Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

Republic of the Philippines
Province of Ilocos Sur
MUNICIPALITY OF SAN VICENTE
OFFICE OF THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE ____ REGULAR SESSION OF THE SANGGUNIANG BAYAN OF SAN VICENTE, ILOCOS SUR HELD ON _____ AT THE SB SESSION HALL, SAN VICENTE, ILOCOS SUR

PRESENT:

Hon. Jose C. Tabanda III	Vice-Mayor/Presiding Officer
Hon. Paula Cynthia R. Valencia	SB Member
Hon. Conrado R. Rojo	SB Member
Hon. Fidel R. Aldos	SB Member
Hon. Juanita R. Ragil	SB Member
Hon. Albert R. Rola	SB Member
Hon. Warlito R. Ridulme	SB Member
Hon. Renato T. Rojas	SB Member
Hon. Lou Bernard R. Lazo	SB Member
Hon. Melecio G. Daquep	LnB President
Hon. Mark Jindrei L. Cajigal	SK Federated President

AN ORDINANCE ADOPTING ZONING REGULATIONS FOR THE MUNICIPALITY OF SAN VICENTE, ILOCOS SUR 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 San Vicente, Ilocos Sur.

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

1

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

WHEREAS, the local government code authorizes local government units to enact zoning ordinances subject to and in accordance with existing law.

WHEREAS, the local governments are mandated to mainstream disaster risk reduction and climate change in development processes such as policy formulation, socioeconomic development planning, budgeting, and governance, particularly in the areas of environment, agriculture, water, energy, health, education, poverty reduction, land-use and urban planning, and public infrastructure and housing ;

WHEREAS, the Department of Human Settlements and Urban Development has spearheaded and now assists in and coordinates the activities of local governments in Comprehensive Land and Water Use Planning;

NOW THEREFORE, the Sangguniang Bayan of san Vicente, Ilocos Sur in a session assembled hereby adopts the following Zoning Ordinance.

MUNICIPAL ORDINANCE NO. 8
Seriesof 2024

ARTICLE I
TITLE OF THE ORDINANCE

Section 1. **Title of the Ordinance.** This Ordinance shall be known as the Comprehensive Zoning Ordinance of the Municipality of San Vicente, Ilocos Sur and shall be referred to as the Ordinance.

ARTICLE II
AUTHORITY AND PURPOSE

Section 2. Authority. This Ordinance is enacted pursuant to the provision of the New Local Government Code, RA 7160 Sections 458 a. 2 (7-9) and 447 a.2 (7-9) dated 10 October 1991, "Authorizing the City/ Municipality through the Sangguniang Panlungsod / Bayan to adopt Zoning Ordinance subject to the provision of existing laws" and in conformity with E.O 72.

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

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

1. Guide, control and regulate future growth and development of the Municipality of San Vicente, Ilocos Sur in accordance with its Comprehensive Land and Water Use Plan (CLWUP).
2. Protect the character and stability of residential, commercial, industrial, institutional, parks and playground, forest, agricultural, open space and other functional areas within the locality 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.
4. Ensure the sustainability of the environment, taking into consideration climate change adaptation, in synergy with disaster risk reduction and management, in all development processes.
5. Mainstream CCA and DRA unto CLWUP and ZO.
6. Establish a resilient community from the effects of climate change.

Section 4. General Zoning Principle. The zoning regulations are based on the Approved General and Urban Land and Water Use Plans per Sangguniang Bayan Resolution No. 23-2024 dated May 21, 2024 for the Municipality of San Vicente, Ilocos Sur.

Section 5. Specific Zoning Principles. Based on applicable zoning and Land and Water Use concepts, the Municipal Government of San Vicente further declares that highly productive agriculture and fisheries areas shall be identified extending to them infrastructure support services with the end in view of providing a more equitable distribution of opportunities, income and wealth for its constituent.

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, *Climate Change Act of 2009, Disaster Risk Reduction and Management of 2010* and other Implementing Rules and Regulations, promulgated by the DHSUD. The words, terms and phrases enumerated hereunder shall be understood to have the meaning corresponding indicated as follows.

1. **Agricultural Zone (AGZ) -** an area within the municipality or city intended for cultivation and pastoral activities, e.g. farming, cultivation of crops, goat/ cattle raising, etc.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

2. Agro-Industrial Zone (AIZ)- an area within a city or municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapples, sugar cane, etc.

3. DHSUD/BOARD – shall mean the Department of Human Settlements and Urban Development.

4. 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.

5. Built-up Area- a contiguous grouping of ten (10) or more structures.

6. **Central Business District-** shall refer to areas designated primarily for trade, services, and business purposes.

7. Certificate of Non-Conformance- certificate issued to owners of all uses existing prior to approval of the Zoning Ordinance which do not conform in a zone as per provision of the said Ordinance.

8. Compatible Use – uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.

9. **Component Cities / Municipalities –**cities which do not meet the requirements for highly urbanized cities shall be considered component cities of the Province in which they are located. If a component city is located within the boundaries of two or more provinces, such city shall be considered component of the Province of which it used to be a municipality. (R.A 7160).

10. **Comprehensive Land and Water Use Plan (CLWUP) –** a document embodying specific proposals for guiding, regulating growth and or development. The main components of the Comprehensive Land and Water Use Plan in this usage are the sectoral studies, i.e. Demography, Socio-Economic, Infrastructure and Utilities, Local Administration and Land and Water Use.

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

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

12. Conforming Use – a use which is in accordance with the zone classification as provided for in the Ordinance.

13. Deferred Urban Zone- an area for urban facilities and services, but the specific use of which cannot be ascertained as of the time of the preparation of this Ordinance

14. Easement – open space imposed on any Land and Water Use/activities sited along waterways, road-right-of ways, cemeteries/memorial parks and utilities.

15. Environmentally Critical Areas – refer to those areas which are environmentally sensitive and are listed in presidential proclamation 2146 dated December 14, 1981.

16. Environmentally Critical Projects – refer to those projects, which have high potential for negative environmental impacts and are listed in presidential proclamation 2146 dated December 14, 1981.

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

18. FLOOR AREA RATIO OR "FAR" – is the ration between the gross floor area of a building and the area of the lot on which it stands which is 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 ration (FAR) multiplied by the lot area. The FAR of any zone

19. Forest Zone (FZ) – an area within the city or municipality intended primarily for forest purposes.

20. General Commercial Zone (GCZ) – an area within a city or municipality for trading/ services/ business purposes.

21. General Institutional Zone (GIZ)- an area within a city or municipality principally for general types of institutional establishment e.g. government offices, schools, hospitals/ clinics, academic/ research, convention centers.

22. General Residential Zone (GRZ) – an area within a city or municipality principally for dwelling/housing purposes.

23. General Zoning Map (GZM) - a duly authenticated map delineating the different zones in which the whole city/municipality is divided.

24. Gross Floor Area (GFA)- the GFA of a building is the total floor space within the perimeter of the permanent external building walls occupied by: office areas, residential areas, corridors, lobbies, mezzanine; vertical penetrations which shall mean stairs, fire escapes; elevator shafts, flues, pipes shafts, vertical ducts, and the like, and their enclosing walls, rest rooms or toilets, machine rooms and closets, storage rooms and closets, covered balconies and terraces; interior walls and columns, and other interior features; but excluding: covered areas for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present, uncovered areas of air conditioning cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or Jacuzzis, gardens, courts or plazas.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

25. Highly Urbanized Cities – Cities with a minimum population of 200,000 inhabitants as certified by the National Statistics and with the latest annual income of at least P 50,000,000.00 based on 1996 constant prices as certified by the City Treasurer (R.A 7160).

26. Independent Component Cities – are those component cities whose charter prohibits their voting for provincial elective officials. Independent Component Cities shall be independent of the Province (R.A 7160).

27. Innovative Design – introduction and/or application or new/creative designs and techniques in development projects e.g. Planned Unit Development (PUD), Newtown, etc.

28. Light Industrial Zone (I-1) - a subdivision of an area principally for the following types of industries :

a. Non-pollutive/non-hazardous
b. Non-pollutive/hazardous

29. 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 and Water Use.

30. Low Density Commercial Zone (C-1) – an area WITHIN A CITY OR MUNICIPALITY principally for trade, services and business activities ordinarily referred to as the Central Business District.

31. Low Density Residential Zone (R-1) – an area WITHIN A CITY OR MUNICIPALITY principally for dwelling/housing purposes with a density of 20 dwelling units and below per hectare.

32. Mitigating Device – a means to grant relief in complying with certain provisions of the Ordinance.

33. New Town- shall refer to town deliberately planned and built which provides, in addition to houses, employment, shopping, education, reaction, cultures and other services normally associated with a city/town.

34. 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.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

35. Parks and Recreation (PRZ)- an area designed for diversion/ amusements and for the maintenance of ecological balance of the community.

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

37. 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 reclassification under Section 20 of RA 7160.

38. Rural Area – area outside of designated Urban Area.

39. Setback- the open space left between the building and lot lines.

40. Socialized Housing Zone (SHZ) - shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279.

41. Tourist Zone (TZ)- are sites within municipalities endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

42. Urban Area(s)- include all Barangay/s or portion/s of which comprising the Poblacion, Central Business District (CBD) and other built-up-areas including the urbanizable land in adjacent to said areas and where at least more than fifty percent (50%) of the population are engaged in non-agricultural activities. CBD shall refer to the areas designated principally for trade, services and business purposes.

43. Urban Zoning Map – a duly authenticated map delineating the different zones into which the urban area and its expansion area are divided.

44. Urbanizable Land – area designated as suitable for urban expansion by virtue of Land and Water Use studies conducted.

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

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

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

47. Water Zone (WZ)- are bodies of water within a municipality which include rivers, streams, lakes and seas except those included in other zone classification.

48. Zone/District – an area within a municipality for specific Land and Water Uses are defined by manmade or natural boundaries.

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

50. Zoning Ordinance – a local measure which embodies regulations affecting Land and Water Use.

51. Climate Change - is a significant and lasting change in the statistical distribution of weather patterns over periods ranging from decades to millions of years. It may be a change in average weather conditions, or in the distribution of weather around the average conditions.

52. Disaster Risk Management- Is the systematic process of using administrative directives organizations and operational.

53. Exposure – Is another component of disaster risk and refers to that which is effected by natural disaster, such as people and property.

54. Disaster Risk Reduction- is a systematic approach to identifying, assessing and reducing the risks of disaster. It aims to reduce socio-economic vulnerabilities to disaster as well as dealing with the environmental and other related hazards.

ARTICLE IV
ZONE CLASSIFICATIONS

Section 6. Division into Zones or Districts. To effectively carry out the provisions of this Ordinance, the municipality is hereby divided into the following zones or districts as shown in the Official Zoning Maps.

1. General Residential Zone
2. Socialized Housing Zone
3. General Commercial Zone
4. General Institutional Zone
5. Industrial Zone
6. Parks and Playgrounds
7. Agricultural Zone
   a. Crop Zone
   b. Fishery Zone
   c. Livestock Zone
8. Road Zone
9. Water Zone and Easements
10. Tourism Zone
11. Special Uses
12. Urban Deferred Zone.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

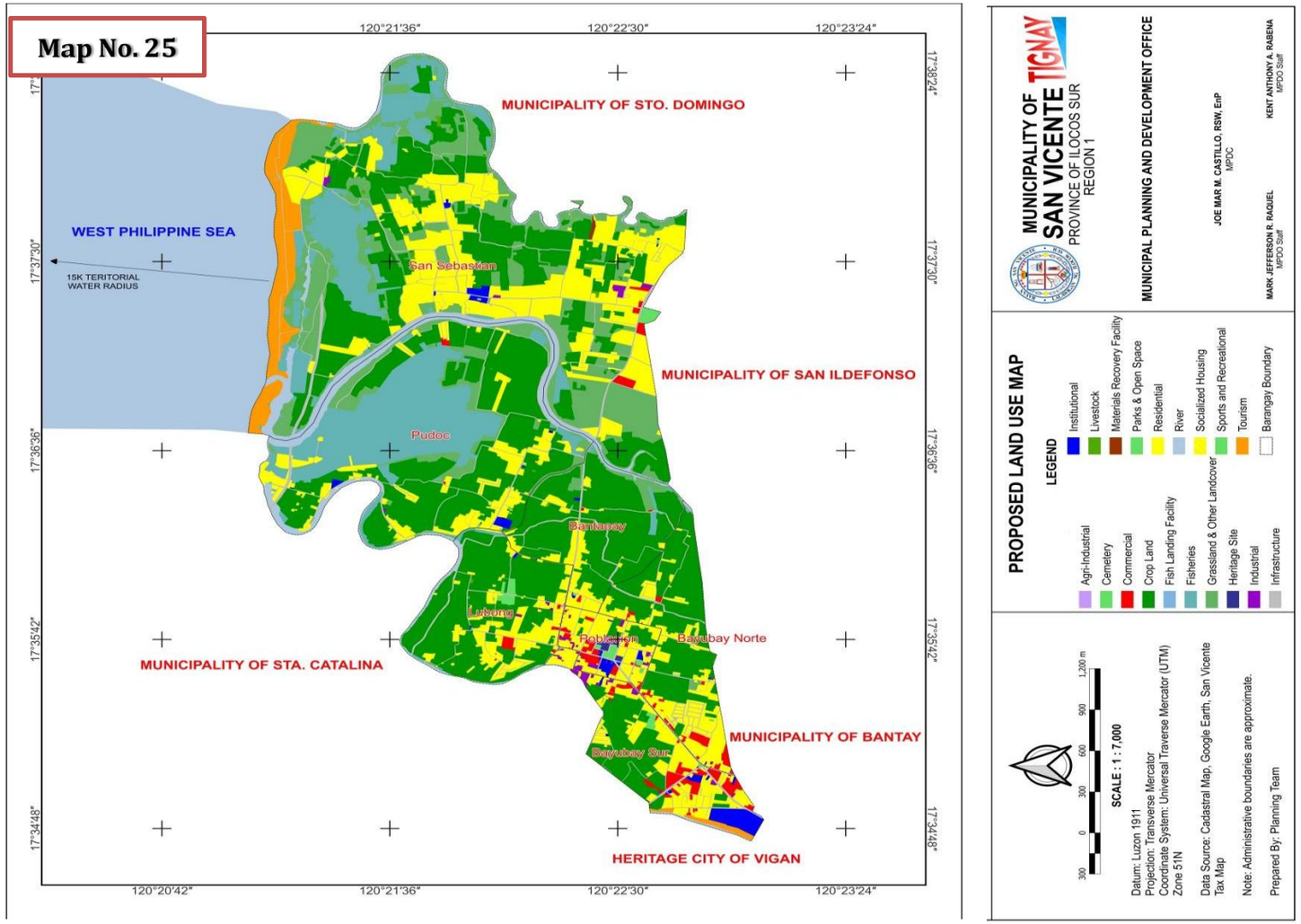
HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

Section 7. 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 Map shall be signed by the local chief executive and duly authenticated by the Sangguniang Bayan.



Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

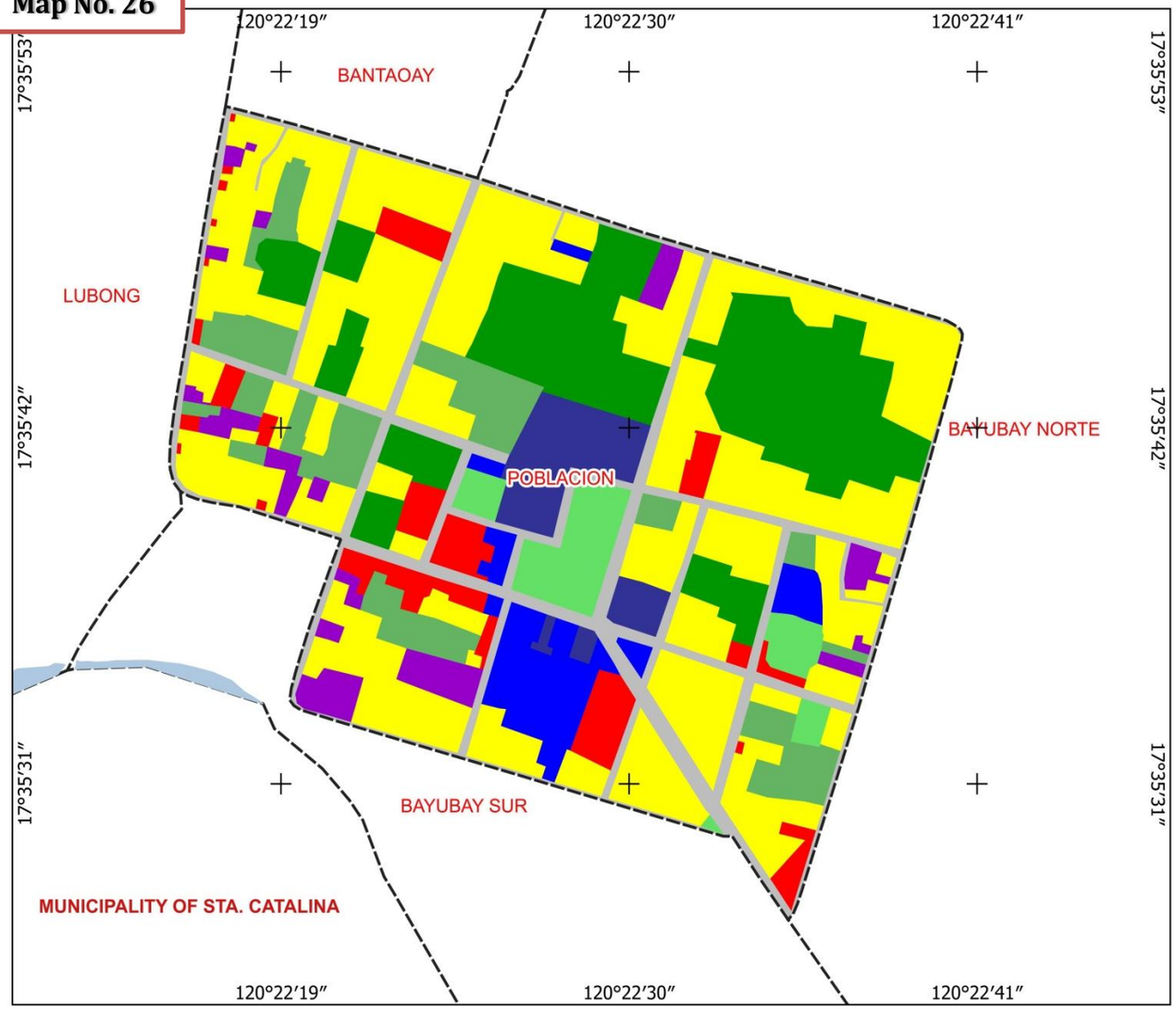
HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

Map No. 26



MUNICIPALITY OF SAN VICENTE
PROVINCE OF ILOCOS SUR
REGION 1

35 0 35 70 105 m

SCALE 1:4000

EXISTING LAND USE MAP (URBAN)

LEGEND

- Rivers and Creeks
- Barangay Boundary
- Commercial
- Crop Land
- Grassland & Other Landcover
- Heritage Site
- Industrial
- Infrastructure
- Institutional
- Parks & Open Space
- Residential
- Sports and Recreational

Datum: Luzon 1911
Projection: Transverse Mercator
Coordinate System: Universal Transverse Mercator (UTM) Zone 51N

Data Source: Google Earth, Cadastral Map, San Vicente Tax Map

Note: Administrative boundaries are approximate.

Prepared By: Planning Team

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

Section 8. 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".

Section 9. Interpretation of the Zone Boundary. – In the interpretation of the boundaries for any of the zones indicated on the Zoning Maps, the following rules shall apply:

1. Where boundaries are so indicated that they approximately follow the center of streets or highway, the street or highway right -of-way lines, 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 from there 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.

4. 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.

5. 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.

6. Where zone boundary is indicated as one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved with 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 areas of the entire lot. If the remaining portion has an area equivalent to 50% or more of the

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

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.

7. The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps attached hereto. The Urban Zoning Map shall prevail over the urban core map shown in the General Zoning Map.

ARTICLE V
ZONING REGULATIONS

Section 10. 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 use 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 11. Use Regulations in General Residential Zone (GRZ). A GRZ shall be used principally for dwelling/ housing purposes so as to maintain peace and quiet of the area within the zone. The following are the allowable uses:

1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Dormitory / Apartment/ Hotel Apartment/ Apartelle
4. Boarding House
5. Branch libraries and museums
6. Hometel / Pension House
7. Customary accessory uses like:

    a. Servant's quarter

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

b. Private garage

c. Guard House

8. Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, banking, 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 that 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 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 and detectable to the normal senses and visual or audible interference in nay radio or television receiver or causes fluctuations in line voltage off the premises.

9. 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);

c. Such shall consider same provisions as enumerated in letters c, d and number 7, home occupation, this section.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

10. Nursery/ Elementary School
11. High School
12. Vocational School
13. Sports Club
14. Religious Club
15. Multi-purpose hall/ barangay hall
16. Clinic, nursing and convalescing home, health center
17. Plant nurseries

Section 12. **Use Regulations in Socialized Housing Zone (SHZ)** – a SHZ shall be used principally for socialized housing / dwelling purposes for the underprivileged and homeless as defined in RA 7279. All uses in Residential Zone are allowed in this zone.

Section 13. **Use Regulations in General Commercial Zone (GCZ)** - a GCZ shall be for business/trade services/uses. Within the zone, the following types of establishments shall be allowed:

1. All uses allowed in residential zone
2. Offices like:

    a. Office building
    b. Office condominium

3. 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

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

4. Food markets and shops like:

    a. Bakery and bake shop
    b. Grocery
    c. Wine store
    d. Supermarket

5. Personal service shops like:

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

6. Recreational center/establishments like:

    a. Basketball Court/tennis court
    b. Movie house/theater
    c. Swimming pool
    d. Day and night club
    e. Stadium, coliseum, gymnasium
    f. Other sports and recreational establishment

7. Restaurants and other eateries

8. Storerooms but only as may be necessary for the efficient conduct of the business
9. Short term special education like:
    a. dancing schools
    b. school for self-defense
    c. driving schools
    d. speech clinics

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

10. Commercial housing like:

    a. Boarding house
    b. Dormitory
    c. Hotel
    d. Apartment /apartel
    e. Pension house
    f. Club house
    g. Motel
    h. Library museum

11. Embassy/consulate
12. Filling Station/Service Station
13. Clinic
14. Vocational/Technical School
15. Bakery and baking bread, cake, pastries, pies and other similar perishable products
16. Convention Center and related facilities
17. Messengerial Services
18. Security Agency
19. Janitorial Service
20. Bank and other financial institutions
21. Radio and television station
22. Building Garage / Parking lot
23. Dressmaking shop
24. Tailoring shop
25. Repair shops like:

    a. Motor vehicles and accessory repair shops
    b. House appliances repair shops
    c. Home furnishing shop

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

26. Gravel and Sand Business
27. Lumber/hardware
28. Manufacture of wood furniture including upholstery
29. Manufacture of rattan furniture including upholstery
30. Manufacture of box beds and mattresses
31. Welding shops
32. Medium scale junk shop
33. Repair of motorcycles
34. Lechon or whole pig roasting
35. Other bakery products not elsewhere classified (n.e.c.)
36. Repacking of food products e.g. fruits, vegetables, sugar and other related products
37. Plant nursery
38. Repair of clocks/watches, etc.
39. Manufacture of insignia, badges and similar emblems, except metal
40. Transportation terminals/garage
41. Printing/publishing
42. Machine display shop/center
43. Manufacture of ice, ice blocks, cubes, crush except dry ice
44. Manufacture of signs/advertising displays except printing
45. Chicharon factory
46. Machine shop service operation (repairing, rebuilding, or custom job orders)
47. Funeral parlors, mortuaries and crematory services and memorial chapels
48. Parking lots, garage facilities
49. Other commercial activities not elsewhere classified

Section 14. Use Regulations in Agro-Industrial Zone (AIZ) – In Agri-1 Zones, the following uses shall be permitted:

1. All uses allowed in agriculture
2. Rice/corn (single pass)
3. Drying, cleaning, curing and preserving of meat and its products and derivatives
4. Drying, smoking and airing of tobacco
5. Flour mill

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

6. Cassava flour mill
7. Manufacture of coffee
8. Manufacture of unprepared animal feeds, other grain milling, n.e.c.
9. Production of prepared feeds for animals
10. Cigar and cigarette factory
11. Curing and redrying tobacco leaves
12. Miscellaneous processing tobacco leaves
13. Weaving hemp textile
14. Jute spinning and weaving
15. Manufacture of charcoal
16. Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated).
17. Butter and cheese processing plants
18. Natural fluid milk processing (pasteurizing, homogenizing, bottling of natural animal milk and cream related products)
19. Other dairy products, n.e.c.
20. Processing, preserving and canning of fish and other seafoods n.e.c.
21. Sugar refining
22. Muscovado sugar mill
23. Cotton textile mill
24. Manufacture processing of other plantation crops e.g. pineapple, bananas, etc.
25. Canning and preserving of fruits and fruit juices
26. Canning and preserving vegetables juices
27. Canning and preserving vegetable sauces
28. Miscellaneous canning and preserving of fruit and vegetable n.e.c.
29. Fish canning
30. Patis factory
31. Bagoong Factory
32. Manufacture of desiccated coconut
33. Manufacture of starch and its products
34. Manufacture of wines from juices of local fruits
35. Vegetable oil mills, including coconut oil
36. Sugar cane milling (centrifugal and refiner)

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

37. Other commercial handicrafts and industrial activities utilizing plant or animal parts and or products as raw materials
38. Other accessory uses incidental to agro-industrial activities.

Section 15. Use Regulations in General Institutional Zone (GIZ) - In GIZ the following uses shall be allowed:

1. Government center to house national, regional or local offices in the area
2. General hospitals, medical centers, multipurpose clinics
3. Religious structures, e.g. church, seminary, convents
4. Museums
5. Student housing e.g. dormitories, boarding house
6. Colleges, universities, business, schools, vocational and trade schools, technical schools and other institutions of higher learning
7. Cultural, scientific and academic centers and research facilities except nuclear, radioactive, chemical and biological welfare facilities
8. Convention centers and related facilities
9. Embassies

Section 16. Use Regulations for Agricultural Zone (AGZ). The following are permitted in

1. Strategic Crop Zone:

a. Cultivation, raising and growing of staple crops such as rice, corn, cassava and the like
b. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
c. Silviculture, mushrooms culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like
d. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
e. Ancillary/temporary dwelling units/farmhouses for tillers and laborers with cost not exceeding P 225,000.00
f. Agricultural research and experimentation facilities such as breeding stations, fishfarms, nurseries, demonstration farms, etc.
g. Pastoral activities such as goat raising and cattle fattening
h. Raising of livestock, poultry and fowl, subject to DHSUD Locational Guidelines

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

2. Non-Strategic Crop Zone.

a. All uses allowed in Strategic Crop Zone, Agro-Forest Zone and Livestock Zones
b. Salt-Making
c. Clay Extraction
d. Farmers' houses (low-cost)
e. Warehouses for Agricultural Products only
f. Commercial and industrial activities supportive and related to crop production

3. Strategic Livestock Zone.

a. Pastoral activities e.g. goat raising and cattle fattening
b. Raising of livestock and fowl
c. All activities allowed in Crop Zones

4. Non-Strategic Livestock Zone.

a. All uses allowed in strategic livestock, strategic and non-strategic crop zones
b. Commercial and industrial activities related to poultry and livestock production

5. Strategic Fishery Zone.

a. Fishponds/ pens
b. Fishermen's temporary shed

6. Non-strategic Fishery Zone

a. All uses allowed in Strategic Fishery Zone
b. Activities and infrastructure related to fishing
c. Agricultural related activities

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

Section 17. Use Regulations in Agro-Forest Zones (AFZ) - This zone shall be mixed agriculture and forestry purposes. The following are allowed in the zone.

1. Tree Plantation
2. Social Forestry Programs
3. Tree Planting Activities / Reforestation
4. Ecological Revolution Program
5. All uses allowed in Agricultural and Forest Zones

Section 18. Use Regulations in Water Zone (WZ) and Easement Zone.

1. The utilization of the water resources for domestic and industrial use shall be allowed provided it is in consonance with the development regulations of DENR, provisions of the Water Code, and the revised Forestry Code of the Philippines, as amended, and provided further, that it is subjected to an environmental impact assessment prior to the approval of its use.

Section 19. Use Regulations in Multi-Purpose Zone

Other uses such as recreation, fishing and related activities, float age/ transportation and mining (e.g. off shore oil exploration) shall be allowed provided it is in consonance with the provisions of the Water Code, and the revised Forestry code of the Philippines, as amended, and the Fishery Ordinance of the Municipality and Sec. 24, Art. VI of this Ordinance.

Such bodies of water shall include rivers, streams, lakes and seas.

Section 20. Use Regulations in No Build Zone. No person shall allow build any structures within NO BUILD ZONE.

Section 21. Use Regulations in Special Use Zone (SUZ).

1. **Sanitary Landfill Zone–** for solid waste dumping and related structures

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

2. **Cemetery Zone –** for burying the dead, memorial park, graveyard or burial ground. Allowed are: administrative building and parking area

3. **Bus/Jeep Terminal Zone** – for parking of vehicles like jeepneys, tricycles and buses, etc.

Section 22. Use Regulations in Tourism Zone (TZ). No tourism project or tourist related activities shall be allowed in Tourism Zone unless developed or undertaken in accordance with the Department of Tourism (DOT) guidelines and standards and granted approval by the tourism estate of department of DOT. (Review*), subject to an environmental impact and vulnerability assessment*

Allowable uses are:

i. Residential and Commercial Buildings provided that no obstruction is posed on natural, historical and other touristic aviews;
ii. Sports/Recreational activities and structures;
iii. Parks/ gardens
iv. Resort areas
v. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools;
vi. Golf courses, ball courts, race tracks and similar uses;
vii. Memorial/Shrines monuments, kiosks and other park structures;
viii. Sports Club;
ix. Parking structure/ facilities.

Section 23. Use Regulations in Road/Utility Zone. Allowable uses on Road Zone are Roads, Bridges and other support facilities.
Temporary commercial structures like kiosks may be permitted along the planting strips and sidewalks provided that prior written approval shall be secured from the LZBAA. Electrical posts and other communication/water posts and lines may be permitted along the planting strips of the roads.

Utilities shall be for irrigation/flood control dikes/electric lines and support facilities.

Section 24. Use Regulations for Parks and Recreation Zone. The following uses shall be allowed in Parks and Recreation Zones:

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

1. Parks/Gardens
2. Resort area e.g. river resorts, including accessory uses

3. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
4. Golf courses, ball courts, race tracts and similar uses
5. Memorial / Shrine monuments, kiosks and other park structures
6. Sports Club

Section 25. **Quarry Area.** This shall be for riverstone and sand extraction where batching/crushing plants are allowed.

Section 26. Deferred Urban Zone. This shall be for mixed urban purposes which are compatible and supportive with one another; provided that these mixed uses will not have any adverse effects over other adjacent uses within a radius of 200 meters.

ARTICLE VI
GENERAL DISTRICT REGULATION

Section 27. Development Density. Permitted density shall be based on the zones capacity to support development

1. Residential Zone – Twenty (2) dwelling units and below per hectare

2. All Other Zones – There is no fixed maximum density but should be based on the planned absolute level of density that is intended for each concerned Zone based on the Comprehensive Land and Water Use Plan.

Section 28. Height Regulations. Building height must conform to the height restrictions of the Air Transportation Office (ATO) as well as the requirements of the national building code, the structural code as well as all laws, ordinances, design standards, rules and regulations related to land development and building construction and the various safety codes.

Section 29. Area Regulations. Area regulation in all zones shall conform to the minimum requirements of the existing codes such as:

a. **P.D 957** – the "its revised implementing rules and regulations

b. **B.P 220-** "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.

c. **P.D 1096-** National Building Code
d. Fire Code
e. Sanitation Code

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

f. Plumbing Code
g. Structural Code
h. Executive Order No. 648
i. Other relevant guidelines promulgated by the national agencies concerned.

Section 30. Road Setback Regulations. The following road setback regulations shall be applied:

ROAD SETBACK

Zoning Classification	Major Thoroughfare : 30m. & above	Secondary Road : 7m. to 29m	Tertiary Road : 6m & below
	Diversion / Railways	Provincial	Mun. /Brgy.
Residential	10 m.	10 m.	3 m.
Commercial	20 m	20 m	7 m
Industrial	30 m	25 m	10 m
Agricultural	20 m	20 m	7 m
Agro-industrial	30 m	25 m	10 m
Institutional	20 m	20 m	10 m
Parks & Recreation	10 m	10 m	3 m
Forest	30 m	25 m	10 m

Source: DPWH

Section 31. Easement . Pursuant to the provisions of the Water Code,

1. The banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of thirty (30) meters in urban areas; twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easement of public use in the interest of recreation, navigation, float age, fishing and salvage.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build structures of any kind.

2. Mandatory five meter easement on both sides of fault traces on the ground that may be identified by PHILVOLCS.

Section 32. Buffer Regulations. A buffer of 3 meters shall be provided along the 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 33. Specific provisions in the National Building Code. Specific provisions in the National Building Code (P.D 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

ARTICLE VII
INNOVATIVE TECHNIQUES

Section 34. Innovative Techniques or Design. For projects that introduce flexibility and creativity in design or plan such as BUT NOT LIMITED to Planned Unit Development, HOUSING projects covered by New Town Development under RA 7279, BLISS Commercial Complexes, the Zoning Administrator/ ZONING OFFICER shall on grounds of innovative development techniques forward applications to DHSUD for appropriate action, UNLESS THE LOCAL GOVERNMENT UNITS CONCERNED HAS THE CAPACITY TO PROCESS THE SAME.

ARTICLE VIII
MISCELLANEOUS PROVISIONS

Section 35. Projects of National Significance. Projects may be declared by the NEDA Board as Projects of National Significance pursuant to Section 3 of EO 72. When a project is declared by the NEDA Board as a Project of National Significance, the locational clearance shall be issued by DHSUD pursuant to EO 72.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

Section 36. Environmental Compliance Certificate (ECC). Notwithstanding the issuance of locational clearance under Section 39 of this ordinance, no environmentally critical projects or projects located in environmentally critical areas shall be commenced, developed or operated unless the requirements of ECC have been complied with.

Section 37. Special Projects. All owners and/or developers of condominium, memorial park/cemetery and subdivision projects shall in addition to securing a locational clearance under Section 37 of this ordinance be required to secure a development permit pursuant to provisions of PD 957 and its implementing rules and regulations and of BP 220 and its implementing rules and regulations in the case of socialized housing projects in accordance with the procedure laid down in EO 71, Series of 1993. Development permit for memorial park/ cemetery/subdivisions shall be secured from the Municipal Government and same permit for condominiums from DHSUD. Moreover, other special project like cell sites, markets, funeral establishments, slaughterhouse, abattoir, poultry and piggery, etc. shall be governed by the existing Locational Guidelines of DHSUD.

ARTICLE IX
MITIGATING DEVICES

Section 38. Deviation. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustments and Appeals (LZBAA) only when the following terms and conditions are existing:

1. Variance

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 should meet conditions of 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 for the property due to physical conditions of the property (topography, shape, etc.) which is not self-property.

- 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 other properties in the same district or zone.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

- That the variance will not weaken the general purpose of the Ordinance and will not adversely affect public health, safety or welfare.

- The variance will be in harmony with the spirit of this Ordinance.

2. Exceptions

This can be availed of provided all of the following are met:

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.

h. The exception will not alter the essential character and general purpose of the district where the exception sought is located.

Section 39. <u>Procedure for Granting Exceptions and Variances</u> - 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 with the LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.

2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site.

3. The LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS shall conduct preliminary studies on the application.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

4. A written affidavit of no-objection to the property by majority of the owners of the properties adjacent to the project within 100 meters 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 no-objection and the public hearing in case of any objection to the granting for exception / variance.

ARTICLE X
ADMINISTRATION AND ENFORCEMENT

Section 40. Locational Clearance. All owners/developers shall secure LOCATIONAL CLEARANCE from the Zoning Officer or in cases of variances and exemptions, from the Local Zoning Board of Adjustment and Appeals (LZBAA) prior to conducting any activity or construction on their property/land.

Section 41. Building Permit. THE LOCAL BUILDING OFFICIAL SHALL NOT ISSUE A BUILDING PERMIT WITHOUT A VALID LOCATIONAL CLEARANCE IN ACCORDANCE WITH THIS ORDINANCE.

Section 42. 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 property. Non-use of said clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

Section 43. Certificate of Non-Conformance (CNC). The owner of the structure or operator of the activity for Non-Conforming Projects shall secure a CNC within six (6) months from the ratification of the zoning ordinance by the SANGGUNIANG PANLALAWIGAN (SP).

Failure on the part of the owner to register / apply for a certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fine / penalties.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

UPON APPROVAL OF THIS ORDINANCE, THE ZONING OFFICER SHALL IMMEDIATELY NOTIFY OWNERS OF KNOWN EXISTING NON-CONFORMING USE TO APPLY FOR A CERTIFICATE OF NON-CONFORMANCE.

Section 44. Existing Non-Conforming Uses and Building. The building, structure or land at the time of amendment of this Ordinance may be continued, although such uses do not conform to 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 that is 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 nonconforming use exists at the time of the adoption of this Ordinance.

2. That no such-conforming use which has ceased operation for more than one (1) year be 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 may be moved to displace any conforming use.

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

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

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

IN ADDITION, THE OWNER OF NON-CONFORMING USE SHALL PROGRAM THE PHASE-OUT AND RELOCATION OF THE NON-CONFORMING USE WITHIN TEN (10) YEARS FROM THE EFFECTIVITY OF THIS ORDINANCE.

Section 45. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered by THE LOCAL CHIEF EXECUTIVE through the Zoning Administrator/ZONING OFFICER who shall be designated BY THE FORMER IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS ON THE SUBJECT. If the designated Zoning Officer has regular functions which do not include zoning, he shall be entitled to honorarium.

Section 46. Powers and Functions of ZONING ADMINISTRATOR/ZONING OFFICER. Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Section 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator/ZONING OFFICER shall perform the following functions, duties and responsibilities:

I. ENFORCEMENT

A. Act on all applications for Locational Clearance for all projects

a. RECOMMEND TO THE LOCAL ZONING BOARD OF ADJUSTMENTS AND APPEALS (LZBAA) the grant or denial of applications for variances and exemptions on the issuance of Certificate of Non-Conformance for nonconforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances of repair/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 EO 72 AND SECTION 2 OF EO 71, refer subsequent actions thereon to the DHSUD. For monitoring purposes, the LZBAA Rules on Monitoring shall be applied. He shall impose fine for conforming local significant projects only and which are not within the jurisdiction of LZBAA and DHSUD.

C. Call and coordinate with the Philippine National Police for enforcement of all orders and PROCESSES issued in the implementation of this ordinance.

D. Coordinate with the Fiscal/Legal Officer for other legal actions/remedies relative to the foregoing.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

II. PLANNING

A. Coordinate with the Regional Office of the DHSUD regarding proposed amendments to the Zoning Ordinance and request technical assistance from said agency, if necessary, prior to adoption by the Sangguniang Bayan.

III. OTHERS

A. Be a member and attend Zoning Officers League (ZONAL) meeting regularly.

Section 47. Action on Complaints and Oppositions. A complaint for violation of any provision of the zoning ordinance or any clearances or permits issued pursuant thereto shall be filed with the LZBAA.

HOWEVER, OPPOSITIONS TO APPLICATION FOR CLEARANCE, VARIANCE OR EXCEPTION SHALL BE TREATED AS A COMPLAINT AND DEALT WITH IN ACCORDANCE WITH THE PROVISION OF THIS SECTION.

Section 48. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS. THERE IS HEREBY CREATED LZBAA WHICH SHALL PERFORM THE FOLLOWING FUNCTIONS AND RESPONSIBILITIES:

A. Act on applications of the following nature:

1. Variance
2. Exceptions
3. Non-Conforming Use
4. COMPLAINTS AND OPPOSITION TO APPLICATIONS

B. Act on Appeals on Grant or Denial of Locational Clearances by the Zoning Administrator/Zoning Officer Decision of the Local Board of Adjustment and Appeals shall be appealable to the DHSUD. Appealed cases classified as of national significance as per the Rules and Procedures of DHSUD shall be within the jurisdiction of the DHSUD Regional Office.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

Section 49. COMPOSITION OF THE LZBAA. The Municipal Development Council shall create a sub-committee that 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 Officer)

6. Two (2) representatives of the private sector, nominated by their respective organizations and confirmed by the municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect a 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 municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect a number of its members as maybe necessary to meet the total number above set forth, as representatives.

FOR PURPOSES OF POLICY COORDINATION, SAID COMMITTEE SHALL BE ATTACHED TO THE MUNICIPAL DEVELOPMENT COUNCIL.

Section 50. Interim Provision. Until such time that the LOCAL ZONING BOARD OF AJUSTMENT AND APPEALS shall have been constituted, the DHSUD shall act as the LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS. As an appellate Board, the DHSUD shall adopt its own procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

Section 51. 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 Land and Water Use Plan, as the need arises, based on the following reasons/ situations:

a. Change in local development plans
b. Introduction of projects of national significance
c. Petition for rezoning
d. Other reasons which are appropriate for reconsideration.

Vice Mayor/Presiding Officer
HON. JOSE C. TABANDA III
Sangguniang Bayan Members
HON. PAULA CYNTHIA R. VALENCIA
HON. CONRADO R. ROJO
HON. FIDEL R. ALDOS
HON. JUANITA R. RAGIL
HON. ALBERT R. ROLA
HON. WARLITO R. RIDULME
HON. RENATO T. ROJAS
HON. LOU BERNARD R. LAZO
Ex-Officio Members
HON. MELECIO G. DAQUEP SR.
HON. MARK JINDREI L. CAJIGAL
SB Secretary
MARIUS CLIFFORD R. BILLEDO

Section 52. 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 undertaking in the locality, e.g.

a. Municipal Planning and Development Coordinator

b. Municipal Health Officer

c. Municipal Agriculturist

d. President, Liga ng mga Barangay

e. Municipal Engineer

f. Community Environment and Natural Resources Officer (CENRO)

g. Municipal Agrarian Reform Officer (MARO)

h. District Schools Supervisor

i. Three (3) Private Sector Representative (Local Chamber of Commerce, Housing Industry and Homeowner's Association)

j. Two (2) NGO Representatives.

FOR PURPOSES OF POLICY AND PROGRAM COORDINATION, THE LZRC SHALL BE ATTACHED TO THE MUNICIPAL DEVELOPMENTCOUNCIL

Section 53. Functions of the LOCAL ZONING REVIEW COMMITTEE. The Local Zoning Review Committee shall have the following powers and functions.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

A. Review the Zoning Ordinance for the following purposes:

1. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land and Water Use Plan.

2. Determine changes to be introduced in the Comprehensive Land and Water Use Plan in the light of permits given, and exceptions and variances granted.

3. Identify provisions of the Ordinance difficult to enforce or are unworkable.

B. Recommend to the Sangguniang Bayan necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.

C. Provide information to the DHSUD that would be useful in the exercise of its functions.

Section 54. 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 provision thereof shall be SUBJECT OF PUBLIC HEARING AND REVIEW EVALUATION OF THE LOCAL ZONING REVIEW COMMITTEE AND SHALL be carried out through a resolution of three fourths vote of the Sangguniang Bayan. Said amendments shall take effect only after approval and authentication by the SANGGUNIANG PANLALAWIGAN.

Section 55. Violation and Penalty. Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine MINIMUN OF P10,000.00 (Subject to change as per new fines and penalties, tax code and other related fees and fines) or an imprisonment for a period not exceeding six (6) months or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officer thereof.

Section 56. Fees. The schedule of fees as per the DHSUD Guidelines shall be collected by the Local Government Unit to all devolved functions of DHSUD to LGUs.

SCHEDULE OF FEES	
PARTICULAR	**(in Peso)**
ZONING/LOCATIONAL CLEARANCE	

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

A. Single residential structure attached or detached	
. 100,000 and below	288
. Over 100,000 to 200,000	567
. Over 200,000	720 + (1/10 of 1% in excess of 200,000)
B. Apartments/Townhouses	
500,000 and below	1,440
Over 500,000 to 2 Million	2,160
Over 2 Million	3,600 + (1/10 of 1% of cost in excess of 2Million regardless of the number of floors)
Dormitories	
1. 2 Million and below	3,600
2. Over 2 Million	3,600+ (1/10 of 1% of cost in excess of 2Million regardless of the number of foors)
. Institutional	
Project cost of which is:	
. Below 2 Million	2,880
. Over 2 Million	2,880 + (1/10 of 1% of cost in excess of 2Million)
Commercial, Industrial and Agro-Industrial Project Cost of which is:	
1. Below 100.000	1,440
2. Over 100,000 – 500,000	2,160
3. Over 500,000 – 1M	2,880
4. Over 1Million – 2 Million	4,320
5. Over 2 Million	7,200 + (1/10 of 1% of cost in excess of 2Million)
. Special Uses/ Special Projects	
(Gasoline Station, cell sites, slaughter house, treatment plant etc.)	
Below 2 Million	7,200
Over 2 Million	7,200 + (1/10 of 1% of cost in excess of 2 Million)
. Alteration Expansion (affected areas/cost only)	Same as original Application

SCHEDULE OF FEES

PARTICULAR	(in Peso)

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

SUBDIVISION AND CONDOMINIUM PROJECTS (under P.D. 957)	
Subdivision Projects	
. Approval of Subdivision Plan *(including Town Houses)*	
Preliminary Approval and Locational Clearance (PALC) / Preliminary Subdivision Development Plan (PSDP)	
• Processing Fee	360/has or fraction thereof
Inspection Fee	1,500/has regardless of density
Final Approval & Development Permit	
• Processing Fee	2,880/has regardless of density
• Additional Fee on Floor Area of houses and building sold with lot	3.00/sq.m
• Inspection Fee	1,500/has regardless of density
Alteration of Plan *(affected areas only)*	*Same as Final Approval & Development Permit*
Condominium Project	
Approval of Condominium Plans/Final Approval and Development Permit	
Preliminary Approval and Locational Clearance	
Final Approval	
• Processing Fee	720
Land Area	7.20 sq. m
b. No. of Floors	288/floor
c. Building Areas	23.05 sq. m of GFA
Inspection Fee	1,500/has regardless of density
Alteration of Plan *(affected areas only)*	*Same as Final Approval &Development Plan*
Conversion *(affected areas only)*	*Same as Final Approval &Development Plan*
3. SUBDIVISION AND CONDOMINIUM PROJECTS(under B.P. 220)	
Subdivision Projects	
Approval and Locational Clearance	
Preliminary Approval and Locational Clearance	
• Processing Fee	
Socialized Housing	90/ha

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

SCHEDULE OF FEES	
PARTICULAR	**(in Peso)**
Economic Housing	216/ha
Inspection Fee	
Socialized Housing	1,500/ha
Economic Housing	1,500/ha
Final Approval and Development Permit	
Processing Fee	
Socialized Housing	600/ha
Economic Housing	1,440/ha
Inspection Fee	
Socialized Housing	1,500/ha
Economic Housing	1,500/ha
(Projects already inspected for PALC application may not be charged inspection fee)	
Alteration of Plan *(affected areas only)*	*Same as Final Approval & Development Permit*
Building Permit *(Floor area of housing unit)*	7.20/sq. m
B. Condominium Projects	
1. Approval of Condominium Plans	
Preliminary Approval and Locational Clearance	720
Final Approval and Development Permit	
Processing Fee	
Total Land Area	7.20/sq. m.
b. No. of Floors	144/floor
c. Building Areas	5.80/sq. m. of GFA
• Inspection Fee	1,500/ha
Alteration of Plan *(affected areas only)*	*Same as Final Approval &Development Permit*
4. INDUSTRIAL/COMMERCIAL SUBDIVISION	
Approval of Industrial/Commercial Subdivision	
Preliminary Approval and Locational Clearance	
Processing Fee	432/ha
Inspection Fee	1,500/ha
Final Approval and Development Permit	

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

• Processing Fee	720/ha
Inspection Fee	600/ha
SCHEDULE OF FEES	
PARTICULAR	**(in Peso)**
(Projects already inspected for PALC application may not be charged inspection fee)	
3. Alteration of Plan *(affected areas only)*	*Same as Final Approval & Development Permit*
5. FARMLOT SUBDIVISION	
Approval of Farmlot Subdivision	
1. Preliminary Approval and Locational Clearance	
Processing Fee	288/ha
Inspection Fee	1,500/ha
2. Final Approval and Development Permit	
Processing Fee	1,440/ha
Inspection Fee	1,500/ha
(Projects already inspected for PALC application may not be charged inspection fee)	*Same as Final Approval & Development Permit*
3. Alteration of Plan *(affected areas only)*	
6. MEMORIAL PARK / CEMETERY PROJECT/ COLUMBARIUM	
Approval of Memorial Park/Cemetery Project/Columbarium	
Preliminary Approval and Locational Clearance	
Memorial Projects	720/ha
Cemeteries	288/ha
Columbarium	3,600/ha
Inspection Fee	
a. Memorial Projects	1,500/ha
b. Cemeteries	1,500/ha
c. Columbarium	1,500/ha
Final Approval and Development Permit	
Memorial Projects	3/sq. m.
Cemeteries	1.50/sq. m.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

Columbarium	7.20/sq. m. of land area
	3/floor
	23.05/sq. m. of GFA
Inspection Fee	

SCHEDULE OF FEES

PARTICULAR	(in Peso)
(Projects already inspected for PALC application may not be charged inspection fee)	
a. Memorial Projects	1,500/ha
b. Cemeteries	1,500/ha
c. Columbarium	1,500/ha
Alteration Fee	*Same as Final Approval & Development Permit*
7. Other Transactions/Certifications	
Revalidation of Locational Clearance	60 % of current processing fee
Other Certifications	
Zoning Certifications	720/ha
Certification of Town Plan/Zoning Ordinance Approval	216
Others to include:	
Availability to records/public request	288
Certificate of no records on file	288
Certified true copy of documents (report size)	
Document of five (5) pages or less	43.20
Every additional page	4.40
Photocopy of documents	3
Other not listed above	216

Revised Schedule of Fines

I. Violation

A. For violation of TPZ and ULRZ/APD laws, rules and regulations.

1. Failure to secure locational clearance prior to the start of the project.

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

CONFORMITY WITH LAND AND WATER USE

Project Type	CONFORMING			NON-CONFORMING		
	Minimum	*Medium*	*Maximum*	*Minimum*	*Medium*	*Maximum*
Industrial	P 1000-2500	2501-4000	4001-5500	2501-4000*	4001-7000	7001-10000
Agro-Industrial	750-2000	2001-3500	3501-5000	2001-4000	4001-7000	7001-1000
Agricultural	700-1500	1501-3000	3001-4500	1501-3000	3001-6000	6001-9000
Commercial	**-do-**	**-do-**	**-do-**	-do-	-do-	-do-
Institutional	600-1200	1201-2400	2401-3500	1201-2400	2401-5000	5001-7000
Residential 2/	500-1000	1001-1500	1501-2000	1001-7000	2001-3000	3001-4000
Special Project	1000-3500	3501-6500	6501-10000			

1/ As per approved Sangguniang Panlalawigan (SP) or DHSUD Comprehensive Land and Water Use Plan and Zoning Ordinance
2/ Excludes single-detached family dwelling units.
*Subject to revision when the need arises

2. Violations of the terms and conditions in clearance and all other violations on the requirements for locational clearance	*Minimum*	*Medium*	*Maximum*
	500-2000	2001-3500	3501-5000

B. For Violations of ULRZ/APD, laws rules and conditions

	Minimum	*Medium*	*Maximum*
1.Selling without sales clearance	200-500	501-700	701-1000
2.Mortgaging without mortgage clearance	100-250	251-350	351-500
3.Failure to register existing rights	-do-	-do-	-do-

C. For violations of REM laws, rules and regulations

	Minimum	*Medium*	*Maximum*

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

1.Failure to secure development permit	1000-3000	3001-6000	6001-10000
2.Failure to register project	-do-	-do-	-do-
3.Alteration of approved development permit	-do-	-do-	-do-
4.Non-compliance with approved dev't plan	-do-	-do-	-do-
5.Incomplete development	-do-	-do-	-do-
6.Non-development	-do-	-do-	-do-
7.Selling without license	-do-	-do-	-do-
8.Violation of terms/conditions of development permit/license to sell	-do-	-do-	-do-
9.Non-delivery of title	-do-	-do-	-do-
10.Failure to secure mortgage clearance	1000-2500	2501-4000	4001-5500
11.Failure to secure advertisement approval	500-1000	1001-1500	1501-2000
12.Imposition of realty taxes on vendee contrary to P.D. 957	500-1000	701-800	801-1000
13.Failure of developer, Broker or Salesmen to register or renew	200-500	501-700	701-1000
14.Violation of other provisions of P.D. 957	1000-3000	3001-6000	6001-10000

Section 57. Suppletory Effect of Other Laws and Decrees. The provision of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas which shall remain in force and effect. Provided that Land and Water Use decisions of the national agencies concerned shall be consistent with the Comprehensive Land and Water Use Plan of the locality.

Section 58. Separability Clause. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional, such decisions 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 59. Repealing Clause. All Ordinances, rules and 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 60. Effectivity Clause. This Ordinance shall take effect upon approval by the **SANGGUNIANG PANLALAWIGAN**.

APPROVED BY MAJORITY/UNANIMOUSLY:

Vice Mayor/Presiding Officer

HON. JOSE C. TABANDA III

Sangguniang Bayan Members

HON. PAULA CYNTHIA R. VALENCIA

HON. CONRADO R. ROJO

HON. FIDEL R. ALDOS

HON. JUANITA R. RAGIL

HON. ALBERT R. ROLA

HON. WARLITO R. RIDULME

HON. RENATO T. ROJAS

HON. LOU BERNARD R. LAZO

Ex-Officio Members

HON. MELECIO G. DAQUEP SR.

HON. MARK JINDREI L. CAJIGAL

SB Secretary

MARIUS CLIFFORD R. BILLEDO

PAULA CYNTHIA R. VALENCIA
SB Member

CONRADO R. ROJO
SB Member

FIDEL R. ALDOS
SB Member

JUANITA R. RAGIL
SB Member

ALBERT R. ROLA
SB Member

WARLITO R. RIDULME
SB Member

RENATO T. ROJAS
SB Member

LOU BERNARD R. LAZO
SB Member

MELECIO G. DAQUEP SR
LnB President

MARK JINDREI L. CAJIGAL
SK Federated President

ATTESTED BY:

Sgd.
JOSE C. TABANDA III
Municipal Vice-Mayor

CERTIFIED CORRECT:

Sgd.
MARIUS CLIFFORD BILLEDO
SB Secretary

APPROVED:

Sgd.
JONAN DY TABANDA
Municipal Mayor