNIANG BAYAN

**RESOLUTION NO. 124-S-2001 - A RESOLUTION ADOPTING THE
COMPREHENSIVE LAND USE PLAN 2002-2011 OF THE
MUNICIPALITY OF BACoor**
PAGE 2

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RESOLVED FURTHER, that copy of this resolution furnish the
Office of the Provincial Governor of Cavite, Sangguniang Panlalawigan of
Cavite, Provincial Office- DILG Region IV, Housing and Land Use Regulatory
Board- Region IV, Office of the Mayor and other concerned.

ADOPTED this 19th day of December, 2001.

We hereby certify to the correctness of the above quoted Resolution No. 124-S-2001

ABSENT
HON. EDWIN E. MALVAR
Vice- Mayor/Presiding Officer

ABSENT
EDRALIN G. GAWARAN
Member

HUBERT V. GERVACIO
Member

ROBERTO J. SAQUITAN
Member

NORMITA D. CELESTINO
Member

LORENZO P. NOLASCO
Member

PETER SIMON C. LARA
Member

AVELINO DE CASTRO
Member

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ATTY. KHALID A. ATEGA JR.
SD SECRETARY

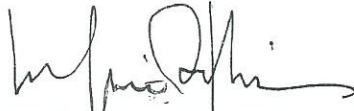


Republic of the Philippines
PROVINCE OF CAVITE
MUNICIPALITY OF BACOR

OFFICE OF THE SANGGUNIANG BAYAN


**RESOLUTION NO. 124-S-2001 - A RESOLUTION ADOPTING THE
COMPREHENSIVE LAND USE PLAN 2002-2011 OF THE
MUNICIPALITY OF BACOR**
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AVELINO B. SOLIS
Member

A B S E N T
KAREN G. MORALES
Member

Attested by :


GERTRUDES M. OCAMPO
Temporary Presiding Officer

Approved by :


JESSIE B. CASTILLO
Municipal Mayor

CERTIFIED XEROX COPY


ATTY. KHALID A. ATEGA JR.
SB SECRETARY