

# Table of Contents

## Abbreviations and Acronyms

<b>Introduction</b>	<b>1</b>
1.0 Benefits	
2.0 Legal Basis	
2.1 1987 Philippine Constitution	
2.2 Section 20 of RA 7160 “The New Local Government Code of the Philippines”	2
2.3 Section 447 A.2 (VI, VII, IX) Section 448 A.2 (VI) and Section 458 A.2 (VII-IX) of RA160	
2.4 P.D. 1396 (Amending P.D. 933), Creating the Ministry of Human Settlements, Renaming Human Settlements Commission as the Human Settlements Regulatory Commission	3
2.5. Letter of Instruction No. 729	
2.6. Section 5. Executive Order 648, Reorganizing the Human Settlements Regulatory Commission	
2.7. PD 933 and Executive Order 648, as amended by EO 90, empowering the HLURB to review and approve or disapprove land use plans of the city	
2.8. Executive Order 72	4

<b>ARTICLE 1 TITLE OF THE ORDINANCE</b>	<b>5</b>
Section 1. Title of the Ordinance	

<b>ARTICLE II AUTHORITY AND PURPOSE</b>	<b>5</b>
Section 2. Authority	
Section 3. Purposes	
Section 4. General Zoning Principles	

<b>ARTICLE III DEFINITION OF TERMS</b>	<b>6-24</b>
--	-------------

<b>ARTICLE IV ZONE CLASSIFICATIONS</b>	<b>25</b>
Section 5. Divisions into Zones or Sub-Zones	
Section 6. Base Zones	
Section 7. Overlay Zones (Land Use Plan)	27-33
<ul style="list-style-type: none"> <li>• Landslide Overlay Zones</li> <li>• Flood Overlay Zone (FLD – OZ)</li> <li>• Tsunami Overlay Zone</li> <li>• Storm Surge Overlay Zone</li> <li>• Heritage Overlay Zone</li> <li>• Eco-Tourism Overlay Zone</li> </ul>	

<b>Section 8. Zoning Maps Barangay 1 – 41</b>	<b>34-55</b>
<ul style="list-style-type: none"> <li>• Alangilan</li> <li>• Alijis</li> <li>• Banago</li> <li>• Bata</li> <li>• Cabug</li> </ul>	

- Estefania
- Felisa
- Granada
- Handumanan
- Mandalagan
- Mansilingan
- Montevista
- Pahanocoy
- Pta. Taytay
- Reclamation
- Singcang
- Sum-ag
- Taculing
- Tangub
- Villamonte
- Vista Alegre

## **Section 9. Zone Boundaries**

**56-94**

- Barangay 1
- Barangay 2
- Barangay 3
- Barangay 4
- Barangay 5
- Barangay 6
- Barangay 7
- Barangay 8
- Barangay 9
- Barangay 10
- Barangay 11
- Barangay 12
- Barangay 13
- Barangay 14
- Barangay 15
- Barangay 16
- Barangay 17
- Barangay 18
- Barangay 19
- Barangay 20
- Barangay 21
- Barangay 22
- Barangay 23
- Barangay 24
- Barangay 25
- Barangay 26
- Barangay 27
- Barangay 28
- Barangay 29
- Barangay 30
- Barangay 31
- Barangay 32
- Barangay 33

- Barangay 34
- Barangay 35
- Barangay 36
- Barangay 37
- Barangay 38
- Barangay 39
- Barangay 40
- Barangay 41
- Bacolod Reclamation Project
- Barangay Alangilan
- Barangay Alijis
- Barangay Banago
- Barangay Bata
- Barangay Cabug
- Barangay Estefania
- Barangay Felisa
- Barangay Granada
- Barangay Handumanan
- Barangay Mandalagan
- Barangay Mansilingan
- Barangay Montevista
- Barangay Pahanocoy
- Barangay Punta-Taytay
- Barangay Singcang
- Barangay Sum-ag
- Barangay Taculing
- Barangay Tangub
- Barangay Villamonte
- Barangay Vista Alegre

<b>Water Use Plan of Bacolod City</b>	<b>94 - 96</b>
---------------------------------------	----------------

<b>Section 10. Interpretation of Zone Boundaries</b>	<b>96</b>
--	-----------

<b>Section 11. Pattern of Land Uses</b>	<b>97</b>
---	-----------

<b>Section 12. Urban Expansion Zone</b>	<b>98</b>
---	-----------

<b>Article V Zone Regulations</b>	<b>98 -136</b>
-----------------------------------	----------------

- Section 11. General Provisions
- Section 12. Regulations in Base Zones
- Section 12.2. Regulations in Agricultural Zone
- Section 12.2.1 Protection Agriculture Sub-Zone
- Section 12.2.2 Production Agricultural Sub-Zone
- Section 12.3 Regulations in Agri-Industrial Zone
- Section 12.4 Regulations in Municipal Waters Zone
- Section 12.4.1 Fishery Refuge and Sanctuary Sub-Zone
- Section 12.4.2 Foreshore Land Sub-Zone
- Section 12.4.3 Mangrove Sub-Zone
- Section 12.4.4 Fishery Reserve Sub-Zone
- Section 12.4.5 Delta/Estuary Sub-Zone

- Section 12.4.7 Aquaculture Sub-Zone
- Section 12.4.8 Commercial Fishing Sub – Zone
- Section 12.4.9 Municipal Fishing Sub-Zone
- Section 12.4.10 Sea Lane Sub-Zone
- Section 12.5 Regulations in General Residential Zone
- Section 12.6 Regulations in Residential-1 (R-1) Zone
- Section 12.7 Regulations in Residential-2 (R-2) Zone
- Section 12.8 Regulations in Basic R-2 Sub-Zone
- Section 12.8.1 Maximum R-2 Sub Zone
- Section 12.9 Regulations in Residential- 3 (R- 3) Zone
- Section 12.9.1 Basic R-3 Sub-Zone
- Section 12.9.2 Maximum R-3 Sub-Zone
- Section 12.10 Regulations in Residential- 4 (R- 4) Zone
- Section 12.11 Regulations in Residential- 5 (R- 5) Zone
- Section 12.12 Regulations in Socialized Housing Zone
- Section 12.13 Regulations in General Commercial Zone
- Section 12.14 Regulations in Commercial–1 (C-1) Zone
- Section 12.15 Regulations in Commercial–2 (C-2) Zone
- Section 12.16 Regulations in Commercial–3 (C-3) Zone
- Section 12.17 Regulations in Industrial – 1 (I-1) Zone
- Section 12.18 Regulations in Industrial – 2 (I – 2) Zone
- Section 12.19 Regulations in Industrial–3 (I-3) Zone
- Section 12.20 Regulations in General Institutional Zone
- Section 12.21 Regulations in Special Institutional Zone
- Section 12.22 Regulations in Parks and Recreation Zone
- Section 12.23 Regulations in Cemetery/Memorial Park Zone
- Section 12.24 Regulations in Buffer/Greenbelt Zone
- Section 12.25 Regulations in Utilities, Transportation, and Service Zone
- Section 12.27 Tourism Zone
- Section 13. Regulations in Overlay Zones
- Section 13.1 Landslide Overlay Zone (FLD-OZ)
- Section 13.2 Flood Overlay Zone (FLD-OZ)
- Section 13.5 Heritage Overlay Zone (HTG-OZ) Objective
- Section 13.6 Ecotourism Overlay Zone (ETM-OZ)
- Section 14. Zoning Incentives

## **Article VI General Regulations**

**137-138**

### **Section 15. Height Regulations**

### **Section 16. Area Regulations**

- Section 17. Easement
- Section 18. Buffer Regulations
- Section 19. Specific Provisions in the National Building Code
- Section 20. Advertising, billboards and Business Signs

## **Article VII Performance Standards**

**139-141**

- Section 21. Application of Performance Standards
- Section 22. Environmental Conservation and Protection Standards
- Section 23. Agricultural Land Conservation and Preservation Criteria
- Section 24. Network of Green and Open Spaces



- Section 25. Site Development Standards
- Section 26. Infrastructure Capacities

#### **Article VIII Mitigation Devices**

**142-143**

- Section 27. Deviation
- Section 28. Procedures for Evaluating Variances and/ Exceptions

#### **Article IX Administrative and Enforcement**

**143-144**

- Section 29. Approved Zoning Maps
- Section 30. Locational Clearance
- Section 30.1 Schedule of Fees

#### **Zoning Locational Clearance**

**144-151**

- Section 30.2 Application and Certification
- Section 30.3 Payment of Fees
- Section 30.4 Documentary Requirements
- Section 31 Projects of National Significance
- Section 32. Major and/ or Innovative projects
- Section 33. Subdivision Projects
- Section 34. Planned Unit Development Projects
- Section 35 Environmental Compliance Certificate
- Section 36. Building Permit
- Section 37. Business Permit
- Section 38. Occupancy Permit
- Section 39. Validity of Locational Clearance
- Section 40. Notice of Non Conformance
- Section 41. Existing Non-Conforming Use, Buildings and Structures
- Section 42. Responsibility for Administration and Enforcement
- Section 43. Qualifications of the Zoning Administrator/Zoning Officer
- Section 44. Power and Functions of a Zoning Administrator/Zoning Officer
- Section 45. Complaints and Oppositions
- Section 46. Functions and Responsibilities of the Local Zoning Board of Appeals
- Section 47. Appeals to LZBA Decisions
- Section 48. Composition of the Local Zoning Board of Appeals (LZBA)
- Section 49. Review of the Zoning Ordinance
- Section 50. Composition of the Local Zoning Review Committee (LCRZ)
- Section 51. Functions of the Local Zoning Review Committee
- Section 52. Amendments to the Integrated ZO
- Section 53. Violation and Penalty
- Section 54. Suppletory Effect of other Laws and Decrees
- Section 55. Non-Diminution of National Standards
- Section 56. Consistency between National and Local Plans, Programs and Projects
- Section 57. Separability Clause
- Section 58. Repealing Clause
- Section 59. Effectivity Clause

## ABBREVIATIONS AND ACRONYMS

<b>ADSPP</b>	Ancestral Domains Sustainable Development and Protection Plan
<b>AGZ</b>	Agricultural Zone
<b>AFMA</b>	Agriculture and Fisheries Modernization Act of 1997 (RA 8435)
<b>AgIndZ</b>	Agri-Industrial Zone
<b>AL-OZ</b>	Ancestral Lands Overlay Zone
<b>Aq-SZ</b>	Aquaculture Sub-Zone
<b>B/GZ</b>	Buffer/Greenbelt Zone
<b>BB-OZ</b>	Billboards Overlay Zone
<b>BFAR</b>	Bureau of Fisheries and Aquatic Resources
<b>BHL</b>	Building Height Limit
<b>BP</b>	Batas Pambansa
<b>BR2-SZ</b>	Basic Residential-2 Sub-Zone
<b>BR3-SZ</b>	Basic Residential-3 Sub-Zone
<b>BSWM</b>	Bureau of Soils and Water Management
<b>C1-Z</b>	Commercial 1 Zone
<b>C2-Z</b>	Commercial 2 Zone
<b>C3-Z</b>	Commercial 3 Zone
<b>CA</b>	Commonwealth Act
<b>CAAP</b>	Civil Aviation Authority of the Philippines
<b>CAD/T</b>	Certificate of Ancestral Domain Title
<b>CAL/T</b>	Certificate of Ancestral Lands Title
<b>CARL</b>	Comprehensive Agrarian Reform Law (RA 6657) of 1988
<b>CCA</b>	Climate Change Adaptation
<b>CBD</b>	Central Business District
<b>CDMP</b>	Comprehensive Development Master Plan
<b>CF-SZ</b>	Commercial Fishing Sub-Zone
<b>CH-OZ</b>	Critical Habitat Overlay Zone
<b>C/MP-Z</b>	Cemetery/Memorial Park Zone
<b>CLUP</b>	Comprehensive Land Use Plan
<b>CMP</b>	Community Mortgage Program
<b>CR-SZ</b>	Civil Reservation Sub-Zone
<b>D/E-SZ</b>	Delta/Estuary Sub-Zone
<b>DA</b>	Department of Agriculture
<b>DAO</b>	Department of Administrative Order
<b>DAR</b>	Department of Agrarian Reform
<b>DENR</b>	Department of Environment and Natural Resources
<b>DHSUD</b>	Department of Human Settlements and Urban Development
<b>DRRM</b>	Disaster Risk Reduction and Management
<b>DTI</b>	Department of Trade and Industry
<b>ECA</b>	Environmentally Critical Area
<b>ECC</b>	Environmental Compliance Certificate
<b>ECP</b>	Environmentally Critical Project
<b>Eco-OZ</b>	Ecotourism Overlay Zone
<b>EIS</b>	Environmental Impact Statement
<b>EMB</b>	Environmental Management Bureau
<b>EO</b>	Executive Order
<b>Fisheries Code</b>	Philippine Fisheries Code of 1998 (RA 8550)

<b>FB-SZ</b>	Forest Buffer Sub-Zone
<b>Forestry Code</b>	Revised Forestry Code of the Philippines (PD 705)
<b>FL-SZ</b>	Foreshore Land Sub-Zone
<b>FLD-OZ</b>	Flood Overlay Zone
<b>FLUP</b>	Forest Land Use Plan
<b>FLT-OZ</b>	Faultline Overlay Zone
<b>FPE</b>	Flood Protection Elevation
<b>FR-SZ</b>	Forest Reserve Sub-Zone
<b>FRS-SZ</b>	Fishery Refuge and Sanctuary Sub-Zone
<b>FyR-SZ</b>	Fishery Reserve Sub-Zone
<b>FZ</b>	Forest Zone
<b>GCZ</b>	General Commercial Zone
<b>GFA</b>	Gross Floor Area
<b>GI-Z</b>	General Institutional Zone
<b>GR-Z</b>	General Residential Zone
<b>HLURB</b>	Housing and Land Use Regulatory Board
<b>HTG-OZ</b>	Heritage Overlay Zone
<b>HUC</b>	Highly Urbanized City
<b>I1-Z</b>	Industrial 1 Zone
<b>I2-Z</b>	Industrial 2 Zone
<b>I3-Z</b>	Industrial 3 Zone
<b>ICC</b>	Indigenous Cultural Communities
<b>IFP-SZ</b>	Industrial Forest Plantation Sub-Zone
<b>IP</b>	Indigenous Peoples
<b>IPRA</b>	Indigenous Peoples Right Act of 1997 (RA 8371)
<b>IRR</b>	Implementing Rules and Regulations
<b>KBA-OZ</b>	Key Biodiversity Area Overlay Zone
<b>La-SZ</b>	Lake Sub-Zone
<b>LC</b>	Locational Clearance
<b>LC-E</b>	Locational Clearance – Exception
<b>LC-V</b>	Locational Clearance – Variance
<b>LC-VE</b>	Locational Clearance – Variance & Exception
<b>LGC of 1991</b>	Local Government Code of 1991
<b>LGU</b>	Local Government Unit
<b>LSD-OZ</b>	Landslide Overlay Zone
<b>LZBA</b>	Local Zoning Board of Appeals
<b>LZRC</b>	Local Zoning Review Committee
<b>MAPSO</b>	Maximum Allowable Percentage of Site Occupancy
<b>MF-SZ</b>	Municipal Fishing Sub-Zone
<b>MGB</b>	Mines and Geoscience Board
<b>MMDA</b>	Metro Manila Development Authority

<b>Mn-SZ</b>	Mangrove Sub-Zone
<b>MNR-SZ</b>	Military Reservation Sub-Zone
<b>MR2-SZ</b>	Maximum Residential-2 Sub-Zone
<b>MR3-SZ</b>	Maximum Residential-3 Sub-Zone
<b>MWZ</b>	Municipal Waters Zone
<b>MZP</b>	Mariculture Zone and Parks
<b>NAMRIA</b>	National Mapping and Resource Information Authority
<b>NBC</b>	National Building Code
<b>NCIP</b>	National Commission on Indigenous Peoples
<b>N.E.C./n.e.c.</b>	Not Elsewhere Classified
<b>NEDA</b>	National Economic and Development Authority
<b>NHC</b>	National Historical Commission
<b>NIPAS</b>	National Integrated Protected Areas Systems
<b>NIPAS Act</b>	National Integrated Protected Areas Systems Act of 1992 (RA 7586)
<b>NMU-SZ</b>	NIPAS: Multiple Use Sub-Zone
<b>NPAAAD</b>	Network of Protected Areas for Agriculture and Agro-Industrial Development
<b>NSCB</b>	National Statistics Coordination Board
<b>NP-SZ</b>	National Park Sub-Zone
<b>NSP-SZ</b>	NIPAS: Strict Protection Sub-Zone
<b>OBO</b>	Office of the Building Official
<b>OS</b>	Open Space
<b>OZ</b>	Overlay Zone
<b>PAGASA</b>	Philippine Atmospheric, Geophysical, Astronomical Services Administration
<b>PAMB</b>	Protected Area Management Board
<b>PAMP</b>	Protected Area Management Plan
<b>PD</b>	Presidential Decree
<b>PDA-SZ</b>	Production Agricultural Sub-Zone
<b>PEZA</b>	Philippine Economic Zone Authority
<b>PHIVOLCS</b>	Philippine Volcanology and Seismology Research Institute
<b>PNP</b>	Philippine National Police
<b>PRZ</b>	Parks and Recreation Zone
<b>PTA-SZ</b>	Protection Agricultural Sub-Zone
<b>PUD</b>	Planned Unit Development
<b>PUV</b>	Public Utility Vehicle
<b>Q-SZ</b>	Quarry Sub-Zone
<b>R1-Z</b>	Residential 1 Zone
<b>R2-Z</b>	Residential 2 Zone
<b>R3-Z</b>	Residential 3 Zone
<b>R4-Z</b>	Residential 4 Zone
<b>R5-Z</b>	Residential 5 Zone
<b>RA</b>	Republic Act

<b>RFE</b>	Regional Flood Elevation
<b>SAFDZ</b>	Strategic Agriculture and Fisheries Development Zones
<b>SB</b>	Sangguniang Bayan
<b>SCD-OZ</b>	Scenic Corridor Overlay Zone
<b>SH-Z</b>	Socialize Housing Zone
<b>SI-Z</b>	Special Institutional Zone
<b>SI-SZ</b>	Sealane Sub-Zone
<b>SP</b>	Sangguniang Panglungsod
<b>SP-SZ</b>	Strict Protection Sub-Zone
<b>SPED</b>	Special Education
<b>SU-SZ</b>	Special Use Sub-Zone
<b>SUDS</b>	Sustainable Urban Drainage Systems
<b>TIEZA</b>	Tourism Infrastructure and Enterprise Zone Authority
<b>TLA</b>	Total Lot Area
<b>TOD-OZ</b>	Transit-Oriented Development Overlay Zone
<b>UCD-OZ</b>	Urban Corridor Overlay Zone
<b>UDHA</b>	Urban Development and Housing Act (RA 7279) of 1992
<b>USA</b>	Unpaved Surface Area
<b>UTS-Z</b>	Utilities, Transportation and Services Zone
<b>MWZ</b>	Municipal Waters Zone
<b>ZO</b>	Zoning Ordinance

## INTRODUCTION

Zoning is the division of a city into zones or sub-zones (e.g. commercial, residential, industrial, institutional, agricultural, forest, etc.) according to present and potential uses of land to maximize, regulate and direct their use and development in accordance with the Comprehensive Land Use Plan. It takes the form of a locally enacted ordinance which provides, among others, regulations affecting uses allowed or disallowed in each zone or sub-zone, conditions for allowing them and procedures on evaluating deviations.

Zoning is concerned primarily with the use of land and the control of density of population through imposition of building heights, bulk, and open space and density provisions in a given area.

### 1.0 Benefits

**The benefits attributed to zoning are as follows:**

1. Optimized use of land based on, among others, suitability and capability, e.g. use of prime agricultural purposes and high value areas for into use urban developments.
2. Promotion of public health and safety through compatible arrangement of various land uses, e.g. buffering between residential and industrial zones and through standards for environmental protection and conservation.
3. Preservation of desirable character and real estate values of the zone or sub-zone through standards intended to facilitate high quality and appropriate developments.
4. Promotion of the rational and orderly growth of the city by employing a system that allows the adequate evaluation of development proposals in both public and private lands.

### 2.0 Legal Basis

Local government's authority to enact and apply zoning regulations is derived from the state exercise of its police powers to make, ordain and establish reasonable laws, statutes or ordinances which promote the general welfare. This authority is specified and defined in a number of laws and directives.

#### 2.1. 1987 Philippine Constitution:

##### **Article XII, Section 6**

"The use of property bears a social function and all economic agents shall contribute to the common good. Individuals and private groups, including corporations, cooperatives and similar collective organizations, shall have the right to own, establish and operate economic enterprises subject to the duty of the state to promote distributive justice and to intervene when the common good demands."

##### **Article XIII, Section 1**

"The Congress shall give the highest priority to the enactment of measures that protect and enhance the right of all the people to human dignity, reduce social and economic inequalities...To this end, the state shall regulate the acquisition, ownership, use and disposition of property and its increments."

## **2.2. Section 20 of RA 7160, “The New Local Government Code of the Philippines”**

### **Reclassification of Lands**

1. A city may, through an ordinance passed by the Sanggunian Panlungsod after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agriculture or (2) where the land shall have substantially greater economic value for residential, commercial or industrial purposes, as determined by the Sanggunian Panlungsod concerned; provided that such reclassification shall be limited to the following percentage of total agricultural land area at the time of the passage of the ordinance:
  - a. For Highly Urbanized and Independent Component Cities, fifteen percent (15%);
  - b. For Component Cities and First to Third Class Municipalities, ten percent (10%);
  - c. For Fourth to Sixth Class Municipalities, five percent (5%)

Provided, further, that agricultural lands distributed to Agrarian Reform Law,” shall not be affected by the said reclassification and the conversion of such lands into other purposes shall be governed by Section 65 of said Act.

2. The President may, when public interest so requires and upon recommendation of the National Economic and Development Authority (NEDA), authorize a city to reclassify lands in excess of the limits set in the next preceding paragraph.
3. The 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 basis 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.
4. Where approval by a national agency is required for reclassification, such approval shall not be unreasonably withheld. Failure to act on a proper and complete application for reclassification within three (3) months from receipt of the same shall be deemed as approval, thereof.
5. An individual land holding within an area already zoned as non-agricultural in the approved CLUP and ZO, needs no further reclassification by the SB/SP. Instead, land conversion shall be required in accordance with the provisions of RA6657 and EO129-A.

## **2.3. Section 447 A.2 (VI, VII-IX), Section 448 A.2 (VI) and Section 458**

### **A.2 (VII-IX) of RA7160**

The Sangguniang Panlungsod, as the legislative body of the Municipality, shall: (a) prescribe reasonable limits and restraints on the use of property within the jurisdiction of the municipality; (b) adopt a Comprehensive Land Use Plan for the Municipality: Provided that the formulation, adoption or modification of said plan shall be in coordination with the approved Provincial Comprehensive Land Use Plan; (c) reclassify land within the jurisdiction of the Municipality, subject to the pertinent provisions of this Code; (d) enact integrated Zoning Ordinances in consonance with the approved Comprehensive Land Use Plan, subject to existing laws, rules and regulations; establish fire limits or fire zones, particularly in populous

centers; and regulate the construction, repair and modification of buildings within said fire limits in accordance with the provisions of the Fire Code;

**2.4. P.D. 1396 (Amending P.D. 933), creating the Ministry of Human Settlements. Renaming the Human Settlements Commission as the Human Settlements Regulatory Commission.**

“It is hereby declared to be the policy of the government to foster the growth and renewal of our communities, both rural and urban, in an integrative manner that promotes optimal land use, adequate shelter, environmental protection, utilization of appropriate technology and rational interdependence among self-reliant communities.”

**2.5. Letter of Instruction No. 729**

“The City shall submit their land use plans, enforcement systems and implementing guideline, including zoning ordinance to the Ministry of Human Settlement thru the DHSUD for review and ratification.”

**2.6. Section 5. Executive Order 648, Reorganizing the Human Settlements Regulatory Commission**

**The Housing and Land Use Regulatory Board (HLURB) shall:**

1. “Promulgate zoning and other land use control standards and guidelines which shall govern land use plans and zoning ordinances of local governments.”
2. “Review, evaluate and approve or disapprove comprehensive land use development plans and zoning ordinances of local governments.”
3. “Issue rules and regulations to enforce the land use policies on human settlements as provided for in PD’s No. 399, 815, 933, 957, 1216, 1344, 1396, 1517, LOI’s No. 713, 729, 935 and other related laws regulating the use of land.”

**2.7. PD 933 and Executive Order 648, as amended by EO 90, empowering the HLURB to review and approve or disapprove land use plans of the city;**

The aforesaid laws likewise authorize the DHSUD to prescribe the standards and guidelines governing the preparation of land use plans, to monitor the implementation of such plans and to adjudicate and settle the disputes among LGU’s over their land use plans and zoning programs.

**2.8. Executive Order 72**

This provides for the preparation, review and approval process and implementation of Comprehensive Land Use Plans and Zoning Ordinances of local government units pursuant to the Local Government Code of 1991 and other pertinent laws.



**REPUBLIKA NG PILIPINAS  
TANGGAPAN NG SANGGUNIANG PANLUNGSOD  
LUNGSOD NG BAKOLOD  
-oOo-**

**CITY ORDINANCE NO. 993  
April 6, 2022**

**AN ORDINANCE AMENDING THE INTEGRATED ZONING ORDINANCES OF THE CITY OF BACOLOD PROVIDING FOR THE ADMINISTRATION ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREIN.**

Be it ordained/enacted by the Sangguniang Panlungsod of Bacolod City

**WHEREAS**, the implementation of the Comprehensive Land Use Plans would require the enactment of regulatory measures to translate the planning goals and objectives into reality; and an integrated 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 local government units to enact zoning ordinances subject to and in accordance with existing laws;

**WHEREAS**, this integrated Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the approved Comprehensive Land Use Plan;

**WHEREAS**, since 2016, the CPDO and other agencies of the City of Bacolod has conducted studies and surveys which proposed amendments to the existing Zoning Ordinance, the final form of which has been submitted with the Regulatory Land Use Committee, VI (RLUC6), NEDA, as the amended Integrated Zoning Ordinance.

**NOW THEREFORE**, the Sangguniang Panlungsod of Bacolod City in a session assembled adopting the following Integrated Zoning Ordinance, hereby pass an Ordinance amending the Integrated Zoning Ordinances of the City of Bacolod providing for the administration enforcement and amendment thereof and for the repeal of all ordinances in conflict therein.

**CARRIED BY THE VOTE OF:**

Affirmative:

Councilors : Cindy T. Rojas, Renecito S. Novero, Simplicia Z. Distrito, Carlos Jose V. Lopez, Al Victor A. Espino, Archie S. Baribar, Israel P. Salanga, Dindo C. Ramos, Bartolome N. Orola, Sr., Ana Marie V. Palermo, Psyche Marie E. Sy, Wilson C. Gamboa, Jr., Lady Gles Gonzales-Pallen, Ayesha Joy Y. Villaflor.

Negative : None.

Absent : None.

Author/Proponent : Councilor Archie S. Baribar.




City Ordinance No. 993  
April 6, 2022  
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Page 2

Passed : April 6, 2022 (144<sup>th</sup> Regular Session of the 10<sup>th</sup> Council via Zoom Teleconference).

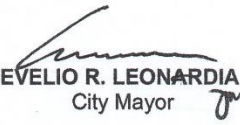
Comments : Passed.  
Councilor Wilson C. Gamboa, Jr. was not around when this ordinance was passed.

-----  
  
**ELPIDIO M. FAMILIARAN**  
Vice Mayor  
Presiding Officer

ATTESTED:

  
**ATTY. VICENTE C. PETIERRE III**  
Secretary to the Sanggunian

APPROVED: April 13, 2022.

  
**EVELIO R. LEONARDIA**  
City Mayor

VCP/CGT/jbz

**SP LEGISLATIVE  
SERVICES SECTION**

DATE: April 19, 2022 TIME: 11:11 AM

BY: 

**A CERTIFIED TRUE COPY**

  
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## Article I

### Title of the Ordinance

#### Section 1. Title of the Ordinance

This Zoning Ordinance shall be known as the amended integrated Zoning Ordinance (ZO) of the City of Bacolod and shall hereinafter be referred to as the Ordinance or ZO.

## Article II

### Authority and Purpose

#### Section 2. Authority

This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160 Sections 447, 448 and 458 a.2 (7- 9) dated 10 October 1991, "Authorizing the City, through the Sangguniang Panlungsod, to adopt a Zoning Ordinance subject to the provisions of existing laws" and in accordance with related laws such as but not limited to Commonwealth Act 141, RA 8550 Fisheries Code, PD 705 Forestry Code, PD 1067 Water Code, PD 1096 National Building Code, and Executive Order No. 72.

#### Section 3. Purposes

**The ZO is enacted for the following purposes:**

Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the City;

Guide, control and regulate the growth and development of public and private lands in Bacolod City in accordance with its Comprehensive Land Use Plan (CLUP);

Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of good governance and community participation; and

Enhance the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the City and promote the orderly and beneficial development of the same.

#### Section 4. General Zoning Principles

These Zoning Regulations are based on the principles provided for in the approved Comprehensive Land Use Plan as per SP Resolution No. 240 series of 2022 , as follows:

1. The Ordinance reflects the City's vision as ***"We dream of a Bacolod thriving on the honest labor of her sons and daughters; a most competitive, and most livable city where business and industry flourish in an atmosphere of peace and fair competition; where government serves its people responsibly and with transparency; a major city not just in the Philippines but in the rest of Asia as well."***
2. The local government unit recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Ordinance;

3. The Ordinance gives the free market the maximum opportunity to spur the City's development within a framework of environmental integrity and social responsibility;
4. The Ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
5. The Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the City continually face;
6. The Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
7. The Ordinance provides a direct venue for community empowerment where the stakeholders are involved especially in critical development decisions; and
8. The regulations in the Zoning Ordinance are considered as land use management tool that is necessary to provide a clear guidance to land development in order to ensure the community's common good.

## Article III

### **Definition of Terms**

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

**Absolute Majority Vote** - means that the "in favor" votes represent more than 50 percent of the valid votes. This is also called the 50% + 1 vote.

**Abutment** - a supporting or buttressing structure as at the end of a bridge or wall, also that part of an arch that takes the thrust or strain.

**Accessory Use** - pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).

**Actual Use** - refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.

**Additions, alterations repairs** - change in an existing bldg. involving interior work and/or Increase or decrease in its area.

**Advertising Sign** - an advertisement or sign that is visible from a street, road or public place or by passengers carried on any form of public transport.

**AFMA** - shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA 8435.

**Agriculture** - the cultivation of the soil, the raising of food crops, breeding and raising of livestock, farming, the Science that treats of the cultivation of the soil.

**Agricultural Activity** - per the Comprehensive Agrarian Reform Law of 1988 (RA 6657), means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical for food security.

**Agricultural Land** - per RA 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.

**Agricultural Land Use Conversion** - per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.

**Agricultural Zone (AGZ)** - an area within a city intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations.

**Agri-Processing Activities** - “refers to the processing of raw agricultural and fishery products into semi-processed or finished products which include materials for the manufacture of food and/or non-food products, pharmaceuticals and other industrial products.” (AFMA)

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

**Airspace** - a space lying above a certain area of land or water

**Air Rights** - a property right to a space above a surface or object

**Alley** - a narrow passageway, street, path, or walk, specially, a narrow space for bowling, or the Building containing it. A large playing marble.

**Allowable Uses** - uses that conform to those allowed in a specific zone.

**Apartment** - a room or suite of 2 or more rooms, designed & intended for, or occupied by one family for living sleeping and cooking purposes.

**Apartment house** - a house with apartment for five or more families living independently of one another and doing their cooking on the premises, but with 1, or more entrances common entrances to the apartments.

**Aquaculture Sub-Zone (Aq-SZ)** - an area within the Municipal Waters Zone of a city designated for “fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas” (Fisheries Code).

**Aquasilviculture** -an environment-friendly mangrove aquaculture system, aquasilviculture promotes the harmonious co- existence between fishery species and mangrove trees in a semi-enclosed system. In many regions, the trainees are taught pen design and construction and mud crab culture. The culture system helps in providing alternative livelihood to fisher folk while instilling in them the value of coastal protection and maintenance of the ecosystem.

**Arena** - an area of activity, interest or competition.

**Aviary** - a place for keeping birds.

**Bakery** - a place for baking bread, cake, etc. A shop where bread, cake, pastry, etc. are sold at retail.

**Boulevard** - a wide and usually import street, that often has trees, grass, or flowers planted down its center or along its sides.

**Base Flood Elevation** - the elevation to which floodwater is expected to reach during flood events as calculated by the regional office of the DPWH.

**Base Zones** - refers to the primary zoning classification of areas within the City and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

**Basic R-2 Sub-Zone (BR2-SZ)** - an area within the R-2 Zone of a city where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade (NBC).

**Basic R-3 Sub-Zone (BR3-SZ)** - an area within the R-3 Zone of a city where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade (NBC).

**Billboards Overlay Zone (BB-OZ)** - an area in a city designated for the regulated placement of billboards.

**Buffer/Greenbelt Zone (B/GZ)** - an area within a city that are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/ nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

**Building** - any structure having a roof supported by columns or walls. A main building is one in which the principal use of the lot, upon which it is situated, is conducted. Every dwelling in a residential district is a main building. Accessory building is a subordinate building, the use of which is incidental and accessory to the principal use on the same lot. The term building includes the term structure.

**Building Accessory** - a building subordinate to the main building on the same lot, and use for purpose customarily incidental to those of the main building; such as servant's quarter, pump, garage, house laundry, etc.

**Buildable area** - the remaining space in a lot after deducting the required minimum open spaces.

**Building Height Limit (BHL)** - per the National Building Code, this is "the maximum height to be allowed for buildings/ structures...and shall be generally measured from the established grade line to the topmost portion of the proposed building/structure. If applicable, the BHL may be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or the concerned military/security authorities." BHL is expressed as the number of allowable storey's/floor above established grade and/ or meters above highest grade.

**Building Line** - The Line formed by the Intersection of the outer surface of the enclosing wall of the building & the surface of the ground.

**Building main** - the principal structure wherein the prime use of the land on which it is situated is conducted.

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

**Bus terminal** - a station or designated place where public utility buses are repaired and maintained.

**Cemetery/Memorial Park Zone (C/MP-Z)** - an area in a city intended for the interment of the dead.

**Certificate of Non- Conformance** - certificate issued to Owners of non-conforming uses as provided in this Zoning Ordinance.



**Central Business District (CBD)** - shall refer to areas designated principally for trade, services and business purposes.

**Certificate of Zoning Compliance** - a permit issued by the Land Use and Zoning Division of the City Planning and Development Office in accordance with the provision of the said Ordinance.

**Church/Chapel** - a building or house of worship.

**City Planning & Development Coordinator (CPDC)** - is referred to as the Zoning Administrator.

**Club (Night/Day)** - a house or room reserved for the meetings of organizations of person for social interaction or other common subject.

**Club House** - the building occupied by the Club.

**Cock Farm** - an area of Land Use for raising of cocks.

**Coastal Road** - a road along coastal area of the city.

**Class "AAA" Slaughterhouse/Abattoir** - those with facilities and operational procedures appropriate to slaughter livestock and fowls for sale in any market, domestic or international.

**Class "AA" Slaughterhouse/Abattoir** - those with facilities and operational procedures sufficiently adequate that the livestock and fowls slaughtered therein is suitable for sale in any market within the country.

**Class "A" Slaughterhouse/Abattoir** - those with facilities and procedures of minimum adequacy that the livestock and the fowls slaughtered therein are suitable for distribution and sale only within the city where the slaughterhouse is located.

**Commercial -1 Zone (C1-Z)** - a low density commercial area within a city intended for neighborhood or community scale trade, service and business activities.

**Commercial-2 Zone (C2-Z)** - a medium to high density commercial area within city intended for trade, service and business activities performing complementary/supplementary functions to the CBD.

**Commercial -3 Zone (C3-Z)** - a high density commercial area within a city intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadium or sports complexes area also allowed in this zone. This zone may also be called as the Central Business District (CBD).

**Commercial Garage** - a garage where automobiles and other motor vehicles are housed, cared for, equipped, repaired or kept for remuneration, for hire or sale.

**Commercial Stables** - a stable wherein the animals are kept for business, racing or breeding purposes.

**Community Centre** - land used for the provision of social, recreational or educational facilities for the local community, but does not include a preschool, primary school, educational establishment or indoor recreation center.

**Compatible Uses** - different uses capable of existing harmoniously within a zone, e.g.

Residential and parks and playground uses subject to the conditions stipulated in the Zoning Ordinance.

**Comprehensive Land Use Plan (CLUP)** - is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan in this usage are the land use plan and sectoral studies including Demography, Ecosystems

Analysis (Terrestrial and Coastal), and Special Area Studies such as Climate Change Adaptation, Disaster Risk Reduction and Management, Ancestral Domain, Biodiversity, Heritage Conservation and Green Urbanism.

**Comprehensive Development Master Plan (CDMP)** - a unitary development plan/site plan that permits flexibility in planning/urban design, building/structure siting, complementary of building types and land uses, usable open spaces for general public uses services and business activities and the preservation of significant land features (NBC) and may also be referred to as a Master Development Plan.

**Commercial Fishing Sub-Zone (CF-SZ)** - an area within the Municipal Waters Zone of city where commercial fishing, subject to the provisions of the Fisheries Code, is allowed.

**Condominium** - a multi-rise structure usually used for commercial or residential purposes and generally owned by the occupants thereof.

**Conflicting Uses** - uses or land activities with contrasting characteristics and adjacent to each other e.g. residential units adjacent to industrial plants.

**Conforming Use** - a use that is in accordance with the zone regulations as provided for in the Ordinance.

**Consulting Room** - a building or part of a building (not being a hospital) used in the practice of a profession by a medical, veterinary or dental practitioner, or a practitioner in any curative science, in the provision of medical services, mental, moral or family guidance, but does not include a building or part of a building in which animals are kept for fee or reward.

**Corner Lots** - situated at the junction of two or more streets forming an angle of 135 degrees.

**Cottage industry** - any establishment or firm which conforms to the standards set forth by NACIDA.

**Court** - a yard or space surrounded by walls or buildings; a level space laid out for playing tennis, basketball, squash or similar games; also, a subdivision of the ground so marked.

**Cul-de-sac** - a passage open only at one end; blind alley.

**Crematorium** - a place where the bodies of dead people are cremated.

**Deed Restrictions** - written agreements that imposes limitations on the use of property in order to maintain the intended character of a neighborhood.

**Delta/Estuary Sub-Zone (D/E-SZ)** – an area within the Municipal Waters Zone of a city characterized by a landform at the mouth of a river where it flows into an ocean, sea, estuary, lake or reservoir that is formed by deposition of sediments carried by the river.

**Depth of Lot** – The average horizontal distance between the front and the rear lot.

**Development** –

- a) Building work; or
- b) A change in the use of land; or
- c) the subdivision of a lot; or

**District** - any area of land w/c may comprise a portion of a block or an entire block or 2 more adjacent blocks, an area into which community is divided where specific regulations are applicable.

**Dominant Land Use** - land use which accounts for at least 70% of the area within 1,000 meters radius from the periphery of the lot being applied for.

**Dormitory** - a building where many persons are provided with board lodging facilities in common halls for a compensation.



**Dumping site** - a lot or land or part thereof used primarily for the disposal by dumping, burial, burning or any other means and/or whatsoever purpose of garbage, sewerage, trash, refuse, junk, discarded machinery, vehicles, or parts thereof, or waste materials of any kind.

**Dwelling** - any building or any portion thereof intended or designed to be occupied, or which are occupied for living or residential purposes.

**Dwelling, one family detached** - a one-family dwelling having one party wall and two side yards.

**Dwelling, one family, semidetached** - a one family dwelling as above defined except that it is provided with one side yard.

**Dwelling, two family, detached** - a house or structure divided into separate and independent living quarters by a wall extending from the floor to the ceiling and provided with two side yards each portion provides complete living facilities for one household.

**Dwelling, two family semidetached** - a two family. Dwelling as above defined except that it is provided with one side yard.

**Dwelling, multiple** - a bldg. used as a home or residence of 3 or more families living independently from one another, each occupying one or more rooms as a single housekeeping unit.

**Easement** - open space imposed on any land use/activities sited along waterways, fault lines, road-rights-of-way, cemeteries/memorial parks, utilities and the like.

**Electricity Substation** -

- a) Works for the conversion, transformation or control of electricity by one or more transformers, or by any switch gear or other equipment; or
- b) Any equipment, building, structure or other works ancillary to or associated with works referred to in paragraph (a), other than any such works —
  - i. That are mounted on a pole; or
  - ii. That are wholly enclosed in a weather-proof enclosure not exceeding 8.5 cubic meters; or
  - iii. That are incidental to any lawful use of the land which the works are situated.

**Elementary School** - a school giving a course of education from six to nine years.

**Established Grade** - the finish ground level of a proposed development which shall be determined according to the provisions of the latest edition of the National Building Code.

**Ecotourism** - a form of sustainable tourism within a natural and cultural heritage area where community participation, protection and management of natural resources, culture and indigenous knowledge and practices, environmental education and ethics, as well as economic benefits are fostered and pursued for the enrichment of host communities and the satisfaction of visitors.” (Tourism Act and DENR AO2013-19 Guidelines on Ecotourism Planning and Management in Protected Areas)

**Ecotourism Overlay Zone (ETM-OZ)** - an area in a city intended for ecotourism uses.

**Environmentally Constrained Areas** - areas prone to natural hazards, such as those related to weather, hydrologic, and geologic disturbances. These hazards cover those that are weather and water-related, earthquake-induced, volcanic and erosion-related.

**Environmentally Critical Areas** - refer to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 1981, as follows:

- a) All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries; Areas set aside as aesthetic potential tourist spots;
- b) Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
- c) Areas of unique historic, archaeological, or scientific interests;
- d) Areas which are traditionally occupied by cultural communities or tribes;
- e) Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
- f) Areas with critical slopes;
- g) Areas classified as prime agricultural lands;
- h) Recharge areas of aquifers;
- i) Water bodies characterized by one or any combination of the following conditions:
  - a. tapped for domestic purposes;
  - b. within the controlled and/or protected areas declared by appropriate authorities; and
  - c. Which support wildlife and fishery activities.
- j) Mangrove areas characterized by one or any combination of the following conditions:
  - a. with primary pristine and dense young growth;
  - b. adjoining the mouth of major river systems;
  - c. near or adjacent to traditional productive fry or fishing grounds;
  - d. which act as natural buffers against shore erosion, strong winds and storm floods; and
  - e. On which people are dependent on their livelihood.
- k) Coral reef characterized by one or any combination of the following conditions:
  - a. with 50% and above live coralline cover;
  - b. spawning and nursery grounds of fish; and
  - c. Which acts as natural breakwater of coastlines.

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

**Environmentally Critical Projects (ECP)** - refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981, as follows:

**Heavy industries**

- non-ferrous metal industries;
- iron and steel mills;
- petroleum and petro-chemical industries including oil and gas; and
- Smelting plants.

**Resource extractive industries**

- Forestry projects such as logging, major wood processing,
- introduction of fauna (exotic animals) in public/private forests, forest occupancy, extraction of mangroves and grazing.
- fishery projects (dikes for/and fishpond development projects)

**Infrastructure projects**

major dams; major power plants (fossil-fueled, nuclear-fueled, hydroelectric or geothermal); major reclamation projects, and Major roads and bridges.

**Golf course projects**

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

**Environmental Impact Statement (EIS) System** - pursuant to PD 1586 of 1978, refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within the purview of the EIS System include:

- a) Environmentally Critical Projects
- b) Projects located in Environmentally Critical Areas

**Estuary** - a partially enclosed body of water along the coast where freshwater from rivers and streams meets and mixes with salt water from the ocean.

**Esplanade** - a level open stretch of paved or grassy ground; especially one designed for walking or driving along shore.

**Exception** - a device which grants a property owner relief from certain provisions of the Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

**Farm Building** - a building used wholly or partly for the purpose of farming, but does not include a dwelling.

**Firewall** - a fireproof wall designed to block the progress of a fire.

**Front Yard** - the yard lying between the side lot lines and between the front line and the nearest building line.

**Fuel Depot** - land used primarily for the storage of gasoline, gas, oils or other petroleum products and within or upon which no retail trade is conducted.

**Funeral Establishments** - includes funeral parlors, funeral chapels and any similar place used in the preparation of storage and care of the body of a deceased person for burial or cremation

**Fisheries Code** - shall refer to the Philippine Fisheries Code of 1998 (RA 8550).

**Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)** - an area within the Municipal Waters Zone of a city "where fishing or other forms of activities which may damage the ecosystem of the area is prohibited and human access may be restricted." (Fisheries Code)

**Fishery Reserve Sub-Zone (FYR-SZ)** - an area within the Municipal Waters Zone of a city "where activities are regulated and set aside for educational and research purposes." (Fisheries Code).

**Fish Pond** - "a land-based facility enclosed with earthen or stone material to impound water for growing fish." (Fisheries Code).

**Floating Restaurant** - a structure designed to float over the water for dining and entertainment purposes.

**Fly-over** - an overpass used for riding vehicles.

**Flood Overlay Zone (FLD-OZ)** – an area in a city that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.

**Flood Protection Elevation** – the minimum elevation to which developments are required by this Ordinance to be elevated, with reference to the Base Flood Elevation, in order to be flood free.

**Floor Area Ratio or “FAR”** – is the ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.

**Foreshore Land Sub-Zone (FL-SZ)** – an area within the Municipal Waters Zone of a city defined as a “string of land margining a body of water; the part of a seashore between the low-water line usually at the seaward margin of a low tide terrace and the upper limit of wave wash at high tide usually marked by a beach scarp or berm” (Fisheries Code).

**Front Yard** – the yard lying between the side lot lines and between the front line and the nearest building Line.

**Garage** – a building where automobiles or other motor vehicles are housed and cared for.

**Garage private** - a building or a portion of a building in which only motor used by the tenant’s premises are stored or kept.

**Gasoline Filling Station** - a place where gasoline or any other motor fuel, lubricating oil or grease for operation of automobile is offered for sale to the public. Deliveries are made directly into the vehicle including lubrication on the premises, the washing of automobiles where no mechanical conveyor, blower or stream cleaning device is involved and including only such other service and minor adjustments as are customarily permitted at gasoline supply station.

**Gasoline Service Station** - a building and its premises where gasoline, oil, batteries, tires and car accessories may be supplied and dispensed at retail and where, in addition, the following services maybe rendered among others:

- sale and servicing of spark plugs, batteries distributor;
- tire servicing and repair, but not recapping or re-grooving;
- radiator cleansing and flushing;
- washing and polishing and sale of automotive washing and polishing materials, greasing and lubrication;
- sales of soft drinks, packaged foods, tobacco and similar convenient goods for service station customers as accessory and incidental to the accessory and incidental to the principal operations; and
- provisions of road maps and other information materials to customers; provisions of rest room facilities.
- major mechanical and body work, straightening of body parts, painting, welding, storage of automobiles which are not in operating conditions, or together works involving noise, glare, fumes, smoke or other characteristics to any extent greater than normally found in service stations are NOT permitted at a service station.

**General Commercial Zone (GC-Z)** - an area within a city intended for trading/services/ business purposes.

**General Institutional Zone (GI-Z)** - an area within a city intended principally for general types of institutional establishments, e.g., government offices, hospitals/ clinics, academic/research and convention centers.

**General Residential Zone (GR-Z)** - an area within a city intended principally for dwelling/ housing purposes.

**Grazing Land Sub-Zone (GZ-SZ)** - "refers to that portion of the public domain which has been set aside, in view of the suitability of its topography and vegetation, for raising of livestock." (Revised Forestry Code, DENR DAO No. 99-36)

**Gross Floor Area (GFA)** - the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by:

- Office areas
- Residential areas
- Corridors
- Lobbies
- Mezzanine
- Vertical penetrations, which shall mean stairs, fire escapes, elevator shafts,
- flues, pipe shafts, vertical ducts, and the like, and their enclosing walls
- Rest rooms or toilets
- Machine rooms and closets
- Storage rooms and closets
- Covered balconies and terraces
- Interior walls and columns, and other interior features

**But excluding:**

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

**Guard House** - an accessory building or structure used by "a Security guard "while on duty.

**Gymnasium** - a building or room used for physical education activities and sports and usually having gymnastic equipment.

**Heritage Act** - shall mean the National Cultural Heritage Act of 2009 or RA 10066.

**Heritage Overlay Zone (HTG-OZ)** - an area in a city that refers "to historical, anthropological, archaeological, artistic geographic areas and settings that are culturally significant to the country, as declared by the National Museum and/ or the National Historic Institute." (Heritage Act)

**High School** - an educational institution; the highest division of the common schools, typically comprising grades, 8, 9, 10, and 11.

**High-Rise Building** - having a comparatively large number of stories and equipped with elevator.

**Historic Center** - 1) historic zone, district, core, precinct, town, legacy zone, heritage area, zone or town; 2) a designated area with historical and other special significance, consisting of buildings or group of buildings and their environs that collectively contribute to the area's

importance and character; 3) a place where a significant event in history occurred; 4) any town, district, or ancient settlement site with specific history and/or cultural significance. Historic centers are sometimes called living museums, outdoor museums, or museum preserves. Whether inhabited or un-inhabited, historic centers are preservation areas. (Heritage Act)

**Home Occupation** - an occupation or business conducted within the dwelling unit.

**Horse Keeping** - the keeping or husbandry of horses where more than one horse is kept per three hectares of land used for such purposes or where hand feeding of a horse is involved.

**Horticulture** - the use of land for vegetable growing, floriculture, orchards or wholesale plant nurseries.

**Hospital** - an institution providing health service, primarily for in-patient and medical or physical care of the sick or the injured, including, as integral parts thereof, such related facilities as laboratories, outpatient department, training facilities and staff offices.

**Hotel** - a building with more than fifteen sleeping rooms, usually occupied single, where transients are provided with temporary lodging with or without meals and where no provision cooking in any individual suite is done.

**Hotel apartment/Apartment Hotel (Apartelle)** – an apartment house which may furnish dining room service & other service for the exclusive use of its tenants.

**Indoor Recreation Center** - a building designed or adapted primarily for recreation, but does not include a stadium or amusement machine center.

**Industry** - the carrying on, in the course of a trade or business, of any process (other than a process in the course of farming or mining) for, or incidental to—

- a) The making of any article, ship or vessel, or of part of any article, ship or vessel; or
- b) the altering, repairing, ornamenting, finishing, assembling, cleaning, washing, packing, bottling, canning or adapting for sale, or the breaking up or demolition, of any article, ship or vessel; or
- c) The getting, dressing or treatment of materials.

**Industrial-1 Zone (I1-Z)** - an area within a city intended for light manufacturing or production industries that are:

- non-pollutive/non-hazardous; and
- non-pollutive/hazardous

**Industrial-2 Zone (I2-Z)** - an area within a city intended for medium intensity manufacturing or production industries that are:

- pollutive/non-hazardous; and
- Pollutive/hazardous.

**Industrial-3 Zone (I3-Z)** - an area within a city intended for heavy manufacturing or production industries that are:

- highly pollutive/non-hazardous
- highly pollutive/hazardous
- highly pollutive/extremely hazardous
- pollutive/extremely hazardous
- non-pollutive/extremely hazardous

**Industrial Forest Plantation Sub-Zone (IFP-SZ)** - an area within the Forest Zone of a city that “refers to any tract of land planted mainly to timber producing tree species, including rubber, and/or non-timber species such as rattan and bamboo, primarily to supply the raw material requirements of forest-based industries, among others” (DENR DAO No. 99-53).

**Inland Fishery** - the freshwater fishery and brackish water fishponds ((Fisheries Code)

**Innovative Design** - introduction and/or application of new/creative designs and Techniques in development projects e.g. Planned Unit Development.

**Inside Lot** - any Lot other than a corner lot.

**Institutional Zone** - a division of an area principally for general types of institutional establishments e.g. Government offices, schools, hospital/clinics, academics/research, convention centers.

**Junkyard** - a place where junk is thrown or collected.

**Kindergarten** - a place primarily for the care or instruction of children of less than elementary school age not resident on the site, and includes a nursery or child-care center.

**Landslide Overlay Zone (LSD-OZ)** - an area in a city that have been identified as highly susceptible to landslides and where specific regulations are provided in order to minimize its potential negative effect to developments.

**Local Zoning Board of Appeals (LZBA)** - a local special body created by virtue of this Ordinance mandated to, among others, handle appeals for Variances and Exceptions.

**Locational Clearance (LC)** - a clearance issued by the Zoning Administrator/Zoning Officer to a project that is allowed under the provisions of this Ordinance.

**Locational Clearance (Variance) (LC-V)** - a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/Variance provision of this Ordinance.

**Locational Clearance (Exception) (LC-E)** - a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/Exception provision of this Ordinance.

**Lodging house** - a bldg. containing not more than 15 sleeping rooms where lodging is provided for a fixed compensation in accordance with previous agreement.

**Long Term Future Urban (LTFU)** - Long term deferred urban use. These areas are already classified as urban use, but can still be utilized for Agriculture at present.

**Lot** - a parcel of land in which a principal building & its accessory are placed or maybe placed together with the required open spaces.

**Lot Depth** - the average horizontal distance between the front and the rear property lines.

**Lot Line** - the line of demarcation between either public or private property on all sides.

**Lot Width** - the average horizontal distance between the side lot lines.

**Low Density Residential Zone (R-1)** - an area within a city principally for dwelling/housing purposes with a density of 20 dwelling units and below per hectare.

**Mangrove Sub-Zone (Mn-SZ)** - an area in the Municipal Waters Zone of a city defined as “a community of intertidal plants including all species of trees, shrubs, vines and herbs found on coasts, swamps, or border of swamps” (Fisheries Code).

**Manufacturing industries** - an industry which involves the chemical or mechanical transformation of organic/inorganic materials into finished products.



**Mariculture** - a specialized branch of aquaculture involving the cultivation of marine organisms for food and other products in the open ocean, an enclosed section of the ocean, or in tanks, ponds or raceways which are filled with seawater.

**Mariculture Zone and Park (MZP)** - an area “designed to produce fishes thru sea cage culture such as bangus, siganids, groupers, red snappers, seaweeds farming, aqua silviculture, mussel culture, oyster culture, sea ranching of lobsters and seahorses in coral reefs and sea grass areas, and others that may be developed through the continuing research and development program of the Bureau of Fisheries and Aquatic Resources (BFAR) and other institutions” (BFAR).

**Market** - a place where merchandise is exposed for sale, especially an open space or a large building in a town or City generally with stalls or designated positions, also market place.

**Maximum R-2 Sub-Zone (MR2-SZ)** - an area within the R-2 Zone of a city where the number of allowable storeys/floors above established grade is five (5) and the BHL is 15.00 meters above highest grade (NBC).

**Maximum R-3 Sub-Zone (MR3-SZ)** - an area within the R-3 Zone of a city where the number of allowable storeys/floors above established grade is twelve (12) and the BHL is 36.00 meters above established grade (NBC).

**Memorial Park/Garden** - privately-owned cemetery provided with a systematic supervision and maintenance and where park-like atmosphere is its outstanding quality.

**Mitigating Device** - a means to grant relief in complying with certain provisions of the Ordinance such as, but not limited to, those pertaining to use, building bulk and density, and performance standards.

**Mortuary** - a place for the temporary reception of the dead; dead house.

**Motel/Motorist Hotel** - a building or group of buildings providing temporary accommodation for travelers and includes an associated restaurant facility where motorists may obtain lodging and, in some instance, meals.

**Municipal Fishing Sub-Zone (MF-SZ)** - an area within the Municipal Waters Zone of a city where only municipal fishing, as defined in the Fisheries Code, is allowed.

**Museum** - a nonprofit, non-commercial establishments operated as a repository or a collection of natural, scientific, literary or cultural objects of interest such as works of art. This does not include the regular sale or distribution of the object collected.

**Municipal Waters Zone (WZ)** - per Republic Act No. 8550 or the Philippines Fisheries Code of 1998, this zone covers the Municipal Waters which “include not only streams, lakes, inland bodies of water and tidal waters within the city which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters (boundary delineation defined in the Fisheries Code).”

**Navigational Lane** - areas in a city designated for the passage of water vessels.

**New Town** - shall refer to a town deliberately planned and built which provides, in addition to houses, employment, shopping, education, recreation, culture and other services normally associated with a city or town.

**Non-conforming building** - a building which does not conform to the regulations of the district where it is situated as to height, yard, requirements, lot area and percentage of occupancy.



**Non-Conforming Use** - uses existing prior to the approval of this Zoning Ordinance that are not in conformity with its provisions but are allowed to operate subject to the conditions of this Zoning Ordinance.

**Non-NIPAS Areas** - areas yet un-proclaimed by law, presidential decree, presidential proclamation or executive order as part of the NIPAS Areas. Per the National Physical Framework Plan, these areas should be given equal importance, as in NIPAS Areas, in terms of conservation and protection. These include:

- Reserved second growth forests;
- Mangroves;
- Buffer strips;
- Freshwater swamps and marshes; and
- Un-proclaimed watersheds.

**Notice of Non -Conformance** - notice issued to owners of all uses existing prior to the approval of the Ordinance which do not conform to the provisions herein provided.

**Network of Protected Areas for Agriculture and Agro-Industrial Development (NPAAAD)**

- per AFMA, refers to agricultural areas identified by the Department of Agriculture in coordination with the National Mapping and Resource Information Authority in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth. The NPAAAD covers the following:

- All irrigated areas;
- All irrigable lands already covered by irrigation projects with firm funding commitments;
- All alluvial plain land highly suitable for agriculture whether irrigated or not;
- Agro-industrial croplands or lands presently planted to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises;
- Highlands or areas located at an elevation of 500 meters or above and have the potential for growing semi-temperate and high-value crops;
- All agricultural lands that are ecologically fragile, the conversion of which will result in serious environmental degradation; and
- Mangrove areas and fish sanctuaries.

**Nursery / Day Care Center** - A place where children are temporarily cared for and trained in the parent's absence.

**Occupancy** - the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

**Office** - commercial buildings used to house offices for lease or rent. It may concern a single occupancy use or mixed occupancy uses not involving retail merchandising except professional services.

**Official Zoning Map** - a duly authenticated map delineating the different zones into which the whole City is divided.

**Open Space (OS)** - as used in this Ordinance, an area where permanent buildings shall not be allowed and which may only be used as forest, buffer/greenbelts, parks and playgrounds.

**Overlay Zones (OZ)** - a “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.

**Over Pass** - a road, pedestrian walkway, railroad, bridge, etc., crossing over some barrier, as another road or walkway.

**Park** - a pleasure ground with accessory facilities and amenities set for, recreation of the public to promote its health and enjoyment.

**Parking Building** - a building several floors used for temporary parking of motor vehicles which may be provided with services allowed for service stations.

**Parking Lot** - an off-street open area principally used for parking motor vehicles whether for compensation or not, by the public clients or customers.

**Parks and Recreation Zone (PR-Z)** - an area in a city designed for diversion/amusements and for the maintenance of ecological balance.

**Pension** - a building house.

**Piggery** - a pigsty or pig breeder's establishment.

**Playground** - a ground used for playing games, space set-aside for recreation.

**Plaza** - an Open Public Square or market place in a city or town, especially in a Spanish or Spanish-American town.

**Private Pet House** - a building or structure for keeping domestic pets for the enjoyment as well as protection of the resident family members.

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

**Port** - an area with facilities for loading and unloading of ships and may include, among others, harbor, docks, wharves, and piers.

**Production Agricultural Sub-Zone (PDA-SZ)** - an area within the Agricultural Zone of a city that are outside of NPAAAD and declared by the City for agricultural use.

**Professional Office** - the office of a person engaged in any occupation, vocation or calling, not purely commercial, mechanical or agricultural and professional knowledge or skill in some department of science or learning is used to serve the interest or welfare of others by its practical application

**Public Service Depot** - land used for storage and operations connected with the provision of public services (including gas, electricity, water supply, sewerage, drainage, roadwork or telecommunication services) by a body responsible for the provision of those services.

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

**Rear yard** - the yard lying between the side lot lines and between the rear lot line & the rear building line.

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

**Recreational Center** - a place, compound or building or portion thereof, open to the public for recreational, entertainment and refreshment purposes.

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

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

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

**Residential-4 Zone (R4-Z)** - an area within a city intended for medium to high density residential use. Per the National Building Code, R4 Zone is characterized mainly by low-rise townhouse buildings/structures for exclusive use as multiple family dwellings.

**Residential-5 Zone (R5-Z)** - an area within a city intended for very high-density residential use. Per the National Building Code, R4 Zone is characterized mainly by medium-rise or high-rise condominium buildings/structures for exclusive use as multiple family dwellings.

**Residential Condominium** - a building containing at least five or more apartment units with common areas and individual facilities, each apartment owner having exclusive ownership and possession of this apartment.

**Restaurant** - land used primarily for the consumption of meals on the site.

**Rezoning** - a process of introducing amendments to or change in the existing zoning of a particular area and reflected in the text and maps of the Ordinance.

**Right-of-Way** - land set aside for free and unfettered public access by pedestrians and vehicles.

**Sanitary Landfill** - a place whereby waste are compacted and covered at the end of the day.

**Sawmill** - An establishment for sawing logs with power-driven machinery.

**Sealane Sub-Zone (SL-SZ)** - an area within the Municipal Waters Zone of a city that is designated as an established route for water vessels traversing the municipal waters. Also referred to as Navigational Lane.

**Semi-detached Dwelling** - a dwelling —

- a) Occupying a site that is held exclusively with that dwelling and has a frontage to a public road; and
- b) Comprising one of two dwellings erected side by side, joined together and forming, by themselves, a single building.

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

**Servant's Quarters** - a room within the dwelling or in an accessory building were servants,

maids, or helpers of the family are housed.

**Service Trade Premises** - premises used primarily for the sale, rental or display of basic plant, equipment or machinery used in agriculture or industry, boats, domestic garages, sheds, outbuildings, motor vehicles, tents, trailers, building materials, landscaping materials or similar bulky articles or merchandise. Major mechanical and body work, straightening of body Parts, painting, storage of automobiles which are not in operating conditions, or together works involving noise, glare, fumes, smoke or other characteristics to any extant greater than normally found in service stations are not permitted at a service station.

**Shopping Center** - a group of not less than 15 contiguous retail stores, originally planned and developed as a single unit, with immediate adjoining off-streets parking facilities.

**Shoreline** - The line contour of a shore

**Showroom** - premises used primarily for the sale, display or offer by retail, of furniture, floor coverings, household appliances or electronic equipment for domestic use, but does not include premises for the sale, display or offer by retail of foodstuffs, clothing, sporting goods and personal effects goods.

**Sidewalk** - A path or pavement at the side of the street for the use of pedestrians.

**Slaughterhouse/Abattoir** - a building or part of a building, or land, used primarily for slaughter of stock or poultry, or the keeping of stock or poultry prior to slaughter on site.

**Socialized Housing** - refers to housing [programs and] projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA).

**Socialized Housing Zone (SH-Z)** - an area in a city designated for socialized housing projects.

**Solar Power** - heat radiation from the sun converted into electrical power.

**Special Industry** - an industry where the processes carried on, the methods of manufacture adopted or the particular materials or goods used, produced or stored, are likely to cause or create dust, fumes, vapors, smells or gases; or

to discharge foul liquid or blood or other substance or impurities liable to become foul, and thereby to endanger, injure or detrimentally affect the life, health or property of any person (other than any person employed or engaged in the industry); or

To produce conditions which are, or may become, offensive or repugnant to the occupiers or users of land in the locality of or within the vicinity of the locality of the land on which (whether wholly or partly) the industry is conducted.

**Special Institutional Zone (SI-Z)** - an area in a city intended principally for particular types of institutional establishments e.g., welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservation/ bases/ training grounds, etc.

**Stable** - any structure designed and intended for the enclosure, shelter or projection of any horse, carabao or other cattle.

**Store** - a building or structure devoted exclusively to the retail/sale of a commodity or commodities.

**Stockyard** - a large yard with fence, stables, etc. where cattle are kept ready for shipping, slaughter, etc.

**Storey** - the portion a building included between the upper surface of any floor next above, except that the topmost level shall be that portion of a building including between the upper surface of the topmost

**Storage Building** - any building, the primary purpose of which is the storage of goods, wares, merchandise, utilities, and other personal belongings and/or uses customarily incidental subordinate to the principal use of the building and located in the same lot with such principal use of the building.

**Supermarket** - a large store or market selling food and household supplies and operating generally, on a self-service, cash-and-carry basis.

**Subdivision** -

- The subdivision or subdivision of a lot; or
- The alteration of the boundaries of a lot

**Strategic Agriculture and Fisheries Development Zone (SAFDZ)** - refers to “areas within the NPAAAD identified for production, agro-processing and marketing activities to help develop and modernize, with the support of government, the agriculture and fisheries sectors in an environmentally and socio-culturally sound manner” (AFMA).

**Sub-urban** - are outside of designated urban area.

**Temporary Use Permit** - permit issued on establishments based on conditions stipulated in Article IX Section 1 of this Zoning Ordinance.

**Theatre** - a structure used for dramatic, operatic, motion picture and other performances for admission to which entrance fee or money is received but not audience participation and meal service are allowed.

**Through lot** - an inside lot with frontage two streets.

**Theme Park** - an amusement park in which landscaping, buildings, and attractions are based on one or more specific themes, as jungle wildlife, fairy tales, or the Old West.

**Tourism Act** - shall mean the Tourism Act of 2009 or RA 9593.

**Tourism Zone** - are sites a city endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

**Transit-Oriented Development Overlay Zone (TOD-OZ)** - an area around transit centers in a city where commercial and residential growth are encouraged in order to maximize access to public transit.

**Tree Farm** - “refers to any tract of forest land purposely and extensively planted to trees of economic value for their fruits, flowers, leaves, barks or extractives, but not for the wood thereof” (Forestry Code).

**Two-Family Dwellings** - a detached building designed or intended for 2 families living independently of each other.

**Under Pass** - a passage running underneath, especially a passage for pedestrians or vehicles, or both, crossing under a railroad, road, etc.

**University** - An educational institution for higher instruction or for the examination of students already instructed.

**UDHA** - shall mean the Urban Development and Housing Act of 1992 or RA 7279.

**Urban Corridor Overlay Zone (UCD-OZ)** - an area in a city which is along major transport routes and where specific regulations are provided that is intended to minimize roadside friction, maintain pedestrian walkways, etc.

**Urbanizable Land** - area designed as suitable for urban expansion by virtue of land use studies conducted.

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

**Utilities, Transportation and Services Zone (UTS-Z)** - an area in a city designated for “a range of utilitarian/ functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g., terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like” (NBC).

**Variance** - a device which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

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

**Water Code** - shall mean the Water Code of the Philippines (Presidential Decree 1067)

**Wharf** - an area within a city intended as a landing place where ships maybe tied-up or unloaded.

**Yard** - as defined in the National Building Code, this is “the required open space left between the outermost face of the building/ structure and the property lines, e.g., front, rear, right and left side yards. The width of the yard is the setback.”

**Zone/Sub-Zone** - an area within a city for specific land use as defined by manmade or natural boundaries.

**Zoning Administrator/Zoning Officer** - a city government employee responsible for the implementation/enforcement of the Zoning Ordinance.

**Zoning Certificate** - a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

**Zoning Map** - a duly authenticated map delineating the different zones into which the whole city is divided.

**Zoning Ordinance** - a local legal measure which embodies regulations affecting land use.

**Zoo**- a Park or garden in which wild animals are kept for exhibition.

## ARTICLE IV

### ZONE CLASSIFICATIONS

#### Section 5. Divisions into Zones or Sub-Zones

To effectively carryout the provisions of this Ordinance, the City is hereby divided into the following zones or districts as shown in the Official Zoning Maps (**refer to Annex 1 for appropriate Color Codes**).

#### Section 6. Base Zones:

The following are designated as Base Zones:

1. **Agricultural Zone (AGZ)**
  - a. Protection Agricultural Sub-Zone (PTA-SZ)
  - b. Production Agricultural Sub-Zone (PDA-SZ)
2. **Agri-industrial Zone (AgIndZ)**
3. **Municipal Waters Zone (WZ)**

##### Protection Water Sub-Zones

- Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)
- Foreshore Land Sub-Zone (FL-SZ)
- Mangrove Sub-Zone (Mn-SZ)

##### Fishery Reserve Sub-Zone (FR-SZ)

- Delta/Estuary Sub-Zone (D/E-SZ)
- Lake Sub-Zone (L-SZ)

##### Production Water Sub-Zones

- Aquaculture Sub-Zone (Aq-SZ)
- Mariculture Zone and Park Sub-Zone (MZP-SZ)
- Commercial Fishing Sub-Zone (CF-SZ)
- Municipal Fishing Sub-Zone (MF-SZ)
- Sealane Sub-Zone (SL-SZ)

#### 4. **General Residential Zone (GR-Z)**

#### 5. **Residential-1 Zone (R1-Z)**

#### 6. **Residential-2 Zone (R2-Z)**

- Basic R-2 Sub-Zone (BR2-SZ)
- Maximum R-2 Sub-Zone (MR2-SZ)

#### 7. **Residential-3 Zone (R3-Z)**

- Basic R-3 Sub-Zone (BR3-SZ)
- Maximum R-3 Sub-Zone (MR3-SZ)

#### 8. **Residential-4 Zone (R4-Z)**

- 9. Residential–5 Zone (R5-Z)**
- 10. Socialized Housing Zone (SH-Z)**
- 11. General Commercial Zone (GC-Z)**
- 12. Commercial–1 Zone (C1-Z)**
- 13. Commercial–2 Zone (C2-Z)**
- 14. Commercial–3 Zone (C3-Z)**
- 15. Industrial–1 Zone (I1-Z)**
- 16. Industrial–2 Zone (I2-Z)**
- 17. Industrial–3 Zone (I3-Z)**
- 18. General Institutional Zone (GI-Z)**
- 19. Special Institutional Zone (SI-Z)**
- 20. Parks and Recreation Zone (PR-Z)**
- 21. Cemetery/Memorial Park Zone (C/MP-Z)**
- 22. Buffer/Greenbelt Zone (B/G-Z)**
- 23. Utilities, Transportation, and Services Zone (UTS-SZ)**
- 24. Tourism Zone (T-Z)**

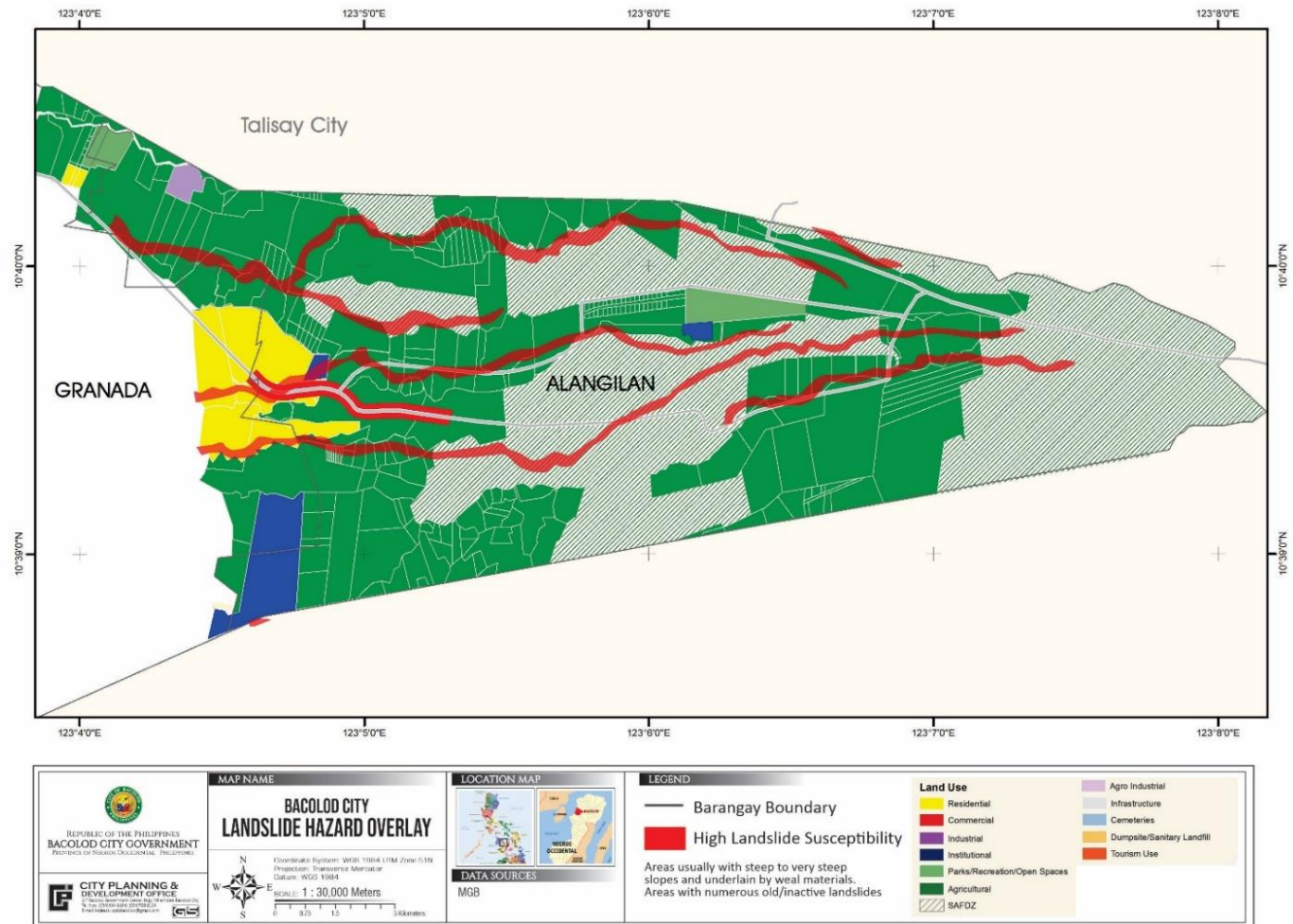


## Section 7. Overlay Zones:

The following are designated as Overlay Zones:

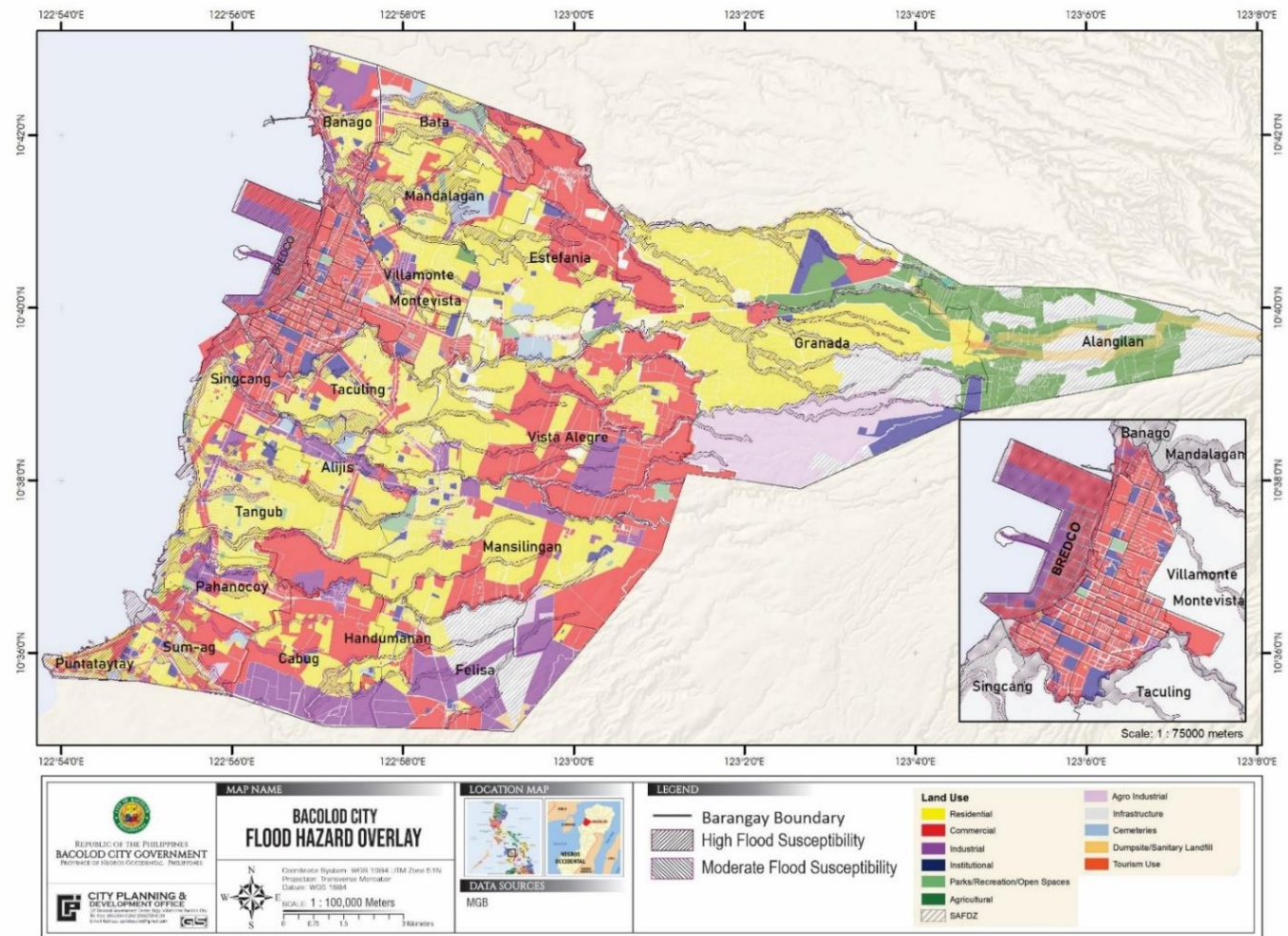
### Landslide Overlay Zone (LSD-OZ)

Generally, Bacolod City have low landslide susceptibility attributed to the gently sloping terrain. A minimal area with high susceptibility in Barangay Alangilan can be noted with MGB's Landslide Hazard overlays but no landslide incidence has been recorded for the past decade. Landslide usually take place in areas where heavy surface runoff occurs and natural vegetative cover is scarce or absent, such as denuded hills covered with grass instead of trees.



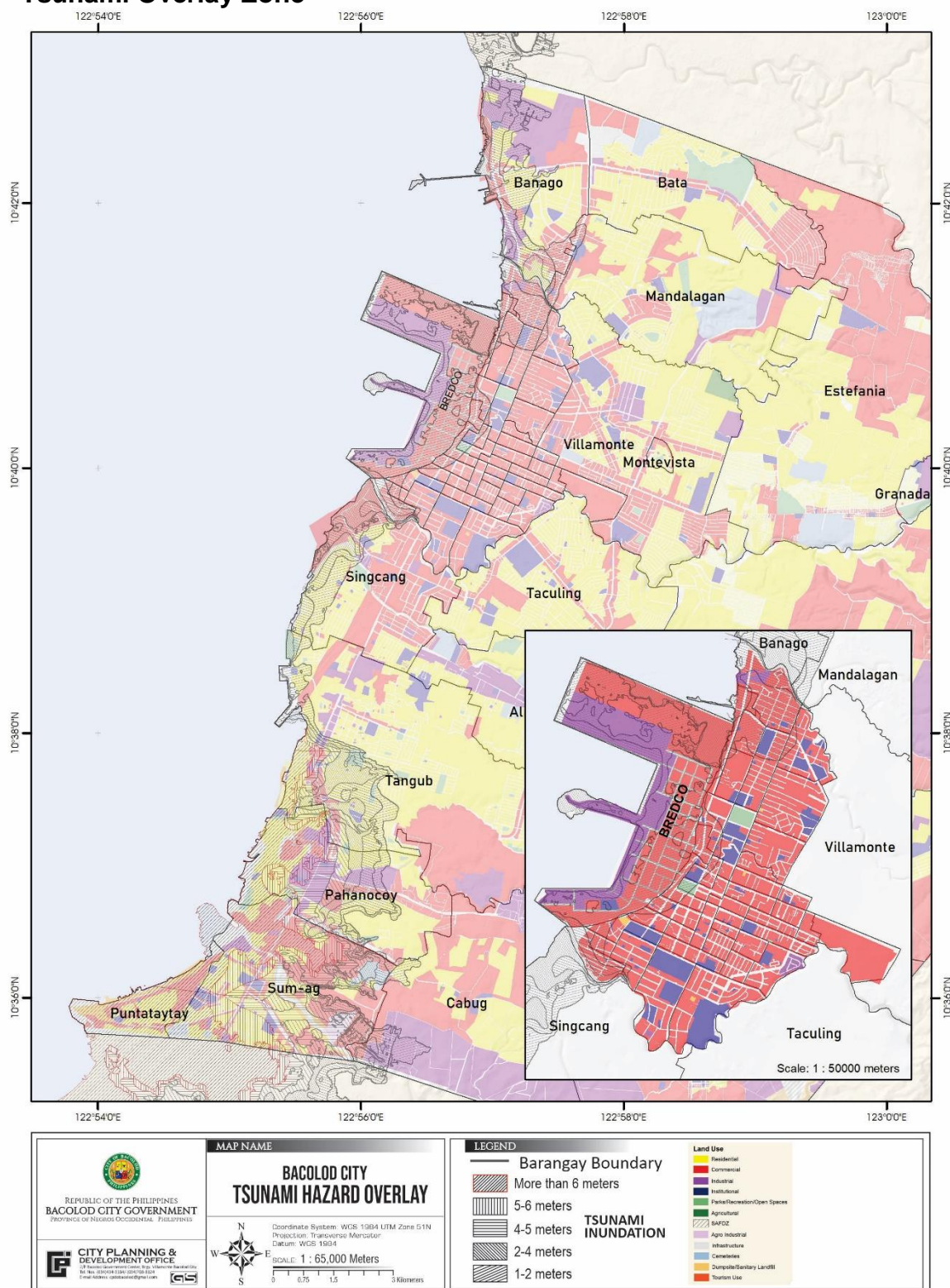
## Flood Overlay Zone (FLD-OZ)

The low-lying areas in Bacolod City with high susceptibility to flooding are located in the coastal barangays namely Barangay Banago, Brgys. 1, 2, 8, 10, 11, 12, 13, 14, 16, 35, to include portions of estuaries barangays—Singcang (Magsungay), Pahanocoy, Punta Taytay, Tangub and Sum-ag. Flooding can be noted as well in Barangay Bata, Mandalagan, Taculing and Villamonte. This problem is usually aggravated by inadequate drainage facilities, clogging of drainage systems with uncontrolled waste, encroachment of informal settlers on drainage ways, removal of vegetation in the watersheds and rapid urban development.



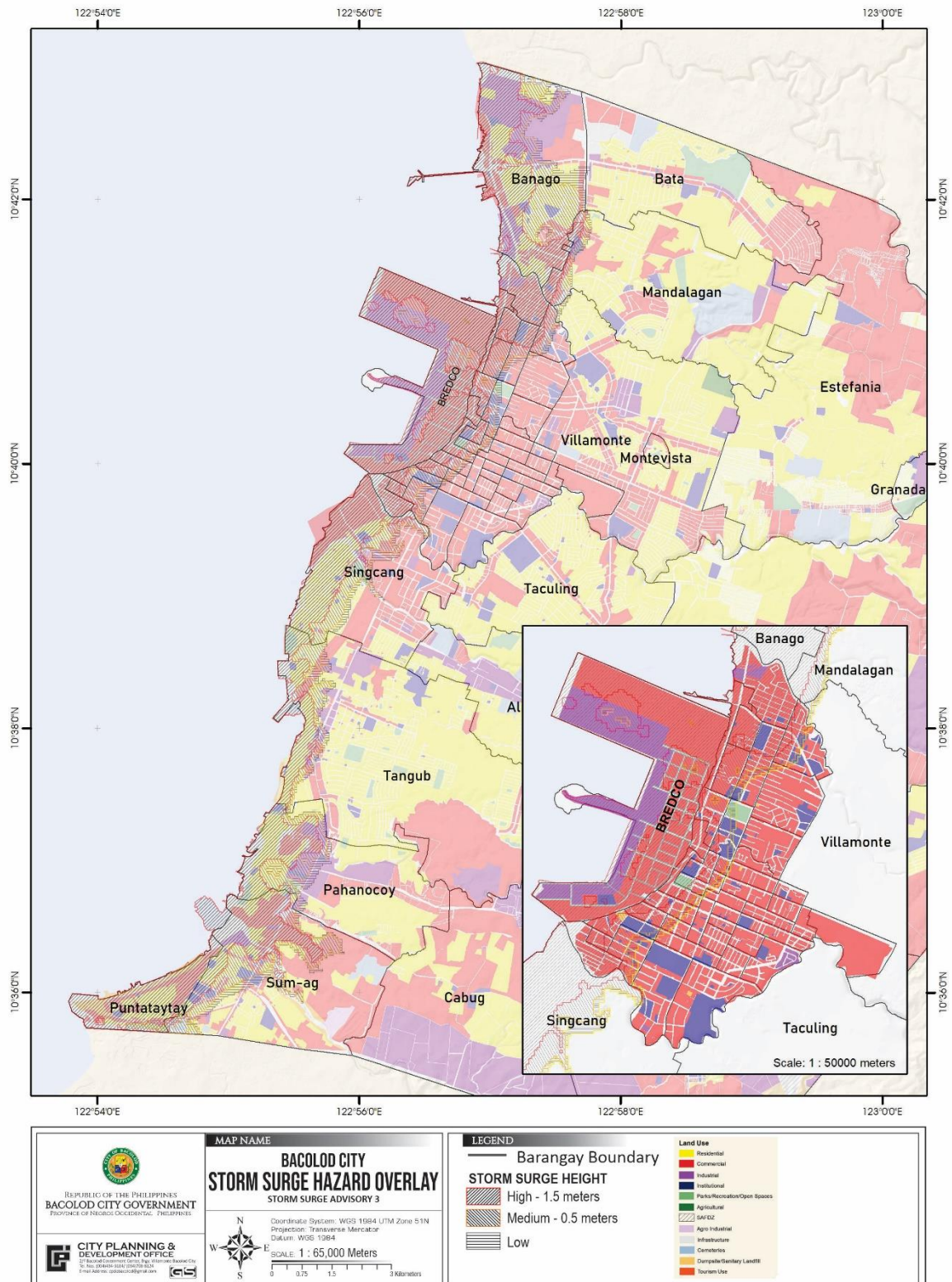


## Tsunami Overlay Zone



Tsunamis are projected by the Philippine Institute of Volcanology and Seismology (PHIVOLCS) to affect the coastal Barangays of Punta Tay-tay, Sum-ag, Pahanocoy and Tangub will experience a 5 to more than 6 meters Tsunami Wave Heights. Tsunami inundation and wave heights were computed based on worst case scenario (M8.0) along Negros Trench.

## Storm Surge Overlay Zone

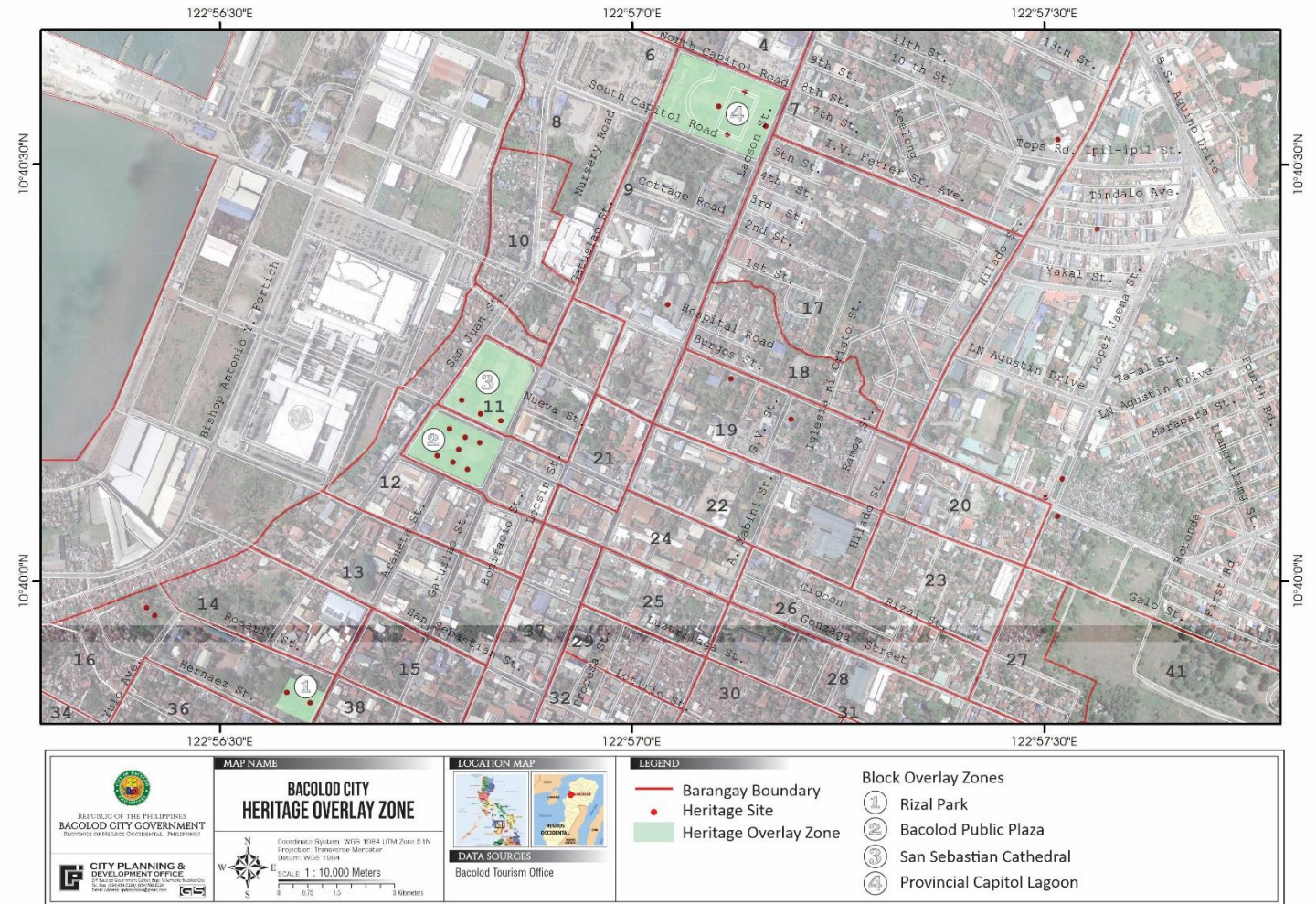


The coastal barangays of Barangay 1, 2, 12, 16, 35, Banago, Singcang, Pahanocoy, Punta Tay-tay, Tangub and Sum-ag are susceptible to Storm Surge but fortunately, no incidence of occurrence in the past have been documented that affected Bacoled City.



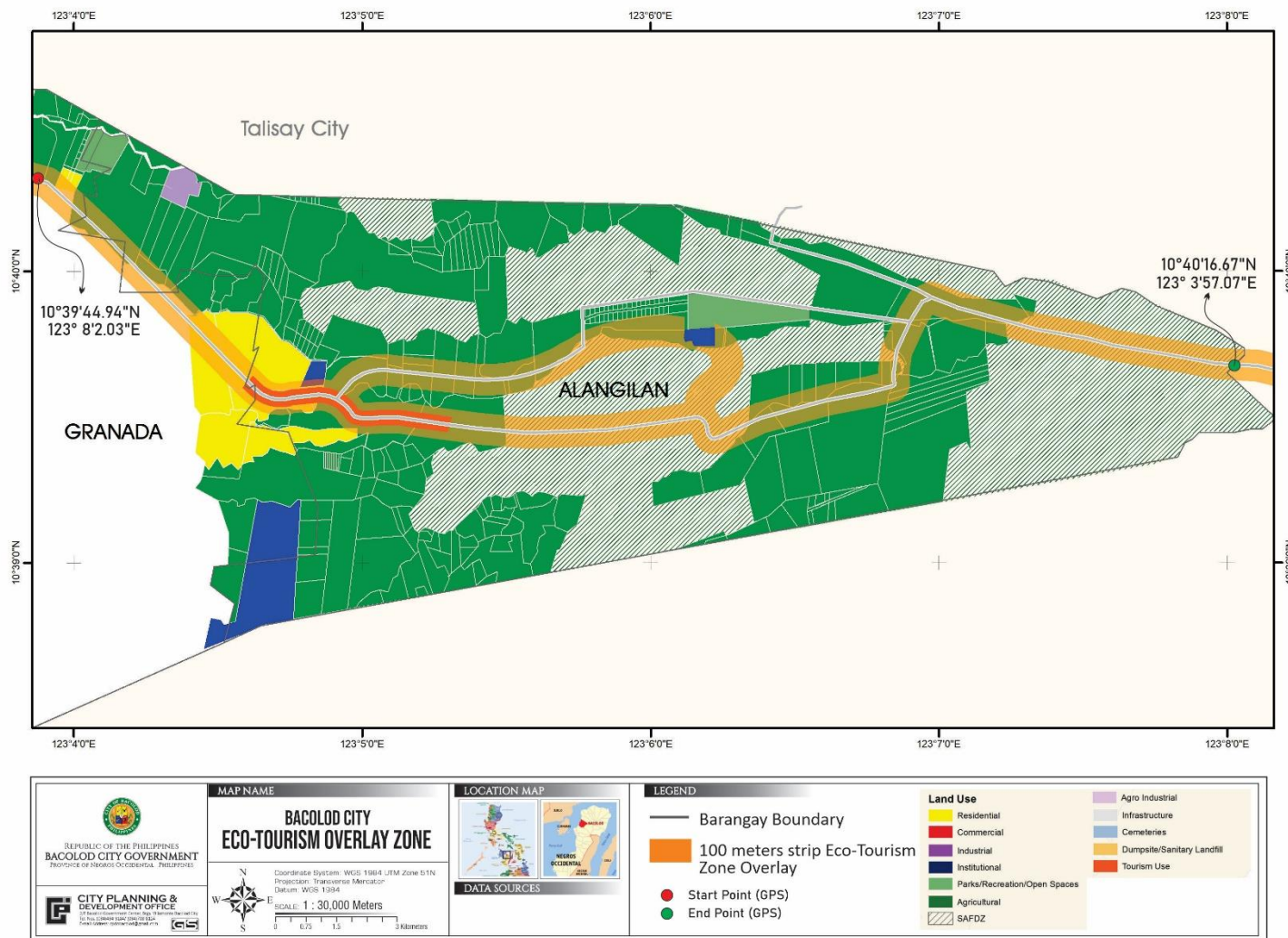
## Heritage Overlay Zone

Four (4) Heritage block overlay zones were identified in Bacolod City which is composed of clustered Point of interests (POI). 1. Is the Rizal Park Block (Rizal Monument) 2. Bacolod Public Plaza (Band Stand, Monuments, etc.) 3. San Sebastian Cathedral and the Provincial Capitol Lagoon.



## Eco-tourism Overlay Zone

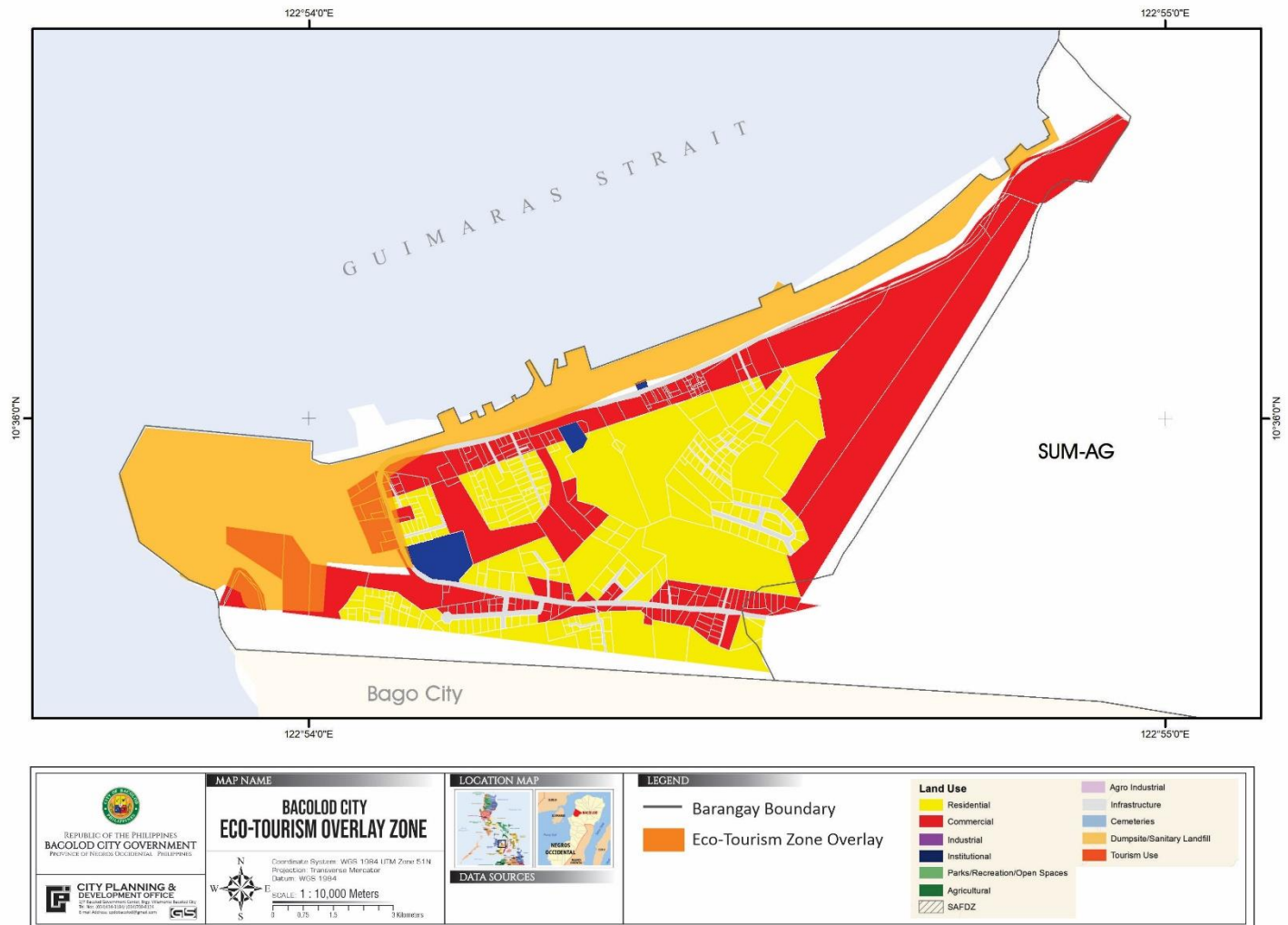
The Eco-tourism Overlay Zone ensures that environmental conservation and tourism economic development are attained. The map indicates the 100 meters strip (both sides) Eco-tourism Zone Overlay for Barangay Alangilan.





## Eco-tourism Overlay Zone

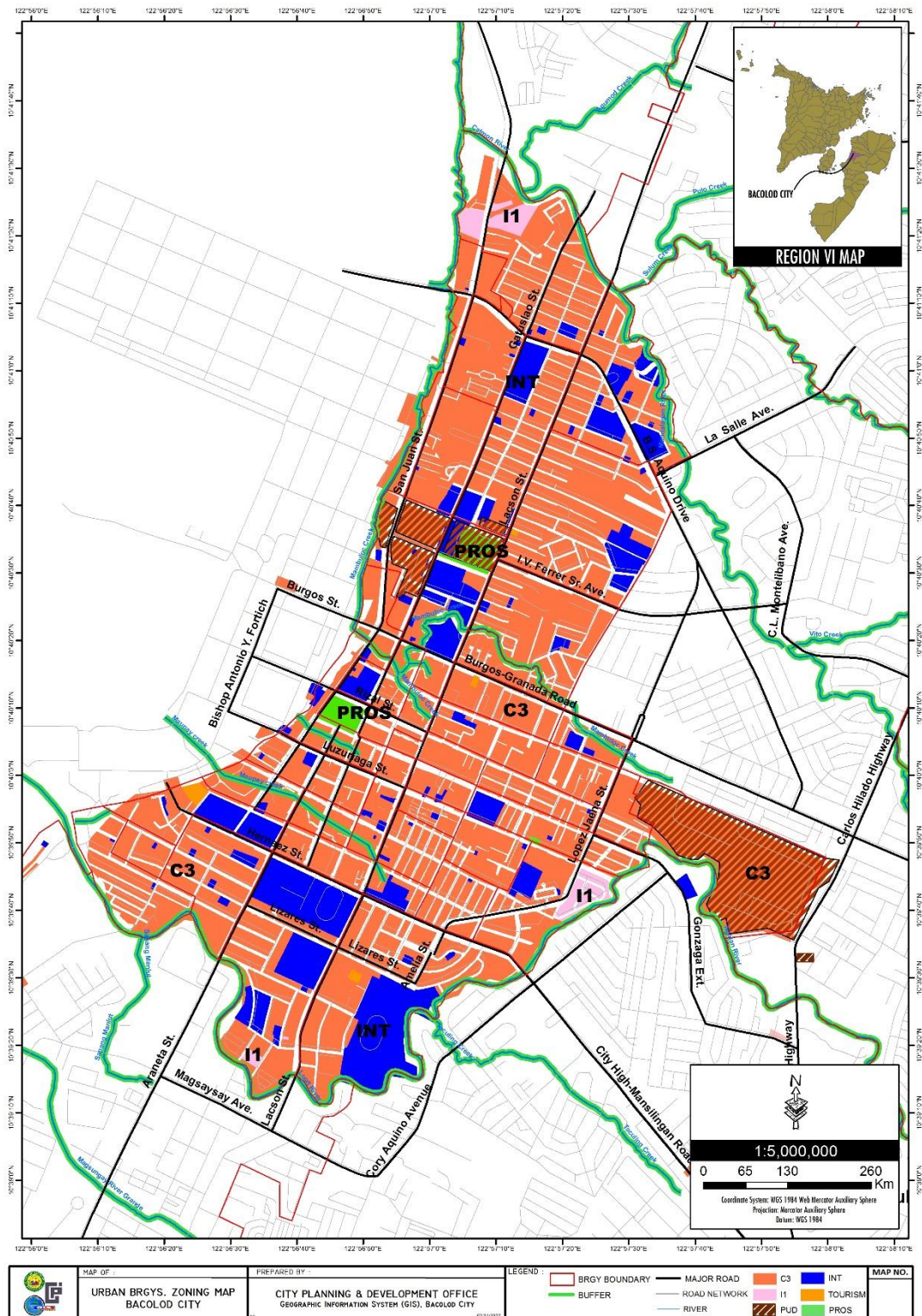
The Eco-tourism Overlay Zone ensures that environmental conservation and tourism economic development are attained. The map indicates the Eco-tourism Zone Overlay for Barangay Punta Taytay.



## Section 8. Zoning Maps

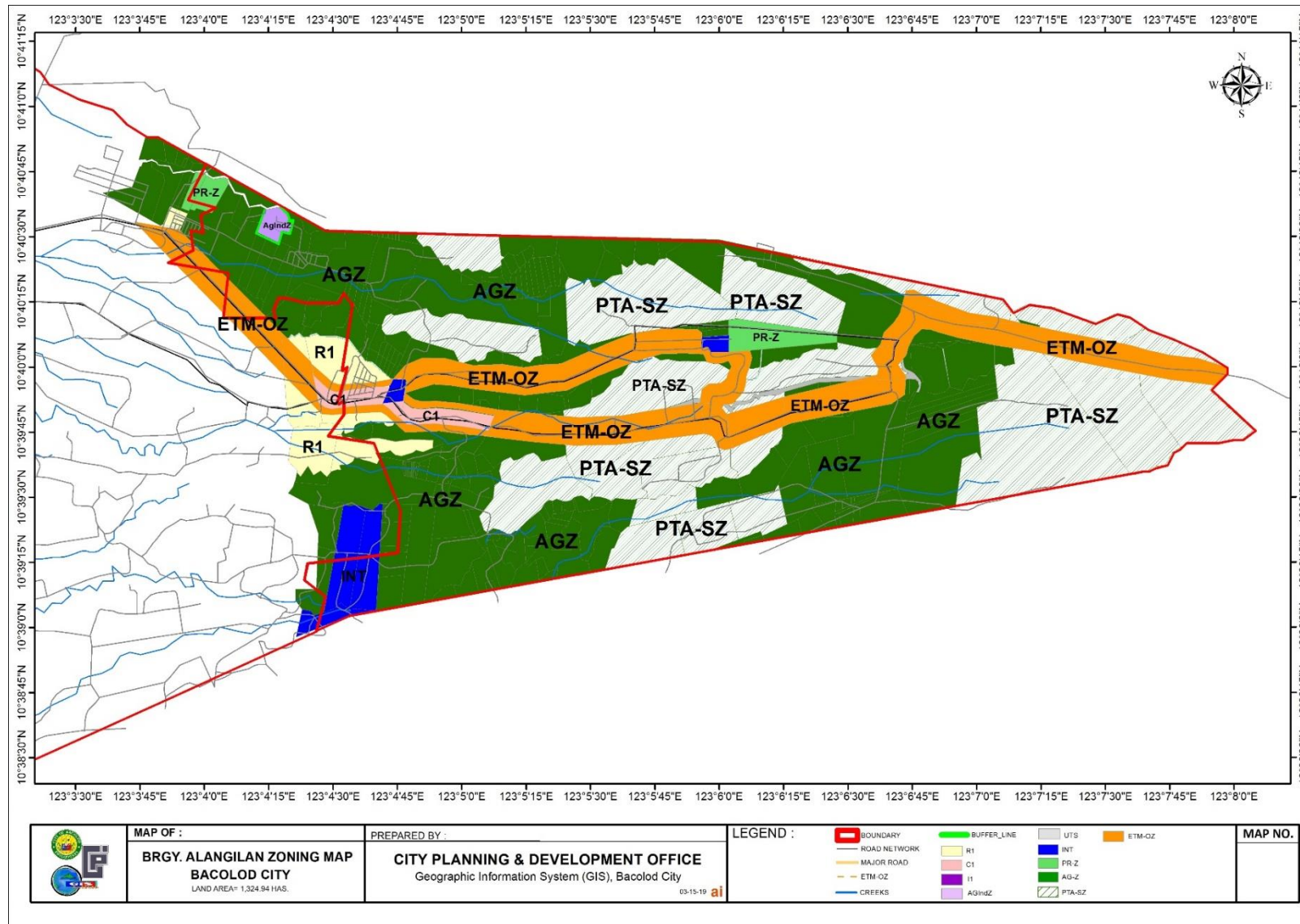
It is hereby adopted as an integral part of this Ordinance, the duly authenticated and Official Zoning Maps of the City showing location and boundaries of the Base Zones, Sub-Zones and overlay Zones herein established (refer to annex 2 for Sample Zoning Maps).

### BARANGAYS 1-41

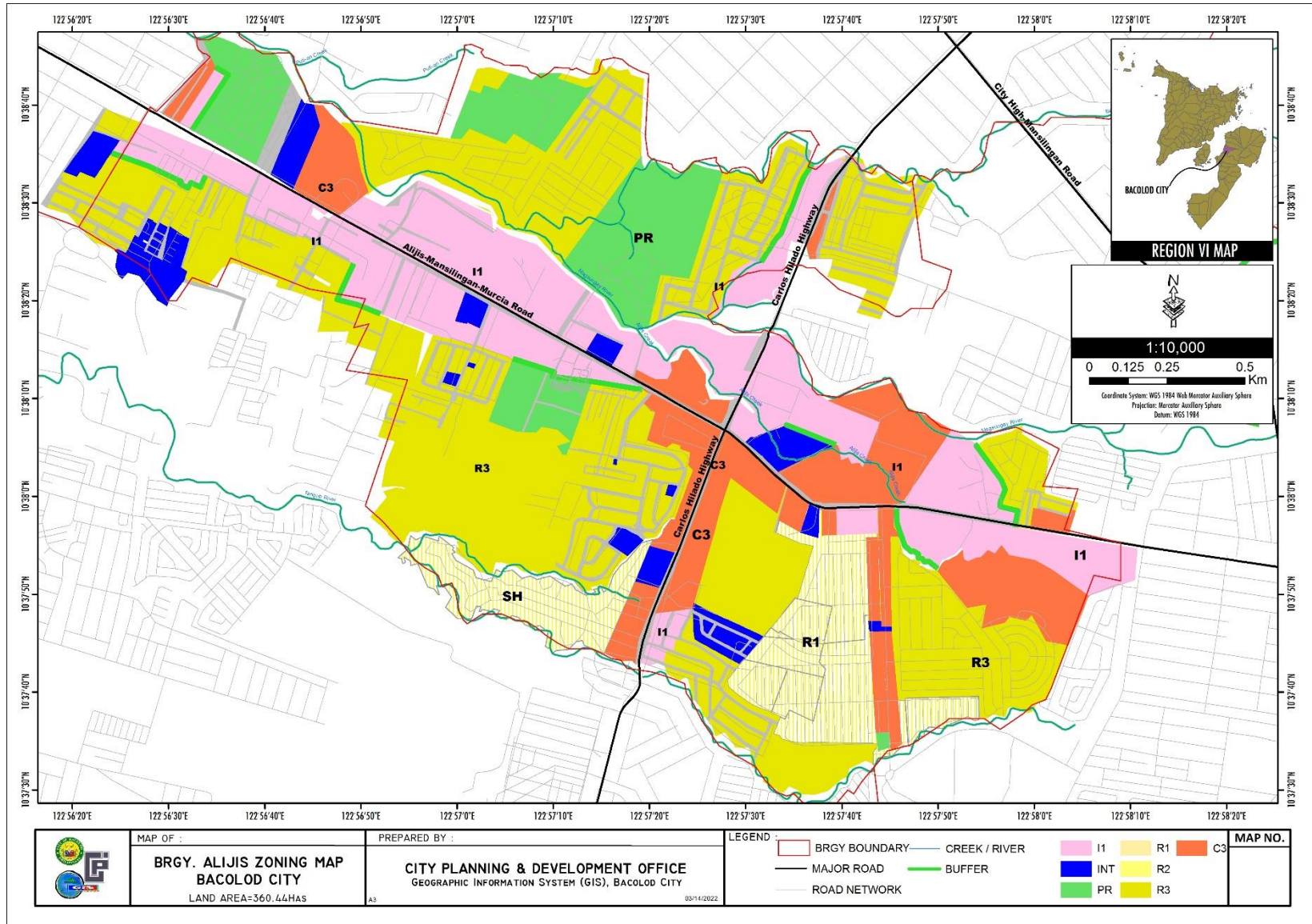




## ALANGILAN

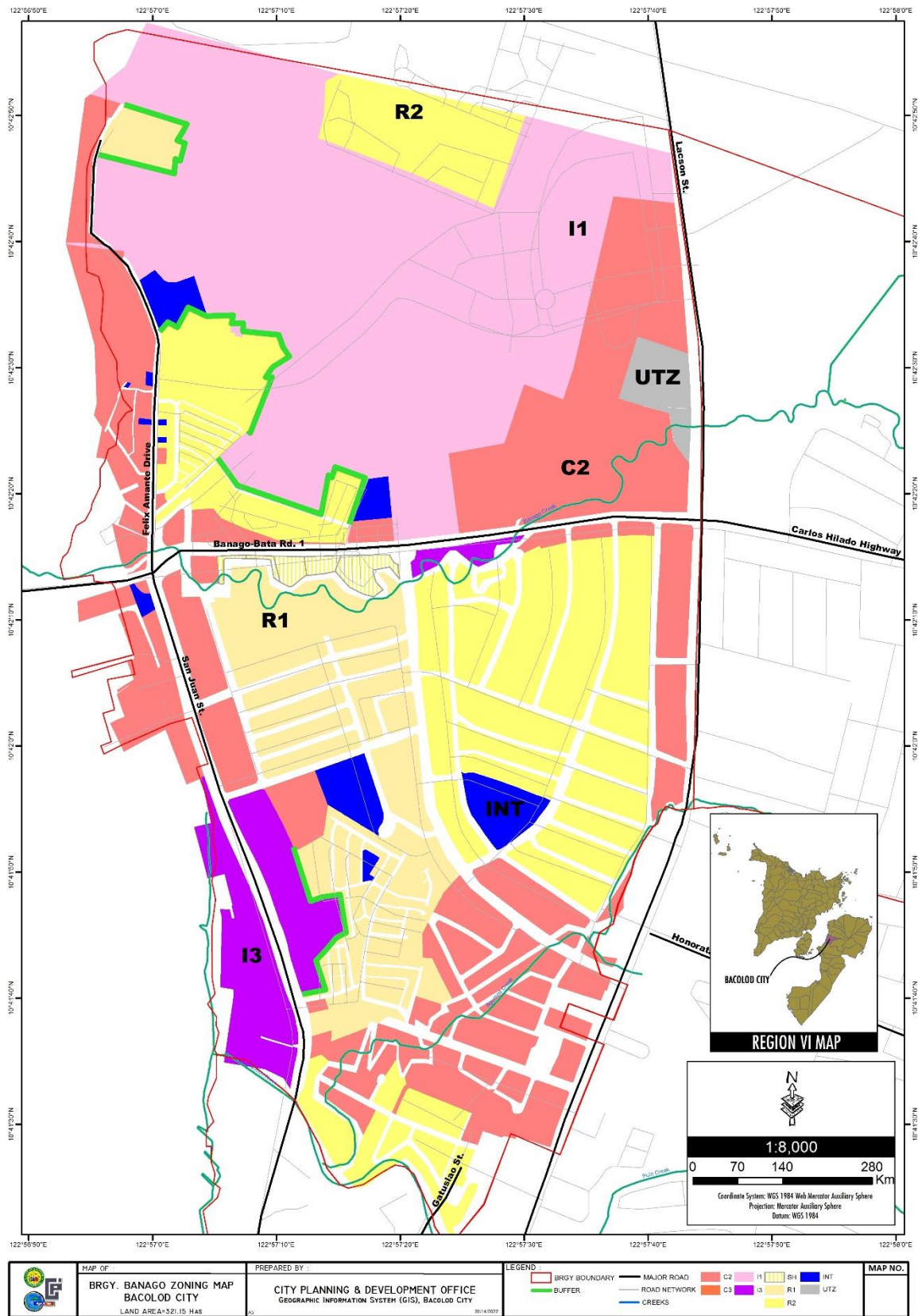


# ALIJIS

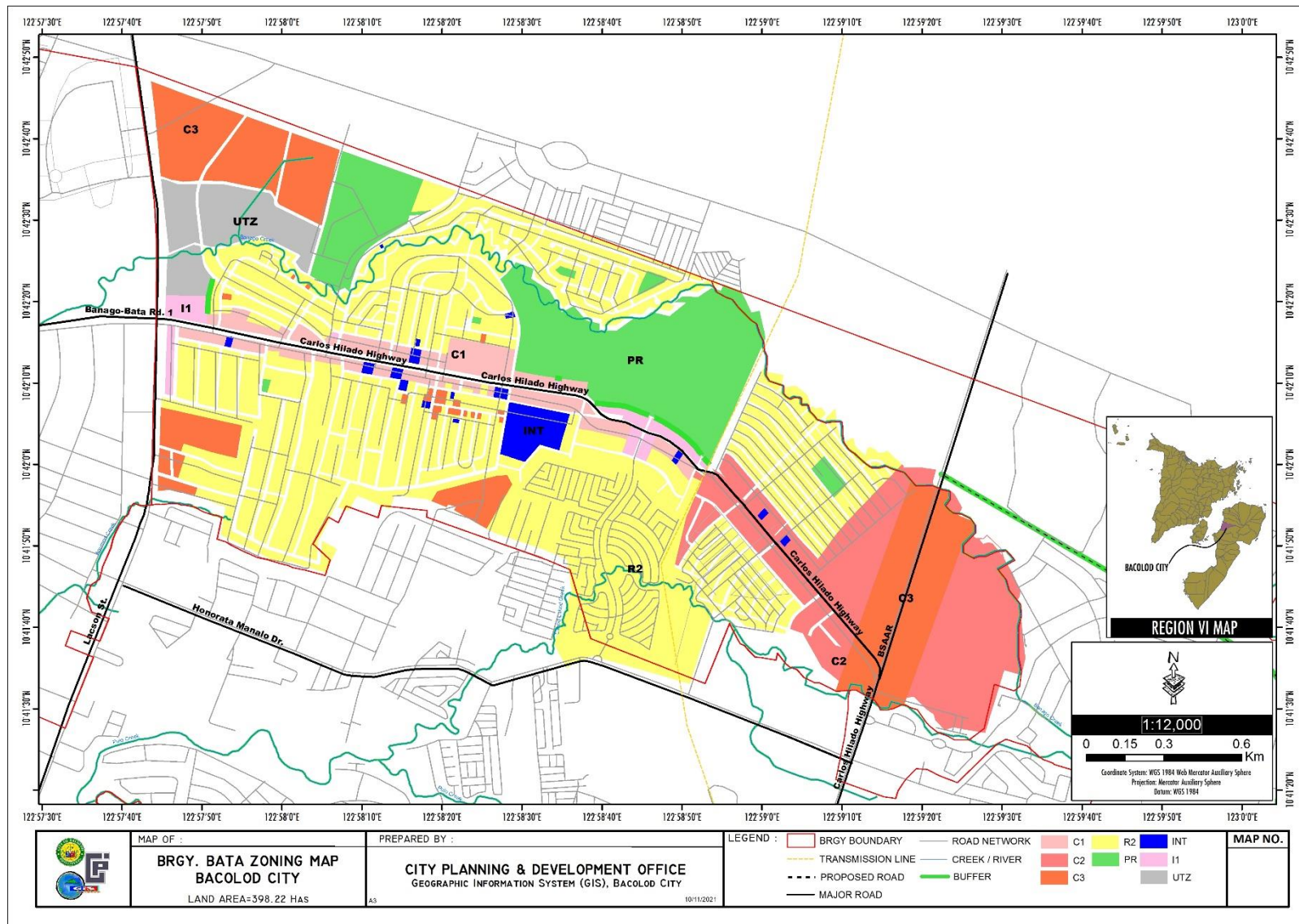




# BANAGO

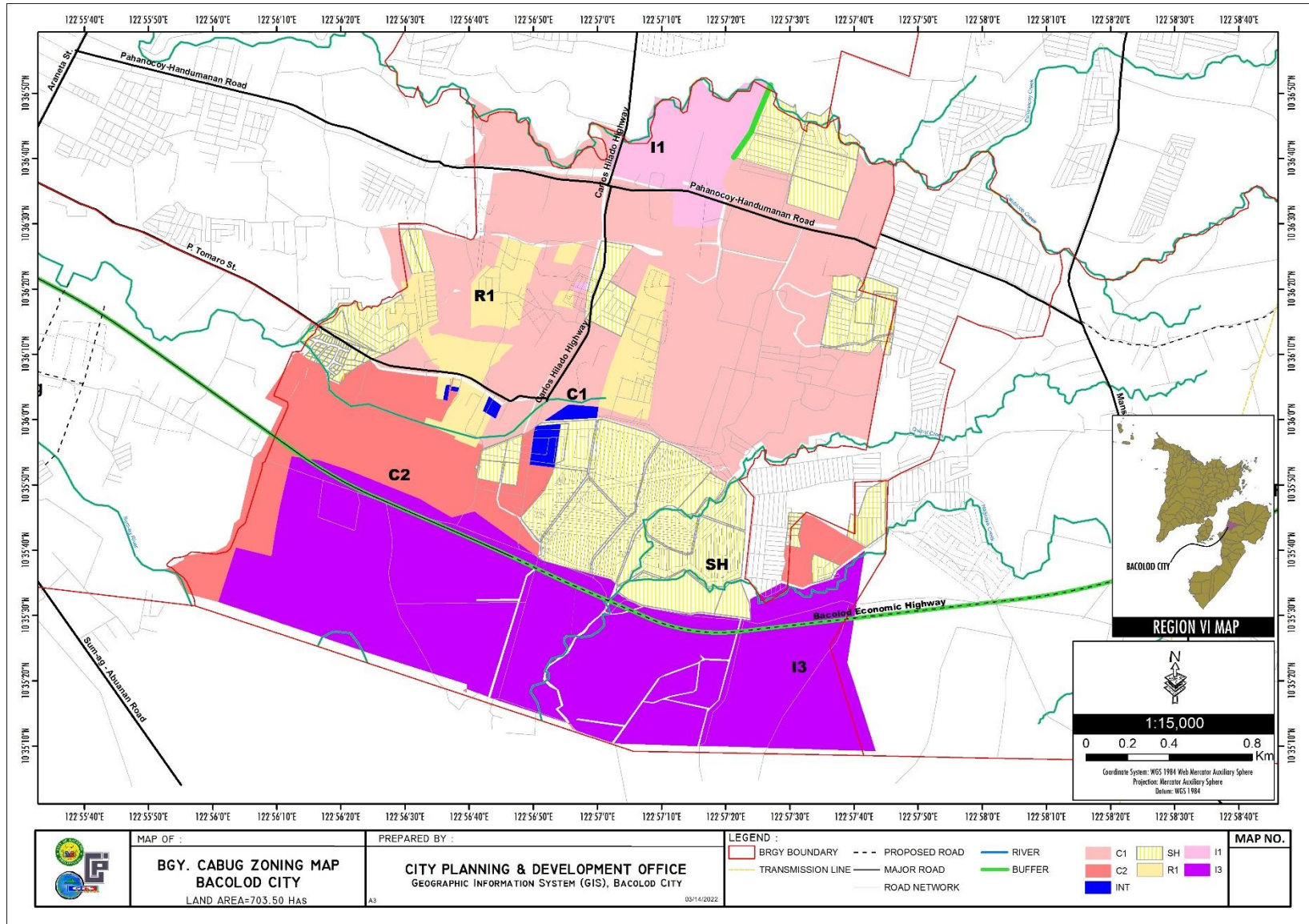


# BATA

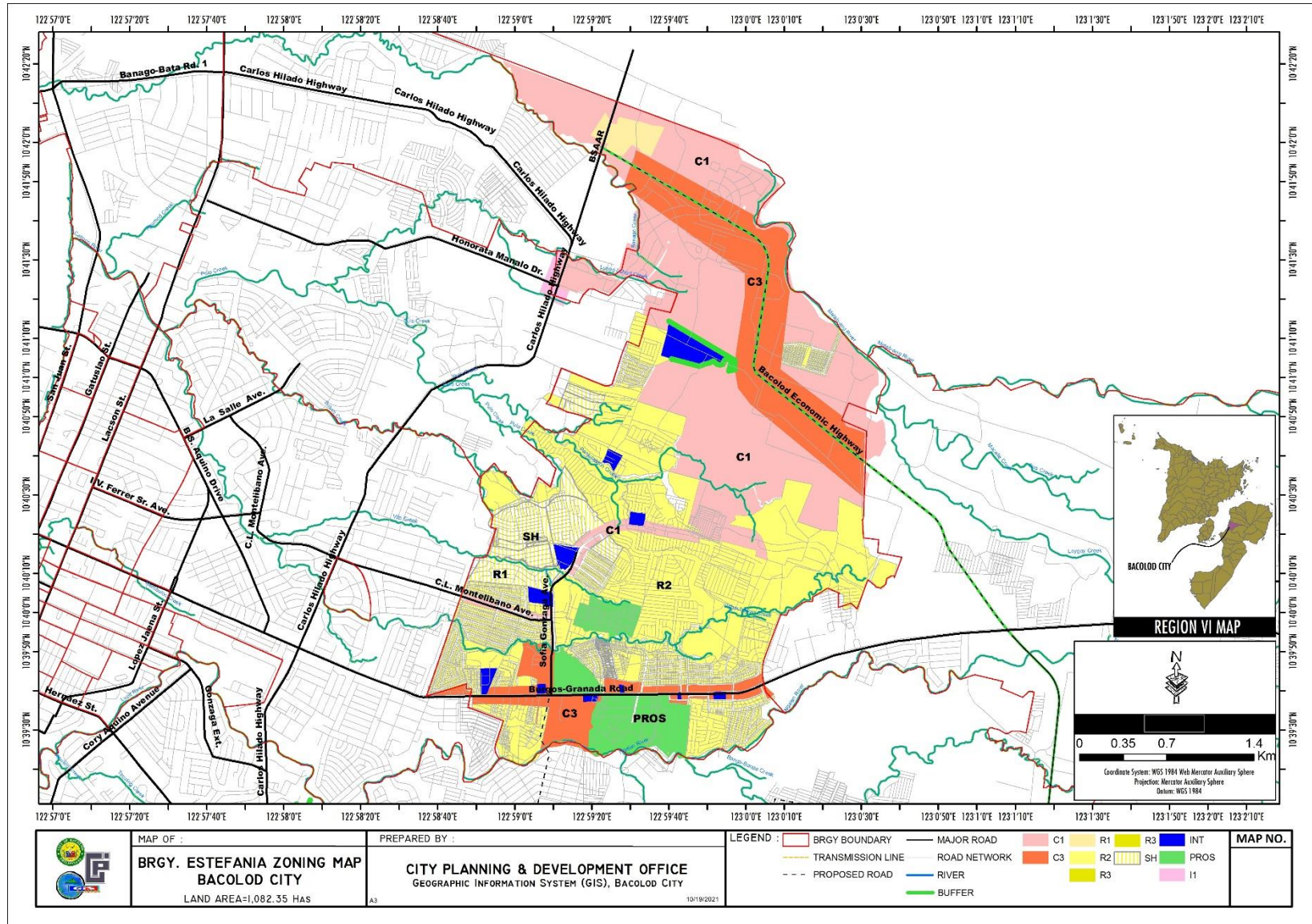




# CABUG

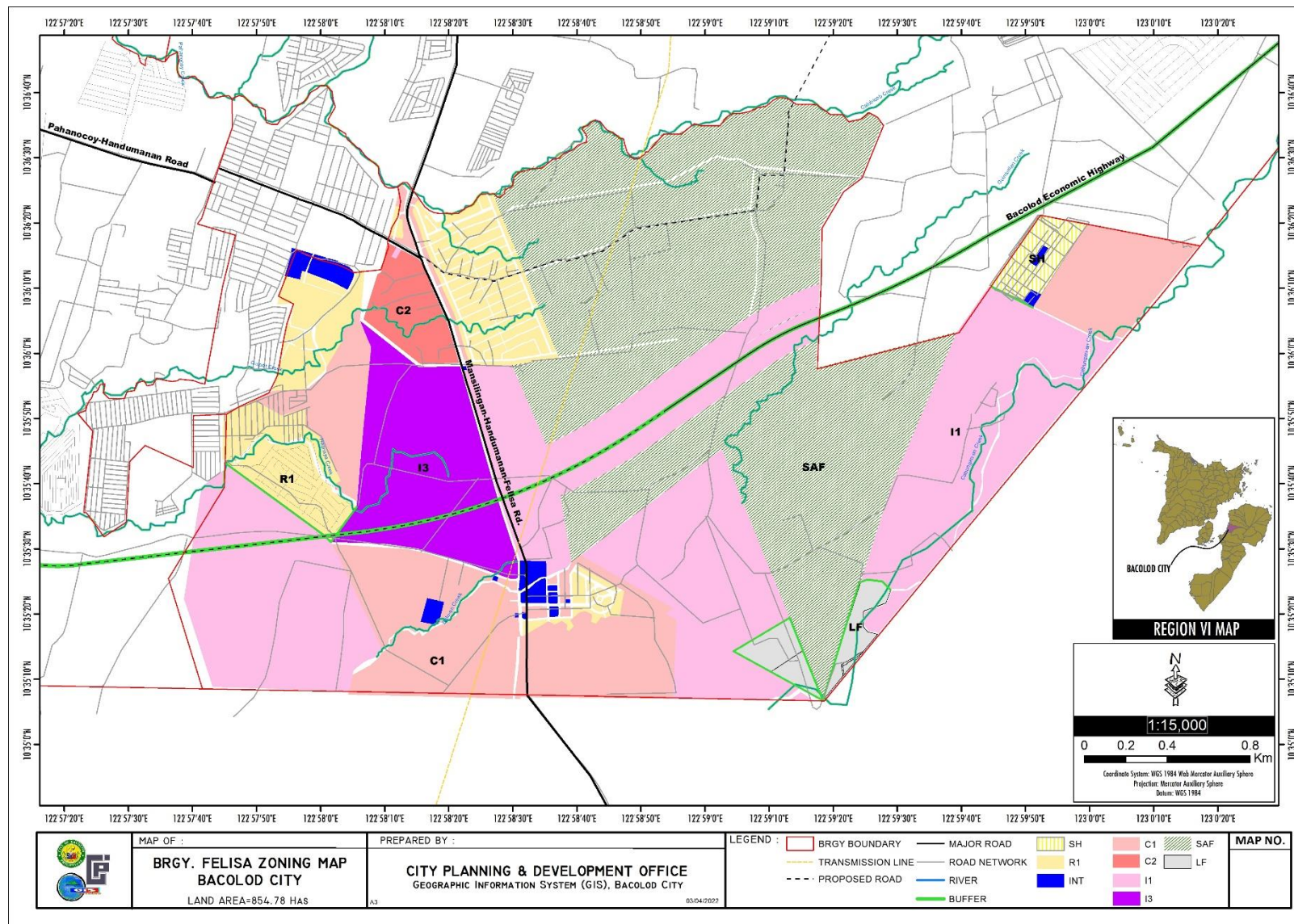


# ESTEFANIA

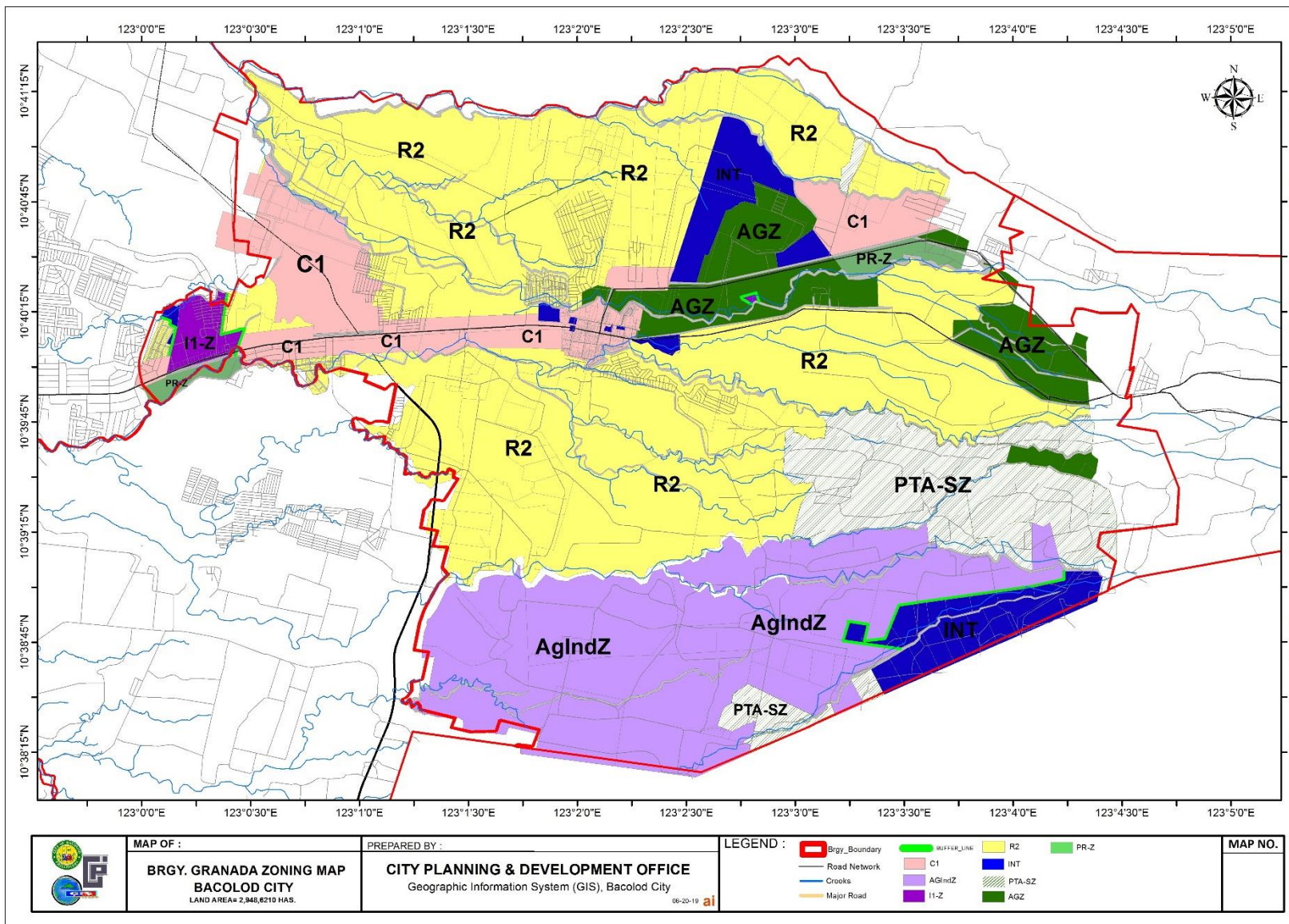




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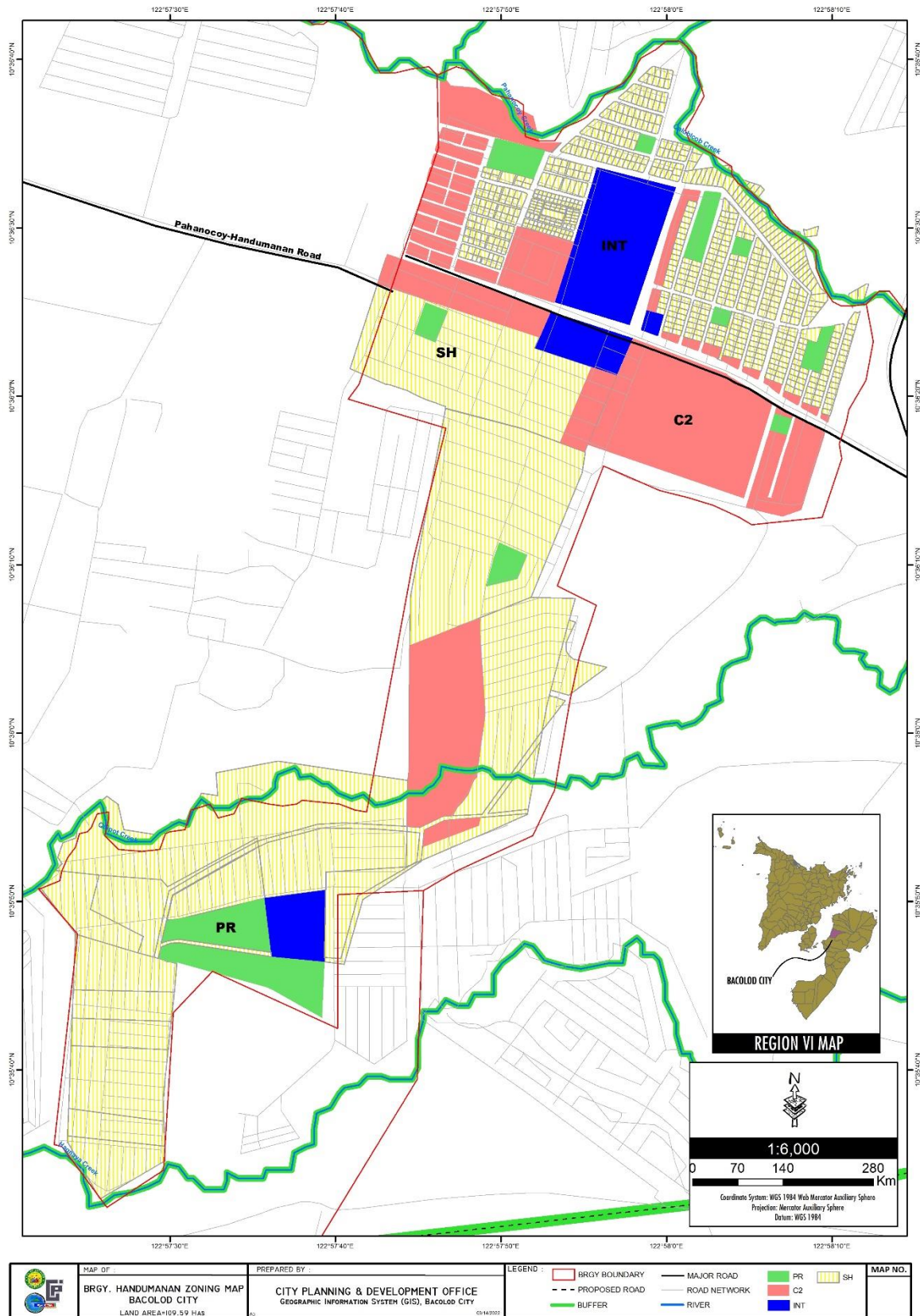


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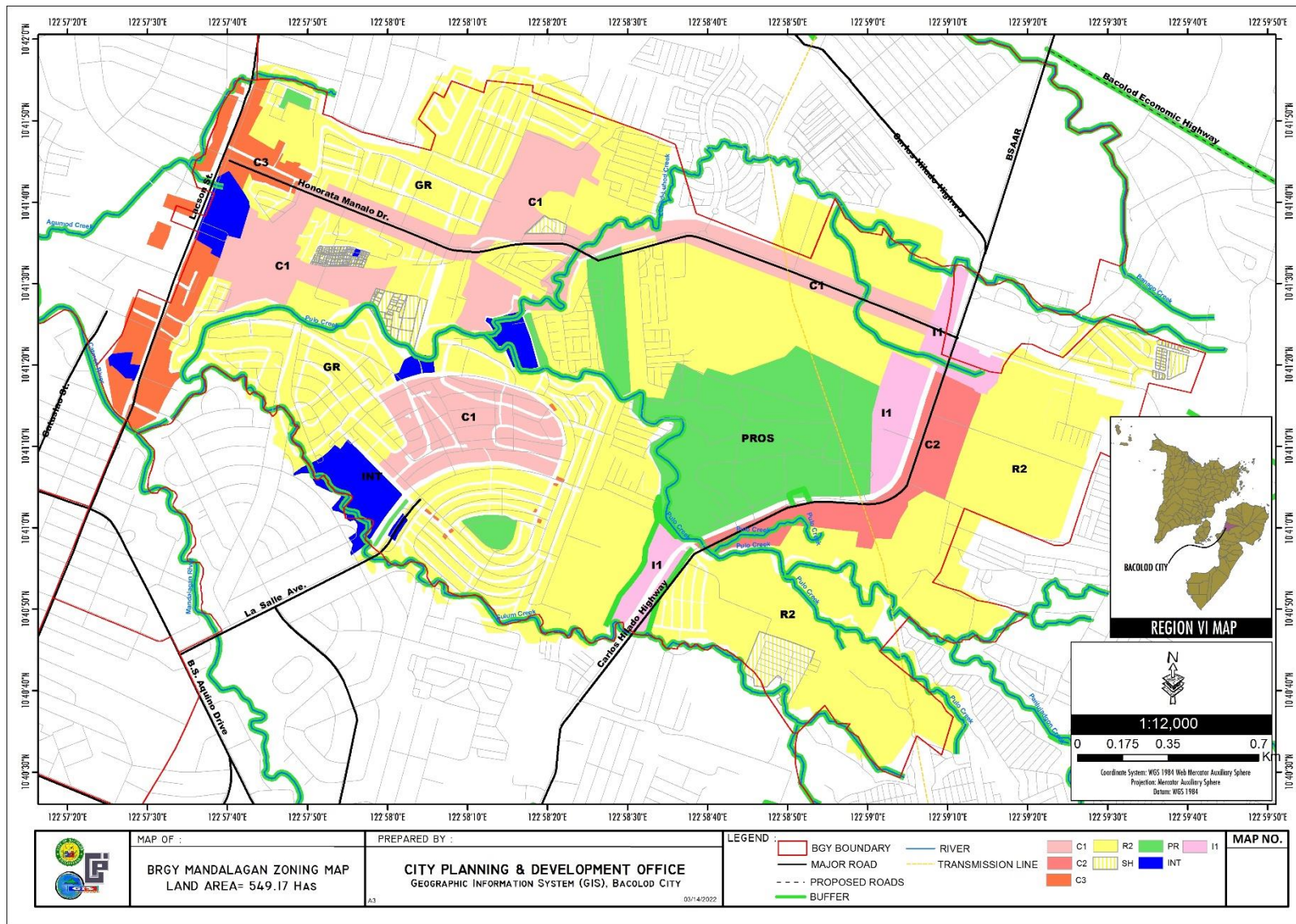




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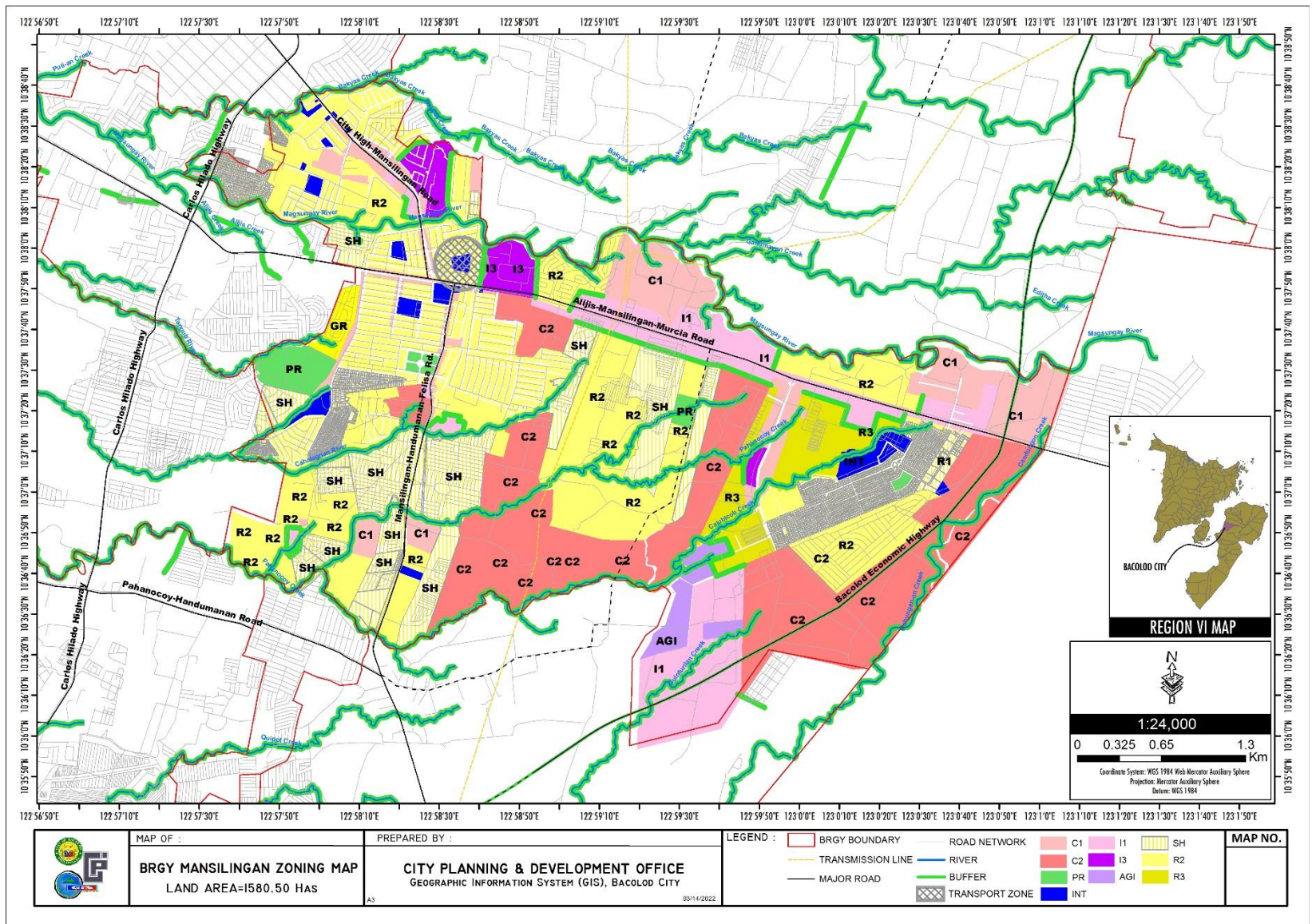


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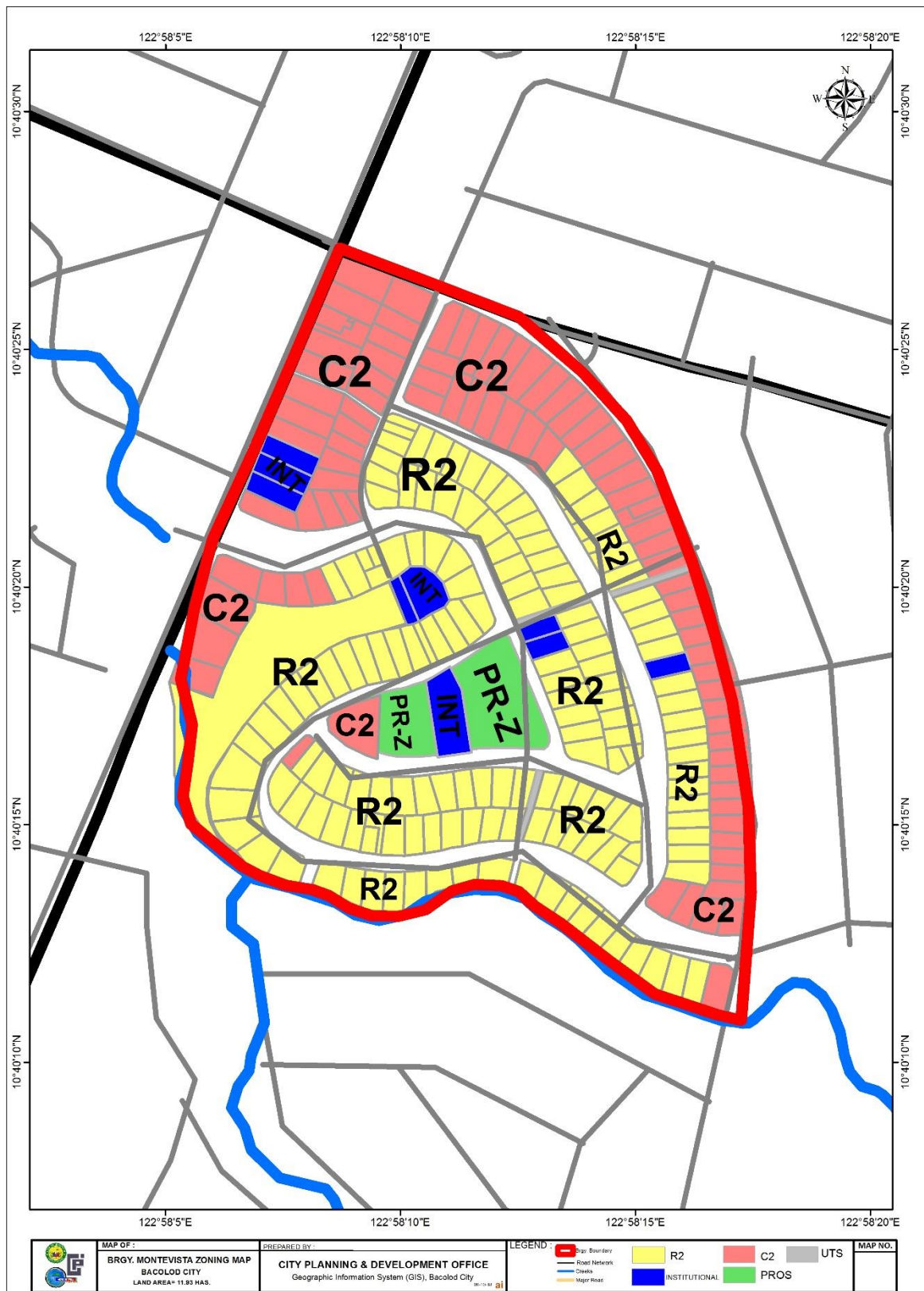




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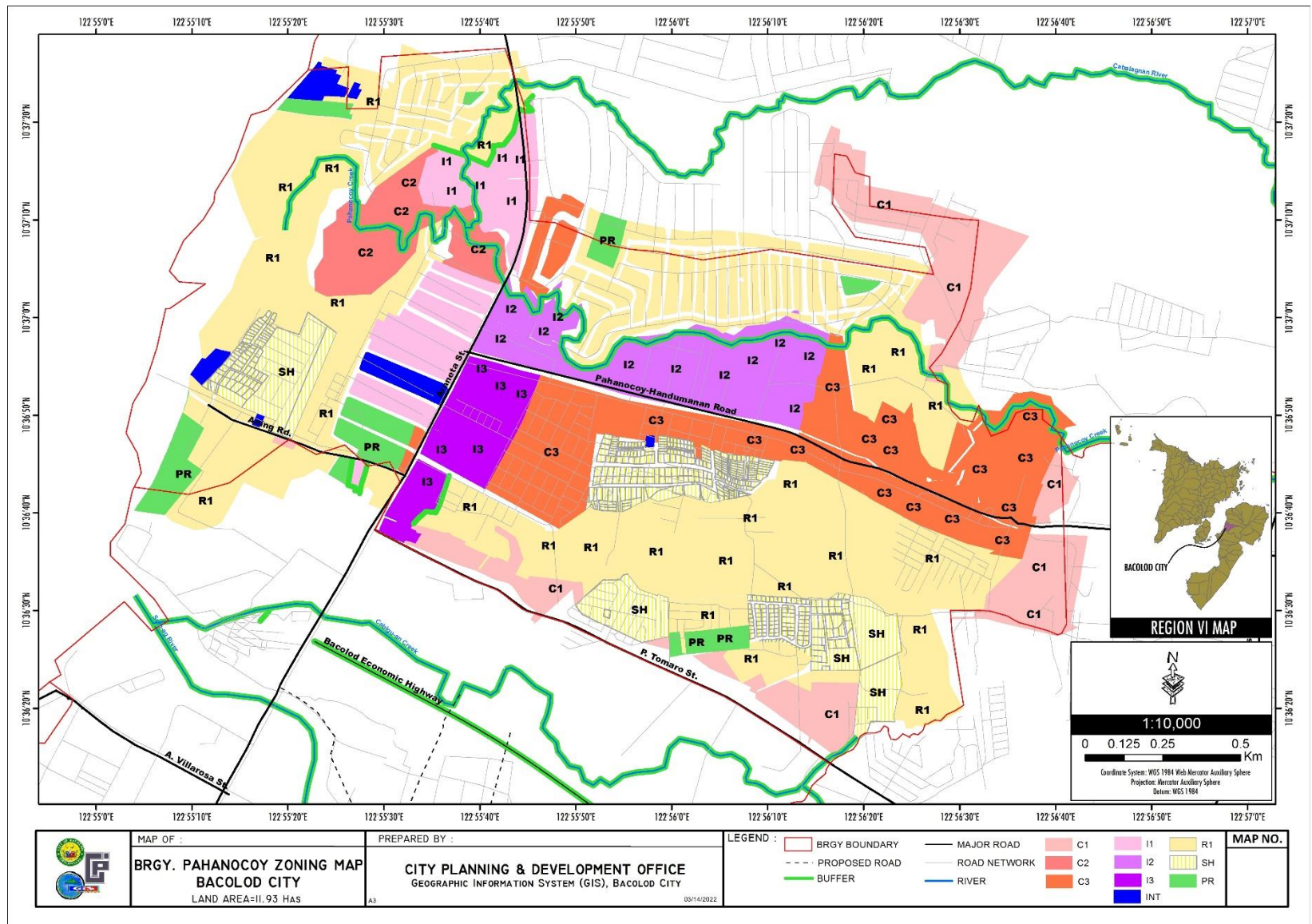


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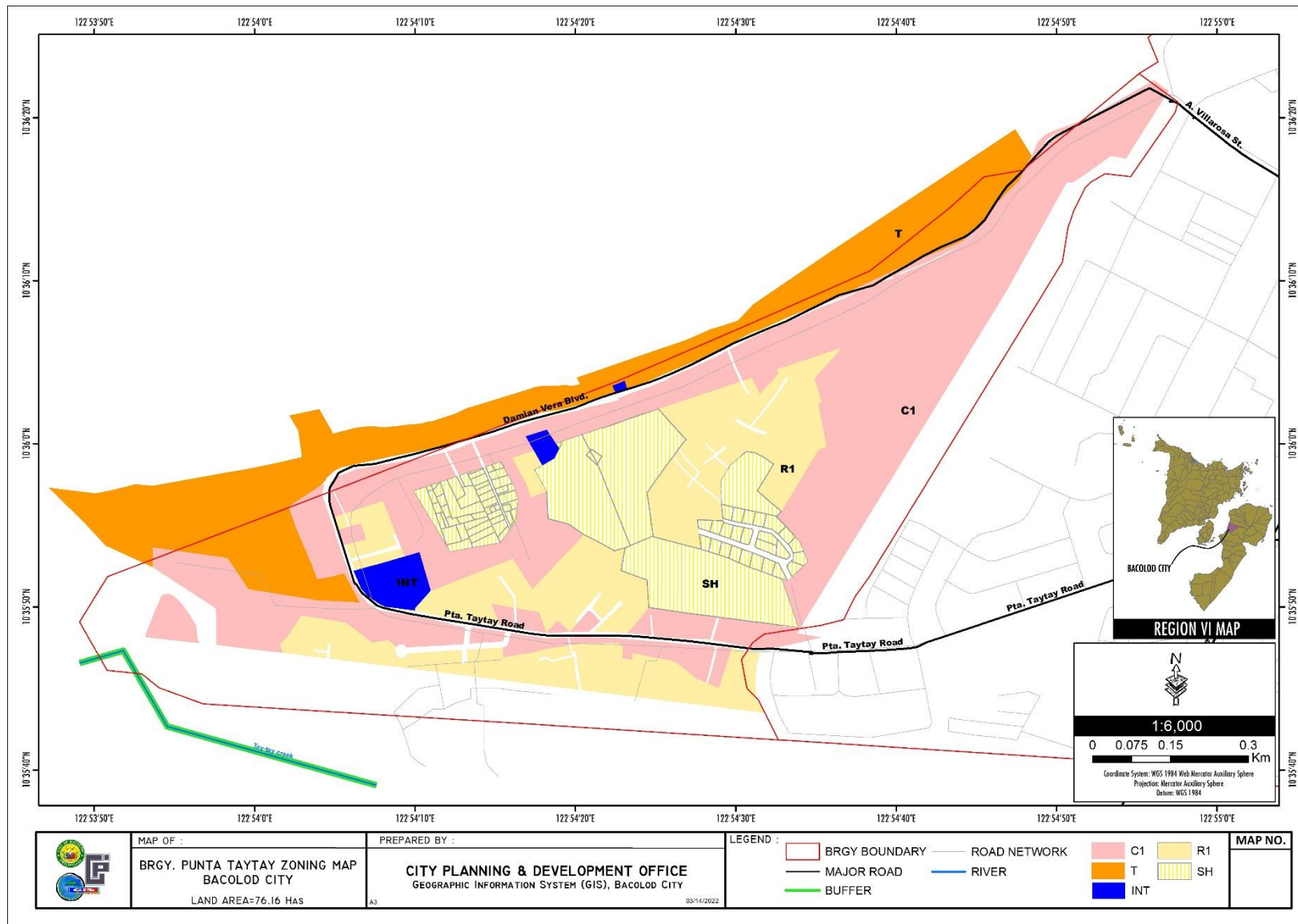




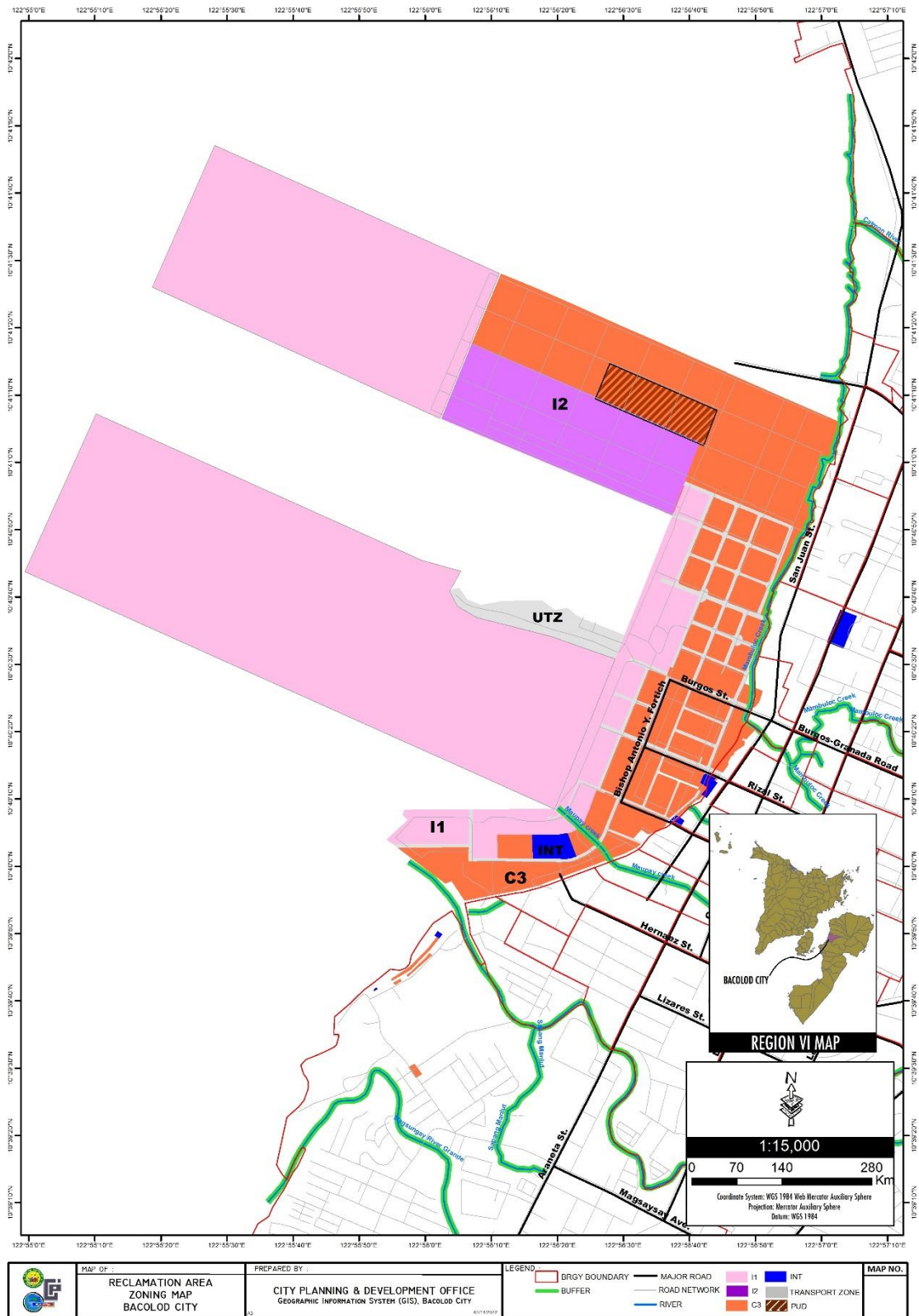
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# PTA. TAYTAY

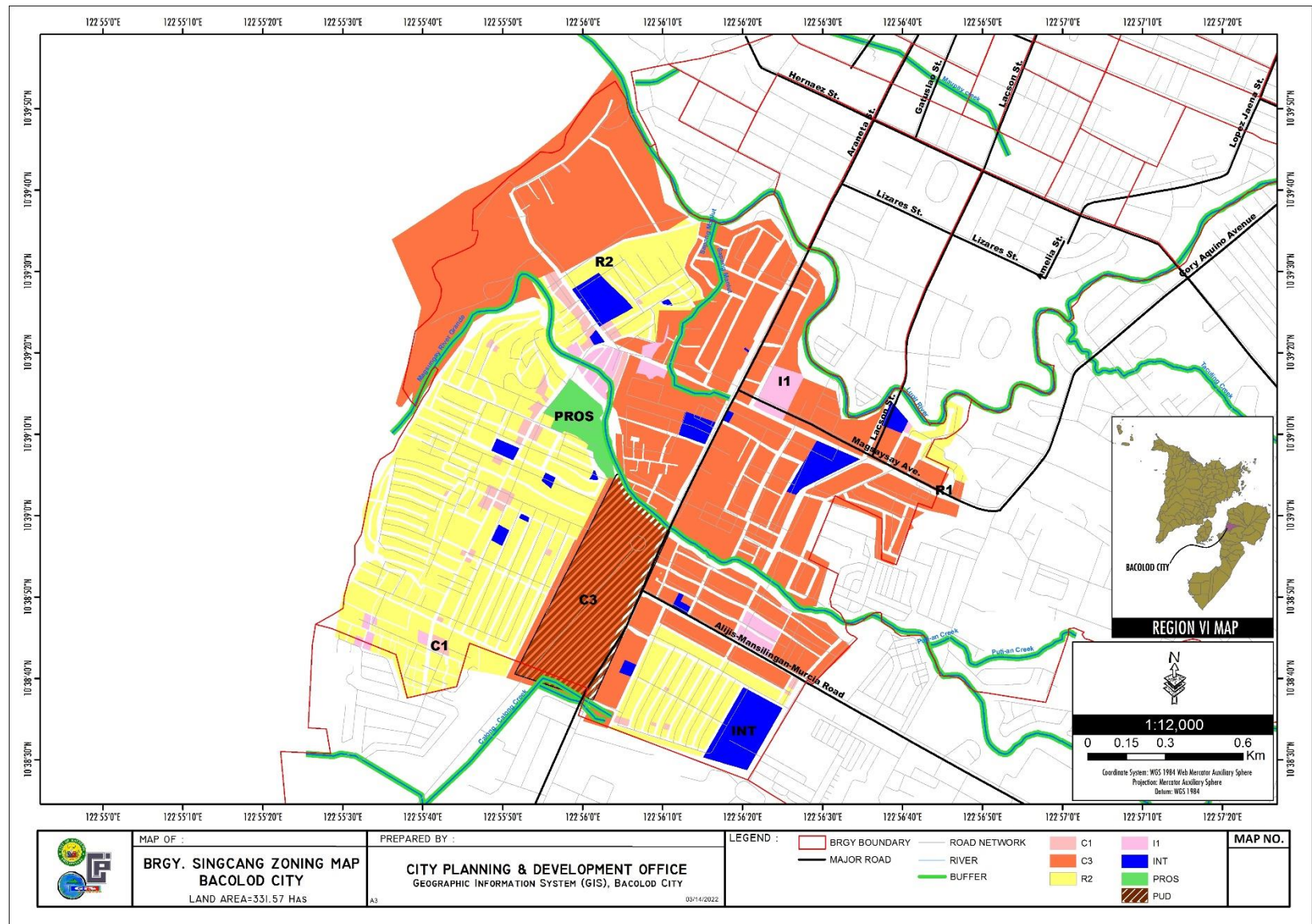


# RECLAMATION



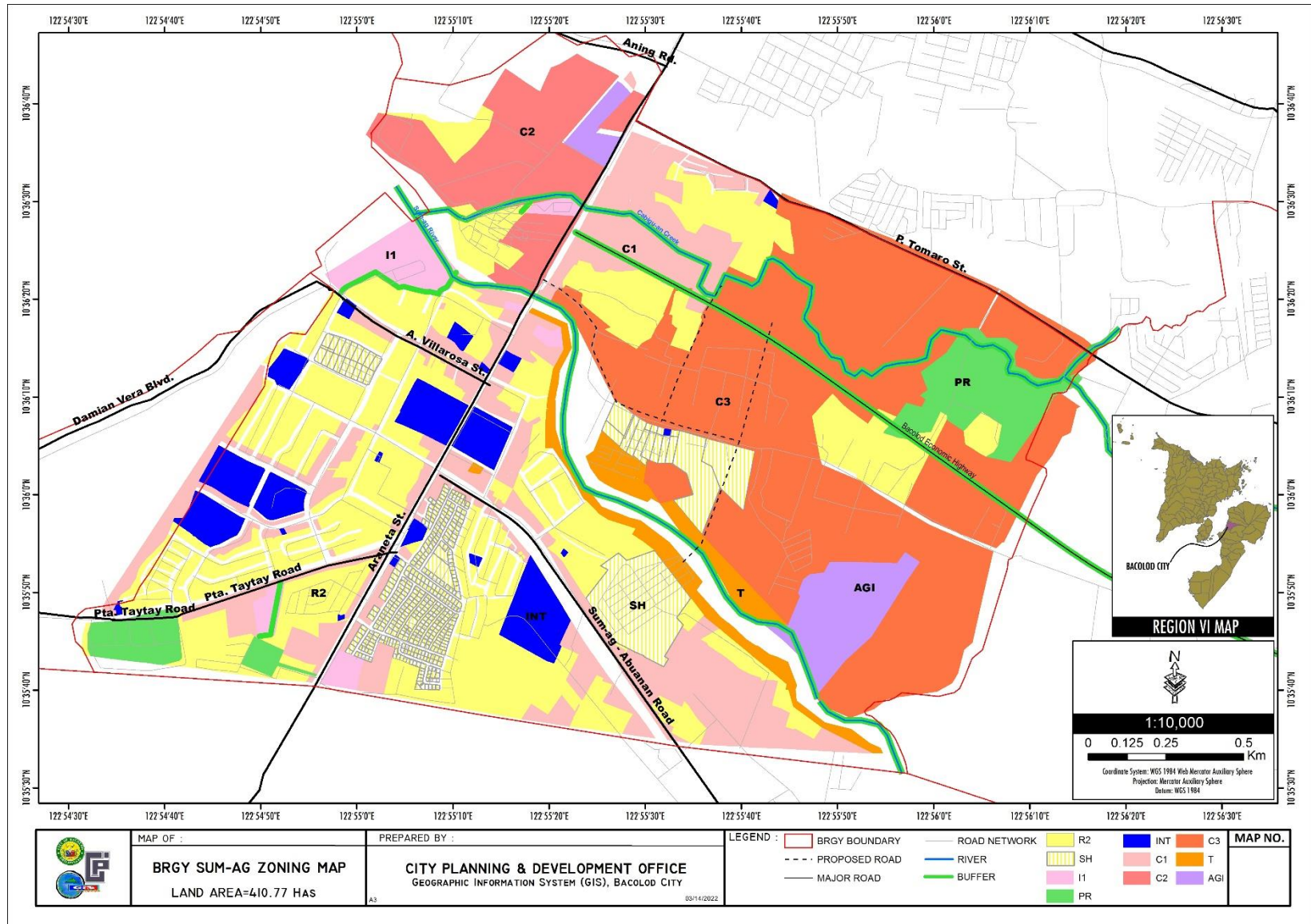


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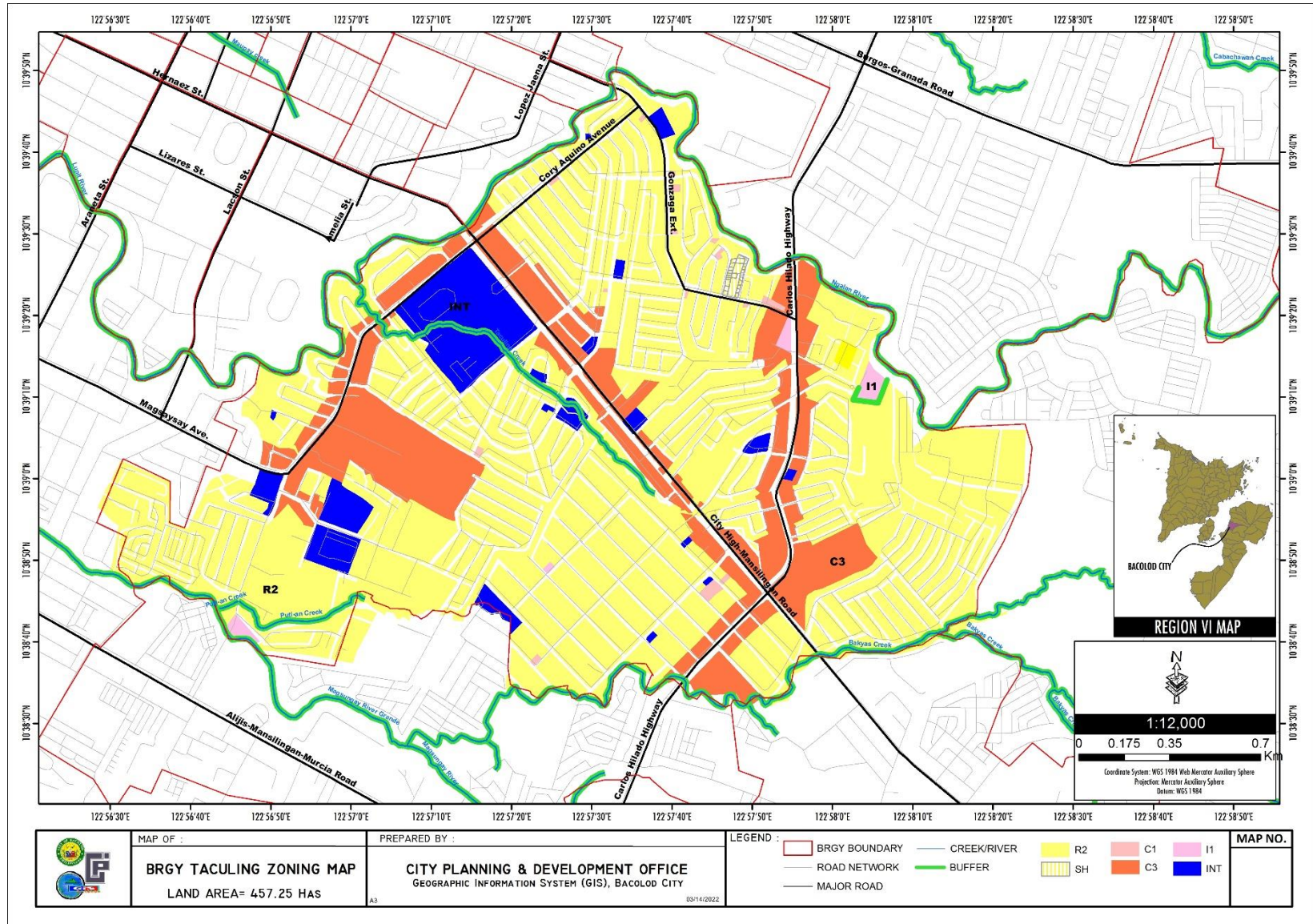




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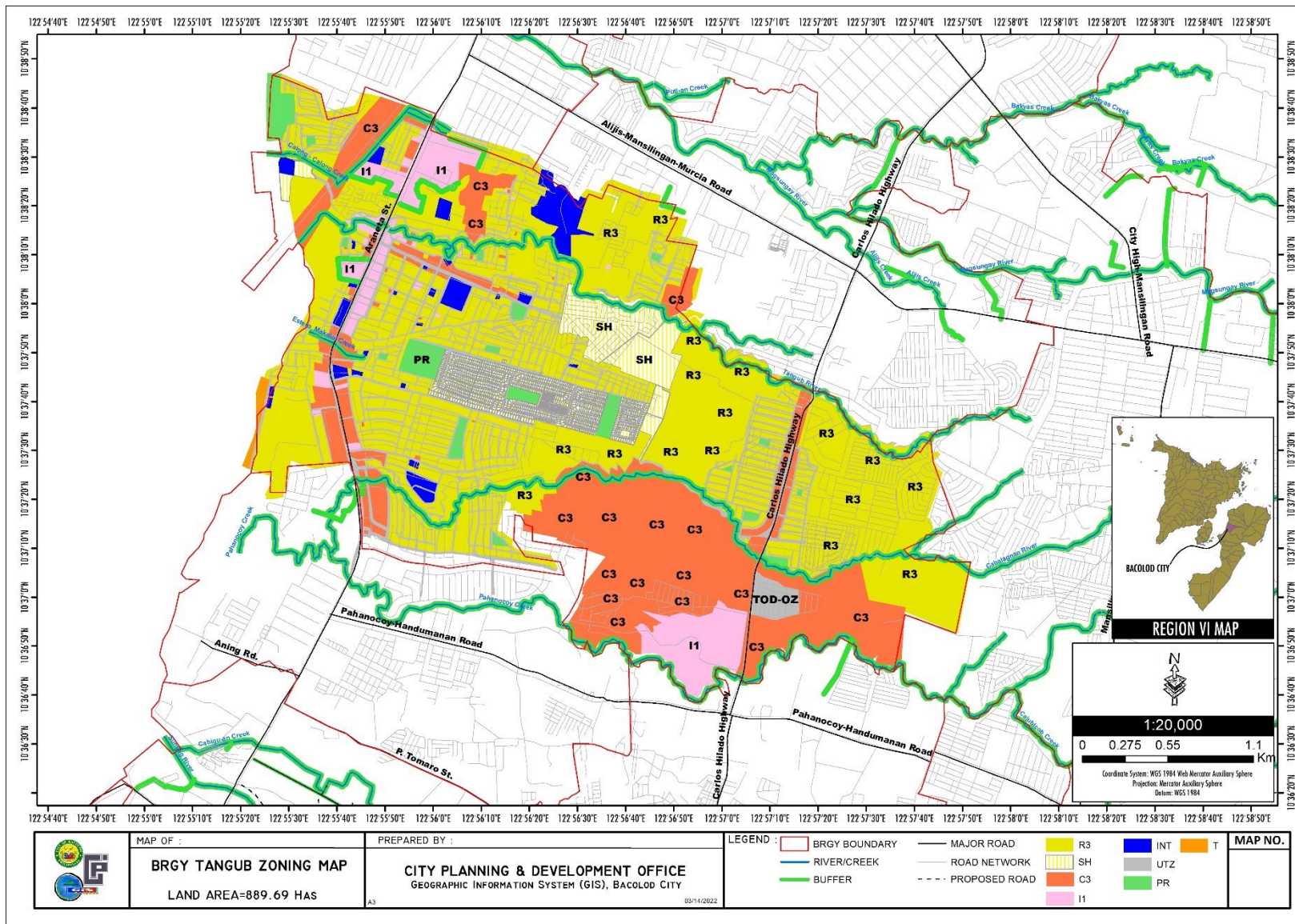


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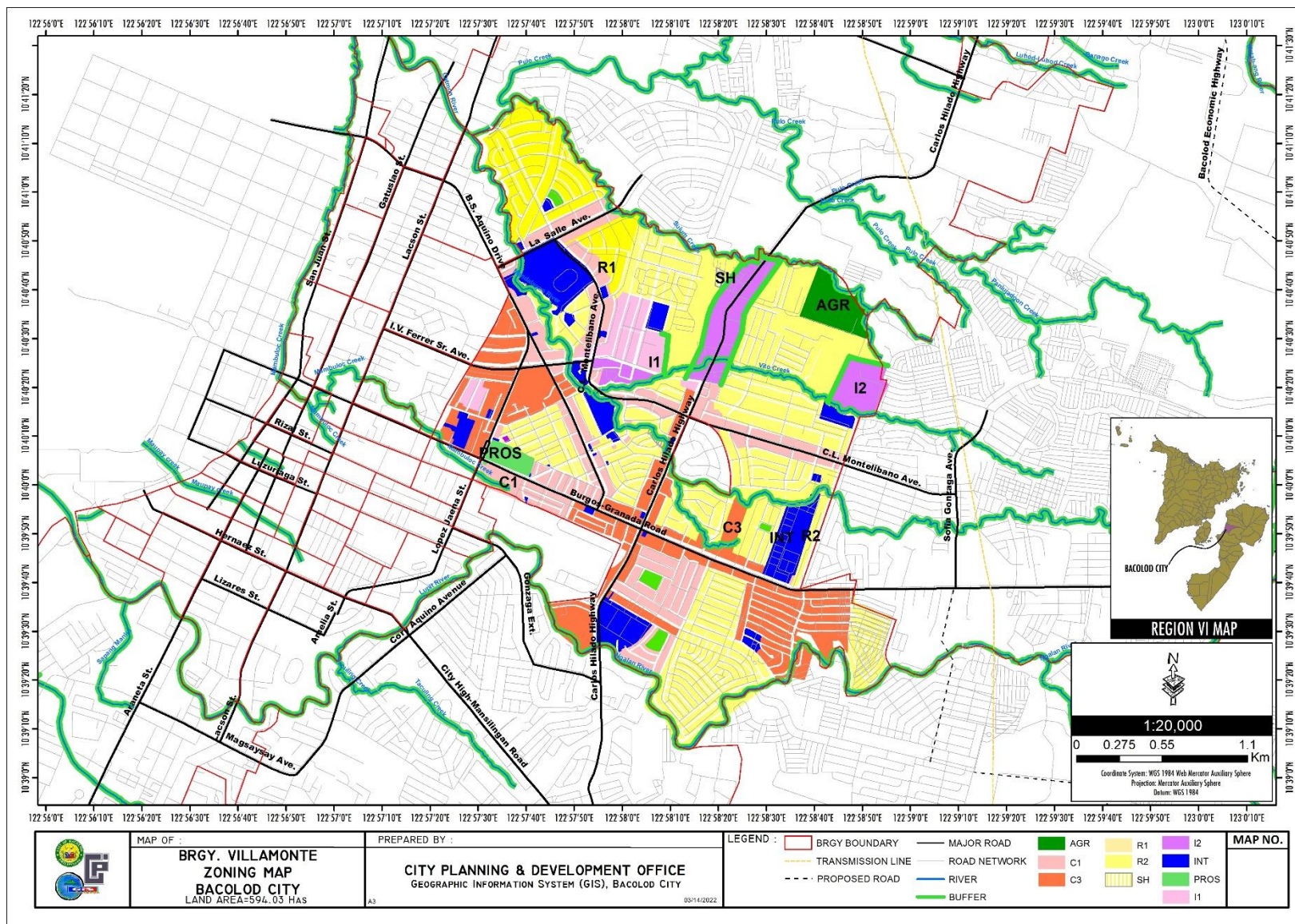


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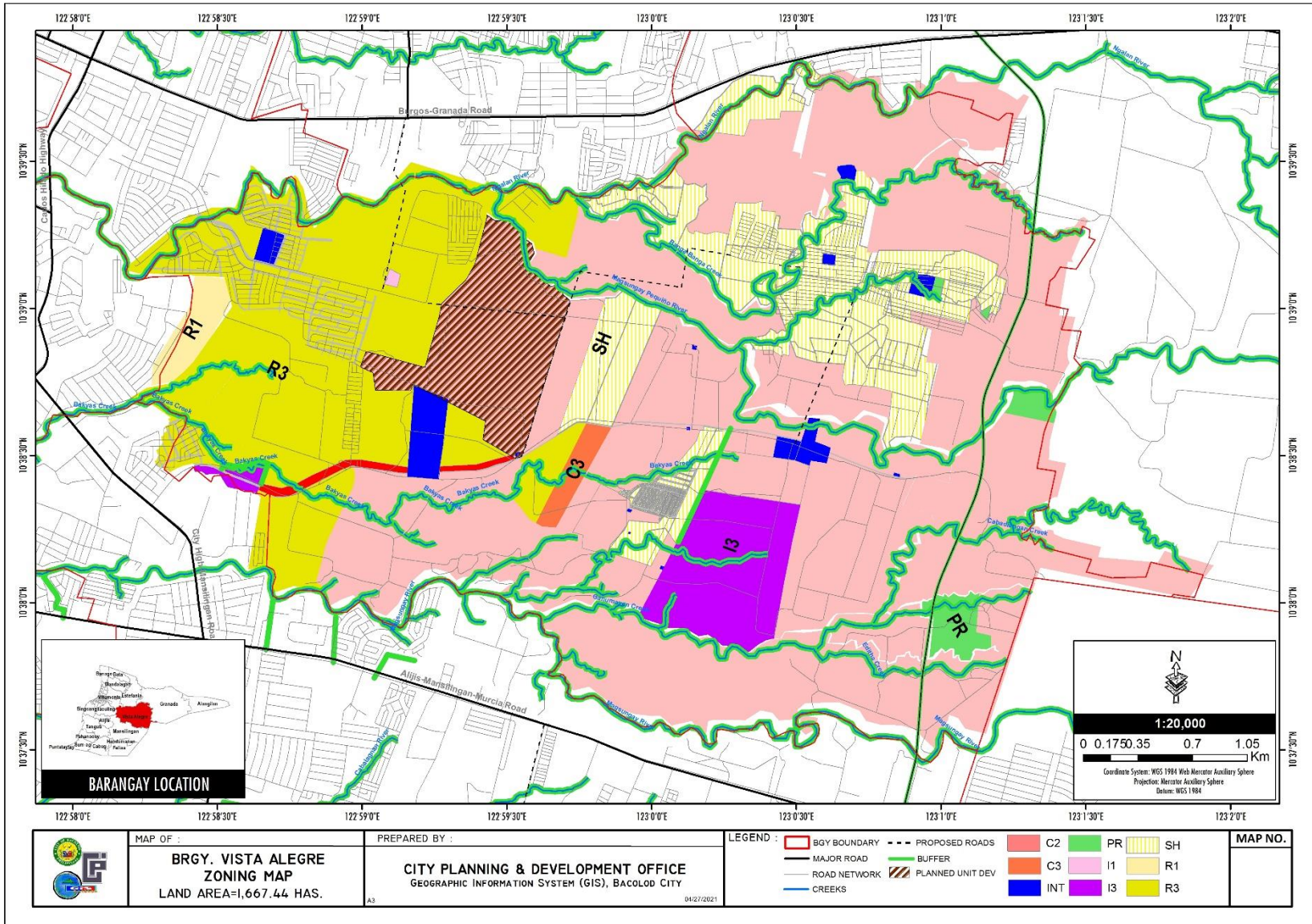


# VILLAMONTE





# VISTA ALEGRE



## Section 9. Zone Boundaries

The locations and boundaries of the above-mentioned various zones into which the city has been sub-divided are identified and specified as follows:

### BARANGAY 1

BASE ZONE	LOCATION
Industrial Zone	An irregular block bounded on the east by San Juan St. Lots/areas occupied by 411-B-1, 411-A-5-B, 411-A-4-A, 411-A-5-A Shell Depot as indicated in the OZM.
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 1, except those classified as Industrial and Institutional Zones.
Institutional Zone	The Church Jesus Christ of Latter-Day Saints, Woodbridge, Kumon, Bacolod Baptist Church.
Protection -Water Sub-Zone	<b>Foreshore Land Sub-Zone (FL-SZ)</b> <ul style="list-style-type: none"> <li>Entire coastline of Barangay 1 except those classified as Mangrove Sub-Zone and SeaLane Sub-Zone.</li> </ul> <b>Mangrove Sub-Zone (Mn-SZ)</b> <ul style="list-style-type: none"> <li>Along part of creek of Barangay to coastal area</li> </ul>
SeaLane Sub-Zone	As indicated in the Water Use Plan.

### BARANGAY 2

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 2
Protection -Water Sub-Zone	<b>Foreshore Land Sub-Zone (SL-SZ)</b> <ul style="list-style-type: none"> <li>Entire coastline of Barangay 2 except those classified as SeaLane Sub-Zone.</li> </ul>
Sea Lane Sub-Zone	As indicated in the Water Use Plan.

### BARANGAY 3

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 3

### BARANGAY 4

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole jurisdiction of Barangay 4, except those classified as Institutional Zone and Tourism Zones. <b>COMMERCIAL 1</b> A rectangular block bounded on the north by North Drive, Lacson Street on the east, North Capitol Road on the south and

		Aguinaldo Street on the west. (C.O. no. 08-14-676 dated June 18, 2014)
	Institutional Zone	<ul style="list-style-type: none"> <li>Barangay Hall and Gym, Provincial Capitol Adm. Bldg., ABES I and II, NBI, NOMPAC.</li> <li>The Provincial Veterinary Office, DILG, DPWH, Negros Occidental Multi-Purpose Athletic Center (Onyok's Gym), Andres Bonifacio Elementary School and Barangay Hall of Barangay 4 and Gym.</li> </ul>
	Tourism Zone	Bonifacio Shrine

### BARANGAY 5

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole jurisdiction of Barangay 5, except those classified as Institutional Zone.
Institutional Zone	<ul style="list-style-type: none"> <li>Dr. Pablo C. Torre Hospital Riverside College, Colegio de San Agustin and Redemptorist Church, For Kids Only Learning Center, Bacolod Montessori Learning Center, IKTHUS Christian School and AMA Learning Center.</li> </ul>

### BARANGAY 6

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole jurisdiction of Barangay 6

### BARANGAY 7

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 7, except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>The Philippine National Red Cross, St. John's Institute, Queen of Peace Parish Church, Msgr. John B. Liu Activity Center, Dr. Angelo King Center for Learning, Our Lady of Mt. Carmel Kinder School, Megumi Info. Tech. Center, Bright Kids Preschool.</li> </ul>

### BARANGAY 8

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole jurisdiction of Barangay 8 except those lots/areas classified as Institutional Zone.
Institutional Zone	<ul style="list-style-type: none"> <li>Office of Bacolod City Bureau of Fire &amp; Protection and National Food Authority.</li> </ul>

### BARANGAY 9

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 9, except those classified as Commercial 2, Institutional Zone and Open Spaces. <b>COMMERCIAL 2</b> 1 road and 1 block depth of North, East and South Sides of Capitol Lagoon.
Institutional Zone	<ul style="list-style-type: none"> <li>The Provincial Capitol Building, Corazon Locsin Memorial Regional Hospital and all existing lots/areas occupied by the Government and/or Government controlled corporations. (NBI, PEMO OPA, CSC, Hall of Justice, DOLE, DECS, LTO, BSP, COA-Satellite Office, Philippine Postal Office, Land Bank, Iglesia Filipina Independiente.</li> </ul>
Parks and Recreation (PROS)	<ul style="list-style-type: none"> <li>The Capitol Lagoon.</li> </ul>

### BARANGAY 10

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 10.

### BARANGAY 11

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole jurisdiction of Barangay 11, except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>La Consolacion College, LCC Arfien Department, San Sebastian Cathedral and Bishop's Palace.</li> </ul>

### BARANGAY 12

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 12 except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>BACIWA, Bacolod City BAY Center, Tourism's Office Building/ ABC Building.</li> </ul>



### BARANGAY 13

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 13 except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>Bacolod City Hall.</li> </ul>

### BARANGAY 14

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 14, except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>Bacolod Evangelical Church and Bacolod Evangelical Church Learning Center.</li> </ul>

### BARANGAY 15

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 15

### BARANGAY 16

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 16, except those classified as Institutional, and Tourism Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>Education Training Center School (ETCS), Rizal Elementary School, Dept. Of Education, Teachers' Cooperative, ETCS (1, 2, &amp; 3)</li> </ul>
Tourism Zone	<ul style="list-style-type: none"> <li>Yulo's Park and Rizal Park.</li> </ul>

### BARANGAY 17

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 17 except those classified as Institutional Zone.
Institutional Zone	<ul style="list-style-type: none"> <li>SSS, Iglesia ni Cristo, Destiny Christian Academy.</li> </ul>

### BARANGAY 18

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 18.

### BARANGAY 19

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 19 except those classified as Tourism Zone.
Tourism Zone	<ul style="list-style-type: none"> <li>Dizon-Ramos Museum.</li> </ul>

### BARANGAY 20

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole jurisdiction of Barangay 20 except those classified as Institutional Zone.
Institutional Zone	<ul style="list-style-type: none"> <li>City Health Office compound and Sto. Nino Parish Church.</li> </ul>

### BARANGAY 21

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 21 except those classified as PROS. <b>COMMERCIAL 2</b> 1 road and 1 block depth north east, southeast and southwest portions of Bacolod City Public Plaza
Parks and Recreation (PROS)	<ul style="list-style-type: none"> <li>The Bacolod City Public Plaza is classified as open space.</li> </ul>

### BARANGAY 22

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 22, except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>Lot/area occupied by Jesus Christ of Latter Day Saints.</li> </ul>

### BARANGAY 23

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 23

### BARANGAY 24

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 24

### BARANGAY 25

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 25, except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>The Church of The Seventh Day Adventist.</li> </ul>

### BARANGAY 26

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 26

### BARANGAY 27

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 27

### BARANGAY 28

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 28 except those classified as Institutional Zone and Open Space.
Institutional Zone	<ul style="list-style-type: none"> <li>Lots/areas occupied by Mabini Elementary School and Barangay Hall.</li> </ul>
Parks and Recreation (PROS)	<ul style="list-style-type: none"> <li>Lot number 386-D is classified as Open Space.</li> </ul>

### BARANGAY 29

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 29.
Institutional Zone	<ul style="list-style-type: none"> <li>Lot/area occupied by Barangay Hall/ Multi-Purpose and Gym.</li> </ul>

### BARANGAY 30

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 30

### BARANGAY 31

BASE ZONE	LOCATION
Industrial Zone	An area bounded on the Northeast by Luzuriaga Street, on the Southeast by Lupit River, on the Southwest and Northwest by Lopez Jaena Street.
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 31, except those classified as Industrial and Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>G. Lopez Jaena Elementary School and Our Lady of Fatima Church, Barangay Hall and Mosque.</li> </ul>

### BARANGAY 32

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 32 except those classified as Institutional Zone.
Institutional Zone	<ul style="list-style-type: none"> <li>The Salvation Army and Barangay Hall.</li> </ul>

### BARANGAY 33

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 33 except those lots/areas classified as Institutional Zone.
Institutional Zone	<ul style="list-style-type: none"> <li>Barangay Hall.</li> </ul>

### BARANGAY 34

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 34 except those lots/areas classified as Institutional Zone.
Institutional Zone	<ul style="list-style-type: none"> <li>Lot /area occupied by Barangay Hall.</li> </ul>



### BARANGAY 35

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 35, except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>St. Therese of the Child Jesus Quasi Parish, Little Shepherd Kiddie School.</li> </ul>
Protection Water Sub-Zone	Foreshore Land Sub-Zone (FL-SZ) <ul style="list-style-type: none"> <li>Entire coastline of Barangay 35</li> </ul>

### BARANGAY 36

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 36 except those lots/areas classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>LCC Bacolod School of HTM, LCC Center, Sacred Heart Church, PYA Christian Learning Center, Twin Star Kinder Learning School, Hans Kiddie School, Kiddie Land Learning Center, Kingdom Hall of Jehovah Witnesses, Jesus Christ of the Latter Day saints.</li> </ul>

### BARANGAY 37

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 37 except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>CIT, Calvary Temple, Trinity Church and Barangay Hall.</li> </ul>

### BARANGAY 38

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 38 except those classified as Institutional Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>Taytung (Pre-School, Elementary and High School)</li> </ul>

### BARANGAY 39

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 2</b> An area occupied by Sofia Prawn. Lot 12-D-2-D-4-A-1 (C.O. 828 dated Oct. 26, 2017)
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 39 except those classified as Industrial, Tourism and Institutional Zones.  Negros First Cyber Center and the rest of the territorial jurisdiction of Barangay 39. (C.O. no. 08.14.672 series of 2014)
Institutional Zone	<ul style="list-style-type: none"> <li>NOHS, Paglaum Sports Complex, Negros Occidental Language and Information Technology Center (<b>NOLITC</b>), Lupit Church and Sacred Heart Seminary, Barangay Hall/Multi-Purpose, NOHS-Agriculture, DENR, PENRO, Plant Quarantine Office, Conceptionist Missionary Sisters, Blessed Carmen Salles School and Negros First Provincial Blood Center. (C.O. no. 08.14.672 series of 2014)</li> </ul>
Tourism Zone	<ul style="list-style-type: none"> <li>Maranon's Museum.</li> </ul>

### BARANGAY 40

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 40 except those classified as Institutional and Tourism Zones.
Institutional Zone	<ul style="list-style-type: none"> <li>Justiniani Motors, University of Negros Occidental Recoletos (UNO-R), Saint Nicolas Tolentino Church, Fellowship Baptist Church/School.</li> </ul>

### BARANGAY 41

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 3</b> The whole territorial jurisdiction of Barangay 41 is classified as Commercial Zone/ Planned Unit Development.

### BACOLOD RECLAMATION PROJECT

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 2</b> SECTION 4 Majority of Section 4 lots as indicated in the OZM. <b>INDUSTRIAL 1</b> Portion of Sections 1, 2, 3 and 4 as indicated in the OZM.
Commercial Zone	<b>COMMERCIAL 3</b> Portion of Sections 1, 2, 3, and 4 as indicated in the OZM.
Institutional Zone	<ul style="list-style-type: none"> <li>ETCS IV, DAR and Senior Citizen as indicated in the OZM.</li> </ul>
Tourism Zone	<ul style="list-style-type: none"> <li>Pope John Paul II Tower.</li> </ul>
Transport Zone	<ul style="list-style-type: none"> <li>Finger Port Area of the Reclamation Project is classified as major Utility Transport Zone as per BREDCO's Development Plan.</li> </ul>
SeaLane Sub-Zone (SL-SZ)	As indicated in the Water Use Plan.

### BARANGAY ALANGILAN

BASE ZONE	LOCATION
Agri- Industrial Zone	Lot 1275 and Lot 1276 as per City Ordinance # 09-17-812 dated March 15, 2017.
Commercial Zone	<b>COMMERCIAL 1</b> 50 meters strip both side of Granada – Bocal-Bocal road from the Western boundary of Lot 1636-B-2 up to the Western boundary of Lot 1238-B.
Institutional Zone	<ul style="list-style-type: none"> <li>Lot 1222 and Lot 1221 occupied by the Central Philippines Adventist College.</li> <li>Lot 1636-A, St. Mary's Home for the Aged, Lot 1301 occupied by Alangilan National High School &amp; Lot 1302-B-1, Arceo Elementary School.</li> </ul>
Parks & Recreation Zone	<ul style="list-style-type: none"> <li>Lot 1271-C, Lot 1272 and the Lot Occupied by the Bacolod City Tree Park.</li> </ul>
Tourism Zone	<ul style="list-style-type: none"> <li>Portions of the territorial jurisdiction of Barangay Alangilan shall be classified as Eco Tourism as per City Ordinance # 08-15-730 dated May 5, 2015.</li> <li>City Nature Tree Park, Buro-Buro Resort (Monterey Park), Dodoy's Ecological Resort, Perfect Spring Resort, Metro Safari Resort, Mount Freeze Haven Resort and Existing Gamefowl Farms are classified as Tourism Destination.</li> <li>100 meters strip both sides of the road as Eco Tourism Zone (ETM-OZ).</li> </ul>
Residential Zone	<b>RESIDENTIAL 1</b> The rest of the territorial jurisdiction of Barangay Alangilan, except those classified as Agri-Industrial, Commercial,

		Institutional, PR-Z, and Tourism Zone are classified as General Residential Zone.
	Agricultural Zone	<ul style="list-style-type: none"> <li>▪ Lots 1249, 1283-A, 1282, 1303, 1304, 1302-A-2, 1322-A, 1322-B, 1322-C, 1302-pt, 1326, 1326-H-6, 1326-H-7, 1326-H-8, 1302-B-1, 1302-B-2, 1302-B-4, 1337, 1300 are classified as SAFDZ-SAF.</li> <li>▪ The rest of the territorial jurisdiction of Barangay Alangilan, except those classified as Agri-Industrial, Commercial, Institutional, PR-Z, SAFDZ-SAF, Tourism and General Residential Zones are classified as Agricultural Zone.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>▪ Golden Gate Hills, Villa Remedios, Lumina Bacolod East</li> </ul>

### BARANGAY ALIJIS

BASE ZONE	LOCATION
Industrial Zone	<p><b>INDUSTRIAL-1</b></p> <p>Lots 878, 880, 882, 883, 888, 889, 891, 893, 894, 895 896, 897, 898, 900, 901, 908-C-1, 911, 1046, 1052, 1053-B, 1053-A-1, 1059, 1060, 1061,1566.</p> <p>Portion of BBM No. 25 and lots 892 and 907 along Alijis-Mansilingan-Murcia Road as indicated in the OZM.</p> <p>Portion of Lot 892 parallel to Alijis-Mansilingan- Murcia Road as indicated in the OZM.</p> <p>Portion of lots 920 and 862 parallel to Carlos Hilado Highway.</p> <p>Portion of lot 890 two lot depth parallel to Alijis-Mansilingan-Murcia Road as indicated in the OZM.</p>
Commercial Zone	<p><b>COMMERCIAL 3</b></p> <ul style="list-style-type: none"> <li>▪ One lot depth both sides of Panaad Road from south boundary of Lopue's Panaad to entrance of Panaad Park.</li> <li>▪ Lots occupied by Lopue's Panaad, 902, 903, 904, 905, 906 and 908, 908-C-2.</li> <li>▪ Portion of BBM No. 25 and lots 1062 and 890 parallel to Alijis-Mansilingan-Murcia Road as indicated in the OZM.</li> <li>▪ Portion of lots 916 and lot 869 parallel to Carlos Hilado Highway as indicated in the OZM.</li> <li>▪ Portion of lot 862 along Carlos Hilado Highway as indicated in the OZM.</li> <li>▪ Portion of Lots 869, 907 and 1051 - 100 meters strip parallel to Alijis-Mansilingan Road except those classified as Institutional and Industrial Zone as indicated in the OZM.</li> <li>▪ Lots 874, 908-C-2, 908-C-3, 1054, 1057, and 1058.</li> </ul>



		<ul style="list-style-type: none"> <li>Portion of lot 862-PT 100 meters depth east of/and parallel to Carlos Hilado Highway as indicated in the OZM.</li> <li>Portion of lots 860 and 906 parallel to Carlos Hilado Highway west side as indicated in the OZM.</li> </ul>
	Institutional Zone	<ul style="list-style-type: none"> <li>Alijis Food Terminal, John B. Lacson Colleges Foundation, Carlos Hilado Memorial State College, Bacolod Girl's Home, Jesus Christ of the Latter Day Saints (Mormons), St Jude Thaddeus Parish Church, South Hills Academy, Evangelical Christian Montessori, Joy Christian School (Regent Pearl), E.J. Garcia Elem School and Barangay Hall of Barangay Alijis, Bacolod City National High School Extension, Olympia Village Seventh Day Adventist, Olympia Village Gym.</li> </ul>
	Cemetery Zone	<ul style="list-style-type: none"> <li>The Bacolod Memorial Park, Sanctuario de Bacolod (Lot 923-A) and Forest Lake Cemetery (Lots 877 and 879 owned by Mario Macainan. (C.O.09-16-785 dated July 9, 2016).</li> <li>Lots 878-C-1, 878-C-4 and 878-C-5 (C.O. No. 855 dated May 30, 2018).</li> </ul>
	Parks & Recreation Zone (PROS)	<ul style="list-style-type: none"> <li>The Forest Park and Water Garden</li> </ul>
	Residential Zone	<p><b>RESIDENTIAL 3</b>            Lots 920, 921, 922, 923, 917, 915, 858, 857, 856,            Portion of Lots 1621, 1620, 1062, 1055, 923-A, 917, 915, 881, 873, 872, 872-B, 871, 869, 862 PT, 859, 858, 456,            Portion of Lot 860</p> <p><b>RESIDENTIAL 1</b>            Lots 867            Portion of Lots 1051, 1062 as indicated in the OZM.</p>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>Doña Carmen I, II, III, ECC Villas I &amp; II, Felix Yusay, La Villa de Guadalupe, Mildred Homes, NHA subdivision</li> </ul>

### BARANGAY BANAGO

BASE ZONE	LOCATION
Industrial Zone	<p><b>INDUSTRIAL 3</b></p> <ul style="list-style-type: none"> <li>An irregular block along eastern side of San Juan Street bounded on the north by Sta. Monica St., (Sta Clara Subd.), on the east by San Mateo Village, on the south by San Mateo Road, on the west by San Juan Street as indicated in the OZM.</li> <li>An irregular block along western side of San Juan Street from Catmon River up to straight of San Agustin Street as indicated in the OZM.</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Lots 1459-4 BLK 6, 1459-3-BLK 2, 1459-2-BLK 1 and portion of 1459 as indicated in the OZM.</li> <li>▪ INDUSTRIAL 1</li> <li>▪ Lots 1459-11-E, 1459-F-4-B-3-C, 1462-C, 1462-B, 1463, 1464-3, 1464-A, 1464-B, 1528-C-2, 1528-B-1, 1465-A, 1465-B, 1466, 1459-11-F-4-A, 1459 (portion only) and 1563 as indicated in the OZM.</li> <li>▪ Portion of lot 1469 as indicated in the OZM.</li> </ul>
Commercial Zone	<p><b>COMMERCIAL 2</b></p> <p>Lots 1467-A, 1467-B (Portion only), 1469-A, 1469-B, 1469-C, 1469-D- 1469-E, 1469-F, 1469-H.</p> <p>Lots 1462-E, 1462-F, 1462-I, 1462-J, 1462-G, 1462-K, 1462-L, 1462-M, 1462-N, 1459-F-4-B-3-A.</p> <p>Lots 1461-A, 1461-B, 1461-C, 1461-D, 1461-I, 1459-11-A-6, 1459-11-A-7, 1459-11-A-8, 1459-11-A-9, 1459-11-A-11, 1461-11-A-12, 1461-11-A-15, 1459-11-A-16 and portion of lot 1459 as indicated in the OZM.</p> <ul style="list-style-type: none"> <li>▪ 50-meter strip southern side of Carlos Hilado Highway (Banago) from Lacson Street to Banago creek as indicated in the OZM. \</li> <li>▪ One block strip western side of Lacson street from Carlos Hilado Highway on the North to boundary of Sulum creek on the south.</li> <li>▪ An irregular block bounded on the north by Sta. Clara Avenue, on the East by General Commercial Zone, on the south by Robinsons Road and on the west by General Commercial Zone as indicated in the OZM.</li> <li>▪ Portion of Lots 1444 and 1446 as indicated in the OZM.</li> <li>▪ An irregular block along western side of San Juan Street, bounded on the north by boundaries of Lot 1464-E and 1464-C-1, on the East by San Juan Street, on the south by Carlos Hilado Highway (Banago), and on the west by Sea waters of Banago.</li> <li>▪ One block strip along San Juan Street from Sta. Monica Street of Sta. Clara Subdivision, on the south to Carlos Hilado Highway of Banago on the north.</li> <li>▪ Lots 1433, 1434 and portion of Lot 1447 and 1459 as indicated in the OZM.</li> <li>▪ Block bounded on the north by San Sebastian St., on the East by San Vicente Street, on the south by Sta. Clara Avenue and on the west by Sto. Domingo Street.</li> <li>▪ Portion of Lot 1459 eastern side of San Juan Street adjacent to Domingo Lacson National High School.</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>▪ Lots occupied by Banago Elementary School I &amp; II (1533), Visionaries of Charity, Domingo Lacson</li> </ul>

		National High School, Barangay sg Birhen, Ikthus Church, Banago Barangay Hall, Philippine Coast Guard Bldg., San Mateo Village Church.
	Utility Transport Zone	<ul style="list-style-type: none"> <li>An irregular block along western side of Lacson Street composed of portion of Lots 1467-B, 1459 (lot 11-F-1-B), 1459 as indicated in the OZM.</li> </ul>
	Protection Water Sub Zone	<b>Foreshore Land Sub-Zone (FL-SZ)</b> <ul style="list-style-type: none"> <li>Entire coastline except those classified as Mangrove Sub-Zone and SeaLane Sub-Zone</li> </ul> <b>Mangrove Sub-Zone (Mn-SZ)</b> <ul style="list-style-type: none"> <li>Along part of creek going to coastal area</li> </ul>
	Production Water Sub Zone	<b>Mariculture Zone and Park (MZP)</b> <ul style="list-style-type: none"> <li>Portion of Sibucan coastline</li> </ul>
	SeaLane Sub-Zone	As indicated in the Water Use Plan.
	Residential Zone	<b>RESIDENTIAL 2</b> <ul style="list-style-type: none"> <li>A rectangular block bounded on the north by Banago Circumferential Road, on the East by Sta. Clara Avenue, on the south by Sta. Monica Street and on the west by San Juan Street.</li> <li>A block bounded on the north by San Rafael St., on the east by Sto. Domingo St., on the south by an unnamed road fronting an Institutional Zone, and on the west by San Sebastian Street.</li> <li>An irregular block composed of Lots 1436, 1437, 1438, 1441, 1441 blk 2, 1444, 1459 blk 47, 1459 blk 50, 1459 blk 51 as indicated in the OZM.</li> <li>Lots 1459-1-blk 33, 1459-2-33 as indicated in the OZM.</li> <li>Portion of Lot 1464 along eastern side of San Juan Street as indicated in the OZM.</li> <li>Lot 1459-11—F-2, 1459-11-F-3-C, 1562.</li> <li>Portion of Lot 1459.</li> <li>An irregular block bounded on the north by Banago Elem.</li> <li>School on the East by Lots 1528-B-1, 1463, 1459-F-4-B-3-C, 1462-D, 1462-E, and Road Lot 1462-W, on the south by same Road Lot 1462-W and on the west by San Juan Street.</li> <li>Lot 1462-A, 1462-E, 1462-F, 1462-G as indicated in the OZM.</li> <li>Portion of 1446 and 1459 along Catmon River as indicated in the OZM.</li> </ul> <b>RESIDENTIAL 1</b> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Banago except those classified as Industrial, Commercial, Institutional, GR, R3 and R2 Zones as indicated in the OZM.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>Kasagingan HOAI, Purok Riverside (CMP)</li> </ul>

## BARANGAY BATA

BASE ZONE	LOCATION
Industrial Zone	<p><b>INDUSTRIAL ZONE 1</b></p> <ul style="list-style-type: none"> <li>▪ Pepsi Bottling Company.</li> <li>▪ A block bounded on the north by Carlos Hilado Highway, on the east by a subdivision road, on the south by Sto. Rosario Road and on the west by Lacson Street as indicated in the OZM.</li> <li>▪ Portion of lot 1468 along north of Carlos Hilado Highway to southern boundary of Negros Occidental Golf and Country Club as indicated in the OZM.</li> <li>▪ Portion of lot 1397 south of Golf and Country club as indicated in the OZM. Lots at eastern and western sides of La Camella Meridian entrance as indicated in the OZM.</li> </ul>
Commercial Zone	<p><b>COMMERCIAL 3</b></p> <ul style="list-style-type: none"> <li>▪ Lots 1470 and 1470-A-2.</li> <li>▪ Portion of Lot 1470-A-3.</li> <li>▪ 250-meter strip both sides of BSAAR from Intersections of BSAAR and Carlos Hilado Highway to boundaries of Banago Creek</li> </ul> <p><b>COMMERCIAL 2</b></p> <ul style="list-style-type: none"> <li>▪ Lot 1400 as indicated in the OZM.</li> <li>▪ Two-triangular blocks both sides of a 200-meter strip commercial 3 from boundaries of Bata, Mandalagan and Estefania on the south to boundary of Banago creek on the north as indicated in the OZM.</li> <li>▪ A triangular block, south of Carlos Hilado Highway, composed of Portion of Lots 1397-B-2, 1468-D-2, 1397.</li> <li>▪ A rectangular block 350 meters from Lacson Street (flyover) to its eastern prolongation as indicated in the OZM. (Mesavirre Condominium)</li> <li>▪ 100-meter strip eastern side of Lacson Street, from Sto. Rosario St. to Aguhod Creek. (Portion of Lot 1422)</li> <li>▪ 1 block strip both sides of Carlos Hilado Highway fronting Marapara Subdivision from boundary of Marapara Golf Club and Subdivision to intersection of BSAAR EXCEPT THOSE CLASSIFIED AS Institutional Zone.</li> <li>▪ Lots reflected at Puroks Riverside, Marapara 2, Magbinuligay and Katilingban as indicated in the OZM.</li> </ul>



		<b>COMMERCIAL 1</b> <ul style="list-style-type: none"> <li>100-meter strip both sides of Carlos Hilado Highway from Lacson Street to Marapara Road except those classified as Institutional, Recreational, and Industrial Zones.</li> <li>Lot 1087-B-1, Portion of Lot 4 and Lot 15 Blk. 3. (C.O. no. 08-16-780 dated June 29, 2016)</li> </ul>
	Institutional Zone	<ul style="list-style-type: none"> <li>Bata Elementary School I and II, Bata National High School, Health Center, Bata Barangay Hall, Bata Public Market, Church of Jesus Christ of Latter-Day Saints, Iglesia ni Cristo, Bata Community Baptist Church, Our Lady of Lourdes Parish Church, Dunamis Christian Church/School.</li> </ul>
	Parks & Recreation Zone (PROS)	<ul style="list-style-type: none"> <li>Negros Occidental Golf and Country Club is classified as Recreational Zone.</li> <li>Open Spaces of Gold Crest Village PH3, La Camella Meridian and Marapara Heights, Villa Valderama as indicated in the OZM.</li> </ul>
	Utility Transport Zone	<ul style="list-style-type: none"> <li>Vallacar Transit (Northbound Ceres Terminal) portion of lots 1460, 1468 and 1470-A-3.</li> </ul>
	Cemetery Zone	<ul style="list-style-type: none"> <li>Rose Lawns Memorial Park at the Bacolod Cadastre Side and Acropolis Garden. (C.O. no. 09.16.785 series of 2016)</li> </ul>
	Residential Zone	<b>RESIDENTIAL 2</b> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Bata except those classified as Industrial, Commercial, Institutional, Mixed use, Cemetery, PROS Zones.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>Bata Amity Community HOAI, Christian HOA, Goldcrest I, II &amp; III</li> </ul>

## BARANGAY CABUG

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 3</b> <ul style="list-style-type: none"> <li>Lots 999-B, 1001-PT-Lot 2, 1002-A-1, 1002-A-2, 1002-A-3, 1002-A-4, 1002-A-5, 1002-B-1, 1002-B-2, 1002-B-3, 1002-B-4, as indicated in the OZM.</li> <li>Portion of Lots 999-A, 1000, 1001 as indicated in the OZM.</li> </ul> <b>INDUSTRIAL 1</b> <ul style="list-style-type: none"> <li>Lots 1022, 1022-C, 1023 and 1025-C.</li> </ul>
Commercial Zone	<b>COMMERCIAL 2</b> <ul style="list-style-type: none"> <li>Lots 799-B-2-A, 800, 1002-A-1, 1002-A-2, 1003, 1006, 1007, 1008, 1011-C as indicated in the OZM.</li> <li>Portion of lot 1002 as indicated in the OZM.</li> </ul> <b>COMMERCIAL 1</b>

		<ul style="list-style-type: none"> <li>▪ Lots 995, 996, 997-A, 997-B, 1018-A, 1018-B, 1020-A, 1020-A-2, 1020-A-3, 1020-A-2, 1020-B, 1020-B-2, 1020-B-3, 1020-C, 1020-C-2, 1020-C-3, 1020-D, 1021, 1021-E, 1021-I, 1021-H,</li> <li>▪ Portion of Lot 994, 1009, 1010, 1012, 1013, 1014, 1015, 1029 as indicated in the OZM.</li> </ul>
	Institutional Zone	<ul style="list-style-type: none"> <li>▪ Cabug Elementary School, Cabug National High School, Nesia Elementary School. Cabug Barangay Hall, Day Care Center, Barangay Gym, Day Care Center, Multi-Purpose Hall, Barangay Health Center, Cabug Evangelical Church, First Baptist Church, Seventh Day Adventist, Cabug Catholic Church, Iglesia ni Cristo.</li> <li>▪ Portion of lot 1015, 1019 as indicated in the OZM</li> </ul>
	Residential Zone	<b>RESIDENTIAL 1</b> <ul style="list-style-type: none"> <li>▪ Lots 1012, 1013, 1014, 1017-A, 1017-A, 1017-B-2 as indicated in the OZM.</li> <li>▪ Portion of lots 994, 1001 Lot1, 1010, 1011-C, 1011-E, 1015, 1016 as indicated in the OZM.</li> <li>▪ The rest of the territorial jurisdiction of Barangay Cabug except those classified as Industrial, Commercial, and Institutional Zones.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>▪ Deca Homes Bacolod South, One Communities, Valley Homes, Villa Guillena</li> </ul>

### BARANGAY ESTEFANIA

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 1</b> <ul style="list-style-type: none"> <li>• A rectangular block bounded on the north by Luhodluhod creek, on the east by Carlos Hilado Highway fronting entrance of La Herencia Subdivision, on the south by Honorata Manalo Extension and on the west by Commercial 1 Zone as indicated in the OZM.</li> <li>• A block bounded on the north by La Herencia Road Entrance and on the east south and west by boundary of Estefania and Brgy. Mandalagan.</li> <li>• Lot No. 1518-B-7-A (Lot owned by Brewery Properties, Inc. with TCT No. T-343646) is hereby reclassified/rezoned. (C.O no. 888 dated March 20, 2019)</li> </ul>
Commercial Zone	<b>COMMERCIAL 3</b> <ul style="list-style-type: none"> <li>• 200-meter strip both sides of Economic Highway, 250 meters from BSAAR to boundary of Granada and Estefania, as indicated in the OZM.</li> <li>• 100-meter strip both sides of Burgos-Granada Road from Boundary of Villamonte and Estefania</li> </ul>

	<p>to Boundary of Estefania and Granada except those classified as Institutional and Cemetery Zones.</p> <ul style="list-style-type: none"> <li>• Lot 14-B and 15 Block 3 (Portion of Lot 1087-B-1) Villa Soledad Subdivision. (C.O. 08-16-780 dated June 29, 2016) Other lots</li> <li>• Lot 1367-N-10, Lot 1&amp;2 Block 1, lot 1&amp;2 block 2(Villa Alexandria II).</li> <li>• A rectangular block bounded on the north by Burgos-Granada Road, on the East by Rolling Hills Memorial Park, on the south by Ngalan River and on the west by Hacienda Lourdes Road.</li> <li>• A triangular block bounded on the north by Cabachawan creek, on the East by Villa Angeles Subdivision, on the south by Burgos Granada Road and on the West by Sofia Gonzaga Avenue.</li> <li>• An irregular block bounded on the north by Cabachawan Creek, on the East by Sofia Gonzaga Avenue, on the south by Burgos Granada Road, Joan of Arc and Residential Houses and on the West, by Purok Paho 2 Road.</li> </ul> <p><b>COMMERCIAL 1</b></p> <ul style="list-style-type: none"> <li>• One block strip both sides of Sofia Gonzaga Ave. from Vito Creek to its prolongation as indicated in the OZM.</li> <li>• One block strip, western side of Sofia Gonzaga Avenue from Cabachawan Creek to Scala Retreat House.</li> <li>• Lots 1471-A, 1471-B, 1472, 1473, 1474, 1475, 1477, 1476-A, 1476-A-1-A, 1476-A-1-B, 1476-A-2, 1476-PT, 1484, 1485, 1486, 1490-B, 1491, 1492, 1497, 1498, 1508,1509-A, 1509-B as indicated in the OZM.</li> <li>• Portion of Lot 1476-B-PT, 1483, 1489, 1505-A, as indicated in the OZM.</li> <li>• Other lots not mentioned in the text but reflected in the OZM.</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>• Metro Bacolod Hospital and Medical Center, Estefania Barangay Hall, Scala Retreat House, Carlos Hilado Memorial College, Bacolod City College Extension, Philippine Constabulary Headquarter, USLS Integrated School, R. Maravilla Elementary School, Estefania Elementary School. Triumph of the Holy Cross Church, Maranatha Christian School, Iglesia ni Cristo.</li> </ul>
Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>• Not mentioned in the textual description but is indicated in the OZM.</li> </ul>

Cemetery Zone	<ul style="list-style-type: none"> <li>• Lots 1087A &amp; 1089 (Rolling Hills Memorial Park and 1089 (Greenhills (Chinese) Memorial Park.), Palm Haven Memorial Park. (C.O. no. 09.16.785 series of 2016)</li> <li>• Portion of lot 1366 (Greenhills (Chinese) Memorial Park). (C.O. no. 09.16.785 series of 2016)</li> <li>• Lot 1088-B-1. (Palm Heaven Memorial Park).</li> <li>• Lot 4088-B-1. (C.O. 855 series of 2018)</li> <li>• Lot 1368-B. (C.O. no. 870 series of 2018)</li> </ul>
Residential Zone	<p><b>RESIDENTIAL 1</b></p> <ul style="list-style-type: none"> <li>• Portion of Lots 1490.</li> <li>• Bounded on the north by Vito Creek, on the East by Sofia Gonzaga Avenue, on the south by Scala Retreat House and on the West by Capitol Hills Drive.</li> </ul> <p><b>RESIDENTIAL 2</b></p> <ul style="list-style-type: none"> <li>• The rest of the territorial jurisdiction of Barangay Estefania except those classified as Industrial, Commercial, Institutional, R1 Zones as indicated in the OZM ARE CLASSIFIED AS General Residential Zone.</li> </ul>
Overlay Zone (Greenbelt)	<p><b>GREENBELT AREA</b></p> <ul style="list-style-type: none"> <li>• 5-meter strip from and along Sofia Gonzaga Avenue from Junction of Sofia Gonzaga-Burgos Extension Street to Junction of Sofia Gonzaga-C.L. Montelibano Avenue.</li> </ul>
Socialized Housing Zone	<ul style="list-style-type: none"> <li>• Camelot Village I &amp; II, Celine Homes, Cityville Subdivision, Country Home I &amp; II, Country Home III, East Homes I, East Homes II, East Homes III, East Homes III, East Villas, Fortune Towne Relocation, Golden Palm, Meadows of Camelot, San Diosnisis II/Marville Subd., Salvacion Townhomes, Sta. Teresita Subdivision, Townhomes Verde, Villa Alexandra I, Villa Alexandra III, Villa Estefania I, II, III, Villa Villeta</li> </ul>

## BARANGAY FELISA

BASE ZONE	LOCATION
Industrial Zone	<p><b>INDUSTRIAL-3</b></p> <ul style="list-style-type: none"> <li>• Portion of Lot 989, 990-A,</li> </ul> <p><b>INDUSTRIAL-1</b></p> <ul style="list-style-type: none"> <li>• Lot 1564, 1580-A, 1580-B, 990-B-1, 990-B-4, 991, 983-C, Portion of Lots 984, 983-B as indicated in the OZM.</li> <li>• Lots 991-A, 991-B and 991-C (C.O. no. 09.17.811 series of 2017)</li> </ul>



Commercial Zone	<b>COMMERCIAL 2</b> <ul style="list-style-type: none"> <li>Portion of Lot 984 as indicated in the OZM.</li> </ul> <b>COMMERCIAL 1</b> <ul style="list-style-type: none"> <li>Portion of lots 989, 990-A, 990-B, 990-B-2-B, 984 and 993, as indicated in the OZM.</li> <li>Lots 983-A-2, 983-A-3, 990-B-2, 990-B-5, 990-B-6, 990-B-7,</li> <li>100-meter strip western side of Mansilingan-Felisa Road from northern end of Edmar Village Subdivision to southern end of the same as indicated in the OZM.</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>Jovito Sayson National High School, Elementary School, Brgy. Felisa Barangay Hall, Health Center, Day Care Center, Church of Christ, Seventh Day Adventist Church, Home of Hope, Iglesia ni Cristo as indicated in the OZM.</li> <li>Portion of Lots 983-A-1, 984, 989 and 990-A, 993 where BACIWA wells are located as indicated in the OZM.</li> </ul>
Sanitary Landfill Zone	<ul style="list-style-type: none"> <li>Lot 1579 and portion of Lot 984 and Portion of Lot 983-B as indicated in the OZM.</li> </ul>
SAFDZ	<ul style="list-style-type: none"> <li>Lot 984-7-A, 984-7-B as indicated in the OZM</li> <li>Portion of Lot 984 as indicated in the OZM.</li> </ul>
Residential Zone	<b>RESIDENTIAL ZONE 1</b> <ul style="list-style-type: none"> <li>Lots 992</li> <li>Portion of Lots 993, 990-A 984 as indicated in the OZM.</li> <li>The rest of the territorial jurisdiction of Barangay – Felisa except those classified as Industrial, Commercial, Institutional, Mixed-Use Zones, SAFDZ, and Sanitary Landfill Zones.</li> </ul>
Socialized Housing Zone	<ul style="list-style-type: none"> <li>Ascenza South Bacolod, Cuidad Felisa, Grand Villa Sta. Ines, Bacolod City Government Employees Village Homeowners Association, Inc.</li> </ul>

## BARANGAY GRANADA

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 3</b> <ul style="list-style-type: none"> <li>Lot 1365-B-2 occupied by San Miguel Brewery</li> </ul> <b>INDUSTRIAL 1</b> <ul style="list-style-type: none"> <li>Lot 1110-B-1 occupied by BACIWA Water Treatment plant located along Ngalan River. (2,500 m<sup>2</sup>)</li> <li>Lot 1346-C-10</li> </ul>

		<ul style="list-style-type: none"> <li>Portion of Lot 1110-B-1 (0, 250 hectares) located at point 1, 588° 46' E; 63,83 meters to point 2: S 01° 14' W: 13.19 meters to point 3: S 41° 46' W; 42.41 meters to point 4: N 86° 26' W: 36.41 meters to point 5: N 01° 25' E: 45.92 meters to point 1. (C.O. no. 09.16.796 series of 2016)</li> </ul>
	Agri-Industrial Zone	<ul style="list-style-type: none"> <li>Lots 1638-C, 1211, 1210, 1244, 1553, 1552, 1151, 1117, 1118, 1116, 1115, 1243, 1220, 1151, 1213 are classified as Agri-Industrial Zones.</li> </ul>
	Commercial Zone	<b>COMMERCIAL 1</b> <ul style="list-style-type: none"> <li>Lot 1120-A and a 200-meter strips both side of the road from the western boundaries of lots 1365-B-1 &amp; 1087-B-1 going to the intersection of Burgos Street and Granada Bocal-Bocal Road (Market Proper and Brgy. Proper) are classified as Commercial-2 Zone.</li> <li>Lots 1364, 1362, 1361 and 1120-B are classified as Commercial-2 Zone.</li> </ul>
	Institutional Zone	<ul style="list-style-type: none"> <li>Lot 1210-B, 1215, 1639, 1638, old 1331 (CPAC) are classified as General Institutional Zone as per City Ordinance # 216 Series of 1998.</li> <li>CPAC, Bethel Baptist Church, Generoso</li> <li>Villanueva High School, Emiliano Lizares High School, A. Lizares Elementary and Fr. Gratian Murray Elementary School (Bacolod Boy's Home) as well as Government facilities such as Barangay Hall, Health Center, Fire Station &amp; Police Station are classified as General Institutional Zones.</li> </ul>
	Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>Lot 1087-B-1, 1087-C (Sta.Fe Resort), Lot 1347-A-1-C (Bahay Pag-Asa Youth Center) Lot 1120-A (Orchard) &amp; Lots Occupied by Bantug Lake Ranch are classified as Parks and Recreation Zones.</li> </ul>
	Cemetery/Memorial Park	<ul style="list-style-type: none"> <li>Lot 1207</li> <li>Public Cemetery Lot 1121 (C.O. 855 dated May 30, 2018)</li> </ul>
	Residential Zone	<b>RESIDENTIAL 2</b> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Granada except those classified as Institutional, PR-Z, Commercial and Cemetery and those classified as Industrial Zone as per Resolution 424 Series of 1995 are classified as General Residential Zone.</li> <li>Lot 1-A, 23-A, 25, 26, 27, 28 and 29 ( Lot owned by Mr. Enersto L. Gonzaga Jr. married to Ma. Grace Cortes, Ma. Angela L. Gonzaga, Ma, Asuncion L. Gonzaga with TCT Nos. 092-2018004333, 092-2017000283, 092-201200440, 092-2012002439, 092-2012002438, 092-002437 and 092-002436) is</li> </ul>

		hereby reclassified/rezoned. (C.O. no. 891 dated May 08. 2019)
	Agricultural Zone	<ul style="list-style-type: none"> <li>Lots 1211-A, 1212, 1638-B, 1638-D, 1208-Pt, 1209, 1553-A, 1224, 1208, 1542-B-1 are classified as SAFDZ.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>Capitol Village I &amp; II, Capitol Village III, Charito Heights Subdivision I, II, III, IV, V, Glendale Homes, Highland Hill, Lumina Bacolod East, San Dionisio II/ Marville Subd., Orchard Groove Subdivision, Providence Negros, Sam Village, San Dionisio Subdivision I, Terra Verde</li> </ul>

### BARANGAY HANDUMANAN

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 2</b> <ul style="list-style-type: none"> <li>Lot 934-D-1-B, Block 15 (including site of market).</li> <li>Portion of Lots 993-C, 993-D-B, 934-D-1-C, 934-D-2 occupied by (Slaughterhouse), Handumanan Public Transportation (Terminal), as indicated in the OZM.</li> <li>Portion of Lot 934-D-1-C,</li> <li>100-meter strip both sides of Handumanan Road from Cabug-Handumanan boundary to Handumanan-Felisa boundary except those classified as Institutional and PROS zones as indicated in the OZM.</li> <li>One lot depth along and western portion of blocks 12 and 13.</li> <li>Lot 934-D-1-B occupied by Savemore and NEDF and Lot 934-D-1-C.</li> <li>One Lot depth both sides of road along BJMP, Public cemetery from its boundary on the east to its boundary on the west.</li> <li>Portion of Lot 934-D-C.</li> <li>Whole Block 1, 2 and 3 except those classified as PROS Zone.</li> <li>One block depth eastern portion of blocks 1, 2, 3, 4 and 5 facing the road adjacent to NEDF Property.</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>Barangay Handumanan National High School and Elementary School, MRRP Baptist Church, Barangay Hall, Police Station 10, Multi-Purpose Gym, Day Care Center, Health Center and The Bureau of Jail Management and Penology (BJMP),</li> </ul>

		Barangay Handumanan Seventh Day Adventist and Iglesia ni Cristo churches as indicated in the OZM.
	Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>Block 1 Lot 2, Block 5 Lot 19, Block 14 Lot 7, Block 26 lot 18, Block 12-A Children's Playground, Block 22, Block 111, Block 71, Block 19 Lot 1 as indicated in the OZM.</li> <li>Portion of Lot 934-D-1-C occupied by Barangay Public Park and Basketball Court as indicated in the OZM.</li> </ul>
	Cemetery/Memorial Park	<ul style="list-style-type: none"> <li>Portion of lot 998-C and 988-D occupied by MRRP Public Cemetery and Muslim Cemetery as indicated in the OZM.</li> <li>All existing Private Cemeteries/Memorial park (C.O. 855 dated May 30, 2018)</li> </ul>
	Overlay Zone (Utilities)	<ul style="list-style-type: none"> <li>NAPOCOR POWER LINES Rows 1 and 2 (Blocks 114, 115, 116, 117, 118, 119, 120, 121, 122,)</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>Handumanan Relocation Site (MRP), Phase 1, Handumanan Relocation Site (MSSP), Phase II, Handumanan Resettlement Project, Handumanan Relocation Site, Phase III, Handumanan Relocation Site, Phase IV, Handumanan Relocation Site, Phase V, Handumanan Relocation Site, Phase VIA, Handumanan Relocation Site, Phase IVB, Justice Guillermo Villasor Village, NEDF Subdivision, Sta. Clara Relocation Site, UNO-R UCDO</li> <li>The rest of the territorial jurisdiction of Barangay Handumanan not stated above are classified as Residential Zone.</li> </ul>

## BARANGAY MANDALAGAN

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 1</b> <ul style="list-style-type: none"> <li>Lot 1392-J-I-A (C.O. No. 08-16-780)</li> <li>Portion of Lots 1393, 1396-A, 1396-B western side of Carlos Hilado Highway as indicated in the OZM.</li> <li>Lot 1493-A as indicated in the OZM.</li> <li>100-meter strip both sides of Carlos Hilado Highway from Pulo Creek to Sulum Creek.</li> <li>Lot 1397, 1395, 1396-PT, 1650, 1419, 1414 and 250 meters deep parallel to the inner circumferential road between to growth point areas. (C.O. no. 08-16-780 dated June 29, 2016)</li> </ul>
Commercial Zone	<b>COMMERCIAL 3</b> <ul style="list-style-type: none"> <li>Lots 1422, 1423, 1424, 1425, 1426, 1427, 1428, 1429, 1430, 1431, 1432, 1433, 1435, 1447, 1449, 1450 (A, B, C, D, E), 1452, 1453, 1454, 1457, as indicated in the OZM.</li> </ul>



	<ul style="list-style-type: none"> <li>• Portion of 1421, 1427,</li> </ul> <p><b>COMMERCIAL 2</b></p> <ul style="list-style-type: none"> <li>• Lots 1649, 1649-A, 1649-B, and 1650-7-A Western side of Carlos Hilado Highway.</li> <li>• Portion of lots 1392, 1393, eastern portion of Carlos Hilado Highway as indicated in the OZM.</li> </ul> <p><b>COMMERCIAL 1</b></p> <ul style="list-style-type: none"> <li>• Lots 1408, 1409, 1410, 1411, 1412, 1414, 1415, 1416, 1417, 1418, 1419, 1423, except those declared as Institutional Zone except those declared as Institutional Zone.</li> <li>• Portion of lots 1420,</li> <li>• Portion of Lots 1397 northern and southern sides of Mandalagan-Buri Road and 1205 as indicated in the OZM.</li> <li>• 1 lot depth along and both sides of Margarita Street from western Junction of Margarita and La Salle Ave to Eastern junction of the same.</li> <li>• 100-meter strip eastern side of Carlos Hilado Highway from Pulo Creek to Boundary of Estefania and Mandalagan as indicated in the OZM.</li> <li>• Portion of lots 1393, 1393-A Eastern side of Carlos Hilado Highway and lot 1397-2 as indicated in the OZM. 100-meter strip along and both sides of Mandalagan-Buri Road as indicated in the OZM.</li> <li>• 100-meter strip both sides of Manalo /Buri Road as indicated in the OZM.</li> <li>• 100-meter strip both sides of Manalo/Buri Road from western side of Carlos Hilado Highway to Boundary of Barangays Mandalagan and Estefania.</li> <li>• 50-meter strip along and western side of an unnamed road to its prolongation at Mandalagan-Buri Road as indicated in the OZM.</li> <li>• Lot 1492-D-3 C.O.09-16-794 dated Oct., 28,2016).</li> <li>• Lots at portion of 1205 as indicated in the OZM.</li> <li>• Lot No. 1492-D-3 (C.O. no. 09.16.794 series of 2016)</li> <li>• Lot No. 10-C-2-B-2 (C.O. no. 870 series of 2018)</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>• Barangay Hall, Abkasa National High School, Lady of Mercy Hospital, Mandalagan Elementary and High Schools, St. Scholastica's Academy, School for Creative</li> <li>• Beginners, Barangay Multi-Purpose Hall Covered Court, Carmelite Monastery, Ikthus.(Lot 1448)</li> </ul>
Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>• Torre Pines Golf Course, open space is classified as open space.</li> </ul>

		<ul style="list-style-type: none"> <li>Eco-Park is classified as Park.</li> </ul>
	Residential Zone	<b>RESIDENTIAL 2</b> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Mandalagan except those declared as Industrial, Commercial, Institutional, Zones.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>Abkasa, Estanzia Subdivision, Francisco Javier Lacson, Kaakbay Settlement Program, Purok Luhod-Luhod Love Settlement, Purok Progreso Active, Purok Santol (NHA Project), Santol – Sambag Neighborhood Assoc. Inc., Tongoy Valley Subdivision, Tuscany Executive Subd.</li> </ul>

### BARANGAY MANSILINGAN

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 3</b> <ul style="list-style-type: none"> <li>Lots 971-D-2-1-2-A, 971-D-2-1-2-B, 971-D-2-1-2-C, 971-D-2-1-2-D, 971-D-2-1, Lot 971-D-1 and 981-B-2-B-1-C-8, 981-B-2-B-1-C-17 Lot 982-D-2-B. (C.O. no. 853 series of 2018), (C.O. no. 870 series of 2018)</li> <li>Portion of Lots 1067-B, 935-A, 935-B, 1625-E-2 as indicated in the OZM.</li> <li>Lots 1068-C, 1068-D, 1068-E, 1068-G, 1068-H, 1068-I, 1068-O, 1068-R as indicated in the OZM.</li> </ul> <b>INDUSTRIAL 1</b> <ul style="list-style-type: none"> <li>Portion of Lot 982-C,</li> <li>Lot 981-B-2-B, Lot occupied by Firmeza Hollow Blocks &amp; Construction Supply.</li> <li>Portion of lots 981, 982-D-2-B, 971-D, 971-B, 1065-E-2, 1067-B, 1628 as indicated in the OZM.</li> <li>Lots 1068-M, 1068-N as indicated in the OZM.</li> <li>Portion of Lots 934-F-2-A, 943, 914 as indicated in the OZM.</li> <li>Lots 971-A, 971-B, 971-C, 971-D, 982-C, 982-D-2-D-2, 982-D-2-D-3 as indicated in the OZM.</li> </ul>
Agri-Industrial Zone	<ul style="list-style-type: none"> <li>Lots 982-D-2-C-1, 982-D-2-C-2, majority of Lot 982-D-2-D-2 and portion of lot 982-C as indicated in the OZM.</li> <li>Lots 982-D-2-E (Marilou Sitchon) and Lot 982-D-2-C-2-A (Mark Russel Uy).</li> </ul>
Commercial Zone	<b>COMMERCIAL 2</b> <ul style="list-style-type: none"> <li>Lots 934-B, 941, 942, 955, 982-A-3, 982-B, 985, 1068-B, 1571, 1625-E-1.</li> <li>Portion of 934-A-1, 934-A-2, 943, 948, 1625-A, 948, 988 as indicated in the OZM.</li> </ul>

	<ul style="list-style-type: none"> <li>An irregular block bounded on the north by Alijis-Mansilingan Road, on the east by Bacolod City and Murcia boundaries, on the south by lot 982-B and 982-C and on the west by Paglaum Subdivision.</li> </ul> <p><b>COMMERCIAL 1</b></p> <ul style="list-style-type: none"> <li>Lots 935-C, 1068-C,</li> <li>100-meter strip both sides and along Alijis-Murcia Road from boundary of Alijis-Mansilingan on the west to boundary of Mansilingan-Murcia on the east except those classified as Industrial, PROS, Zones as indicated in the OZM.</li> <li>One lot depth west side of lot 934-F-1 from Mansilingan road to Panaad Boundary.</li> <li>Portion of Lots 934-F, 934-F-1 adjacent to lot 934-E (Pana-ad), 935-A, 1064, 1064-H-2-O, 1064, (Silver Dragon and Portion of 1067-B (Fronting Victorina Heights) as indicated in the OZM.</li> <li>Portion of Lots 1625-E-2, 934-F-2-A and 981 as indicated in the OZM.</li> <li>An irregular block portion of lot 934-C.</li> <li>Rectangular block, portion of lot 934-F-2-A.</li> <li>One Lot Depth strip west portion of Road from Mansilingan-Alijis Road on the north to boundary of Lot 934-F-2 on the south.</li> <li>One lot depth strip traversing both sides of portion of lot 934-C</li> <li>One Lot depth both sides of an unnamed road from Alijis-Murcia Road passing thru Guanzon Cockpit Arena to Calobcob Creek.</li> <li>Portion of Lot 981 and those adjacent to boundaries of Bacolod Murcia as indicated in the OZM.</li> <li>Lots 944-A-14-B (S. Duenas), Lots 1,2,3 (Shantung 7 Realty Inc.) C.O.</li> <li>09-16-794 Dated Oct. 28, 2016)</li> <li>Lot 935-C.</li> <li>Lots not mentioned in the texts but reflected in the OZM.</li> <li>Lots 1625-E-2-J-2A-6-C-3, 1625-E-2-A-2-B, 1625-E-2-J-2-A-1, 1652-E-2-J-2-A-2-A, 1652-E-2-J-2-A-6-C-1. (C.O. no. 08.16.780 series of 2016)</li> <li>Lot No. 1, Lot No. 2, and Lot No. 3 (C.O. no. 09.16.784 series of 2016)</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>Bakyas Evangelical Church, Our Lady of Miraculous Medal Churches, (Training Center, JJ Gonzaga Elem. School, NAPOLCOM, Home for the Aged,</li> </ul>

		Home for the Blind, Mansilingan Agro- Industrial High School, Mormon's Church School, A.J. Jayme Elem. School, Paglaum Village Elem. School, Paglaum Village National High School, Apostolic Church of Jesus Christ, Mansilingan Barangay Hall and Gym, Convention Bible Baptist College and St. Benilde School.
	Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>• Portion of Lot 982-D-2-B, D-A, D-2-A-E, 1025-D-1, 934-F, 1625-D-1 as indicated in the OZM.</li> <li>• Guanzon Cockpit Arena and PANAAD Park and Stadium.</li> <li>• Open Space of Hill Side Subdivision (Lot 934-F-1) as indicated in the OZM.</li> </ul>
	Residential Zone	<p><b>RESIDENTIAL 2</b></p> <ul style="list-style-type: none"> <li>• Lots 912, 934-F-2-L to P, 935-B (blk 18), 937, 938, 939, 940, 945, 946, 948,</li> <li>• 949-B, 950, 951, 952, 954, 961, 971-E-2, 985, 986-A-1, 986-B, 987, 1027, 1045, 1063, 1065, 1066, 1067-A, 1068-A, 1602, 1625-B, 1625-C, 1625-D-1, 1625-D-2, 1625-E, 1626, 1629,</li> <li>• Portion of lot 913, 918, 934-E, 934-F-1, 934-C, 934-F-2-A, 935-A, 942, 948, 981, 988, 1064, 1064-F, 1064-H-2, 1064-R, 1067-B, 1625-A, as indicated in the OZM.</li> </ul> <p><b>RESIDENTIAL 3</b></p> <ul style="list-style-type: none"> <li>• Lots</li> <li>• Portion of Lots 981, 982-D-2-B, D-1-A, D-2-A-2, 982-D-2-D-2, 982- D-2-D-3, 1625-E-2</li> </ul> <p><b>RESIDENTIAL 1</b></p> <ul style="list-style-type: none"> <li>• The rest of the territorial jurisdiction of Barangay Mansilingan except those classified as Industrial, Agro-Industrial, Commercial, Institutional, PROS are classified as Residential Zone.</li> </ul>
	Overlay Zone (Utilities)	<ul style="list-style-type: none"> <li>• NGCP transmission lines approximately 40 meters both sides of the tower.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>• Capitol Homes / Kabugwason, Ceres Employess Village, (Chona Subd.) Villa Maria Reyna Subdivision, East Homes 4 to 6, East Homes 6, Phase 2, Foresthill Subdivision, Goldenville Subdivision, Green Acres Subdivision I &amp; II, Paglaum Village, Provincial Government Employees Village, South Spring Village, St. Benilde Homes I, II, &amp; III, Sunny Plains Subd., Tere's III Subdivision (Teresa Subd.), UNO-R Ville Subdivision, Villa Florencia, Villa Magdalena, Subdivision</li> </ul>



### BARANGAY MONTEVISTA

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 2</b> <ul style="list-style-type: none"> <li>150 meters strip both sides along circumferential road and</li> <li>100 meters strip both sides along C.L. Montelibano Road up to the inner subdivision road.</li> <li>Block 5 lot 2 and all water refilling stations existing before the 2017-2026 Zoning Ordinance.</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>Jack &amp; Jill School, Montevista Elementary School &amp; Barangay Hall.</li> </ul>
Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>Gym and Tennis Court.</li> </ul>
Residential Zone	<b>RESIDENTIAL 2</b> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Montevista except those classified as Commercial &amp; Institutional are classified as Residential.</li> </ul>

### BARANGAY PAHANOCOY

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 3</b> <ul style="list-style-type: none"> <li>A rectangular block at corner of Araneta Street and Pahanocoy-Handumanan Road occupied by CEGASCO, Old Jazz Cola Bottling Plant and Siomai Factory as approved by C.O. 216. (Portion of Lot 834).</li> <li>Portion of Lots 833, 834, 523, 524.</li> <li>An irregular block bounded on the north by Bangga RC Road, on the east by Residential Zone, on the south by Tomaro Road and on the west by Araneta Street as indicated in the OZM.</li> </ul> <b>INDUSTRIAL 2</b> <ul style="list-style-type: none"> <li>Portion of Lot 834 along northern side of Pahanocoy Handumanan Road as indicated in the OZM.</li> <li>Lot 831.</li> </ul> <b>INDUSTRIAL 1</b> <ul style="list-style-type: none"> <li>Portion of Lots 831 and 833 western side of Araneta Street as indicated in the OZM.</li> </ul>
Commercial Zone	<b>COMMERCIAL 3</b> <ul style="list-style-type: none"> <li>Portion of Lot 835-B-PT along Araneta Street (Manville Subdivision) as indicated in the OZM.</li> <li>Lots 1029, 1030, 1031-A, 1031-B, 1031-G, 1031-J, 1031-L, 1031-N-2, 1031-N-3, 1031-N-4, 1031-N-5, 1031-N-6, 1031-N-7, 1031-N-2, 1031-N-8, 1031-N-13, 1031-N-L, 1031-O, 1031-P, 1031-PT, as indicated in the OZM.</li> </ul>

		<ul style="list-style-type: none"> <li>Portion of lots 519, 826, 834, 1031-N-4, along Pahanocoy-Handumanan Roads as indicated in the OZM.</li> <li>Portion of lot 833 western part of Araneta Street as indicated in the OZM.</li> <li>Portion of Lots 826, 834 and 1030, southern part of Pahanocoy - Handumanan Roads as indicated in the OZM.</li> </ul> <p><b>COMMERCIAL 2</b></p> <ul style="list-style-type: none"> <li>Lot 517 as indicated in the OZM.</li> <li>Portion of lot 833, western part of Araneta Street as indicated in the OZM.</li> </ul> <p><b>COMMERCIAL 1</b></p> <ul style="list-style-type: none"> <li>Lots 824-C-4, 1036 and 1034 as indicated in the OZM.</li> <li>Portion of Lots 519, 523, 526, 527, 528, 824-A, 824-B-2, 824-D, 830-PT as indicated in the OZM.</li> </ul>
	Institutional Zone	<ul style="list-style-type: none"> <li>Lot 601, 602</li> <li>Paaralang Elementarya ng Pahanocoy Baybay, Pahanocoy Barangay Hall, Health Center and Gym, Bacolod South General Hospital, Medalla Elementary School, Tilular Sto. Nino Church and New Negros Museum.</li> </ul>
	Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>Portion of Lot 833 occupied by May's Garden as indicated in the OZM.</li> <li>Portion of Lot 835-B occupied by Manville Subdivision. Lot 834-B-2 occupied by New Negros Museum, lot 518 occupied by Pahanocoy Eco Adventure Park.</li> <li>Portion of Lots 518 and 835 as indicated in the OZM.</li> </ul>
	Residential Zone	<p><b>RESIDENTIAL 1</b></p> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Pahanocoy except those classified as Industrial, Commercial, Institutional, and Tourism Zones.</li> </ul>
	Protection Water Sub-Zone	<p><b>Foreshore Land Sub-Zone (FL-SZ)</b></p> <ul style="list-style-type: none"> <li>Entire coastline of Barangay Pahanocoy except those classified as Mangrove Sub-Zone as indicated in the plan</li> </ul> <p><b>Mangrove Sub-Zone (Mn-SZ)</b></p> <ul style="list-style-type: none"> <li>Along coastline of Barangay Pahanocoy except those classified as Foreshore Land Sub-Zone as indicated in the plan</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>BACGEM Village, Dolly Village, One Communities South Hills-Celadon, Lopue's East Centre Employees Housing, NHA Pahanocoy Sites &amp; Services</li> </ul>

## BARANGAY PUNTA TAYTAY

BASE ZONE	LOCATION
Commercial Zone	<b>COMMERCIAL 1</b> <ul style="list-style-type: none"> <li>Lots 648-A-PT, 648-B-4 as indicated in the OZM.</li> <li>Portion of Lots 640, 651, 652 and 654 as indicated in the OZM.</li> <li>Lots 640-PT, 641, 641-A-PT, 641-B-3, 642-A, 642-B-2-B, 642-B-2-C, 642-B-2-D, 648-A-PT, 648-C-PT, 649-A, 649-C-1, 649-C-2, 649-D-8, 651-B-1-B, 651-C-3 lot 3, 664-C-lot 5-D, 652-B-1-A, 652-B-3, 652-B-4, 652-B-5, 652-B-6, 654-A-1-A-2, 654-A-4-A-2, 654-A-4-B, 658-C-1,</li> <li>661-B-2, 661-A-3-B-2, 664, 664-A-1, 664-B-1-B, 664-B-3-A, 664-A-5-A, 664-B-4-B, 664-A-6-B, 965, 966, 966-4, 966-6 654-A-1-A-2</li> <li>Portion of Lots 641-B-3, 642, 648-C-PT, 649, 650, 651, 652, 653, 654, 661-B-1-B, 664, 966-32, 1578 as indicated in the OZM.</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>Punta Taytay Barangay Hall (lot 650-B-2-B), FR Flores Elementary School, and Saint John the Baptist Catholic Church.</li> </ul>
Tourism Overlay Zone	<ul style="list-style-type: none"> <li>Lots 642, 642-B-2-A, 642-B-C, 642-B-2-D, 655, 652-A, 656, 657, 969, 970, 3749-D, MSA-V-3, FPA-63-1179, FPA-3928, as indicated in the OZM. (C.O. No. 08-15-767 Dec. 2, 2015)-Kiosko, Cabanas, Beaches and Beach Houses, Hotels</li> <li>Portion of Lots 640, 642, 648, 649, 650, 641, 652, 653, 654, 664 as indicated in the OZM. (C.O. No. 08-15-767 Dec. 2, 2015). Kiosko, Cabanas, Beaches and Beach Houses, Hotels</li> </ul>
Residential Zone	<b>RESIDENTIAL 1</b> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Punta Taytay except those classified as Commercial, Institutional, Tourism, Water Use Zones.</li> </ul>
Protection Water Sub-Zone	<b>Foreshore Land Sub-Zone (FL-SZ)</b> <ul style="list-style-type: none"> <li>Entire coastline of Barangay Punta Taytay except those classified as Mangrove Sub-zone and Aqua Culture Sub-zone.</li> </ul> <b>Mangrove Sub-Zone (Mn-SZ)</b> <ul style="list-style-type: none"> <li>Along southwestern coastline of Barangay Sum-ag near boundaries of Bacolod and Bago Cities as indicated the plan.</li> </ul> <b>Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)</b> <ul style="list-style-type: none"> <li>Approximately 5 kilometers due west of the coast of Barangay Tangub.</li> </ul>

		<ul style="list-style-type: none"> <li>1 square kilometer marine protected area located at western end portion beyond the 1 kilometer buffer.</li> </ul>
	Production Water Sub-Zone	<b>Aqua Culture Sub-Zone (AQ-SZ)</b> <ul style="list-style-type: none"> <li>Oyster Farm along mid- west shoreline of Punta Taytay as indicated in the plan.</li> <li>Oyster Farm along end portion of southwestern shoreline of barangay Punta Taytay adjacent to boundaries of Bacolod and Bago City.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>Anchorville, Anchorville Phase II, Las Flores HOA</li> </ul>

### BARANGAY SINGCANG

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 1</b> <ul style="list-style-type: none"> <li>Orient Marine and Pau de Arco.</li> <li>Portion of Lots 447, 458-B-2-I, 458-B-2-J, 1525 occupied by Beer na Beer/Bounty Fresh as indicated in the OZM.</li> <li>Portion of Lot 452 (Lot 27 Blk 1 (Rey Derla) C.O. 08-16-780 dated June 29, 2016).</li> <li>Lots 10-A-1, 10-A-2, 10-A-3 as per C.O.No. 09-17-822 June 13, 2017.</li> </ul>
Commercial Zone	<b>COMMERCIAL 3</b> <ul style="list-style-type: none"> <li>Lots 1524, 1525 (Except those classified as Institutional and Industrial Zones), 1526 (Except those classified as Industrial and Institutional Zones) 440, 441, 442, 443, 444, 445, 446, 448, 506, as indicated in the OZM.</li> <li>Portion of lots 447, 452, 458, 507, 1525, and 1526 as indicated in the OZM.</li> <li>Lots 459, 460, 461, 462, 463, 464, 465, 466, 468, 469, 470, 471, 472, 1607, 1608 as indicated in the OZM.</li> <li>Lots not mentioned but indicated in the OZM.</li> <li>Portion of Lot 1525 (Lot 1 Blk. 2, Lot 2 Blk. 2) and Lot 1 Blk. 4, Lot 11 Block 4.</li> <li>Portion of Lot 1526 (Lots 42, 43, 44, 45, 46, 47 Blk. 3 (C.O. no. 08-16-780 dated June 29, 2016)</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>Singcang Airport National High School, JR Torres Elementary School, Maranatha Christian Academy, CHMSC, Green Plains Education Center, Megumi Academy Incorporated, Queen of Peace School, San Antonio Abad Parish Church, Jesus Christ of the Latter-Day Saints, Our Lady of Peace and Good Voyage Parish (Main and New), Iglesia ni Cristo,</li> </ul>



		Sugar Regulatory Authority, PNP, Bacolod City Head Quarters, Girls Scout of the Philippines and Barangay Hall of Barangay Singcang.
	Residential Zone	<b>RESIDENTIAL 2</b> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Singcang not stated above.</li> </ul>
	Protection Water Sub-Zone	<b>Foreshore Land Sub-Zone (FL-SZ)</b> <ul style="list-style-type: none"> <li>Entire coastline of barangay except those classified as Mangrove Sub-Zone</li> </ul> <b>Mangrove Sub-Zone (Mn-SZ)</b> <ul style="list-style-type: none"> <li>Located along both rivers at barangay boundaries as indicated in the OWUP.</li> </ul>
	Coastal Tourism Zone	<ul style="list-style-type: none"> <li>Coastline area along the old Bacolod City Airport as indicated in the OWUP.</li> </ul>

### BARANGAY SUM-AG

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 1</b> <ul style="list-style-type: none"> <li>Lots 675 occupied by Aguirre Rice Mill, 520-E-4-B-2, 567, lot occupied by UNIMOLCO and Lots 669 and 720 as indicated in the OZM.</li> <li>Portion of lots 563, 967, and 721 as indicated in the OZM.</li> </ul>
Commercial Zone	<b>COMMERCIAL 3</b> <ul style="list-style-type: none"> <li>Lots 790, 791, 793, 798, 799-A&amp;B, 799-A&amp;B-1, 799-A-4-B, 799-A-5, 799-B-1, 800, 803, 804, 805, 806, 807-A, 808, 809, 810, 811, 812-J, 815-B, 819, 820, 821, 822, 823 PT, 823, 823-A-1, 823-A-2, 823-A-3, 823-A-4, 823-A-5, 823-B-1-D, 823-B-3-A, 823-B-3-B, 823-B-2, 823-B-4, 824-D, 824-PT, 830-A and 1612 as indicated in the OZM.</li> <li>Portion of Lot 528, 789, 792, 796, 797 and 798 as indicated in the OZM.</li> </ul> <b>COMMERCIAL 2</b> <ul style="list-style-type: none"> <li>Lots 520-A, 520-B, 520-C, 520-D, 520-E, 520-E-5-D, 520-F, 521-A-PT, 522, 542, 543, 553, 556, 1610 as indicated in the OZM.</li> <li>Portion of Lots, 556, 957 as indicated in the OZM.</li> </ul> <b>COMMERCIAL 1</b> <ul style="list-style-type: none"> <li>Lots 520-E-4-B-1, 520-E-5-A, 520-C, 523-B-25, 523-C-2-C-3, 526-B-7, 528 LOT 4, 530, 531-C-1, 535-A, 535-B, 539, 566, 568-B-1-B, 580, 587-PT, 588, 589, 598-A, 619, 620, 674, 676, 680, 690, 690-A, 690-B, 699-B, 696,</li> <li>700, 701, 702, 703, 704, 707-A, 708, 709, 717, 725, 729, 734-A, 736, 745, 747, 750, 752, 753, 755, 756, 757, 758-A, 758-F, 762, 763, 776, 777, 778, 779</li> </ul>

	<p>781, 782, 785, 815-B, 1610, as indicated in the OZM.</p> <ul style="list-style-type: none"> <li>• Portion of Lots 537, 563, 667, 634, 639, 668, 669, 672, 674, 679, 683, 684, 738, 739, 747, 751, 760, 761, 766, 798, 779, 780, 787, 788, 963 as indicated in the OZM.</li> <li>• One lot depth from northern and western sides of Sum-ag Evangelical Church to corner ends of the same block as indicated in the OZM.</li> <li>• One lot depth along eastern side of Araneta St. from Villa Rosa St. to boundary of St. John Nepumoceno Parish and Pre-School as indicated in the OZM.</li> <li>• One lot depth along eastern side of Araneta St. from Villa Rosa St. to Rizal Street as indicated in the OZM.</li> <li>• 50-meter strip both sides of Araneta Street from junction of San Juan Street and Sum-ag-Abuanan Road to boundary of Bacolod and Bago Cities except those classified as Industrial and Institutional Zones.</li> <li>• Portion of lots 520-E-2, 545, 639, 679, 680, 683, 684, 721, 725, 730, 736, 737, 738, 739, 740, 746, 750, 751, 752, 756, as indicated in the OZM.</li> <li>• Lot occupied by existing Water Refilling Station at Purok San Miguel as indicated in the OZM.</li> <li>• Eastern side of Araneta Street not mentioned but classified as commercial zone as indicated in the OZM.</li> <li>• TV Station and RPN Radio Station.</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>• Lots occupied by Visayan Maritime Academy Global College, Holy Family Vocational School, Bacolod City College, Sum-ag Barangay Hall and Gym, Sum-ag Elementary and High School, Day Care Center, Police Station 9, BFP, Manresa Retreat House, HOLY Infant Nursery, Sum-ag Evangelical Church, Sum-ag Baptist Church, Saint John Nepumoceno Parish Church and Pre-School, Christian Ventures Academy, Jesus Christ of Latter day Saints, Nazareth Institute, Seventh Day Adventist Church, Lying Inn Clinic San Luis Village.</li> <li>• Portion of lot 639.</li> </ul>
Tourism Zone	<ul style="list-style-type: none"> <li>• Glass Museum.</li> <li>• 50-meter strip both sides of Sum-ag River except those classified as Industrial, Commercial and Water Zones.</li> </ul>
Cemetery Zone	<ul style="list-style-type: none"> <li>• Lot 670 occupied by Sacred Heart Cemetery as indicated in the OZM.</li> </ul>

		<ul style="list-style-type: none"> <li>• Lots 803, 804, 805-A-3 as indicated in the OZM.</li> <li>• Portion of Lot 639 occupied by Sum-ag Public Cemetery.</li> </ul>
	Agri-Industrial Zone	<ul style="list-style-type: none"> <li>• Portion of Lot 789, 520-C as indicated in the OZM.</li> </ul>
	Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>• Lot 535-B, 792 as indicated in the OZM.</li> </ul>
	Residential Zone	<b>RESIDENTIAL 2</b> <ul style="list-style-type: none"> <li>• The rest of the territorial jurisdiction of Barangay Sum-ag except those classified as Industrial, Commercial, Institutional, Cemetery, PROS and Agricultural Zones.</li> </ul>
	Protection Water Sub-Zone	<b>Foreshore Land Sub-Zone (FLS-SZ)</b> <ul style="list-style-type: none"> <li>• Entire coastline of Barangay Sum-ag except those classified as Mangrove Sub-Zone.</li> </ul> <b>Mangrove Sub-Zone (MN-SZ)</b> <ul style="list-style-type: none"> <li>• An irregular water block located along southwestern portion of Sum-ag coastline where Sum-ag River exists as indicated in the OWUP.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>• Benjamin V. Macasa, GK Housing, Glenwood South Subd. LCC Friendsville Subdivision, South Homes Subdivision, Southside Subdivision, Villa Maria Subdivision</li> </ul>

## BARANGAY TACULING

BASE ZONE	LOCATION
Industrial Zone	<ul style="list-style-type: none"> <li>• Lot 1079-D, Foodman Manufacturing (Bihon)</li> <li>• Lot 18-C (Lot owned by Anyoon Wholesale Trading Corp. with TCT No. 092-2018008164) is hereby reclassified/rezoned. (C.O. no. 891 dated May 08. 2019)</li> </ul>
Commercial Zone	<b>COMMERCIAL 3</b> <ul style="list-style-type: none"> <li>• 250-meter strip both sides of Vicente T. Remetio Avenue (City High Mansilingan Road) or two-block depth from Lupit River Bridge including portions of lot 1078-A, 1078-A-2, 1078-A-3 1078-A-4, 1078-A-5, 1078-A-6, 1078-B up to the intersection of Vicente T. Remetio Avenue (City High Mansilingan Road) and Carlos Hilado Highway.</li> <li>• Portion of Lots 1079, 1077, 910, 919, 929, 925, 926, 933 and 1527, as indicated in the OZM.</li> <li>• Two-lot depth of Cory Aquino Avenue from intersection of City High-Mansilingan Road (Vicente T. Remetio Ave.) to Magsaysay Avenue.</li> <li>• Lot occupied by Olsen Bakery. (Main)</li> <li>• Lot 23 Blk 11 being a portion of the cons. of lot 919 and 924 of the cadastral survey of Bacolod,</li> </ul>

		<p>G.L.R.O. CAD. REC. NO. 55 is hereby reclassified/rezoned. (C.O. no. 828 series of 2017)</p> <ul style="list-style-type: none"> <li>• Other lots not stated in the textual description but reflected in the OZM.</li> <li>• Lot 1,2 Lots 2-22 Blk. 16 (C.O no. 888 dated March 20, 2019)</li> <li>• A 250 – meter both sides of Libertad Extension are two-lot depth from Lupit river bridge including portions of Lot 1078-A, 1078-A-2, 1078-A-3, 1078-A-4, 1078-A-5, 1078-A-6, 1078-B up to the intersection with the Growth Point Area and those indicated in the OZM. (C.O. 08.16.780 series of 2016)</li> </ul>
	Institutional Zone	<ul style="list-style-type: none"> <li>• CEO Motorpool, DPWH, Fire Station, Police Station 6, BIR, Shilo Christian School, Bacolod City College, CV Ramos ES, Luis B. Puentevella ES, Negros Mission Academy, Bacolod Adventist Medical Center, Iglesia ni Cristo, Holy Family Parish Church, Our Lady of Lourdes Chapel, Jack and Jill Elementary and High School/Castleson, Inc., Sidera Special Child Center, Bacolod Cosmopolitan Christian Church Inc., St. Joseph the Worker Church, St. Chapel, Barangay Hall &amp; Gym of Barangay Taculing as indicated in the OZM.</li> </ul>
	Tourism Zone	<ul style="list-style-type: none"> <li>• Lot/area occupied by Japanese Shrine.</li> </ul>
	Residential Zone	<p><b>RESIDENTIAL 2</b></p> <ul style="list-style-type: none"> <li>• The rest of the jurisdiction of the Barangay Taculing not stated above.</li> </ul>
	Socialized Housing Zone	<ul style="list-style-type: none"> <li>• Everlasting HOA (CMP), Forest Park Village, GIGI Ong Subd., Glenwood Subdivison, Goldland Village, Metro Business Park, Paglaum HOA (CMP), Rosal HOAI, Tere's Homes I &amp; II</li> </ul>

### BARANGAY TANGUB

BASE ZONE	LOCATION
Industrial Zone	<p><b>INDUSTRIAL 1</b></p> <ul style="list-style-type: none"> <li>• Lot 495-A , 495-C, 495-C-PT, 494-A-PT, 494-B-2-A, 494-B-2-C-1, 494-B-2-A, , 494-B-2-B, 493-B, 493-C, 493-E &amp; F-3-B, 491-A, 490-A-1, Lots 488-A &amp; B-3-F, 484-B-10-L, 484-C-2-G, 478-A, 478-I, 478-L, 479, 480, 481, 453-B-1, 493-E&amp;F-3-B as indicated in the OZM.</li> <li>• Portion of lots 453-B, 489 and 495-B-2 as indicated in the OZM,</li> <li>• Portion of lots 484, 488, 500, 501 PT, 835-A, 846-A, 1028, 1613 as indicated in the OZM.</li> </ul>



	<ul style="list-style-type: none"> <li>An irregular block bounded on the northeast by Araneta street, on the southwest by Tangub River, on the Northwest by boundary of old airport runway and on the Northwest by lots 494-B-2-A and 494-B-2-B.</li> <li>1 block depth east side of Araneta Street, from Lupit River to Araneta-Ramylu Drive.</li> </ul>
Commercial Zone	<p><b>COMMERCIAL 3</b></p> <ul style="list-style-type: none"> <li>Lot 453-A, 453-2-A, 453-B-3-A, 482, 488-A&amp;B, 490-C-2, 491-A, 491-B, 494-B-1, 495-C, 495-C-PT, 496-A, 496-B-, 496-C-2-B, 507, 1026</li> <li>One block strip along both sides of Araneta Road from Tangub River to boundary of Tangub and Pahanocoy except those classified as</li> <li>Industrial and Institutional Zones as indicated in the OZM.</li> <li>One block strip along northern side of Ramylu drive as indicated in the OZM except those classified as residential and Institutional Zones</li> <li>One block strip along Carlos Hilado Highway from boundary of Alijis and Tangub to Cabalagnan Creek as indicated in the OZM.</li> <li>One lot strip along southern side of Ramylu drive from Araneta Street except those classified as residential and Institutional Zones.</li> <li>Lots scattered on portion of lots 495-B, 489, 435-A, 835-A, 1613, 1614 as indicated in the OZM.</li> <li>Portion of lot 835-B, 453-B, 453-B-3-B-3-B-2, 453-B-3-A, 453-B-3-B-1, 489, 863-D, 1028, 1043, 1613, Lots donated by Vallacar Transit to Bacolod City for Southbound Terminal as indicated in the OZM.</li> <li>Portion of Lot 862-PT ((from C.O. 216).</li> <li>An irregular block on portion of lot 846-B-2 as indicated in the OZM.</li> <li>Lots 1040, 1041-A, 1041-A-1, 1041-A-2, 1042, 1026, 1028-PT, 1028, and Portion of Lot 1043 as indicated in the OZM).</li> <li>An irregular block, east side of Araneta street, composed of portion of lots 482-F, 863-A, 488-A &amp; B, 488-4-B, 489, 490-C-2, as indicated in the OZM.</li> <li>Portion of 835-B near entrance of Manville Subdivision as indicated in the OZM.</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>St. Vincent Home for the Aged, John B. Lacson</li> <li>Colleges Foundation, G.S.I.S., Luisa Medel National High School, Tangub Christian Academy, LCC Gardenville, BMAP Publications and the Church of the Latter Day Saints along Ramylu Drive.</li> <li>Bacolod Masskara Coliseum and Bacolod Museum.</li> </ul>

Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>Palmas Del Mar.</li> <li>Portion of lots 453-C, 476, 477, 495-B, 835-A, 835-B, 855, 863-A, 863-B, 863-C, 863-D, 1613-A, 1613 and L. M. Medel Subdivision, as indicated in the OZM.</li> </ul>
Tourism Zone	<ul style="list-style-type: none"> <li>Portion of lot 501-PT., west side of Araneta street as indicated in the OZM.</li> </ul>
Residential Zone	<b>RESIDENTIAL 3</b> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Tangub except those classified as Industrial, Commercial, Institutional, PROS Zones as indicated in the OZM.</li> </ul>
Protection Water Sub-Zone	<b>Foreshore Land Sub-Zone (FL-SZ)</b> <ul style="list-style-type: none"> <li>Entire coastline of Barangay Tangub starting from five Kilometers due west off the coast Barangay Tangub.</li> </ul>
Production Water Sub-Zone	<b>Aqua Culture Sub-Zone (AQ-SZ)</b> <ul style="list-style-type: none"> <li>Oyster farm along southwestern coastline of Barangay Tangub as indicated in the OWUP.</li> </ul>
Socialized Housing Zone	<ul style="list-style-type: none"> <li>Akina Village, Akina Residences, Camella Bacolod South 1 &amp; 2, Cottageville HOAI, Green Earth Homes, Ma. Luisa Residences, Oroland Subd. PAMANA Village (Habitat), San Antonio Village, San Lorenzo Homes I, II, &amp; III, South Residences, Sunflower HOAI. United Roadside HOAI, Villa Esperanza, Woodstock Quest Complex.</li> </ul>

## BARANGAY VILLAMONTE

BASE ZONE	LOCATION
Industrial Zone	<b>INDUSTRIAL 2</b> <ul style="list-style-type: none"> <li>Lot 1383-A-1 (C.O. 08-16-780 dated June 29, 2016) Lot 1373-B-2.</li> <li>A triangular block bounded on the north by I.V. Ferrer Avenue, on the east and south by Vito creek and on the west by a commercial zone adjacent to I.V. Ferrer Avenue.</li> </ul> <b>INDUSTRIAL 1</b> <ul style="list-style-type: none"> <li>100-meter strip both sides of Carlos Hilado Highway from St. Martin Street to Sulum Creek as indicated in the OZM.</li> <li>An irregular lot located at the northwest C.L. Montelibano Ave. and IV Ferrer as indicated in the OZM.</li> <li>Portion of lots 412 as indicated in the OZM.</li> <li>A rectangular block bounded on the north by a subdivision road facing Villa Ramos Subdivision, on the east by Hervias 2, on the south by IV Ferrer</li> </ul>

	<p>Avenue, and on the west by Kamonsil Street and CL Montelibano Avenue.</p> <ul style="list-style-type: none"> <li>• A rectangular block bounded on the north by an unnamed road facing Luis Hervias National High School, on the east by Hervias 2 Street, on the south by IV Ferrer Avenue and on the east by Hervias I Street.</li> <li>• Lots not mentioned but indicated in the OZM.</li> <li>• Portion of Lot 1382 (Lots 37 and 38 Blk 7 as indicated in the OZM (C.O. no. 08.16.780 series of 2016.)</li> </ul>
Commercial Zone	<p><b>COMMERCIAL 3</b></p> <ul style="list-style-type: none"> <li>• A Triangular block bounded on the north by Villamonte and Brgy. 41 boundary, on the east by Carlos Hilado Highway, on the south and west by Lupit River.</li> <li>• An irregular block blounded on the north by Esperanza Street, on the East by Carlos Hilado Highway, on the South by Villamonte and Brgy. 41 Boundary and on the west by 4th Road and B.S. Aquino Drive.</li> <li>• An irregular block (Portion of Lot 1072), bounded on the north by Burgos-Granada Road, on the East, by Bona Park Subdivision, on the South by Ngalan River and on the southwest by Banana Street and Don Fernando Avenue except those classified as Institutional Zone as indicated in the OZM.</li> <li>• A triangular block bounded on the northeast by B.S. Aquino Drive, on the south by Malaspina Street and Burgos Granada Road and on the west by Hilado Street except those declared as Industrial, Institutional, and General Commercial Zone.</li> <li>• One block strip both sides of Burgos Granada Road from Berne Street, on the west to Banana Street on the East.</li> <li>• Lot 1071-A as indicated in the OZM.</li> <li>• 100-meter strip both sides of Carlos Hilado Highway and 250 meters distance from Burgos Granada Road.</li> <li>• An irregular block, along eastern side of B.S. Aquino Drive and northeast of Malaspina Street as indicated in the OZM.</li> <li>• A block, along Carlos Hilado Highway bounded on the north by Locarno street, on the east by Gstaad Street, on the South by Lucerne Street.</li> <li>• A block along Carlos Hilado Highway bounded on the north by Don Fernando Avenue, on the east by</li> </ul>

	<p>Acacia Road, on the south by a road facing the Government Center.</p> <p><b>COMMERCIAL 1</b></p> <ul style="list-style-type: none"> <li>• 100-meter strip both sides of C.L. Montelibano Avenue from La Salle Avenue to Zeta Street, except those classified as Industrial and Institutional Zones.</li> <li>• Lot 26A and 26B (Iloilo JAR)</li> <li>• One block depth both sides of C.L. Montelibano Avenue from Zeta Street to boundary of Villamonte-Estefania.</li> <li>• 100-meter strip both sides of Carlos Hilado Highway from St. Martin St. (Greensville II) Road to Burgos Extension except those classified as Institutional, Commercial 3 and Industrial Zones as indicated in the OZM.</li> <li>• Portion of Lot 1972-C-3 (Lots 42, 43, 44, 45, 46, 47, 48, 49, 51 and 53 all of Blk 12 owned by Sheridan Marketing Inc.) as indicated in OZM.</li> <li>• Portion of Lot 1071 as indicated in the OZM (C.O. no. 08.16.780 series of 2016.)</li> <li>• Lot No. 1, Blk 2, Lot No. 1 Blk 1, Lot No.2 Blk 2, Lot No.3 Blk 3. (C.O. no. 09.16.794 series of 2016)</li> </ul>
Institutional Zone	<ul style="list-style-type: none"> <li>• Cosmopolitan Evangelical Church, St. Joseph School La Salle, Corazon Locsin Montelibano Elem. School, Don Alfredo Montelibano Elementary School, Escola Guadalupana Pre-School, Fire Station, Villamonte Barangay Hall, Hon. Alfredo Montelibano Sr. Multi-Purpose Gym, Maranatha Christian School, Christian Reformed Church, Tawis Temple, Las Villas of Hervias, Luis Hervias National High School, Bacolod City Gov't. Center, Trinity Christian School, STI West Negros University, Balay Kalinungan, Doctor's Hospital, St. La Salle University, Le Cole Pre-School, Child's Place Pre-School, Happy Tots Pre-School, Northside Baptist Church, Livingstone International School, Saint Sebastian International School, Chinese Temple, Our Lady of Candles Villa San Agustin School, Bethany Christian Church, La Primera Escuela Pre-School (Villa Angela), Great Pillars Academy (Capitol Heights Phase I), Pharaos Progressive Learning Center (Capitol Hts. Phase II)</li> <li>• Portion of Lot 1379 (eastern side of Beto Creek), 1205.</li> </ul>

Cemetery/Memorial Park	<ul style="list-style-type: none"> <li>Lots 416, 417, 418 and 419 (Burgos Public Cemetery and Luzuriaga Family Cemetery, Jayme Family Cemetery and Lopez Family).</li> <li>Portion of Lot 422 (opposite of Burgos Public Cemetery)</li> <li>Lot 1088-B-1 (Palm Heaven Cemetery)</li> </ul>
Agricultural	<ul style="list-style-type: none"> <li>Lot 1374 (De la Rama Property)</li> </ul>
Residential Zone	<p><b>RESIDENTIAL 1</b></p> <ul style="list-style-type: none"> <li>An area bounded on the northeast by Sulum Creek, on the southeast by Camia road, on the Southwest by Mandalagan River and on the Northwest by lots 1452, 1453, 1435, 1454 and 1455 as indicated in the OZM.</li> <li>A rectangular block portion of lot 1205 at La Salle subdivision as indicated in the OZM.</li> </ul> <p><b>RESIDENTIAL 2</b></p> <ul style="list-style-type: none"> <li>The rest of the territorial jurisdiction of Barangay Villamonte except those classified as Industrial, Commercial, Residential 1, Institutional, Cemetery and Agricultural Zones as indicated in the OZM.</li> </ul>
Socialized Housing Zone	<ul style="list-style-type: none"> <li>Akina East, AKISHOLA / CMP, Dahlia HOAI, Ma. Cristina Homes</li> </ul>

### BARANGAY VISTA ALEGRE

BASE ZONE	LOCATION
Industrial Zone	<p><b>INDUSTRIAL 3</b></p> <ul style="list-style-type: none"> <li>Lot 1074-B-PT (Proposed Power Plant)</li> <li>Portion of Lots 1069, 1070-A, 1070-B, 1073-PT, Lot 1 to 17 Block 24 and Road Lot II (Portion of Lot 1070-B Credit Supply/Emily Yanson Commissary and Warehouse).</li> </ul> <p><b>INDUSTRIAL 1</b></p> <ul style="list-style-type: none"> <li>Portion of Lot 1069, 1070-A, 1070-B, 1073-PT, Lot 1 to 17 Block 24 and Road Lot II (Portion of Lot 1070-B (Credit Supply.) Commissary and Warehouse) (C.O. no.951 dated July 21, 2021)</li> <li>Portion of Lot 1070-B (now subdivided as Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12 all of Blk 24, and Lots 11, 12, 13, 14, 15, 16, 17 all of Blks 25). (C.O. no. 08.16.780 series of 2016.)</li> </ul>
Commercial Zone	<p><b>COMMERCIAL 3</b></p> <ul style="list-style-type: none"> <li>Lots 1519, 1522, 1102-A, 1091, 1092, 1093, 1094, 1095-B, 1095-C, 1096, 1097-B as indicated in the OZM.</li> <li>Lots 1074-B-PT, 1074-C-1-D, 1074-C, 1074-C-2-F, 1074-D-1, 1074-D-4, 1074-F, 1074-A-2, 1074-A-3,</li> </ul>



		<p>1074-A-4, 1074-A-5, 1074-A-6, 1074-C-2-F as indicated in the OZM.</p> <ul style="list-style-type: none"> <li>• Portion of Lots 1069, 1070-A, 1070-B, 1074-A-6, 1074-A-12, 1074-B-PT, 1074-D-1, 1074-C and 1074-D-3 (Merzci Pasalubong), 1090-B, 1114, as indicated in the OZM.</li> <li>• Lots 1334, 1090-B, 1074-D-4, 1074-C-1-D, 1074-A-7, 1074-A-8, 1074-A-9, 1074-A-10, 1074-A-11, 1074-A-12, as indicated in the OZM.</li> <li>• Lot 1074-E except those classified as PROS Zone.</li> <li>• Lots 1108-B, 1107,</li> <li>• Lot 1111-A, 1111-B-1, 1111-B-2, 1111-B-1-A to D, 1111-B-1-A to H, 1111-B-1-C, 1111-B-1-D, 1111-B-1-B, 1111-B-2, 1111-B-3-PT, 1111-B-4-A, 1111-B-4-B, 1111-B-5-A, 1111-B-6-B, 1111-B-6-C, 1111-B-6-D, 1111-B-6-E, 1111-B-6-F, 1111-B-5-B-1, 1111-B-5-B-2, 1111-B-6-E, 1111-B-6-F, 1111-B-6-N, as indicated in the OZM.</li> <li>• Lot 1114 (C.O no. 951 dated July 21, 2021)</li> <li>• Lots 980, 979-A, 979-B-1-A, 979-B-1-B, 979-B-2, 979-C, 979-D, 978, 977, 976, 975, 936 as indicated in the OZM.</li> <li>• Lot 1074-D-3</li> <li>• Portion of Lot 1070-A (Lot 29, of Blk 27, 28, 29, 30 (LRC) and Lot 1070-A). (C.O. no. 08.16.780 series of 2016.)</li> <li>• Lot 1074-D Planned Unit Development Area (PUD).</li> </ul>
	Institutional Zone	<ul style="list-style-type: none"> <li>• FF Gonzaga Elementary School, Vista Alegre</li> <li>• Barangay Hall, Don Ramon B. Lacson Sr. Memorial Sports Center, Health Center, Vista Alegre Elementary School, Teofilo M. Gensoli Sr. National High School, Teofilo Gensoli Baptist Church, Vista Alegre-Granada Relocation Elementary School as indicated in the OZM.</li> <li>• Lots not mentioned but indicated in the OZM.</li> <li>• Proposed Bacolod City General Hospital at the Gensoli family donated lots.</li> </ul>
	Parks & Recreation (PROS)	<ul style="list-style-type: none"> <li>• Portion of Lots 1112, 1111-B-7 and 1074-E (PUD) ☐ Lots indicated in the Relocation Sites.</li> <li>• Portion of Lot 1114 as indicated in the OZM.</li> </ul>
	Residential Zone	<p><b>RESIDENTIAL 1</b></p> <ul style="list-style-type: none"> <li>• Lot 1076-A</li> </ul> <p><b>RESIDENTIAL 3</b></p> <ul style="list-style-type: none"> <li>• Lots 1069, 1074-D-1, 1074-D-2 and 1090-A, as indicated in the OZM. (C.O. no. 951 dated July 21, 2021)</li> </ul>

	<ul style="list-style-type: none"> <li>Majority of lots 1070-A, 1070-B (subdivided as Lots 1,2,3,4,5,6,7,8,9,10,11,12 all of Blk 24, and Lots 11,12,13,14,15,16,17 all of Blk 25) and Lot 29, A (Lot 29, of Blk 27, 28, 29, 30 (LCR)), 1073 and 1073-PT as indicated in the OZM. (C.O. no. 08.16.780 series of 2016)</li> <li>The rest of the territorial jurisdiction of Barangay Vista Alegre except those classified as Industrial, Commercial, Institutional, PROS, R3 and R1 Zones (C.O. no. 951 dated July 21, 2021)</li> </ul>
Socialized Housing Zone	<ul style="list-style-type: none"> <li>Areas of Abada-Escay and Arao Relocation Sites/Progreso Village.</li> <li>Lots 1074-D-2 and 1074-D-3 as indicated in the OZM.</li> <li>Approved Site Development Plan of Relocation Sites will prevail over that of the Zoning Ordinance.</li> <li>Bacolod Socialized Income Shelter dev. Proj., Casa Alegria, ICM Homes (Vista Alegre I), Lumina Bacolod, Phase 1, Lumina Bacolod, Phase 2, Progreso Village Relocation Site II, Phase 2a, Progreso Village Relocation Site II, Phase 4a, Vista Alegre Subd. I, Vista Alegre Subd. II, Vista Alegre Subd. III, Vista Verde, Rosario Estocado, SLIDA (CMP), United Singcang-Airport Subd., Daalo-Singcang</li> <li>Areas of Abada-Escay and Arao Relocation Sites/Progreso Village.</li> <li>Lots 1074-D-2 and 1074-D-3 as indicated in the OZM.</li> <li>Approved Site Development Plan of Relocation Sites will prevail over that of the Zoning Ordinance. (C.O. no.951 dated July 21, 2021)</li> </ul>
Cemeteries	<ul style="list-style-type: none"> <li>Lot 976 (TCT-092-2019000898) per C.O. 928 dated June 3, 2020. (C.O. no. 951 dated July 21, 2021)</li> </ul>

## WATER USE PLAN OF BACOLOD CITY

**Aquaculture Sub-Zone (Aq-SZ)** – an area within the Municipal Waters Zone of a city designated for “fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas.” (Fisheries Code).

**Commercial Fishing Sub-Zone (CF-SZ)** – an area within the Municipal Waters Zone of a city where commercial fishing, subject to the provisions of the Fisheries Code, is allowed.

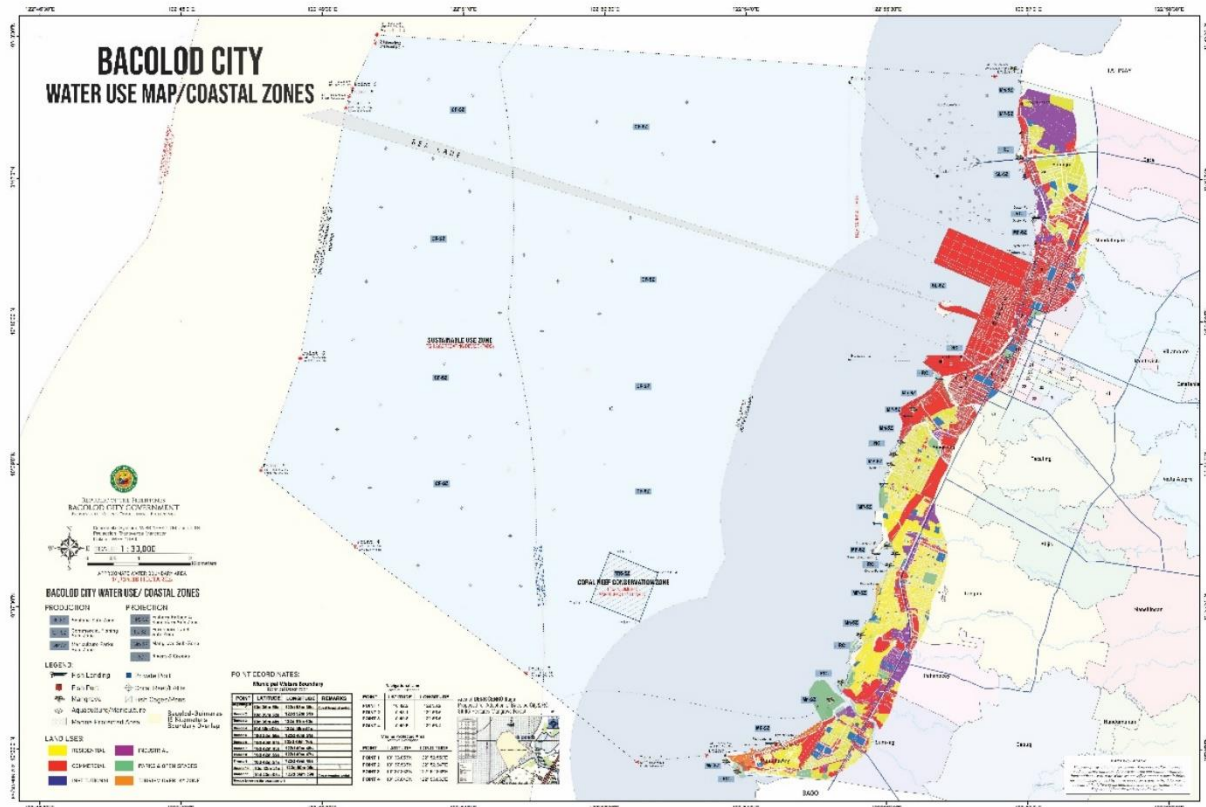
**Fishery Reserve Sub-Zone (FRS-SZ)** – an area within the Municipal Waters Zone of a city “where activities are regulated and set aside for educational and research purposes.” Fisheries Code.

**Foreshore Land Sub-Zone (FL-SZ)** – an area within the Municipal Waters Zone of a city defined as a “string of land margining a body of water; the part of a seashore between the low-water line usually at the seaward margin of a low tide terrace and the upper limit of wave wash at high tide usually marked by a beach scarp or berm.” (Fisheries Code).

**Mangrove Sub-Zone (Mn-SZ)** – an area in the Municipal Waters Zone of a city defined as “a community of intertidal plants including all species of trees, shrubs, vines and herbs found on coast, swamps, or border of swamps.” (Fisheries Code).

**Sealane Sub-Zone (SL-SZ)** – an area within the Municipal Waters Zone of a city that is designated as an established route for water vessels traversing the municipal waters. Also referred to as Navigational Lane.

<b>Protection</b>	
Foreshore Land Sub-Zone (FL-SZ)	
Barangay Banago	Entire coastline of barangay.
Barangay 1	Entire coastline of barangay.
Barangay 2	Entire coastline of barangay.
Barangay 35	Entire coastline of barangay.
Barangay Pahanocoy	Entire coastline of barangay.
Barangay Punta Taytay	Entire coastline of barangay.
Barangay Singcang	Entire coastline of barangay.
Barangay Sum-ag	Entire coastline of barangay.
Barangay Tangub	Entire coastline of barangay.
Mangrove Sub-Zone (Mn-SZ)	
Barangay 1	Along part of creek of barangay going to coastal area.
Barangay Banago	Along part of creek of barangay going to coastal area.
Barangay Pahanocoy	Along coastline of barangay.
Barangay Punta Taytay	Along coastline of barangay near boundary of Bago City.
Barangay Singcang	Located along both rivers at barangay boundaries.
Barangay Sum-ag	Located along Sum-ag River and coastline of barangay.
Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)	
Barangay Punta Tay-tay	Approximately 5 kms. due west off the coast of barangay.
<b>Production</b>	
Aquaculture Sub-Zone (Aq-SZ)	
<ul style="list-style-type: none"> <li>Oyster farm along shoreline of Brgy. Punta Taytay and Brgy. Tangub.</li> </ul>	
Commercial Fishing Sub-Zone (CF-SZ)	
<ul style="list-style-type: none"> <li>The rest of the municipal waters are for commercial fishing.</li> </ul>	
Mariculture Zone and Park (MZP)	
Barangay Banago	Portion of Sibucan coastline.
<b>Other Uses</b>	
SeaLane Sub-Zone (SL-SZ)	
<ul style="list-style-type: none"> <li>Off the coast of Reclamation Area, Barangays 1, 2, and Banago are sealane sub-zones.</li> </ul>	



## Section 10. Interpretation of Zone Boundaries

**The following rules shall apply in the interpretation of the boundaries indicated on the Official Zoning Map:**

Where zone boundaries are so indicated that they approximately follow the center of streets or highways right-of-way lines shall be construed to be the boundaries.

Where zone boundaries are so indicated that they 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 therefrom 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.

Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.

Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line should 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.

Where a lot of one ownership, as of record 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.

Where zone boundaries are indicated by Lot Parcels or said to be one-lot deep, this should mean that the said zone boundaries are defined by the parcellary subdivision existing at the time of the passage of this Ordinance.

The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

## **Section 11. Pattern of Land Uses**

The principal kinds of Land Uses as provided for in Section \_\_ Article \_\_ are hereby specified and the corresponding permitted uses per zone accordingly identified. The pattern of the development herein is set forth shall conform with National Standards on radial-circumferential development, growth center strategy, regional integration, industrial dispersal and hierarchy of settlements. Furthermore, such pattern shall be consistent with the priorities and phasing of the development plan and shall correspond to the list of permissible uses.

### **The following pattern shall be observed:**

1. The urban core zone shall provide for innovative flexibility in allowable uses and designs so as to allow for greater and more efficient interaction between a productive consuming sector of the community. In order to achieve this purpose, the following pattern shall be observed in each sector:
  - a) The residential sectors shall be characterized by mixed dwelling types, mostly one- and two-family dwelling of the subdivision and other complex residential facilities on the area that will promote self-containment of such sectors including local stores, eateries, playfields and amusements house;
  - b) The neighborhood residential zone shall be characterized by low-intensity neighborhood commercial facilities, and shall be intended to accommodate the requirements of future expansion, serving as buffer or transition zone from the agricultural area; it shall consist principally of residential clusters including subdivisions, barangay central sites and other clusters of settlements in outlying rural areas.
  - c) The institutional sector shall be characterized by activities that service public interest and governmental requirements such as public or semi-public offices, educational, health and other service establishments.
  - d) The commercial sector shall be characterized by activities increasingly commercial in scale such as multi-family dwelling, hotel, amusement centers, offices, service and professional shops, markets, hardware, stores, cottage industries, antique and souvenir shops and the like.
2. Parks and open spaces shall be characterized by recreational activities primarily intended for public use, and other vacant lands reserved for compatible uses.
3. Industrial Zones shall be characterized by industrial activities which include those that involve manufacturing of products as provided for in the Housing and Land Use Regulatory Board General Industrial Uses.



### **Section 12. Urban Expansion Zone**

In addition to the areas located within zones specifically intended for urban type uses as delineated in Section 9 of Article IV, all areas located within a three hundred (300) meters lot strips along and on either side of all existing and future national highway segments, and one hundred (100) meters lot strip along and on either side of all existing and future provincial, city, Barangay road segments, traversing the city are hereby classified as part of the City Urban Expansion Zone. Any area belonging to said Urban Expansion Zone may be utilized for any type of urban usage provided that it could be shown to be suitable for the intended use, and that such is neither ecologically undesirable in the adjoining area or areas.

## **Article V**

### **Zone Regulations**

#### **Section 11. General Provisions**

Notwithstanding the herein enumerated permitted land Uses, the Zoning Administrator may, upon due notice and hearing, and with the concurrence of the City Planning and Development Office, allow other similar compatible uses and enforce alternative requirements and regulations which must be consistent with the goals and objectives of the City of Bacolod comprehensive development plan and the planning and zoning guidelines and standards of the Housing and Land Use Regulatory Board. 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 and maintenance of the essential qualities of the Zone. Specific uses/activities of lesser density within a particular zone may be allowed within the zone of a higher density not vice versa, nor in another zone and its subdivision except for uses expressly allowed in said zone such that cumulative effect of zoning shall be intra-zonal and not interzonal.

**Zone regulations refer to Use and Building Regulations as described below:**

#### **Allowable Uses**

The uses enumerated in the succeeding sections are not exhaustive nor all inclusive. The Local Zoning Board of Appeals (LZBA) may allow other uses subject to the requirements of the Mitigating Devices provision of this Ordinance.

#### **Building Regulations**

Building regulations specify whether buildings/structures may be allowed in specific zones/sub-zones. When allowed, buildings/structures shall be designed, constructed and operated in accordance with the requirements of each zone's/sub-zone's governing authority as well as with the relevant provisions of the National Building Code (NBC) and this Ordinance.

In certain zones, the design of buildings/structures may also be regulated by this Ordinance according to Building Height Limit in consonance with the NBC and to architectural design to ensure harmony with the desired character of the zone in consideration.

### **Section 12. Regulations in Base Zones**

Base Zones refer to the primary zoning classification of areas within the City and that are provided with a list of allowable uses and regulations on building density and bulk, among others area by outsiders.

### **Section 12.2. Regulations in Agricultural Zone**

The Agricultural Zone includes areas intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations... (AFMA). These include Protected Agricultural Areas (as defined by AFMA, CARL and related issuances) as well as Production Agricultural Areas as may be declared by a city.

Regulations shall be in accordance with AFMA, CARL, Republic Act No. 7160 or the Local Government Code of 1991 (LGC) and related issuances.

#### **Section 12.2.1 Protection Agriculture Sub-Zone**

Per the AFMA, these include the Network of Protected Areas for Agriculture and Agro-industrial Development (NPAAAD) which are “agricultural areas identified by the Department (Agriculture) through the Bureau of Soils and Water Management (BSWM) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth.”

#### **Allowable Uses/Activities**

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava
- and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture and the like
- Pastoral activities such as goat and cattle raising
- Fishpond activities
- Backyard raising of livestock and fowl, provided that:
  - For livestock – maximum of 1 sow and 10 heads
  - For fowl – a maximum of 500 heads
- Single-detached dwelling units of landowners
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for tenants, tillers and laborers
- Engaging in home businesses such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
  - The number of persons engaged in such business/industry shall not exceed five, inclusive of owner;
  - There shall be no change in the outside appearance of the building premises;
  - No home occupation shall be conducted in any customary accessory uses cited above;
  - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and, in a place, other than the required front yard; and

- No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry provided that:
- Such home industry shall not occupy more than thirty percent 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; and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.

#### **Building Regulations**

- When allowed, buildings and structures shall be designed, constructed and operated in accordance with the requirements of the NBC and with the provisions of this Ordinance.
- The Building Height Limit is 15.00 meters above established grade as provided in the NBC.

#### **Section 12.2.2 Production Agricultural Sub-Zone**

**These are areas that are outside of NPAAAD and declared by the City for agricultural use.**

#### **Allowable Uses/Activities**

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture and the like
- Pastoral activities such as goat raising and cattle fattening
- Fishpond activities
- Crocodile farming (a maximum of 20 heads)
- Backyard raising of livestock and fowl, provided that:
- For livestock – maximum of 1 sow and 10 heads
- For fowl – a maximum of 500 heads
- Rice/corn mill (single pass such as cono mill)
- Rice/corn warehouses and solar dryers
- Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
- Plant nursery
- Single-detached dwelling units of landowners
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for tillers and laborers
- Engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
- The number of persons engaged in such business/industry shall not exceed five, inclusive of owner;
- There shall be no change in the outside appearance of the building premises;
- That in no case shall more than 20% of the building be used for said home occupation;

- No home occupation shall be conducted in any customary accessory uses cited above;
- No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and, in a place, other than the required front yard; and
- No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry Classified as cottage industry provided that:
- Such home industry shall not occupy more than thirty percent 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;
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.
- Class "A" slaughterhouse/abattoir

#### **Building Regulations**

The Building Height Limit is 15.00 meters above established grade as provided in the NBC.

#### **Section 12.3 Regulations in Agri-Industrial Zone**

These are areas within a city intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

#### **Allowable Uses/Activities**

##### **Tunnel-Type Broiler Farm**

- Rice/corn mills
- Rice/corn mill warehouses & solar dryers
- Agricultural and/or agri-industrial research & experimentation facilities
- Drying, cleaning, curing and preserving of meat and its by-products and derivatives
- Drying, smoking and airing of tobacco
- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacture of unprepared animal feeds and other grain milling
- Production of prepared feeds for animals
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing of tobacco leaves n.e.c.
- Weaving hemp textile
- Jute spinning and weaving
- Manufacture of charcoal
- Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
- Butter and cheese processing plants
- Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)

- Other dairy products n.e.c.
- Canning and preserving of fruits and fruit juices
- Canning and preserving of vegetables and vegetable juices
- Canning and preserving of vegetable sauces
- Miscellaneous canning and preserving of fruit and vegetables n.e.c.
- Fish canning
- Patis factory
- Bagoong factory
- Processing, preserving and canning of fish and other seafood n.e.c.
- Manufacture of desiccated coconut
- Manufacture of starch and its products
- Manufacture of wines from fruit juices
- Vegetable oil mills, including coconut oil
- Muscovado sugar mill
- Cotton textile mill
- Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
- Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials
- Other accessory uses incidental to agri-industrial activities
- Sugarcane milling (centrifugal and refined)
- Sugar refining
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for landowners, tenants, tillers and laborers
- Class "A" slaughterhouse/abattoir
- Class "AA" slaughterhouse/abattoir

#### **Building Density and Bulk Regulations**

The Building Height Limit is 15.00 meters above established grade as provided in the NBC.

#### **Section 12.4 Regulations in Municipal Waters Zone**

Per Republic Act No. 8550 or the Philippines Fisheries Code of 1998, this zone covers the Municipal

Waters which “include not only streams, lakes, inland bodies of water and tidal waters within the city which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters (boundary delineation defined in the Fisheries Code).”

Regulations shall be in accordance with the Fisheries Code, Presidential Decree No. 1067 or the Water Code of the Philippines, Republic Act No. 9275 or the Philippine Clean Water Act of 2004 and related issuances.

#### **Section 12.4.1 Fishery Refuge and Sanctuary Sub-Zone**

Per the Fisheries Code, these are designated areas “where fishing and other forms of activities which may damage the ecosystem of the area is prohibited and human access may be restricted.”

#### **Allowable Uses/Activities**

- Regeneration of marine life.



**Building Regulations**

- No permanent buildings or structures are allowed.

**Section 12.4.2 Foreshore Land Sub-Zone**

Per the Fisheries Code, this is “a string of land margining a body of water; the part of a seashore between the low -water line usually at the seaward margin of a low tide terrace and the upper limit of wave wash at high tide usually marked by a beach scarp or berm.”

**Allowable Uses/Activities**

- Legal Easement

**Building Regulations**

- Except for duly-approved protective coastal structures, no other permanent buildings or structures are allowed.

**Section 12.4.3 Mangrove Sub-Zone**

Per the Fisheries Code, this zone is characterized as “a community of intertidal plants including all species of trees, shrubs, vines and herbs found on coasts, swamps or border of swamps.”

**Allowable Uses/Activities**

- Mangrove plantations

**Building Regulations**

- No permanent buildings or structures are allowed.

**Section 12.4.4 Fishery Reserve Sub-Zone**

Per the Fisheries Code, this is “a designated area where activities are regulated and set aside for educational and research purposes.”

**Allowable Uses/Activities**

- Regeneration of marine life
- Regulated educational and research activities

**Building Regulations**

- No permanent buildings or structures are allowed.

**Section 12.4.5 Delta/Estuary Sub-Zone**

These are landforms at the mouth of a river where it flows into an ocean, sea, estuary, lake or reservoir that is formed by deposition of sediments carried by the river.

**Allowable Uses/Activities**

- Shell gathering
- Regulated fishing
- Building Regulations
- Except for duly-approved protective coastal structures, no other permanent buildings or structures are allowed.

#### **Section 12.4.7 Aquaculture Sub-Zone**

- Per the Fisheries Code, this an area within the Municipal Waters Zone of a city or designated for “fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas. For fishponds under Fishpond Lease Agreement, its disposition, use and development is provided in Fisheries Administrative Order No. 197 s. 2000.

##### **Allowable Uses/Activities**

- Aquaculture
- Fishponds

##### **Building Regulations**

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

#### **Section 12.4.8 Commercial Fishing Sub-Zone**

An area within the Municipal Waters Zone of a city where commercial fishing, subject to the provisions of the Fisheries Code, is allowed.

##### **Allowable Uses/Activities**

- Small scale commercial fishing, as defined in the Fisheries Code
- Medium scale commercial fishing, as defined in the Fisheries Code
- Large scale commercial fishing, as defined in the Fisheries Code

##### **Building Regulations**

- No permanent buildings or structures are allowed.

#### **Section 12.4.9 Municipal Fishing Sub-Zone**

An area within the Municipal Waters Zone of a city where only municipal fishing, as defined in the Fisheries Code, is allowed.

##### **Allowable Uses/Activities**

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

##### **Building Regulations**

- No permanent buildings or structures are allowed.

#### **Section 12.4.10 Sea Lane Sub-Zone**

An area within the Municipal Waters Zone of a city that is designated as an established route for water vessels traversing the municipal waters. It may also be referred to as Navigational Lane.

##### **Allowable Uses/Activities**

- Navigation of water vessels

##### **Building Regulations**

- No buildings or structures are allowed.

- The following regulations shall be applied in accordance with the relevant provisions of the Revised Forestry Code, Revised Public Land Act of 1937, NIPAS Act of 1992, and related national and local issuances.

### **Section 12.5 Regulations in General Residential Zone**

This is an area within a city intended principally for dwelling/housing purposes.

#### **Allowable Uses**

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Townhouses
- Apartments
- Residential condominium
- PD 957 Subdivisions
- PD 957 Condominiums
- Boarding houses
- Dormitories
- Pension houses
- Hotel apartments or apartels
- Hotels
- Museums
- Libraries
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that: The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;

There shall be no change in the outside appearance of the building premises;

That in no case shall more than 20% of the building be used for said home occupation; t No home occupation shall be conducted in any customary accessory uses cited above;

- No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and, in a place, other than the required front yard; and
- No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry, provided that:
- Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
- It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
- Allotted capitalization shall not exceed the capitalization as set by the DTI; and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section
- Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:

- Swimming pool
- Tennis courts
- Basketball courts
- Parks and Open Spaces
- Nursery/Elementary school
- High school
- Vocational school
- Tutorial services
- Sports club
- Religious Use
- Multi-purpose/Barangay Hall
- Clinic, nursing and convalescing home, health center
- Plant nursery
- Parking buildings (aboveground/underground)
- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
  - Servants quarters
  - Private garage
  - Guardhouse
  - Laundries
  - Non-commercial garages
  - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
  - Pump houses
  - Generator houses

#### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.

#### **Section 12.6 Regulations in Residential–1 (R-1) Zone**

An area within the city intended for low density residential use of 20 dwelling units per hectare. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings.

#### **Allowable Uses**

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g., duplex
- Residential Subdivisions approved per P.D. 957 standards
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
- The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
  - There shall be no change in the outside appearance of the building premises;
  - That in no case shall more than 20% of the building be used for said home occupation;

- No home occupation shall be conducted in any customary accessory uses cited above;
- No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and, in a place, other than the required front yard; and
- No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry, provided that:
- Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
- It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
- Allotted capitalization shall not exceed the capitalization as set by the DTI; and
- Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section
- Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
  - Swimming pool
  - Tennis courts
  - Basketball courts
  - Parks and Open Spaces
  - Nursery/Elementary School
  - Tutorial services
  - Sports club
  - Religious use
  - Multi-purpose/Barangay hall
  - Clinic, nursing and convalescing home, health center
  - Plant nursery
- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
  - Servants quarters
  - Private garage
  - Guardhouse
  - Laundries
  - Non-commercial garages
  - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
  - Pump houses
  - Generator houses

#### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC.



- The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.

### **Section 12.7 Regulations in Residential–2 (R-2) Zone**

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

#### **Allowable Uses**

- All uses allowed in R-1 Zone
- Apartments
- Boarding houses
- Dormitories
- Museums
- Libraries
- High School
- Vocational School

#### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is five (5) as provided in the NBC.
- The Building Height Limit is 15.00 meters above highest grade as provided in the NBC.

### **Section 12.8 Regulations in Basic R-2 Sub Zone**

This is an area within the R-2 Zone of a city where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade (NBC).

#### **Allowable Uses**

- All uses allowed in R-2 Zone

#### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC
- The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.

### **Section 12.8.1 Maximum R-2 Sub Zone**

This is an area within the R-2 Zone of a city where the number of allowable storeys /floors above established grade is five (5) and the BHL is 15.00 meters above highest grade (NBC).

#### **Allowable Uses**

- All uses allowed in R-2 Zone

#### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is five (5) as provided in the NBC
- The Building Height Limit is 15.00 meters above highest grade as provided in

- the NBC.

### **Section 12.9 Regulations in Residential-3 (R-3) Zone**

An area within city intended for medium to high density residential. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.

#### **Allowable Uses**

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

#### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is twelve (12) as provided in the NBC
- • The Building Height Limit is 36.00 meters above highest grade as provided in the NBC.

### **Section 12.9.1 Basic R-3 Sub-Zone**

This is an area within the R-3 Zone of a city where the number of allowable storeys/floors above established grade is three (3) and the BHL is 10.00 meters above highest grade (NBC)

#### **Allowable Uses**

- All uses allowed in R-3 Zone

#### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC
- The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.

### **Section 12.9.2 Maximum R-3 Sub-Zone**

This is an area within the R-3 Zone of a city where the number of allowable storeys/floors above established grade is twelve (12) and the BHL is 36.00 meters above established grade (NBC).

#### **Allowable Uses**

- All uses allowed in R-3 Zone

#### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is twelve (12) as provided in the NBC
- The Building Height Limit is 36.00 meters above highest grade as provided in the NBC.

#### **Section 12.10 Regulations in Residential-4 (R-4) Zone**

An area within city intended for medium to high density residential. Per the National Building Code, R4 Zone is characterized mainly by low-rise townhouse building/ structures for exclusive use as multi-family dwellings.

##### **Allowable Uses**

- All uses allowed in R-1 and R-2 Zones
- Townhouses

##### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC
- The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.

#### **Section 12.11 Regulations in Residential-5 (R-5) Zone**

An area within city intended for very high density residential. Per the National Building Code, R5 Zone is characterized mainly as a medium-rise or high-rise condominium buildings/ structures for exclusive use as multi-family dwellings.

##### **Allowable Uses**

- All uses allowed in R-1, R-2, R-3 and R-4 Zones

##### **Building Regulations**

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is Eighteen (18) as provided in the NBC
- The Building Height Limit is 54.00 meters above highest grade as provided in the NBC.

#### **Section 12.12 Regulations in Socialized Housing Zone**

An area within city designated to housing [programs and] projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA).

##### **Allowable Uses**

- All uses allowed according to the provisions of BP 220.

##### **Building Regulations**

- Applicable provisions of BP 220.

#### **Section 12.13 Regulations in General Commercial Zone**

An area within a city intended for trading/services/business purposes.

##### **Allowable Uses**

- Wholesale stores
- Wet and dry markets
- Shopping center, malls and supermarkets
- Retail stores and shops like:
  - Department store t Bookstores and office supply shops

- Art supplies and novelties
  - Home appliance stores
  - Car display and dealer stores
  - Photo shops
  - Flower shops
  - Curio or antique shops
  - Pet shops and aquarium stores
  - Jewelry shops
  - Consumer electronics such as cellular phones, cameras, lap tops, home appliances and the like
  - Drugstores
- Food market and shops like:
  - Bakery, cake, pastry and delicatessen shops
  - Liquor and wine stores
  - Groceries
  - Supermarkets
  - Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
  - Medical, dental, and similar clinics
  - Beauty parlor
  - Barber shop
  - Wellness facilities such as sauna, spa, massage, and facial clinics
  - Dressmaking and tailoring shops
- Bayad centers
- Laundries
- Internet café and cyber stations
- Photo/video, lights & sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Repair shops like:
  - House furniture and appliances repair shops
  - Motor vehicles and accessory repair shops
  - Battery shops and repair shops
  - Bicycle repair shops
  - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like.
- Recreational centers/establishments like:
  - Movie house/theater
  - Play courts e.g. tennis court, bowling lane, billiard hall
  - Swimming pool
  - Gymnasium
  - Stadium, coliseum
  - Tennis courts and sports complex
  - Billiard halls, pool rooms and bowling alleys

- Sports clubhouses
  - Other sports and recreational establishment
- Restaurants and other eateries
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Plant nurseries
- Vocational/technical schools
- Special Education (SPED) school
- Short term special education like:
  - Dance schools
  - Schools for self-defense
  - Driving school
  - Speech clinics
  - Tutorial centers
- Embassies/consulates
- Libraries/museums
- Exhibit halls
- Convention centers and related facilities
- Financial institutions/services like:
  - Banks
  - Stand-alone automated teller machines
  - Insurance
  - Foreign exchange
  - Money lending
  - Pawnshops
- Offices
- Business Process Outsourcing services
- Radio and television stations
- Parking lots, garage facilities
- Parking buildings (aboveground/underground)
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto repair, tire, vulcanizing shops and carwash
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Gasoline filling stations/service stations
- Vehicle emission testing center
- Machinery display shop/center
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shops
- Medium scale junk shop
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Glassware and metalware stores, household equipment and appliances



- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Recording and film laboratories
- Construction supply stores/ depots
- Gravel, sand and CHB stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- Lechon stores
- Chicharon factory
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops repacking of food products e.g. fruits, vegetables, sugar and other related products
  - Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
  - Hotel
  - Apartment
  - Apartel
  - Boarding house
  - Dormitory
  - Pension house
  - Motel
  - Condotel
- All uses allowed in all Residential Zones
- Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/quarters t Parking lots/Building garage
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

#### **Building Regulations**

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

#### **Section 12.14 Regulations in Commercial–1 (C-1) Zone**

A low-density commercial area within a city intended for neighborhood or community scale trade, service and business activities.

#### **Allowable Uses**

- Retail stores and shops like:
- Department stores

- Bookstores and office supply shops
- Art supplies and novelties
- Home appliance stores
- Car display and dealer stores
- Photo shops
- Flower shops
- Curio or antique shops
- Pet shops and aquarium stores
- Jewelry shops
- Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like
- Drugstores
- Food market and shops like:
  - Bakery, cake, pastry and delicatessen shops
  - Liquor and wine stores
  - Groceries
  - Supermarkets
  - Convenience stores
  - Product showroom/display store
  - Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
  - Medical, dental, and similar clinics
  - Beauty parlor
  - Barber shop
  - Wellness facilities such as sauna, spa, massage and facial clinics
  - Dressmaking and tailoring shop
  - Bayad centers
  - Laundries
  - Internet café and cyber stations
  - Photo/video, lights & sounds services
  - Catering services
  - Event planners
  - Water stations
  - Courier services
  - Security agencies
  - Janitorial services
  - Travel agencies
  - Photo and portrait studios
- Repair shops like:
  - House furniture and appliances repair shops
  - Motor vehicles and accessory repair shops
  - Battery shops and repair shops
  - Bicycle repair shops
  - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like
  - Play courts e.g. tennis court, bowling lane, billiard hall
  - Swimming pool
  - Gymnasium

- Restaurants and other eateries
  - Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
  - Parks, playgrounds, pocket parks, parkways, promenades and play lots
  - Plant nurseries
  - Vocational/technical school
  - Special Education (SPED) school
- Short term special education like:
  - Dance schools
  - Schools for self-defense
  - Driving school
  - Speech clinics
  - Tutorial centers
  - Embassies/consulates
  - Libraries/museums
- Financial institutions/services like:
  - Banks
  - Stand-alone automated teller machines
  - Insurance
  - Foreign exchange
  - Money lending
  - Pawnshops
  - Offices
- Parking lots/garage facilities
- Parking buildings (aboveground/underground)
- Auto repair, tire, vulcanizing shops and car wash
- Gasoline filling stations/services stations
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Construction supply stores/depots
- Funeral parlors (Category II and III)
- Commercial housing like:
  - Hotel
  - Apartment
  - Apartel
  - Boarding house
  - Dormitory
  - Pension house

### **All uses allowed R-1 Zones**

#### **Customary accessory uses incidental to any of the above uses such as:**

- Staff houses/quarters
- Parking lots/Building garage
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

#### Building Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC.

The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.  
Subject to national locational guidelines and standards of concerned agencies.

### **Section 12.15 Regulations in Commercial–2 (C-2) Zone**

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

#### **Allowable Uses**

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

- Gravel and sand stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- Lechon stores
- Chicharon factory
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
  - Motel
  - Condotel
- All uses allowed in R-1 and R-2 Zones

#### **Building Regulations**

Per the relevant provisions of the NBC and this Ordinance.

The number of allowable storeys/floors above established grade is six (6) as provided in the NBC. The Building Height Limit is 18.00 meters above highest grade as provided in the NBC.

Subject to national locational guidelines and standards of concerned agencies.

#### **Section 12.16 Regulations in Commercial–3 (C-3) Zone**

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

#### **Allowable Uses**

- All uses allowed in C-1 and C-2 Zones
- All uses allowed in R-3, R-4 and R-5 Zones
- Regional shopping malls/centers

#### **Building Density and Bulk Regulations**

- Per the relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is sixty (60) as provided in the NBC
- The Building Height Limit is 180.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.



### **Section 12.17 Regulations in Industrial–1 (I-1) Zone**

An area within a city intended for light manufacturing or production industries that are:

- a) non-pollutive/non-hazardous;
- b) and non-pollutive/hazardous

#### **Allowable Uses**

##### **Non-Pollutive/Non-Hazardous Industries**

- Drying fish
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Manufacture of macaroni, spaghetti, vermicelli and other noodles
- Other bakery production not elsewhere classified (n.e.c.)
- Life belts factory
- Manufacture of luggage, handbags, wallets and small leather goods
- Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
- Manufacture of shoes except rubber, plastic and wood
- Manufacture of slipper and sandal except rubber and plastic
- Manufacture of footwear parts except rubber and plastic
- Printing, publishing and allied industries and those n.e.c.
- Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
- Manufacture or assembly of electronic data processing machinery and accessories
- Renovation and repair of office machinery
- Manufacture or assembly of miscellaneous office machines and those n.e.c.
- Manufacture of rowboats, bancas and sailboats
- Manufacture of animal-drawn vehicles
- Manufacture of children vehicles and baby carriages
- Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
- Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
- Manufacture or assembly of surgical, medical, dental equipment and medical furniture
- Ice plants and cold storage buildings
- Quick freezing and cold packaging for fish and other seafoods
- Quick freezing and cold packaging for fruits and vegetables
- Popcorn/rice factory
- Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
- Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
- Manufacture of photographic equipment and accessories
- Manufacture or assembly of optical instruments
- Manufacture of eyeglasses and spectacles
- Manufacture of optical lenses
- Manufacture of watches and clocks
- Manufacture of pianos
- Manufacture of string instruments
- Manufacture of wind and percussion instruments

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

**Non-Pollutive/Hazardous Industries**

- Manufacture of house furnishing
- Textile bag factories
- Canvass bags and other canvass products factory
- Jute bag factory
- Manufacture of miscellaneous textile goods, embroideries and weaving apparel
- Manufacture of fiber batting, padding and upholstery filling except coir
- Men's and boys' garment factory
- Women's and girls' and ladies' garments factory
- Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
- Manufacture of raincoats and waterproof outer garments except jackets
- Manufacture of miscellaneous wearing apparel except footwear
- Manufacture of miscellaneous fabricated mill work and those n.e.c.
- Manufacture of wooden and cane containers
- Sawali, nipa and split cane factory
- Manufacture of bamboo, rattan and other cane baskets and wares
- Manufacture of cork products
- Manufacture of wooden shoes, shoe lace and other similar products
- Manufacture of miscellaneous wood products and those n.e.c.
- Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.

- Manufacture of paper stationery, envelopes and related articles
- Manufacture of dry ice
- Repackaging of industrial products e.g. paints, varnishes and other related products
- Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants]
- Warehouse/Storage Facility for non-pollutive/hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
- Offices
- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

#### **Building Density and Bulk Regulations**

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

#### **Section 12.18 Regulations in Industrial–2 (I-2) Zone**

An area within a city intended for medium intensity manufacturing or production industries that are:

- a) Pollutive/non-hazardous; and
- b) Pollutive/hazardous.

#### **Allowable Uses**

##### **Pollutive/Non-Hazardous Industries**

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

- Manufacture of hand tools
- Manufacture of general hardware
- Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
- Manufacture of household metal furniture
- Manufacture of office, store and restaurant metal furniture
- Manufacture of metal blinds, screens and shades
- Manufacture of miscellaneous furniture and fixture primarily of metal n.e.
- Manufacture of fabricated structural iron and steel
- Manufacture of architectural and ornamental metal works • Manufacture of boilers, tanks and other structural sheet metal works
- Manufacture of other structural products n.e.c.
- Manufacture of metal cans, boxes and containers
- Manufacture of stamped coated and engraved metal products
- Manufacture of fabricated wire and cable products
- Manufacture of heating, cooking and lighting equipment except electrical
- Sheet metal works generally manual operation
- Manufacture of other fabricated metal products except machinery and equipment n.e.c.
- Manufacture or assembly of agricultural machinery and equipment
- Native plow and harrow factory
- Repair of agricultural machinery
- Manufacture or assembly of service industry machines
- Manufacture or assembly of elevators and escalators
- Manufacture or assembly of sewing machines
- Manufacture or assembly of cooking ranges
- Manufacture or assembly of water pumps
- Refrigeration industry
- Manufacture or assembly of other machinery and equipment except electrical n.e.c.
- Manufacture or assembly of electrical apparatus
- Manufacture or assembly of electrical cables and wires
- Manufacture of other electrical industrial machinery and apparatus n.e.c.
- Manufacture or assembly of electric equipment—radio, television, tape recorder, stereo
- Manufacture or assembly of radio and television transmitting, signaling and detection equipment
- Manufacture or assembly of telephone and telegraphic equipment
- Manufacture of other electronic equipment and apparatus n.e.c.
- Manufacture of industrial and commercial electrical appliances • Manufacture of household cooking, heating and laundry appliances
- Manufacture of other electrical appliances n.e.c.
- Manufacture of electric lamp fixtures
- Warehouse/Storage Facility for pollutive/non-hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/quarters
  - Offices
  - Eateries/canteens
  - Parking lots/garage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses

- Generator houses

**Pollutive/Hazardous Industries**

- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacturing of unprepared animal feeds, other grain milling n.e.c.
- Production prepared feeds for animals
- Grains and cement silos
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing tobacco leaves n.e.c.
- Textile and fiber spinning mills
- Weaving hemp textile
- Jute spinning and weaving
- Miscellaneous spinning and weaving mills n.e.c.
- Hosiery mill
- Underwear and outwear knitting mills
- Garment and undergarment factories
- Fabric knitting mills
- Miscellaneous knitting mills n.e.c.
- Manufacture of mats and mattings
- Manufacture of carpets and rugs
- Manufacture of cordage, rope and twine
- Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
- Manufacture of linoleum and other surface coverings
- Manufacture of artificial leather, oil cloth and other fabrics except rubberized
- Manufacture of coir
- Manufacture of miscellaneous textile n.e.c.
- Manufacture of rough lumber, unworked
- Manufacture of worked lumber
- Re-sawmills
- Woodworking establishments, lumber and timber yards
- Planing mills and sawmills, veneer plants
- Manufacture of veneer, plywood and hardwood
- Manufacture of doors, windows and sashes
- Treating and preserving of wood
- Wood drying kilns
- Manufacture of charcoal
- Manufacture of wood and cane blinds, screens and shades
- Pulp, paper and paperboard factories
- Manufacture of containers and boxes of paper and paper board
- Manufacture of miscellaneous pulp and paper products n.e.c.
- Wood and cardboard box factories
- Manufacture of perfumes, cosmetics and other toilet preparations
- Manufacture of waxes and polishing preparations
- Manufacture of candles
- Manufacture of inks
- Manufacture of miscellaneous chemical products n.e.c.



- Tire retreating and rebuilding
- Manufacture of rubber shoes and slippers
- Manufacture of industrial and molded rubber products
- Manufacture of plastic footwear
- Manufacture of plastic furniture
- Manufacture of other fabricated plastic products n.e.c.
- Manufacture of table and kitchen articles
- Manufacture of pottery, china and earthen ware n.e.c.
- Manufacture of flat glass
- Manufacture of glass containers
- Manufacture of miscellaneous glass and glass products n.e.c.
- Manufacture of clay bricks, clay tiles and hollow clay tiles
- Manufacture of miscellaneous structural clay products n.e.c.
- Manufacture of structural concrete products
- Manufacture of asbestos products
- Manufacture of engines and turbines except motor vehicles, marine and aircraft
- Manufacture of metal cutting, shaving and finishing machinery
- Manufacture of wood working machinery
- Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
- Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
- Manufacture, assembly, rebuilding, repairing of paper industry machinery
- Manufacture, assembly, rebuilding, repairing of trade machinery and equipment
- Manufacture of rice mills
- Manufacture of machines for leather and leather products
- Manufacture of construction machinery
- Manufacture of machines for clay, stove and glass industries
- Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
- Manufacture of dry cells, storage battery and other batteries
- Boat building and repairing
- Ship repairing industry, dock yards, dry dock, shipways
- Miscellaneous shipbuilding and repairing n.e.c.
- Manufacture of locomotives and parts
- Manufacture of railroad and street cars
- Manufacture or assembly of automobiles, cars, buses, trucks and trailers
- Factories for engines and turbines and attached testing facilities
- Hangars
- Manufacture and assembly plants of aircraft engine
- Repair and testing shops for aircraft engines and parts
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Dry cleaning plants using flammable liquids
- Paint stores with bulk handling
- Paint shops and spray-painting rooms
- Signs and billboards painting shops
- Warehouses where highly combustible materials are stored
- Factories where loose combustible fiber/dirt are manufactured, processed or generated
- Warehouse for pollutive/hazardous

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

#### **Building Density and Bulk Regulations**

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 21 meters above highest grade as provided in the NBC subject to national locational guidelines and standards of concerned agencies.

#### **Section 12.19 Regulations in Industrial–3 (I-3) Zone**

An area within a city intended for heavy manufacturing or production industries that are:

- a) highly pollutive/non-hazardous
- b) highly pollutive/hazardous
- c) highly pollutive/extremely hazardous
- d) pollutive/extremely hazardous
- e) non-pollutive/extremely hazardous

#### **Allowable Uses**

##### **Highly Pollutive/Non-Hazardous Industries**

- Meat processing, curing, preserving except processing of ham, bacon, sausage and chicharon
- Milk processing plants (manufacturing filled, reconstituted, or recombined milk, condensed or evaporated)
- Butter and cheese processing plants
- Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream-related products)
- Other dairy products n.e.c.
- Canning and preserving of fruits and fruit juices
- Canning and preserving of vegetables and vegetable juices
- Canning and preserving of vegetable sauces
- Miscellaneous canning and preserving of fruits and vegetables n.e.c.
- Fish canning
- Patis factory
- Bagoong factory
- Processing, preserving and canning of fish and other seafood n.e.c.
- Manufacture of desiccated coconut
- Manufacture of starch and its by-products
- Manufacture of wines Manufacture of malt and malt liquors
- Manufacture of soft drinks, carbonated water

- Manufacture of instant beverages and syrups
- Other non-alcoholic beverages n.e.c.
- Other slaughtering, preparing and preserving meat products n.e.c.
- Cooking oil and soap processing plants
- Warehouse for highly pollutive/non-hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
- Offices
- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

#### **Highly Pollutive/Hazardous Industries**

- Vegetable oil mills, including coconut oil
- Manufacture of refined cooking oil and margarine
- Manufacture of fish, marine and other animal oils
- Manufacture of vegetable and animal oils and fats n.e.c.
- Sugar cane milling (centrifugal and refined)
- Sugar refining
- Muscovado sugar mill
- Distilled, rectified and blended liquors n.e.c.
- Cotton textile mill
- Ramie textile mill Rayon and other man-made fiber textile mill
- Bleaching and drying mills
- Manufacture of narrow fabrics
- Tanneries and leather finishing plants
- Pulp mill
- Paper and paperboard mills
- Manufacture of fiberboard
- Manufacture of inorganic salts and compounds
- Manufacture of soap and cleaning preparations
- Manufacture of hydraulic cement
- Manufacture of lime and lime kilns
- Manufacture of plaster
- Products of blast furnaces, steel works and rolling mills
- Products of iron and steel foundries
- Manufacture of smelted and refined non-ferrous metals
- Manufacture of rolled, drawn or extruded non-ferrous metals
- Manufacture of non-ferrous foundry products
- Oil depot/terminal (greater than 7.950 kilo-liters)
- Warehouse for highly pollutive/hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
- Offices

- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses
- Class "A" slaughterhouse/abattoir
- Class "AA" slaughterhouse/abattoir
- Class "AAA" slaughterhouse/abattoir

#### **Highly Pollutive/Extremely Hazardous Industries**

- Manufacture of industrial alcohols • Factories for highly flammable chemicals
- Other basic chemicals n.e.c.
- Manufacture of fertilizers
- Manufacture of pesticides
- Manufacture of synthetic resins, plastic materials and man-made fibers except glass
- Plastics resin plants [monomer and polymer
- Plastics compounding and processing plants
- Petroleum refineries
- Manufacture of reclaimed, blended and compound petroleum products
- Manufacture of miscellaneous products of petroleum and coal, n.e.c.
- Warehouse for highly pollutive/extremely hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
- Offices
- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

#### **Pollutive/Extremely Hazardous Industries**

- Manufacture of paints
- Manufacture of varnishes, shellac and stains
- Manufacture of paint removers
- Manufacture of other paint products
- Manufacture of matches
- Manufacture of tires and inner tubes
- Manufacture of processed natural rubber not in rubber plantation
- Manufacture of miscellaneous rubber products n.e.c.
- Water and power generation complexes
- Liquid and solid waste management complexes
- Power plants (thermal, hydro or geothermal)
- All other types of complexes for public utilities
- Warehouse for pollutive/extremely hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:

- Staff houses/quarters
- Offices
- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

#### **Non-pollutive/Extremely Hazardous Industries**

##### **Manufacture of compressed and liquefied gases**

- Storage tanks, buildings for storing gasoline, acetylene, liquefied petroleum gas, calcium, carbides, oxygen, hydrogen and the like
- Armories, arsenals and munitions factories
- Match and fireworks factories
- Acetylene and oxygen generating plants
- Warehouse for non-pollutive/extremely hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
- Offices
- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

#### **Building Density and Bulk Regulations**

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 27 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

### **Section 12.20 Regulations in General Institutional Zone**

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

#### **Allowable Uses**

- Government or civic centers to house national, regional or local offices in the area
- Police and fire stations
- Other types of government buildings
- Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
- Learning facilities such as training centers, seminar halls and libraries
- Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- Museums, exhibition halls and art galleries
- Convention center and related facilities
- Civic centers and community centers



- General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,
- Places of worship, such as churches, mosques, temples, shrines, chapels
- Seminaries and convents
- Embassies/consulates
- Parking buildings
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
- Offices
- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

**Building Density and Bulk Regulations**

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

**Section 12.21 Regulations in Special Institutional Zone**

An area within a city intended principally for particular types of institutional establishments e.g. welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservation/bases/training grounds, etc.

**Allowable Uses (merge with GInZ)**

- Welfare home, orphanages, boys and girls town, nursing homes, homes for the aged and the like
- Rehabilitation and vocational training centers for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, ex-sanitaria inmates and similar establishments
- Military camps/reservations/bases and training grounds
- Jails, prisons, reformatories and correctional institution
- Penitentiaries and correctional institutions
- Leprosaria
- Psychiatric facilities, such as mental hospitals, mental sanitaria/asylums,
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
- Offices
- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

#### **Building Density and Bulk Regulations**

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

#### **Section 12.22 Regulations in Parks and Recreation Zone**

An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

##### **Allowable Uses**

- (Add Parks & Recreation list of compatibility matrix in ZO 216)
- Parks, playgrounds, pocket parks, parkways, promenades and play lots, gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheatres and swimming pools
- Ball courts, skating rinks and similar uses
- Memorial/Shrines monuments, kiosks and other park structures
- Sports clubs
- Parking structures/facilities
- Open space buffers and easements
- Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
- Offices
- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

#### **Building Density and Bulk Regulations**

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

#### **Section 12.23 Regulations in Cemetery/Memorial Park Zone**

An area in a city intended for the interment of the dead.

##### **Allowable Uses**

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

#### **Building Density and Bulk Regulations**

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

#### **Section 12.24 Regulations in Buffer/Greenbelt Zone**

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.

##### **Allowable Uses**

- Parks and park structures such as playgrounds, jogging trails, bicycle lanes
- Plant nurseries
- Ground-level or underground parking structures/facilities
- Agriculture, silviculture, horticulture
- Open spaces/gardens
- Customary accessory uses incidental to any of the above such as offices, eateries/canteens, parking, kiosks, retail stores and toilet facilities

##### **Building Density and Bulk Regulations**

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is six (6) meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

#### **Section 12.25 Regulations in Utilities, Transportation, and Services Zone**

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

##### **Allowable Uses**

- Bus and railway depots and terminals
- Port facilities
- Airports and heliport facilities
- All other types of transportation complexes
- Power plants (thermal, hydro, geothermal, wind, solar)
- Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants]
- Liquid and solid waste management facilities
- Climate monitoring facilities
- Telecommunication facilities such as cell (mobile) phone towers
- All other types of large complexes for public services
- Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
- Offices
- Parking lots/garage facilities
- Eateries/canteens

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

#### **Building Density and Bulk Regulations**

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

### **Section 12.27 Tourism Zone**

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

#### **Allowable Uses**

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

#### **Tourism accommodation such as:**

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

### **Section 13. Regulations in Overlay Zones**

A “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations may pertain to additionally allowable uses, building density and bulk and building/ structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

#### **Section 13.1 Landslide Overlay Zone (FLD-OZ) (refer to Section 7)**

##### **Objective**

LSD-OZ regulations are applied in areas identified in the CLUP as highly susceptible to landslides. The objectives of these regulations are to avoid/minimize potentials for landslide occurrence, and to protect lives and properties from its impacts.

##### **Allowable Uses**

Allowable uses shall be as provided in the Base Zone, subject to the following additional regulations.

#### **Building Density and Bulk Regulations**

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

- 20% for Parks and Recreation uses
- 30% for all other uses/activities

The MAPSO shall include all buildings and structures built or to be built on the lot.

#### **The unpaved Surface Area (USA) of developments shall:**

- Not be less than 70% for Parks and Recreation uses
- Not be less than 60% for all other uses/activities

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

#### **Building/Structure Design Regulations**

Site development shall be designed with consideration to avoiding/minimizing (1) risks that it will be affected by landslides; (2) its adverse impacts to the soil; (3) and risks that it will cause landslides to nearby areas/properties.

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

### **Section 13.2. Flood Overlay Zone (FLD-OZ) (refer to Section 7)**

#### **Objective**

FLD-OZ regulations are applied in areas that have been determined in the CLUP as flood-prone. The objective of the Flood Overlay Zone is to protect lives and properties from the harmful effects of flood.

#### **Allowable Uses**

- Allowable uses shall be as provided in the respective Base Zone, subject to the following additional regulations

#### **Building Density and Bulk Regulations**

- MAPSO: 70% of TLA, 30% open space
- USA: not less than 15% of TLA

#### **Building/Structure Design Regulations**

- Buildings shall be made flood proof through any or combination of the following means:



- Raising the lowest floor line at or above the Flood Protection Elevation (FPE) as determined by the DPWH either through fill or by using stilts;
- Providing roof decks that can be used for evacuation purposes;
- Building utility connections such as those for electricity, potable water and sewage shall be located at elevations higher than the FPE;
- Natural drainage patterns should not be altered; and
- Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

### **Section 13.3 Tsunami Overlay Zone (refer to Section 7)**

#### **Objective**

Tsunami Overlay Zone regulations are applied in areas identified in the CLUP as highly susceptible to Tsunami. The objectives of these regulations are to avoid/minimize potentials for tsunamic occurrence, and to protect lives and properties from its impacts.

#### **Allowable Uses**

- Allowable uses shall be as provided in the Base Zone, subject to the following additional regulations.

#### **Building/Structure Design Regulations**

- Build structures with reinforced concrete instead of wood. Reinforced concrete or steel-frame structures are recommended for vertical evacuation structures.
- Mitigate resistance. Design structures to let the water flow through. Build multi-structures, with the first floor being open (or on stilts) or breakaway so the major force of water can move through. Rising water will do less damage if it can flow underneath the structure.
- Orient the building at an angle to the shoreline. Walls that directly face the ocean will suffer more damage.
- Use continuous steel framing strong enough to resist force winds.

### **Section 13.4 Storm Surge Overlay Zone (refer to Section 7)**

#### **Objective**

Storm Surge Overlay Zone regulations are applied in areas identified in the CLUP as highly susceptible to Storm Surge. The Objectives of these regulations are to avoid/minimize potentials for storm surge occurrence, and to protect lives and properties from its impacts.

#### **Allowable Uses**

- Allowable uses shall be as provided in the Base Zone, subject to the following additional regulations.

#### **Building/Structure Design Regulations**

- The best strategy is to build the habitable floor level as high as possible from the ground.
- Mitigate resistance. Design structures to let the water flow through. Build multi-story structures, with the first floor being open (or on stilts) or breakaway so the major force

of water can move through. Rising water will do less damage if it can flow underneath the structure.

- Orient the building at an angle to the shoreline. Walls that directly face the ocean will suffer more damage.

### **Section 13.5 Heritage Overlay Zone (HTG-OZ) Objective (refer to Section 7)**

- The HTG-OZ is applied in areas with historic centers/heritage zones, including heritage houses.
- The objectives are: 1) to preserve existing historic structures/sites; and 2) to harmonize the design and construction of new ones with the design of these historic structures/sites.

#### **Allowable Uses**

- Uses allowed under Rule II. Land Use Policies and Regulations of the *Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/ Heritage Zones* by the National Historical Commission of the Philippines (NHCP) shall apply to sites that the NHCP or National Museum (NM) has declared Historic Centers or Heritage Zones, by virtue of RA 10066 (Heritage Act).

#### **For declared heritage houses, allowable uses shall be limited to:**

- Single-detached residential
- Museum
- Shops, offices, restaurants, craftsmen's workshops and retail outlets (only at the ground floor)
- For new construction, allowable uses shall be as provided in the base R-1 Zones.

#### **Building Density and Bulk Regulations**

The following regulations supersede those provided in the base R-1 zone:

- For declared heritage houses:
- The height and floor area of the existing building shall not be altered.
- For new construction:

BHL: Building height limit for buildings within the buffer zone shall not be more than the roof apex of the declared heritage structure (*Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones*, NHCP 2012)

#### **Building/Structure Design Regulations**

- Rule III. Building Requirements of the *Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones* by the National Historical Commission of the Philippines (NHCP) shall apply to sites that the NHCP or National Museum (NM) has declared Historic Centers or Heritage Zones, by virtue of RA 10066 (Heritage Act).

#### **For declared heritage houses:**

- Repair and renovation work, to include building and landscape, shall ensure that the original architectural design at the interior and exterior are maintained.□
- The size and appearance of business and other signs shall be made to blend with the period design of the house.

#### **For new construction:**

- Designs, to include building and landscape, shall be made similar to the period designs of the declared houses of ancestry

#### **Other Regulations**

- Other regulations, policies and standards may be promulgated by the Heritage Cultural Conservation Council/Committee (or its equivalent body) to suit local needs and conditions.

### **Section 13.6. Ecotourism Overlay Zone (ETM-OZ) (refer to Section 7)**

#### **Objective**

The objective for this Overlay Zone is to ensure that the dual goals of environmental conservation and tourism economic development are attained.

#### **Allowable Uses**

In addition to those uses that may be allowed in the Base Zone, the following are uses and activities that may be allowed in the Ecotourism Overlay Zone:

- Accommodation facilities
- Boardwalks
- Dining facilities
- Dive shops/Diving lesson establishments
- Water-oriented recreation/sports rental equipment shops
- Tourism-oriented retail shops (e.g. souvenirs, clothes, etc.)
- Foreign exchange shops/establishments

#### **Building Density and Bulk Regulations**

- Ecotourism facilities such as resorts should have heights of no greater than 7 meters from highest grade to roof apex line.
- The minimum setback of buildings from the inland foreshore line is 20 meters.
- The maximum building footprint shall be 20% of the total lot area.
- Building/Structure Design Regulations
- Ecotourism facilities such as hotels, resorts, should be made of light indigenous materials.
- Designs should conform to the applicable standards of the Department of Tourism.
- Only single-detached or duplex structures shall be allowed.
- The freeboard elevation of buildings shall be 600mm measured from the outermost building line facing the foreshore to the building's finish floor line.
- Buildings on stilts are encouraged.
- Electrical appliances should be raised with a minimum height of 600mm from each building's finish floor line.
- The use of impermeable paving materials outside of building envelopes shall not be allowed.
- Only picket fences made of wood or bamboo and with heights no greater than 600mm shall be allowed.
- The use of firewalls along property lines shall not be allowed.

#### **Section 14. Zoning Incentives**

Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that use CCA/DRRM technology or innovations, i.e., use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems.

To reduce the impacts associated with 1.5 degree Celsius of global warming as reported by the Intergovernmental Panel of Climate Change (IPCC), a twenty percent (20%) reduction of Locational Clearance fee will be allowed for the following projects in Commercial and Industrial areas:

1. Green infrastructure and ecosystem
2. Use of Solar energy with 50% equivalent reduction from electric consumption as certified by Electrical Engineer.
3. Low energy requirement for buildings as certified by electrical engineer.
4. ICT Centers or buildings with technological innovations that can optimize public transportation efficiency.
5. Open spaces with minimum area of 5,000 square meters planted with trees and promoting urban lifestyle choices of walking and cycling that can lower energy demand.

Similar incentives may also be given to projects for private properties that provide wider setbacks of 10 meters, increased ground level open spaces, provide public infrastructure, conserve heritage sites and adjacent or surrounding areas, and adopting the urban design of the City adjacent to its government projects.

## **Article VI**

### **GENERAL REGULATIONS**

#### **Section 15. Height Regulations**

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

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

#### **Section 16. Area Regulations**

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

1. PD 957, "Subdivision and Condominium Buyers "Protective Law" and its revised implementing rules and regulations.
2. Batas Pambansa 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.
3. RA 7279-Urban Development and Housing Act;
4. PD 1096-National Building Code of the Philippines
5. PD 1185-Fire Code

6. PD 856-Sanitation Code
7. RA 6541-Structural Code
8. Batas Pambansa 344-Accessibility Law
9. Rules and Regulations- DHSUD Town Planning and Zoning Program
10. CA 141 or Public Land Act-Public Lands, including foreshore and reclaimed lands;
11. PD 705 or Revised Forestry Code-Forestlands;
12. PD 1076 or Water Code of the Philippines-Inland and coastal waters' shorelines and riverbanks easements;
13. RA 6657 or Comprehensive Agrarian Reform Law-Agrarian reform lands.
14. RA 7279 or Urban Development and Housing Act (UDHA)-socialized housing and settlements developments;
15. RA7586 or national Integrated Protected Areas Act-protected areas in both land and seas;
16. RA8371 Indigenous People's Rights Act (IPRA) Of 1997 -ancestral lands;
17. RA8535 or Agricultural and Fisheries Modernization Act (AFMA)-SAFDZs and prime agricultural lands;
18. RA 8550 or Revised Fisheries Code-municipal waters and coastal zones;
19. RA 9503 or Philippine Tourism Act-tourism zones and estates;
20. RA 9729 or Philippine Climate Change Act, as amended;
21. Ra 1066 or Philippine Cultural Heritage Act-cultural and heritage zones/areas; and,
22. RA 100121 or Disaster Risk Reduction and Management Act-Disaster-prone and geo-hazard areas;
23. Other relevant guidelines promulgated by the national agencies concerned.

### **Section 17. 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 within a zone of three (3) meters in urban areas, twenty (20) in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easements of public use in the interest of recreation, navigation, floatage, fishing and salvage.

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.

Mandatory five-meter easement on both sides of earthquake fault traces on the ground identified by PHILVOLCS.

As required by the City Government, road widening and road construction program illustrated in Annex 4 as well as other projects that may later on be identified.

Please refer to Volume 4 –Climate and Disaster Risk Assessment (Inventory of Hazards / Analysis on Exposure and Sensitivity pp. 4-38).

### **Section 18. Buffer Regulations**

A buffer of four (4) meters (or as declared by the LGU) shall be provided along entire boundary length between two or more conflicting zones allocating two (2) meters from each side of the zone/sub-zone boundary. The Land Use Intensities of two conflicting zones must be considered such that flexibility in the implementation of buffer to protect the lesser zone. Such buffer strip



should be open and not encroached upon by the building or structure and should be a part of the yard or open space.

#### **Section 19 Specific Provisions in the National Building Code**

Specific provisions stipulated in the National Building Code (PD 1096), as amended thereto, relevant to traffic generators, advertising and business signs, er3ection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

#### **Section 20 Advertising, billboards and Business Signs**

No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without Locational Clearance from the Zoning Administrator/Zoning Officer. Locational Clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot.

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

It shall be unlawful to maintain an obsolete sign by reason of discontinuance of business, service or activity for more than 60 days there from.

## **Article VII**

### **PERFORMANCE STANDARDS**

#### **Section 21. Application of Performance Standards**

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

These shall be enforced through the Implementing Guidelines that is made part of the ZO.

#### **Section 22 Environmental Conservation and Protection Standards**

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

1. Views shall be preserved for public enjoyment especially in sites with high scenic quality to closely considering building orientation, height, bulk, fencing and landscaping.

2. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.
3. Land Use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes and physical, chemical, and biological characteristics of storm water. Streams, watercourse, wet lands, lakes or ponds shall not alter, re-graded, developed, piped, diverted or built upon.
4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;
6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediments yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Ambient water Quality Criteria;
7. Municipal and Industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters;
8. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;
9. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties.
10. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's latest Air Quality Standards.
12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
13. Industrial processes/ activities should not cause negative impacts to the environment. The Zoning Administrator/ Zoning Officer may request for descriptions of these amount of the requirements for Locational Clearance.

### **Section 23. Agricultural Land Conservation and Preservation Criteria**

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

Applications for Agricultural land re-classification approved by the City shall be submitted to the DHSUD for Review and Final Approval.

## **Section 24. Network of Green and Open Spaces**

The city intends to develop a network of Green and Open Spaces as a way to minimize the occurrence of urban heat islands. Development shall conform to the following provisions, as applicable:

1. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 953, PD 957 and BP 220, are respectively required to provide tree-planted strips along their internal roads.
2. Similar developments shall also be required to provide landscaped tree-parks and may be part of the open space requirements mandated by PD 957, BP 220 and related laws. These mandated by PD 957, 220 and related laws, these mandated open spaces shall be classified as non-alienable public lands, and non - buildable.
3. Roof decks of all buildings shall be landscaped, as applicable.
4. Parking lots having at least 20 car parking slots shall be;
  - a) Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown.
  - b) 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

## **Section 25. Site Development Standards**

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

### **Further design would consider the following:**

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

## **Section 26. Infrastructure Capacities**

All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacity of the system/s serving them.

**The Zoning Administrator shall require the following:**

1. **Drainage Impact Assessment Study**  
All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings or condominiums, shopping malls, public markets, schools, universities, residential and industrial and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by a duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.
2. **Traffic Impact Assessment Statement**  
Major, high intensity facilities such as commercial-residential buildings or condominiums having four floors and above, shopping malls, public markets, transportation terminals/garages, schools, universities, residential and industrial subdivisions, cock fighting arena, sports stadia and other similar developments shall be required to submit Traffic Impact Statements. Other traffic generating developments, as determined by the Zoning Administrator/ Zoning Officer, shall be required to submit the same.

## **Article VIII**

### **MITIGATING DEVICES**

## **Section 27. Deviation**

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

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

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

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

2. Deviations (deviation from allowable use provisions)

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

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

### **Section 28. Procedures for Evaluating Variances and/ Exceptions**

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

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

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

## **Article IX**

### **ADMINISTRATION AND ENFORCEMENT**

#### **Section 29. Approved Zoning Maps**

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

- Office of the City Mayor
- Office of the Zoning Administrator
- City Planning and Development Office



- City Assessor's Office
- City Engineer's Office
- City Agrarian Reform Office
- City Agriculture Office
- City Environmental Office

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

### **Section 30. Locational Clearance**

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

#### **Section 30.1 Schedule of Fees**

The Zoning fees shall be paid to the City of Bacolod through the City Treasurer's Office subject to guidelines and schedule of fees and other charges stated in the Revised Local Revenue Code of Bacolod City (City Ordinance No. 565 ser. 2011).

All applicable rules and regulations in the Revised Implementing Rules and Regulations of the National Building Code of the Philippines (PD 1096) shall be adopted by the City of Bacolod including the provisions of the New Schedule of Fees, rates, other charges and penalties.

Thirty percent (30%) of the collection from the zoning fees shall accrue to Trust account for the source of fund of the operation and capital expenditures in the enforcement of the Zoning Ordinance.

## **ZONING LOCATIONAL CLEARANCE**

### **Section 30.2 Application and Certification**

Applicants for Locational Clearance for conforming project or activity shall submit their application to the Zoning Official with site development plan prepared, signed and sealed by any licensed architect and environmental planner, civil engineer and environmental planner or geodetic engineer and environmental planner. After due verification and inspection conducted by the said official or his duly authorized representative, a certificate thereof shall be issued stating among others, that the subject property, business, buildings, renovation, expansion are in conformity with the existing zoning classification of the City.

### **Section 30.3 Payment of Fees**

The fees imposed in this Article shall be paid to the City Treasurer's Office before the permit to develop land, construct renovate and expand in Bacolod City is issued.

### **Section 30.4 Documentary Requirements**

All documentary requirements in securing Zoning Certification or Clearances shall provide digital or soft copies either in flash drive, cd or email.

### **Section 31 Projects of National Significance**

Based on established national standards and priorities, the DHSUD shall continue to issue locational clearances for projects considered to be of vital and national or regional economic or environmental significance. Unless otherwise declared by the NEDA Board, all projects shall be presumed locally-significant. (Para. 2 Section 3a, of EO 72).

### **Section 32. Major and/ or Innovative projects**

The zoning Administrator/Zoning officer or the LZBA, as the case maybe, may seek the assistance of the DHSUD or external consultants in the evaluation of proposed Major and /or innovative projects such as seaports, airports, oil depots, reclamation areas , shopping malls , economic zones, tourism enterprise zones and the like.

### **Section 33. Subdivision Projects**

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

### **Section 34. Planned Unit Development Projects**

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

CDMPs shall also be provided with Deed Restrictions where, upon approval at the Zoning Administrator/ Zoning Officer or LZBA, as the case may be, proof of compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

### **Section 35 Environmental Compliance Certificate**

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

### **Section 36. Building Permit**

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

### **Section 37. Business Permit**

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

### **Section 38. Occupancy Permit**

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

### **Section 39. Validity 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 Locational 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.

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

### **Section 40. Notice of Non Conformance**

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

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

### **Section 41. Existing Non-Conforming Use, Buildings and Structures**

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

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

That such non-conforming portion of any building/structure be destroyed by any cause 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.

1. That such non-conforming use may be move or displace any conforming use.
2. That such non-conforming use and/or structure maybe expanded or altered which increases its non-conformity, but any structure or portion thereof moved to decrease its nonconformity.
3. That such use and/ or structure be moved for any reason to whatever place it shall thereafter conform to the regulation of the zone in which it is moved and vacated.
4. Transfer of a non-conforming and/ or structure shall program the phase-out and relocation within ten (10) years from effectivity of this Ordinance.

#### **Section 42. Responsibility for Administration and Enforcement**

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

#### **Section 43. Qualifications of the Zoning Administrator/Zoning Officer**

The Zoning Administrator/ Zoning Officer should be a registered and licensed Environmental Planner in accordance with RA No. 10587 also known as the Environmental Planning Act of 2013.

- Architect/Architecture Graduate
- Engineer/ Engineering Graduate

#### **Section 44. Power and Functions of a Zoning Administrator/Zoning Officer**

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

##### **1. Enforcement**

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

##### **2. Planning**

- Coordinate with the Regional Office of the DHSUD regarding proposed
- amendments to the Integrated ZO prior to the adoption by the Sangguniang Panlungsod.

#### **Section 45. Complaints and Oppositions**

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

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

#### **Section 46. Functions and Responsibilities of the Local Zoning Board of Appeals**

There is hereby created a Local Zoning Board of Appeals which shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
  - a) Variances
  - b) Exceptions
  - c) Non-Conforming Uses

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

#### **Section 47. Appeals to LZBA Decisions**

Decisions of the LZBA shall be appealable to the DHSUD.

#### **Section 48. Composition of the Local Zoning Board of Appeals (LZBA)**

The LZBA shall be composed of the following:

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

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

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

#### **Section 49. Review of the Zoning Ordinance**

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

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

#### **Section 50. Composition of the Local Zoning Review Committee (LCRZ)**

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

1. Sangguniang Panlungsod Chairperson on Land Use/Zoning (or equivalent committee).
2. City Planning and Development Coordinator
3. City Zoning Administrator/Zoning Officer
4. City Assessor



5. City Legal Officer
6. City Engineer
7. City Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
8. City Agriculturist
9. Agrarian Reform Officer
10. President, Association of Barangay Captains
11. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations and academe.
12. Two (2) non-government and civil society organization representatives.

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

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

### **Section 51. Functions of the Local Zoning Review Committee**

**The Local Zoning Review Committee shall have the following functions:**

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

### **Section 52. Amendments to the Integrated ZO**

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

Any amendment shall take effect only after approval and authentication by DHSUD Section

### **Section 53. Violation and Penalty**

Any person who violates any of the provisions of this Ordinance, shall upon conviction, be punished by a fine not exceeding the latest DHSUD Schedule of Fees and Fines or an imprisonment for a period not exceeding six (6) months and not exceeding one (1) year for cities or both at the discretion of the court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

#### **Section 54. Suppletory Effect of other Laws and Decrees**

The provisions 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 enforce and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

#### **Section 55. Non-Diminution of National Standards**

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

#### **Section 56. Consistency between National and Local Plans, Programs and Projects**

Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the ZO.

#### **Section 57. Separability Clause**

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

#### **Section 58. Repealing Clause**

All ordinances, rules or regulations in conflict of 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 59. Effectivity Clause**

This Zoning ordinance takes effect upon approval by the Department of Human Settlements and Urban Development (DHSUD) and after compliance with the publication requirements of the Local Government Code.

Approved this \_\_\_\_ day of \_\_\_\_\_, 201\_\_

**Approved by:**

\_\_\_\_\_  
City Vice Mayor

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Councilor

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**ATTESTED BY:**

\_\_\_\_\_  
Sangguniang Panlungsod Secretary

**APPROVED BY:**

\_\_\_\_\_  
City Mayor