

Table of Contents

ORDINANCE NO. _____ - _____. 1

ARTICLE I TITLE OF THE ORDINANCE 2

 Section 1. Title of the Ordinance 2

ARTICLE II AUTHORITY AND PURPOSE 2

 Section 2. Authority 2

 Section 3. Purposes 2

 Section 4. General Zoning Principle 2

ARTICLE III DEFINITION OF TERMS 3

ARTICLE IV ZONE CLASSIFICATIONS 4

 Section 5. Division into Zones or Sub-Zones or Overlay Zones 4

 Section 6. Base Zones 4

 Section 7. Overlay Zones 4

 Section 8. Zoning Maps 5

 Section 9. Zone Boundaries 5

 Section 10. Interpretation of Zone Boundary 5

ARTICLE V ZONE REGULATIONS 6

 Section 11. General Provision 6

 Section 12. Regulations in Base Zones 7

 Section 12.1 Regulations in Residential Zone (RZ) 7

 Section 12.2 Regulations in Socialized Housing Zone (SHZ) 10

 Section 12.3 Regulations in Rural Settlements Zone (RSZ) 10

 Section 12.4. Regulations in C-1 Zone 10

 Section 12.5 Regulations in C-2 Zone 13

 Section 12.6 Regulations in C-3 Zone 16

 Section 12.7 Regulations in Light Industrial Zone (I-1) 17

 Section 12.8 Regulations in Medium Industrial Zone (I-2) 20

 Section 12.9 Regulations in General Institutional Zone (GIZ) 23

 Section 12.10 Regulations in Special Institutional Zone (SIZ) 24

 Section 12.11 Regulations in Parks and Recreation Zone (PRZ) 25

 Section 12.12 Regulations in Agricultural Zone (AGZ) 26

 Section 12.13 Regulations in Agro-Industrial Zone (AIZ) 32

 Section 12.14 Regulations in Forest Zones (FZ) 33

 Section 12.15 Regulations in Water Zone 35

 Section 13. Regulations in Overlay Zones 36

 Section 13.1. Flood Hazard Overlay Zone Regulations 36

 Section 13.2. Landslide Hazard Overlay Zone Regulations 40

Section 13.3. Historical or Heritage Zone Regulations.....41
Section 13.4. Protection and Conservation Overlay Zone Regulations.....42
Section 13.5 No Build Zone Regulations.....45
Section 14. Zoning Incentives.....45

ARTICLE VI GENERAL REGULATIONS46

Section 15. Height Regulations.....46
Section 16. Area Regulations.....46
Section 17. Development Density.....47
Section 18. Building Density Regulations.....48
Section 19. Easement.....49
Section 20. Buffer Regulations.....49
Section 21. Specific Provisions in the National Building Code.....49
Section 22. Advertising, Billboards and Business Signs.....49

ARTICLE VII PERFORMANCE STANDARDS.....50

Section 23. Application of Performance Standards.....50
Section 24. Environmental Conservation and Protection Standards.....50
Section 25. Agricultural Land Conservation and Preservation Criteria.....51
Section 26. Network of Green and Open Spaces.....51
Section 27. Site Development Standards.....52
Section 28. Infrastructure Capacities.....53

ARTICLE VIII MITIGATING DEVICES.....54

Section 29. Deviation.....54
Section 30. Procedures for Evaluating Variances and/ or Exceptions.....55

ARTICLE IX ADMINISTRATION AND ENFORCEMENT.....55

Section 31. Approved Zoning Maps.....55
Section 32. Locational Clearance.....56
Section 33. Projects of National Significance.....56
Section 34. Major and/ or Innovative Projects.....56
Section 35. Subdivision Projects.....56
Section 36. Temporary Approval.....56
Section 37. Community Consultation.....57
Section 38. Environmental Compliance Certificate.....57
Section 39. Barangay Clearance.....58
Section 40. Building Permit.....58
Section 41. Business Permit.....58
Section 42. Occupancy Permit.....58

Section 43. Validity of Locational Clearance.....	58
Section 44. Notice of Non-Conformance.....	58
Section 45. Existing Non-Conforming Uses, Buildings and Structures.....	58
Section 46. Responsibility for Administration and Enforcement.....	59
Section 47. Qualifications of the Zoning Administrator.....	59
Section 48. Powers and Functions of a Zoning Administrator.....	60
Section 49. Complaints and Oppositions.....	60
Section 50. Functions and Responsibilities of the City Zoning Board of Appeals.....	60
Section 51. Appeals to CZBA Decisions.....	61
Section 52. Composition of the City Zoning Board of Appeals (CZBA).....	61
Section 53. Interim Provision.....	61
Section 54. Review of the Zoning Ordinance.....	62
Section 55. Composition of the Local Zoning Review Committee (LZRC).....	62
Section 56. Functions of the Local Zoning Review Committee.....	62
Section 57. Amendments to the Integrated ZO.....	63
Section 58. Violation and Penalty.....	63
Section 59. Suppletory Effect of Other Laws and Decrees.....	63
Section 60. Non-Diminution of National Standards.....	63
Section 61. Consistency Between National and Local Plans, Programs and Projects	63
Section 62. Separability Clause.....	64
Section 63. Repealing Clause.....	64
Section 64. Effectivity Clause.....	64
Annex A City-Wide Planning Objectives.....	65
Annex B Definition of Terms.....	71
Annex C Zoning Maps.....	85

List of Tables

Regulations in Residential Zone (RZ)..... 7
Regulations in C-1 Zone 11
Regulations in C-2 Zone 14
Regulations in C-3 Zone 17
Regulations in Light Industrial Zone (I-1)..... 17
Regulations in Medium Industrial Zone (I-2) 20
Regulations in General Institutional Zone (GIZ)..... 23
Regulations in Special Institutional Zone (SIZ) 24
Regulations in Parks and Recreation Zone (PRZ) 25
Regulations in Agricultural Zone (AGZ) 26
Regulations in Agro-Industrial Zone (AIZ) 32
Regulations in Forest Zones (FZ) 34
Flood Hazard Overlay Zone Regulations.....36
Landslide Hazard Overlay Zone Regulations.....36
Historical or Heritage Zone Regulations.....40
Protection and Conservation Overlay Zone Regulations.....42
No Build Zone Regulations.....45

List of Maps

Zoning Map.....86
Flood Hazard Overlay Zone Map.....87
Landslide Hazard Overlay Zone Map.....88
Historical or Heritage Zone Map.....89
Protection and Conservation Overlay Zone Map.....90
No Build Zone Map.....91