



*Office of the Sangguniang Panlungsod*

**CITY ORDINANCE NO. 285-2023**  
**Series of 2023**

**DISTRICT I**

ABSENT

ION. CATHERINE SARINO-EVARISTO  
*City Councilor*

ION. MICHAEL E. SOLIS  
*City Councilor*

ION. ADRIELITO G. GAWARAN  
*City Councilor*

ABSENT

ION. VICTORIO L. GUERRERO, JR.  
*City Councilor*

ION. ALEJANDRO F. GUTIERREZ  
*City Councilor*

ION. LEVY M. TELA  
*City Councilor*

**DISTRICT II**

ION. ROBERTO L. ADVINCULA  
*City Councilor*

ION. REYNALDO D. PALABRICA  
*City Councilor / President Pro-Tempore*

ION. REYNALDO M. FABIAN  
*City Councilor*

ION. ROGELIO M. NOLASCO  
*City Councilor*

ION. ALDE JOSELITO F. PAGULAYAN  
*City Councilor*

ION. SIMPLICIO G. DOMINGUEZ  
*City Councilor*

ION. RAMON N. BAUTISTA  
*Igo ng mga Barangay President*

ION. MAC RAVEN ESPIRITU  
*K Federation President*

Attested by:

ATTY. KHALID A. ALDEGA, JR.  
*Sangguniang Panlungsod Secretary*

Certified by:

ION. ROWENA BAUTISTA-MENDIOLA  
*City Vice Mayor*

Approved by:

ION. STRIKE B. REVILLA  
*City Mayor*

**AN ORDINANCE RECLASSIFYING VARIOUS PARCELS OF LAND SITUATED ALONG THE IMUS DIVERSION ROAD, BACOR BOULEVARD, AND OTHER AREAS WITHIN THE CITY OF BACOR, CAVITE.**

Sponsored by:

**Hon. Alde Joselito F. Pagulayan**

Co-Sponsored by:

**Hon. Roberto L. Advincula, Hon. Ramon N. Bautista, Hon. Simplicio G. Dominguez, Hon. Mac Raven Espiritu, Hon. Reynaldo M. Fabian, Hon. Adrielito G. Gawaran, Hon. Alejandro F. Gutierrez, Hon. Rogelio M. Nolasco, Hon. Reynaldo D. Palabrica, Hon. Michael E. Solis and Hon. Levy M. Tela.**

**WHEREAS**, Section 20 (c) of Republic Act No. 7160 (the "Local Government Code of 1991") provides that "local government units shall, in conformity with existing laws, continue to prepare their respective comprehensive land use plans enacted through zoning ordinances which shall be the primary and dominant bases for the future use of land resources: Provided, That the requirements for food production, human settlements, and industrial expansion shall be taken into consideration in the preparation of such plans."

**WHEREAS**, the rapid growth of the City of Bacoor resulted in the construction of new roads such as the Bacoor-Imus Diversion Road and Bacoor Boulevard that opened up various parcels of land within the city to commercial and other developments.

**WHEREAS**, most of the said lands are presently classified for residential use and the said classification limits the use of the said real properties for future development.

**WHEREAS**, the city government needs to give potential investors into the City of Bacoor some flexibility in developing various projects that will benefit city residents, the general public, and the local economy.

**WHEREAS**, reclassifying the areas near the said roads and other rapidly developing areas within the City of Bacoor will ensure a better future for its residents and promote the general welfare.

**NOW THEREFORE**, be it **ORDAINED** by the 5<sup>th</sup> Sangguniang Panlungsod THAT:



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City Councilor

HON. RAMON N. BAUTISTA  
Liga ng mga Barangay President

HON. MAE RAVEN ESPERITU  
SK Federation President

Attested by:  
ATTY. KHAMID A. ATEGA, JR.  
Sangguniang Panlungsod Secretary

Certified by:  
HON. ROWENA BAUTISTA-MENDIOLA  
City Vice Mayor

Approved by:  
HON. STRIKE B. REVILLA  
City Mayor

Section 1. **Reclassification of Various Areas Within the City of Bacoor.**

| Location/Area  | New Classification   |
|--|--|
| Bacoor-Imus Diversion Road (within the jurisdiction of the City of Bacoor, Cavite)                   | All lots along Bacoor-Imus Diversion Road within the jurisdiction of the City of Bacoor shall be classified as <b>"MEDIUM DENSITY COMMERCIAL ZONE (C-2)"</b> while all secondary lots in the same area shall be classified as <b>"MIXED USE"</b> . |
| Bacoor Boulevard   | All lots along Bacoor Boulevard shall be classified as <b>HIGH DENSITY COMMERCIAL ZONE (C-3)"</b> and all secondary lots along the said road shall be classified as <b>"MIXED USE"</b> .   |
| Bridge connecting Bacoor City to Las Piñas City to Greenvally Subdivision including River Drive Road | All lots along the bridge connecting Bacoor City to Las Piñas City to Greenvally Subdivision including River Drive Road shall be classified as <b>"MIXED USE"</b> .  |
| Big Island Area in Longos where the future Light Rail Station shall be constructed                   | All lots situated in the said area shall be classified as <b>"MIXED USE"</b> .   |
| EVIA Expansion, including Chinabank/Malipay to Ferrari   | All lots situated in the said area should be classified as <b>"HIGH DENSITY COMMERCIAL ZONE (C-3)"</b> .   |
| Ferrari to Carson  | All lots situated in the said area shall be classified as <b>"MEDIUM DENSITY RESIDENTIAL ZONE (R-2)"</b> and <b>"MEDIUM DENSITY COMMERCIAL ZONE (C-2)"</b> .   |
| Molino 4 and other lots along Bacoor-Dasmariñas Road   | All lots situated in the said area should be classified as <b>"HIGH DENSITY COMMERCIAL ZONE (C-3)"</b> and as <b>"HIGH DENSITY RESIDENTIAL ZONE (R-3)"</b> .   |

Section 2. **Repeal Clause.** All existing ordinances, resolutions, and executive orders that are in conflict with, or that duplicates this ordinance or any of its provisions are hereby repealed and/or modified accordingly.

Section 3. **Separability Clause.** If any provision of this ordinance or the application thereof to any person or circumstance is held invalid, the remainder of the ordinance, and the application of such provision to other persons or circumstances, shall not be affected thereby.

Section 4. **Effectivity.** This ordinance shall take effect immediately after its publication in a newspaper of general circulation in the Province of Cavite.

Section 5. **Dissemination and Implementation.** The Zoning and Land Development Department of the City of Bacoor, Cavite is hereby directed to disseminate information on



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ATTY. KHALID A. ATEGA, JR.  
Sangguniang Panlungsod Secretary

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA  
City Vice Mayor

Approved by:

HON. STRIKE B. REVILLA  
City Mayor

this Ordinance to the general public and to implement the same.

**ENACTED** by the 5<sup>th</sup> Sangguniang Panlungsod of Bacoor, Province of Cavite this 15<sup>th</sup> day of May 2023.

I hereby certify that the foregoing City Ordinance is true and correct and that the same was duly approved in accordance with law.

Certified by:

HON. ROWENA BAUTISTA-MENDIOLA  
City Vice Mayor/Presiding Officer

Attested by:

ATTY. KHALID A. ATEGA JR.  
Secretary to the Sangguniang Panlungsod

Approved by:

HON. STRIKE B. REVILLA  
City Mayor

Date of Approval: 22 MAY 2023