



Zoning Ordinance



Santa Fe, Romblon

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Acronyms

AGZ	Agricultural Zone
AFMA	Agriculture and Fisheries Modernization Act
AgIndZ	Agri-Industrial Zone
B/GZ	Buffer/Greenbelt Zone
BB-OZ	Billboards Overlay Zone
BFAR	Bureau of Fisheries and Aquatic Resources
BHL	Building Height Limit
BP	Batas Pambansa
BSWM	Bureau of Soils and Water Management
C1-Z	Commercial 1 Zone
C2-Z	Commercial 2 Zone
C3-Z	Commercial 3 Zone
CA	Commonwealth Act
CAAP	Civil Aviation Authority of the Philippines
CAD/T	Certificate of Ancestral Domain Title
CAL/T	Certificate of Ancestral Lands Title
CARL	Comprehensive Agrarian Reform Law (RA 6657) of 1988
CCA	Climate Change Adaptation
CBD	Central Business District
CDMP	Comprehensive Development Master Plan
CF-SZ	Commercial Fishing Sub-Zone
CH-OZ	Critical Habitat Overlay Zone
C/MP-Z	Cemetery/Memorial Park Zone
CLUP	Comprehensive Land Use Plan
CMP	Community Mortgage Program
CR-SZ	Civil Reservation Sub-Zone
D/E-SZ	Delta-Estuary Sub-Zone
DA	Department of Agriculture
DAO	Department Administrative Order
DAR	Department of Agrarian Reform
DENR	Department of Environment and Natural Resources
DRRM	Disaster Risk Reduction and Management
DTI	Department of Trade and Industry
ECA	Environmentally Critical Area
ECC	Environmental Compliance Certificate
ECP	Environmentally Critical Project
Ect-OZ	Ecotourism Overlay Zone
EIS	Environmental Impact Statement
EMB	Environmental Management Bureau
EO	Executive Order
FAR	Floor Area Ratio
FB-SZ	Forest Buffer Sub-Zone
FL-SZ	Foreshore Land Sub-Zone
FLD-OZ	Flood Overlay Zone
FLUP	Forest Land Use Plan
FLT-OZ	Active Fault Overlay Zone
FPE	Flood Protection Elevation
FR-SZ	Forest Reserve Sub-Zone
FRS-SZ	Fishery Refuge and Sanctuary Sub-Zone
FyR-SZ	Fishery Reserve Sub-Zone
FZ	Forest Zone
GC-Z	General Commercial Zone
GFA	Gross Floor Area
GI-Z	General Institutional Zone
GR-Z	General Residential Zone

GZ-SZ	Grazing Land Sub-Zone
HLURB	Housing and Land Use Regulatory Board
HTG-OZ	Heritage Overlay Zone
HUC	Highly Urbanized City
I1-Z	Industrial 1 Zone
I2-Z	Industrial 2 Zone
I3-Z	Industrial 3 Zone
ICCs	Indigenous Cultural Communities
IFP-SZ	Industrial Forest Plantation Sub-Zone
IP	Indigenous People
IPRA	Indigenous Peoples' Rights Act of 1997 (RA 8371)
IRR	Implementing Rules and Regulations
KBA-OZ	Key Biodiversity Area Overlay Zone
La-SZ	Lake Sub-Zone
LC	Locational Clearance
LC-E	Locational Clearance -Exception
LC-V	Locational Clearance - Variance
LC-VE	Locational Clearance - Variance & Exception
LGC of 1991	Local Government Code of 1991
LGU	Local Government Unit
LSD-OZ	Landslide Overlay Zone
LZBA	Local Zoning Board of Appeals
LZRC	Local Zoning Review Committee
MAPSO	Maximum Allowable Percentage of Site Occupancy
MF-SZ	Municipal Fishing Sub-Zone
MMDA	Metro Manila Development Authority
ML-Z	Mineral Land Zone
Mn-SZ	Mangrove Sub-Zone
MNR-SZ	Mineral Reservation Sub-Zone
MPSA	Mineral Production Sharing Agreement
MR-SZ	Military Reservation Sub-Zone
MR2-SZ	Maximum Residential 2 Sub-Zone
MR3-SZ	Maximum Residential 3 Sub-Zone
MZP-SZ	Mariculture Zone and Parks Sub-Zone
NAMRIA	National Mapping and Resource Information Authority
NBC	National Building Code
NCIP	National Commission on Indigenous Peoples
n.e.c.	not elsewhere classified
NEDA	National Economic and Development Authority
NHC	National Historical Commission
NIPAS	National Integrated Protected Areas System
NIPAS Act	National Integrated Protected Areas System Act of 1992 (RA 7586)
NMU-SZ	NIPAS: Multiple Use Sub-Zone
NPAAAD	Network of Protected Areas for Agriculture and Agro-Industrial Development
NSCB	National Statistics Coordination Board
NP-SZ	National Park Sub-Zone
NSP-SZ	NIPAS: Strict Protection Sub-Zone
OBO	Office of Building Official
OS	Open Space
OZ	Overlay Zone
PAGASA	Philippine Atmospheric, Geophysical, Astronomical Services Administration
PAMB	Protected Area Management Board
PAMP	Protected Area Management Plan
PD	Presidential Decree
PDA-SZ	Production Agricultural Sub-Zone

PEZA	Philippine Economic Zone Authority
PHIVOLCS	Philippines Volcanology and Seismology Research Institute
PNP	Philippine National Police
PRZ	Parks and Recreation Zone
PTA-SZ	Protection Agricultural Sub-Zone
PUD	Planned Unit Development
PUV	Public Utility Vehicle
Q-SZ	Quarry Sub-Zone
R1-Z	Residential 1 Zone
R2-Z	Residential 2 Zone
R3-Z	Residential 3 Zone
R4-Z	Residential 4 Zone
R5-Z	Residential 5 Zone
RA	Republic Act
RFE	Regional Flood Elevation
SAFDZ	Strategic Agriculture and Fisheries Development Zone
SB	Sangguniang Bayan
SCD-OZ	Scenic Corridor Overlay Zone
SH-Z	Socialized Housing Zone
SI-Z	Special Institutional Zone
SL-SZ	Sealane Sub-Zone
SP	Sangguniang Panlalawigan
SP-SZ	Strict Protection Sub-Zone
SPED	Special Education
SsM-SZ	Small-scale Mining Sub-Zone
SU-SZ	Special Use Sub-Zone
SUDS	Sustainable Urban Drainage Systems
TIEZA	Tourism Infrastructure and Enterprise Zone Authority
TLA	Total Lot Area
TOD-OZ	Transit-Oriented Development Overlay Zone
T-Z	Tourism Zone
UCD-OZ	Urban Corridor Overlay Zone
UDHA	Urban Development and Housing Act (RA 7279) of 1992
USA	Unpaved Surface Area
UTS-Z	Utilities, Transportation and Services Zone
WZ	Municipal Water Zone
ZO	Zoning Ordinance

MUNICIPAL ORDINANCE NO. 140**Series of 2018****AN ORDINANCE ADOPTING THE INTEGRATED ZONING REGULATIONS OF THE MUNICIPALITY OF STA. FE AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.**

Be it ordained/ enacted by the Sangguniang Bayan of Santa Fe

WHEREAS, the implementation of 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;

NOW THEREFORE, the Sangguniang Bayan of Santa Fe, Romblon in a session assembled hereby adopts the following integrated Zoning Ordinance.

Article I
Title of the Ordinance

Section 1. Title of the Ordinance. This Zoning Ordinance shall be known as the integrated Zoning Ordinance (ZO) of the Municipality of Santa Fe 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/Municipality, through the Sangguniang Panlungsod/Bayan, 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 Municipality;

Guide, control and regulate the growth and development of public and private lands in Sta. Fe 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 Municipality 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 SB Resolution No. 44,s-2018 dated December 21,2018, as follows:

1. *The Ordinance reflects the Municipality's vision, " By 2028, the Municipality of Santa Fe as premier agri-tourism destination in the southern part of Tablas Island with secured, self-reliant, healthy, God-fearing, and empowered people living in a resilient and ecologically-balanced community led by competent and service-oriented leaders."*
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 Municipality'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 Municipality 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 become involved especially in critical development decisions; and*
8. *The regulations in the Zoning Ordinance are considered as land use management tools that are 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.

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

Active Fault Overlay Zone (FLT-OZ) – an area in a municipality defined by five (5)-meter wide strips on both sides of and running along identified earthquake faults. The objective of this overlay zone is to minimize the possible harmful effects of fault movements to properties.

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

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

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.

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

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-Forestry – land management which combines agricultural crops with tree crops and forest plants and/or animals simultaneously or sequentially and applies management practices which are compatible with the cultural patterns of the local population.

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

Ancestral Domains – per the Indigenous Peoples Rights Act of 1997 (RA 8371), these refer to all areas generally belonging to Indigenous Cultural Communities/Indigenous Peoples (ICCs/IPs) comprising lands, inland waters, coastal areas, and natural resources therein, held under a claim of ownership, occupied or possessed by ICCs/IPs.

Ancestral Lands– refer to land occupied, possessed and utilized by individuals, families and clans who are members of the ICCs/IPs...(IPRA).

Ancestral Domain Overlay Zone (AD-OZ) – an area in a city/municipality intended for the preservation of the traditional way of life of indigenous people.

Aquaculture Sub-Zone (Aq-SZ)–an area within the Municipal Waters Zone of a municipality 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 mudcrab culture. The culture system helps in providing alternative livelihood to fisherfolk while instilling in them the value of coastal protection and maintenance of the ecosystem.

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

Buffer/Greenbelt Zone (B/GZ) – an area within a municipality 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 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.

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

Certificate of Ancestral Domain Title (CAD/T) – a title formally recognizing the rights of possession and ownership of ICCs/IPs over their ancestral domains that have been identified and delineated in accordance with Indigenous Peoples Rights Act (RA 8371)

Certificate of Ancestral Lands Title (CAL/T) – refers to a title formally recognizing the rights of ICCs/IPs over their ancestral lands (RA 8371)

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.

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 or municipality where the slaughterhouse is located.

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

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 a municipality where commercial fishing, subject to the provisions of the Fisheries Code, is allowed.

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

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

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.

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

- 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:

- a. Heavy industries
 - non-ferrous metal industries;
 - iron and steel mills;
 - petroleum and petro-chemical industries including oil and gas; and
 - smelting plants.
- b. Resource extractive industries
 - major mining and quarrying projects; and
 - 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)
- c. Infrastructure projects
 - major dams;
 - major power plants (fossil-fuelled, nuclear-fuelled, hydroelectric or geothermal);
 - major reclamation projects, and
 - major roads and bridges.
- d. 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.

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.

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 municipality “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)

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

Flood Overlay Zone (FLD-OZ) – an area in a municipality 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 proofed

Forest – refers to either natural vegetation or plantation of crops mainly of trees, or both, occupying a definable, uninterrupted or contiguous area exceeding but not less than one hectare with tree crown covering at least ten percent (10%) of the areas, exclusive of the associated seedlings, saplings, palms, bamboos and other undercover vegetation. A natural forest is a stand dominated by trees whose structure, functions and dynamics have been largely the result of natural succession process. A natural forest is classified as either 1) primary or virgin forest which has not never been subjected to significant human disturbance, or has not been significantly affected by the gathering of forest products such that its natural structure, functions and dynamics have not undergone any major ecological change; or 2) secondary or residual forest that maybe classified into either degraded or productive type (DENR DAO No. 99-53).

Forest Buffer Sub-Zone (FB-SZ) – an area within the Forest Zone of a municipality which are “outside the boundaries and immediately adjacent to designated protected areas that need special development control in order to prevent or minimize harm to the protected area (NIPAS Act).”

Forestlands –include the public forest, permanent forest or forest reserves, and forest reservations (PD 1559. Further Amending PD 705, otherwise known as the Revised Forestry Code of the Philippines. 1978).

Forest Reservation – refers to forestlands which have been reserved by the President of the Philippines for any specific purpose or purposes (Forestry Code).”

Forest Reserve Sub-Zone (FR-SZ) – an area within the Forest Zone of a municipality, which “refers to those lands of the public domain which have been the subject of the present system of classification and determined to be needed for forest purposes. Also called “Permanent Forest” (Revised Forestry Code, PD 1559)

Forest Zone (FZ) – an area within a municipality which are intended primarily for forest purposes. This includes Forestlands and areas outside of Forestlands that are declared for forest purposes by this Ordinance.

Forestry Code – refers to Presidential Decree No. 705 or the Revised Forestry Code of the Philippines, as amended.

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

General Institutional Zone (GI-Z) – an area within a municipality 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 municipality 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.

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

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.

IPRA – shall mean the Indigenous Peoples Rights Act of 1997 (Republic Act 8371).

Lake Sub-Zone (La-SZ) – an area in the Municipal Waters Zone of a municipality defined as “an inland body of water, an expanded part of a river, a reservoir formed by a dam, or a lake basin intermittently or formerly covered by water.” (Fisheries Code)

Landslide Overlay Zone (LSD-OZ) – an area in a municipality 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.

Mangrove Sub-Zone (Mn-SZ) – an area in the Municipal Waters Zone of a municipality 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).

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, aquasilviculture, 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).

Mining Act –shall refer to the Philippine Mining Act of 1995 or RA 7942.

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.

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

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 municipality 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 municipalities designated for the passage of water vessels.

NIPAS Act – shall refer to the National Integrated Protected Areas System Act of 1992 or RA 7586.

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:

- a. Reserved second growth forests;
- b. Mangroves;
- c. Buffer strips;
- d. Freshwater swamps and marshes; and
- e. 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:

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

Official Zoning Map – a duly authenticated map delineating the different zones into which the whole Municipality 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.

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

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.

General Agricultural Sub-Zone (PDA-SZ) – an area within the Agricultural Zone of municipalities that are outside of NPAAAD and declared by the Municipality for agricultural use.

Production Forest – an area within a municipality which are “forestlands tended primarily for the production of timber. These are areas below 50% in slope and less than 1,000 meters in elevation. This includes natural and man-made forests.”(DENR DAO 95- 15)

Forestlands available for timber and agro-forestry production, range lands for grazing and other forestlands special uses. (FM Technical Bulletin No.5 as cited in ITTD PD 222/03 Rev.1)

Protected Areas – areas declared as belonging to the NIPAS System per NIPAS Act. These areas are those that have been designated or set aside pursuant to a law, presidential decree, presidential proclamation or executive order. These include:

- a. Strict nature reserves;
- b. Natural parks;
- c. National monuments;
- d. Wildlife sanctuary;
- e. Protected landscapes and seascapes;
- f. Resource reserves;
- g. Natural biotic areas; and
- h. Other categories established by law, conventions or international agreements which the Philippine Government is a signatory

Protected Area Management Plan (PAMP) – a document required for NIPAS areas that “shall, as a minimum, promote the adoption and implementation of innovative management techniques including if necessary, the concept of zoning, buffer zone management for multiple use and protection, habitat conservation and rehabilitation, site-specific policy development, pest management, and fire control...” (NIPAS Act)

Protection Agricultural Sub-Zone (PTA-SZ) – an area within the Agricultural Zone of municipalities 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.”

Protection Forest – an area within a municipality that are “forestlands outside NIPAS obtained essentially for their beneficial influence on soil and water in particular and the environment in general. (DENR DAO 95-15)

Areas wholly or partially covered with woody vegetation managed primarily for its beneficial effects on water, climate, soil, aesthetic value and preservation of genetic diversity. (FMB Technical Bulletin No.5 as cited in ITTD PD 220/03 Rev.1)

Quarrying – shall mean “the process of extracting, removing and disposing quarry resources found on or near the surface of private or public land” (Mining Act).

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)

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.

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

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 municipality designated for socialized housing projects.

Special Use Zone (SU-Z) - an area within the Forest Zone of a municipality where “all types of legal uses of the forestlands other than the production of timber and non-timber resources which are covered by other agreements, such as, but not limited to Integrated Forest Management Agreement (IFMA), Socialized Industrial Forest Management Agreement, etc.” may be allowed”(DENR DAO 2004-59)

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).

Tourism Act – shall mean the Tourism Act of 2009 or RA 9593.

Tourism Zone – are sites within cities and municipalities endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

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).

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

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 municipality intended as a landing place where ships may be 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 municipality for specific land use as defined by manmade or natural boundaries.

Zoning Administrator/Zoning Officer – a municipal 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.

Article IV Zone Classifications

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

Refer to Annex 1 for appropriate color codes

Section 6. Base Zones. The following are designated as Base Zones:

1. Forest Zone (FZ)
 - Protection Forest Sub-Zones
 - Production Forest Sub-Zones
2. Special Protection Zone
 - Critical Water Source Protection Zone
 - Natural Reservoir Protection Zone
3. Agricultural Zone (AGZ)
 - General Agricultural Sub-Zone (PTA-SZ)
 - Protection Agricultural Sub-Zone (PDA-SZ)
4. Municipal Waters Zone (WZ)
 - Marine Protected Area Zone (MPAZ)
 - MPA-Core Zone
 - MPA- Buffer Zone
 - MPA- Educational, Research and Experimental Zone
 - Sabang Cove Fishery Area Management Zone (SCFAMZ)
 - SCFAM-All Season Production Zone
 - SCFAM-Westside Zone
 - SCFAM-Eastside Zone
 - Cabalian Fishery Area Management Zone (CFAMZ)
 - CFAM-Educational, Research and Experimental Zone
 - CFAM-Tourism Zone
 - Mangrove Zone
 - Tourism Zone
5. General Residential Zone (GR-Z)
6. Socialized Housing Zone (SH-Z)
7. General Commercial Zone (GC-Z)
8. General Institutional Zone (GI-Z)
9. Parks and Recreation Zone (PR-Z)
10. Cemetery/Memorial Park Zone (C/MP-Z)
11. Protection Buffer Zone (B/G-Z)
12. Tourism Zone
13. Special Use Zone

Section 7. Overlay Zones. The following are designated as Overlay Zones:

1. Landslide Overlay Zone (LSD-OZ)
2. Flood Overlay Zone (FLD-OZ)

3. Scenic Corridor Overlay Zone (SCD-OZ)
4. Fault Overlay Zone (FLT-OZ)
5. Ecotourism Overlay Zone (ETM-OZ)

Section 8. Zoning Maps. It is hereby adopted as an integral part of this Ordinance, the duly authenticated and Official Zoning Maps of the municipality showing location and boundaries of the Base Zones, Sub-zones and Overlay Zones herein established (refer to Annex 2 for Sample Zoning Maps).

Section 9. Zone Boundaries. The locations and boundaries of the abovementioned various zones into which the Municipality has been subdivided are identified and specified in Annex

Section 10. Interpretation of Zone Boundaries. The following rules shall apply in the interpretation of the boundaries indicated on the Official Zoning Map:

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the streets or highways right-of-way lines shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance 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.
4. 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.
5. 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.
6. 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 parcelary subdivision existing at the time of the passage of this Ordinance.
7. Where distance is so indicated as Poblacion proper, the reference point shall be automatically the existing Rizal Monument at the center of Children's Paradise
8. The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

Article V

Zone Regulations

Section 11. General Provisions. 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 Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others

Section 12.1 Regulations in Forest Zone. The Forest Zone includes the Protection Forest and Production Forest. 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 specific proclamations of Forest Reservations, and related issuances as well as with approved Municipal Forest Land Use Plan (FLUP), if any.

Section 12.1.1 Protection Forest Sub-Zone. Per the Revised Forestry Code, these are "lands of the public domain which have been the subject of the present system of classification and determined to be needed for forest purposes. Also called Permanent Forest

Allowable Uses/Activities

- Reforestation
- Eco-tourism Activities
- Government Infrastructure Projects for water and power development
- Scientific studies that do not involve gathering of species or any alteration in the area

Building Regulations

- No permanent buildings or structures are allowed.

Section 12.1.2 Production Forest Sub-Zone. Per the NIPAS Act, this "refers to a forest land reservation essentially of primitive or wilderness character which has been withdrawn from settlement or occupancy and set aside as such exclusively to preserve the scenery, the natural and historic objects and the wild animals or plants therein, and to provide enjoyment of these features in such a manner as will leave them unimpaired for future generations.

Allowable Uses/Activities

- All Uses allowed within the Protection Forest Zone
- Reforestation
- Government infrastructure such as but limited to guard post, radio transmitters, footbridge, boardwalks, comfort rooms, info-center, kiosk, and eco-tourism project
- Scientific studies that do not involve gathering of species or any alteration in the area

- Fuel wood production
- Community and industrial tree production
- Plant Nursery
- Eco-Park
- Agro-Forestry
- Non-intensive agricultural production
- Other government facilities that may be allowed by the DENR

Section 12.2. Special Protection Zone. This zone is intended for aquifer recharge to secure water supply for drinking and domestic consumption.

Section 12.2.1 Critical Water Source Sub-Zone

Allowed uses/Activities

- Water system infrastructure and other infrastructure related to water system development
- Recreational activities
- Plant Nursery
- Scientific studies that do not involve gathering of species or any alteration in the area
- Pasture of household-based livestock except in spring type water source

Building Regulations

- No structure is allowed except for the development of water system

Section 12.2.2 Natural Water Reservoir Protection Sub-Zone.

Allowed uses/Activities

- All uses allowed within protection and within critical water source sub-zone
- Government infrastructure such as but not limited to guard post, radio transmitters, footbridge, boardwalks, comfort rooms, info-center, kiosk, and eco-tourism project

Section 12.3. 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 cities/municipalities. Regulations shall be in accordance with AFMA, CARL, Republic Act No. 7160 or the Local Government Code of 1991 (LGC) and related issuances.

Section 12.3.1 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
- Silviculture, mushroom culture and the like

- Backyard raising of livestock and fowl, provided that:
 - For livestock (hog) – maximum of 10 sow for breeding purposes or 10 heads for fattening purposes
 - for 6-10 heads, required to provide standard septic tank, 10 meters from existing roads
 - 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 (5), 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 12.00 meters above established grade as provided in the NBC.

Section 12.3.2 Production Agricultural Sub-Zone. These are areas that are outside of NPAAAD and declared by the Municipality 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, etc.
- Silviculture, mushroom culture and the like
- Pastoral activities such as goat raising and cattle fattening
- Fishpond activities

- Poultry and piggery subject to the HLURB Rules and Regulation Governing the Processing of Applications for Locational Clearance of Poultry and Piggery
- 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 12.00 meters above established grade as provided in the NBC.

Section 12.4. Marine Protected Area Sub-Zone. This zone is also known as fish sanctuary is intended for the protection of marine life and low impact human activities that contributes to the primary purpose.

MPA-Core Zone. Intended for regeneration of marine life. Any form of fishing and other human activities shall not be allowed

MPA-Buffer Zone. Fishing is allowed only with the use of hook and line including regulated recreation activities

MPA-Educational, Research and Experimental Zone. Regulated fishing activities allowed in MPA-Buffer Zone, research, experimentation and scientific studies related to fishery development

Building Regulations

- No permanent buildings or structures are allowed.

Section 12.4.1 Sabang Cove Fishery Area Management Zone (SCFMZ). Intended for fish production and mariculture including rehabilitation of marine ecosystems

SCFAM-All Season Production Zone (SCFAMZ).

Allowed Uses:

- Fish Cages provided it shall not exceed 5 percent of the total area designated for FAMZ
- Hook and Line Fishing
- Gill Nets Fishing
- Beach Siene (Sarap) Fishing

SCFAM-WESTSIDE ZONE. (Danao Norte side) close season for 1st, 2nd, 5th, 6th, 9th, and 10th year of the ZO implementation. During close season the following shall be the allowed uses:

- Seaweeds farming
- Mangrove rehab
- Low-tourism activities
- Reef rehabilitation and coral gardening

SCFAM-EASTSIDE ZONE. (Guintigbasan side) close season for 3rd, 4th, 7th, and 8th year of the ZO implementation. The uses allowed in SCFAM-Westside Zone shall be allowed in this zone while in close season.

SCHEDULE OF CLOSE AND OPEN SEASON FOR SCFAMZ

Location	Y1	Y2	Y3	Y4	Y5	Y6	Y7	Y8	Y9	Y10
Danao Norte (Westside)										
Guintigbasan (East Side)										
	Close season									

*Y1- year 1 of zoning implementation

Section 12.4.2 Fishery Management Area Zone (SCFMZ). Intended for regeneration of marine life and recreation.

Allowed Uses/Activities

- Low Tourism Activities (non-motorized)
- Regulated Fishing (use of hook and line) upon recommendation of the MFARMC

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

- Eco-tourism development limited to construction of boardwalk and canopy walk
- Crab fattening
- Scientific studies that do not involve gathering of species or any alteration in the area

Building Regulations

- No permanent buildings or structures are allowed except those that are related to allowed eco-tourism development

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
- Regulated Fishing Activities

Additional Regulation: Close season from June to October.

Allowed uses/Activities during close season

- Seaweeds Production

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 12.4.6 Lake Sub-Zone. Per the Fisheries Code, this is an inland body of water, an expanded part of a river, a reservoir formed by a dam, or a lake basin intermittently or formerly covered by water.

Allowable Uses/Activities

- Hook and Line/Sports Fishing
- Aquaculture
- Water sports and recreation activities

Building and Aquaculture Regulations

- Except for duly-approved protective lakeshore and fish landing structures, no other permanent buildings or structures and fish cages/pen are allowed.

Section 12.4.7 Aquaculture Sub-Zone. Per the Fisheries Code, this is an area within the Municipal Waters Zone of a city or municipality designated for fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas.

Tabugon-Magsaysay-Guinbirayan Aquaculture Zone: Intended for seaweeds production

Mat-I Aquaculture Zone: Intended for fish production, Mangrove rehabilitation and other related use. Fish cages will be allowed limited to only 100 hectares.

Guintigbasan Aquaculture Zone: Intended for Pearl Farming, scientific studies and educational purposes

Section 12.4.8 Commercial Fishing Sub-Zone. An area within the Municipal Waters Zone of a municipality within 10.1-15 kilometers 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

Building Regulations

- No permanent buildings or structures are allowed.

Section 12.4.9 Tourism Zone. Intended for water sports tourism and other related tourism activities and regulated fishing

Low Intensity Tourism Zone

Allowed Uses/Activities (300 meters from the lowest tide)

- Low intensity tourism activities, snorkeling, swimming
- Fishing activities using hook and line, gill nets
- Gathering of seashells and other marine products
- No fishing structure

Deep Sea Tourism Zone (700 meters reckoning from the boundary line of low intensity Tourism Zone)

- Water sports and recreation activities using motorized boat

Diving Zone: Underwater tourism. No fishing. No water sports activities using motorized boat

Section 12.4.10 Municipal Fishing Sub-Zone. An area within the Municipal Waters Zone of a municipality 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 12.5 Regulations in General Residential Zone. This is an area within a municipality intended principally for dwelling/housing purposes.

Allowed 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 three (3), inclusive of owner;
 - There shall be no major change in the outside appearance of the building premises;
 - That in no case shall be more than 20 square meters 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
- 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 four (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 Socialized Housing Zone. An area within the municipality 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 12.7 Regulations in General Commercial Zone. An area within the municipality 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
 - 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 (200 meters from Poblacion Proper)
 - Battery shops and repair shops
 - Bicycle repair shops (200 meters from Poblacion proper)
 - 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
 - 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 (300 meters from Poblacion Proper and 300 meters away from Guinbirayan Proper)
- 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
- 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 (200 meters from Poblacion proper and 200 meters away from Guinbirayan Proper)
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto repair, tire, vulcanizing shops and carwash (200 meters from Poblacion proper and 200 meters away from Guinbirayan Proper)
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Gasoline filling stations/service stations
- Machinery display shop/center
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shops with own transformer and fire extinguisher (300 meters from Poblacion proper and 300 meters away from Guinbirayan Proper)
- Medium scale junk shop (500 meters from Poblacion proper and 500 meters away from Guinbirayan Proper)
- 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
- Construction supply depots (400 meters from Poblacion proper and 400 meters away from Guinbirayan Proper)
- Gravel, sand and CHB (500 meters from Poblacion proper and 500 meters away from Guinbirayan Proper)
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice (One (1) kilometer from Poblacion proper and one (1) kilometer away from Guinbirayan Proper)
- 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 (500 meters from Poblacion proper and 500 meters away from Guinbirayan Proper)
- Manufacture of rattan furniture including upholstered (500 meters from Poblacion proper and 500 meters away from Guinbirayan Proper)
- Manufacture of box beds and mattresses (500 meters from Poblacion proper and 500 meters away from Guinbirayan)

- Funeral parlors (casket display) (if funeral parlor with embalming, 700 meters away from Poblacion Proper and 700 meters away from Guinbirayan Proper)
- 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
 - Parking lots/Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business (non-pollutive/non-hazardous)
 - 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 12.8 Regulations in General Institutional Zone. An area within a municipality 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
- 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 12.9 Regulations in Parks and Recreation Zone. An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

Allowable Uses

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, 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, amphitheaters and swimming pools
- Grandstand
- 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
 - Food carts and mobile food stall
 - 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 six (6) meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 12.10 Regulations in Cemetery/Memorial Park Zone. An area in a municipality 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 nine (9) meters above highest grade as provided in the NBC.
- Subject to HLURB 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 12.11 Regulations in Protection Buffer 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

- Open spaces/gardens
- Parks and park structures such as playgrounds, jogging trails, bicycle lanes
- Plant nurseries
- Agriculture, silviculture, horticulture
- Customary accessory uses incidental to any of the above such as parking, kiosks, public toilet facilities, food cart

Section 12.12 Regulations in Utilities, Transportation, and Services Zone. An area within the municipality 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 12.13 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
 - Hotel
- 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
 - 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. 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 (LSD-OZ). 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 Open Space and Recreation uses in Rural areas
 - 10% for Open Space and Recreation uses in Urban areas
- Slope protection measure
- Split Type structural design (follow terrain)
- Orientation with the DRRM

- 20% Open space should be unpaved
- 10% should be green space

Section 13.2. Flood Overlay Zone (FLD-OZ). 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/Structure Design 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 Open Space and Recreation uses in Rural areas
 - 10% for Open Space and Recreation uses in Urban areas
- Slope protection measure
- Split Type structural design (follow terrain)
- Orientation with the DRRM
- 20% Open space should be unpaved
- 10% should be green space
- 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 indicated in the existing MGB flood map and zoning maps 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.
 - Orientation seminar on climate and disaster risk conducted by the DRRMO.

Section 13.3. Scenic Corridor Overlay Zone (SCD-OZ). The SCD-OZ regulations are applied in areas identified in the CLUP as having significant scenic values. The objective of these regulations is to preserve view access to said natural landscape for the enjoyment of the general public.

Allowable Uses

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

Building Density and Bulk Regulations

- The height of buildings shall be no higher than reasonable height. A height is considered reasonable if the scenic view remained unobstructed.
- The lateral distance between adjacent buildings shall not be less than 5 meters.

Building/Structure Design Regulations

- Building facades, roofs and other exterior elements shall be either be painted with earth-tone colors or made of natural stone;
- Perimeter fences along the front, rear and sides of properties shall have a maximum height of 1.5 meters reckoned from the crown of Provincial Road (Danao Norte). The base may be made of opaque materials, such as concrete hollow blocks or rock, with a maximum height of 400mm reckoned from the said street crown and the upper portion shall be made of see-through materials; and
- Landscape materials, particularly continuous hedge planting, should not obstruct views from the road. These shall have maximum heights of 600mm reckoned from the said street crown.

Section 13.4 Trench Related Fault Overlay Zone (FLT-OZ). The FLT-OZs are applied in areas defined by five (5)-meter wide strips on both sides of and running along identified earthquake faults. The objective of these regulations is to minimize the possible harmful effects of fault movements to properties.

Allowable Uses

Only the following uses shall be allowed within identified FOZs:

- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Legal easements

The above uses supersede the list of Allowed Uses in the Base Zones affected by FOZs.

Building Density and Bulk Regulations

- No permanent buildings/structures shall be built within FLT-OZs.

Section 13.5. Eco-tourism Overlay Zone (ETM-OZ). 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/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. Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites.

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).

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

Unless specified elsewhere in this ordinance, maximum of 10 meters from the lowest grade to roof apex but not more than three (3) stories unless the following documents shall be provided for safety standards:

1. Building design, plan signed by the licensed structural engineer
2. Additional requirements in accordance with the national building code for structure more than three (3) floors
3. Soil Bearing and Load Bearing Capacity
4. Social acceptability from adjoining properties

Section 16. Area Regulations. Area regulations in all zones shall conform to the applicable minimum requirements 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
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 – HLURB Locational Guidelines and CLUP Guidebook 2013-2014
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 riverbank easements;
13. RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands.
14. RA 8749 – Clean Air Act
14. RA 9003 – Ecological Solid Waste Management Act
15. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
16. RA 7942 or Philippine Mining Act – mining areas;

17. RA 8371 or Indigenous People's Rights Act (IPRA) – ancestral lands;
18. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
19. RA 8550 or Revised Fisheries Code – municipal waters and coastal zones;
20. RA 9593 or Philippine Tourism Act – tourism zones and estates
21. RA 9729 or Philippine Climate Change Act, as amended;
22. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas; and,
23. RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.
24. Other relevant guidelines promulgated by the national agencies concerned such as the HLURB IRR on selected projects.

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) meters 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 PHIVOLCS.

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/sub-zones allocating two (2) meters from each side of the zone/sub-zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 19. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D. 1096), as amended thereto, relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling 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 Municipality. 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.

Note: A permanent structure will be put up for tarpaulins, advertising, business signs, etc.

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 this ZO.

Section 22. Environmental Conservation and Protection Standards. It is the intent of the ZO to protect the natural resources of the Municipality. 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 by 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, watercourses, wetlands, lakes or ponds shall not be altered, 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, sediment 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 as part of the requirements for Locational Clearance.

Section 23. Tourism Development Projects. No tourism project or tourism related activities shall be allowed unless develop or undertaken in accordance with the guidelines & standards set by the Municipal Government unit through the Sangguniang Bayan, or the Local Tourism Council, as the case maybe.

However, the following minimum standards shall apply for all tourism development projects.

1. Setbacks & Buffer Zones

- a. The shoreline setback shall measure 25 meters provided that they could pass the required EIA and present ECC.
- b. Cottages & other structure shall be at least 15 meters from the highest water level mark of lagoons & their channels, swamps & mangrove areas.
- c. Cottages & other structures shall be at least 10 meters from the foot of steep hills with the exception on areas with limited spaces set following the above limitation should be allowed provided that it will follows regulations.

2. Clearing & grading

- a. Clearing & grading shall not impede or alter existing drainage patterns.
- b. All area shall be left clean of rubbish or litter.

3. Trail Construction

- a. Access footpaths shall be at least one (1) meter to a maximum of two (2) meters in width.
- b. The vegetation that will be removed shall only be those that must be sacrificed for the minimum recommended trail width. Among the sides of steep & rocky seacoast promontories, trails shall be a vegetative buffer zone of at least 2 meters along the edge towards the sea.
- c. Where wall constructions are necessary to stabilize the side of a trail, the wall shall be built on a natural rock foundation & the base of the wall shall be equal one- half of the height.
- d. Trail width shall be increased to 2.5 meters where there is steep dangerous drop-off flow below the trail.

4. Sewage Disposal

- a. Sewage disposal shall be at least 25 meters away from shallow wells & 15 meter from deep wells.
- b. Sewage disposal shall be at least 25 meters away from any bodies of water

5. Landscaping & Tree Protection

- a. All existing trees with trunk diameter of 14 inches & above shall be preserved.

6. Construction of Windbreaks

- a. Appropriate vegetation shall be used for windbreaks.
However it shall not be established within the 20 meters setbacks to keep view corridor open for other cottages behind it.

7. Marine Habitat

- a. The selling of corals and cutting of mangrove trunks and decortications derived there from shall be prohibited.
- b. Decorations derive from gathering of corals, shells, and other marine products (i.e. marine turtle shell, giant clams, *budyong*, "trumpets", *samong*, and other endangered marine species) (see Annex 3) shall be prohibited.
- c. Swimming area shall be free from all obstructions of permanent character.
- d. Collection of sand and stones shall be prohibited.
- e. The disposal of garbage at sea is strictly prohibited.

8. Height and Density Regulations

- a. To regulate height and density within the tourism zone located in coastal zone, the following shall be applied as illustrated in Annex 4.
 - Development within the 30 meters from the protection buffer (25 meters from the highest tide) shall be limited to bungalow type structural design only
 - From 35 meters to 65 meters, reckoning from the same reference stated above, two (2) storey structural building will be allowed
 - Seventy meters (70m) thereafter, more than three floors will be allowed, provided that, if more than three (3) floors the height limit stipulated in section 13.3 shall be applied
 - The distance or interval between the edge of the roof shall be minimum of five (5) meters

9. Miscellaneous Concerns

- a. There shall be no clearing of the grass strip between the coastal road and the beach for trails or passageways.
- b. In the interest of ecological balance the following shall be prohibited in any areas opened for tourism activities whenever applicable:
 - i. Littering and vandalism
 - ii. Chasing and Petting of wildlife
 - iii. Collection of plants, animals for souvenir, and bringing in or out of plants and animal species and other resources in caves
 - iv. Throwing of garbage overboard in marine waters
 - v. Collection of dead and live marine wildlife
 - vi. Too much noise that may disturb other tourist or visitors in the area
 - vii. No Bonfire without container in areas where bonfire is allowed

Section 24. Development of Agriculture-Tourism Projects. shall follow the minimum standards listed below:

- a. Agri-tourism projects may be allowed only outside prime agricultural areas.
- b. The development of agricultural areas shall be limited to facilities which are considered accessory to Agri-tourism undertakings such as kiosk, product display shops, parking, restrooms, and other facilities necessary for the operation and promotion of agri-tourism.
- c. Only 10% of the entire project area may be utilized for built structures to preserve the agricultural character and the primary purpose which is for food production
- d. Introduction of alien species for demonstration purposes and introduction of new farm technologies shall be subject to existing laws, permits and clearances from proper authorities.

Section 25. Agricultural Land Conservation and Preservation Criteria. Agricultural lands are recognized as valuable resources that provide employment, amenity and bio-diversity. All agricultural lands in the Municipality shall not be prematurely re-classified. Requests for re-classification 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 and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses.

Applications for agricultural land re-classification approved by the Municipality shall be submitted to the Sangguniang Panlalawigan for review and final approval.

Section 26. Network of Green and Open Spaces. The Municipality intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments 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 1216, 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 that may be made part of the open space requirements mandated by PD 957, BP 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 27. Site Development Standards. The Municipality consider 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 its 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, designs should 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 nuisances, hazards or 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 per the minimum requirements of the National Building Code. These 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 rights-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 adequate on-site parking for the same. These should also 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 in DENR's 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. Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

Section 28. 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 capacities 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 duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.

2. Traffic Impact 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.

Section 29. Miscellaneous Provisions.

- a. Videoke/karaoke or use of sound system shall be until 10PM only. Occasion (i.e. parties) should secure barangay permit until 12 midnight.
- b. Warehouses of coconuts are not allowed in residential areas.
 - viii. 200 meters from nearest residential area, 20 meters from the main road.
 - ix. Enclosed with perimeter fence.
- c. Hardware in residential areas are for display only, no stocks inside.
 - x. Warehousing of powderized products are not allowed (cement, flour, feeds, etc.)
- d. Warehousing of flammable and combustible products (LPG) are not allowed in residential areas. (In accordance with the IRR of fire code and municipal revenue code.)
- e. Stationary Rice Mills are not allowed in residential areas. Mobile rice mills should have designated areas for milling, at least 200 meters from residential areas, not within the main road especially in danger curves and street corners.
- f. Drying of *palay* must be in designated areas only and is not allowed in residential areas.
- g. Drying of clothes along the road and in public places (perimeter fence) is not allowed.
- h. *Talyer*, welding shops, vulcanizing shops and the likes must have own parking space, not occupying or obstructing roads —vehicles must not obstruct roads, road right of way must be free from any form of obstruction.
 - xi. Welding shops must have own transformers and fire extinguishers.
- i. Commercial area within the town proper is not allowed to have warehouse with powderized products that are hazardous to health.
- j. Commercial establishments should follow a height restriction of up to three floors, including roof deck.
 - xii. Must have ample parking space, boring test or load bearing capacity test from MGB, structural design signed by structural engineer, etc.
 - xiii. With proper loading and unloading space.
 - xiv. Setback compliance to national building code (see section 1002).
- k. Commercial establishments should follow health and sanitary measures imposed by the LGU.
 - xv. Health certificate and sanitary permits must be secured.
 - *Computer shops, billiard hall, cockpit — see existing zoning
 - xvi. *Cockpit (at least 0.5 hectare) – must be 500 meters away from residential or commercial areas, schools, churches, hospitals and other public buildings (see PD 449); must have own parking space
- l. Establishment of *talipapa* must be 2 kilometers away from the existing public markets or any existing barangay *talipapa*.
- m. Tourism establishments (in beaches) must observe 25-meter setback.
- n. In every 50 meters, there must be accessible alleys (3 meters), roads (8 meters)

- o. When bisecting a property, the access roads must be adjusted to property line.
- p. Height limits of buildings/establishments:
 - xvii. See Annex 4.
- q. Circumferential local access roads going to tourism sites shall be at least 10 meters.
 - xviii. Circumferential local access roads traversing Poblacion, Agmanic, Magsaysay, Tabugon, Guinbirayan, Guintigbasan, Danao Sur, and Danao Norte.
- r. Water sports activities shall be within 500 to 1000 meters seaward from the lowest tide.

Article VIII Mitigating Devices

Section 30. 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 conditions exist:

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 of the property (topography, shape, etc.), which is not self-created.
- b. The proposed variance is 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-off 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. Exceptions (deviations from Allowable Use provisions). Exceptions may be allowed provided that proposals satisfy all of the following conditions:

- a. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community.
- b. The proposed project shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.

c. The exception will not adversely affect the appropriate use of adjoining properties in the same zone such as generating excessive vehicular traffic, causing overcrowding of people or 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.

Note: Filing of Exceptions has filing fee.

Section 31. Procedures for Evaluating Variances and/or 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 (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 agent/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 32. Approved Zoning Maps. The Approved Municipal 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 Mayor
- Office of the Zoning Administrator
- Municipal Planning and Development Office
- Municipal Assessor's Office
- Municipal Engineer's Office
- Municipal Agrarian Reform Office
- Municipal Agriculture Office
- Municipal Tourism Office
- Municipal Disaster Risk Reduction Management 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 33. 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 Forestlands, 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.

A project proponent or land owner who will introduce development shall submit 3 sets of the following basic requirements with the Zoning Officer:

1. Accomplished/Notarized application form
2. Location or Vicinity Map
3. Photocopy of TCT provided that the original copy is presented
4. Certified Photocopy of TCT if the original copy is not presented
5. Agreement between land owner & applicant, in case land is not owned by the applicant
6. Site Development Plan
7. Initial Environmental Examination, except residential projects
8. Location Control Points
9. Bill of materials
10. DPWH Clearance if the project is located along the national highway
11. Authorization and valid ID if the applicant is a representative

The Zoning Officer may ask for other requirements & impose conditions that is deemed appropriate upon her/his evaluation provided that copy of evaluation report will be provided to the proponent.

Note: A trust fund will be used for collection (enforcement of zoning)

Section 34. Projects of National Significance. Based on established national standards and priorities, the HLURB 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 35. Major and/or Innovative Projects. The Zoning Administrator/Zoning Officer or the LZBA, as the case may be, may seek the assistance of the HLURB or external consultants in the evaluation of proposed Major and/or Innovative Projects such as seaports, airports, oil depots, reclamation areas, shopping malls, special economic zones, tourism enterprise zones, and the like.

Section 36. Subdivision Projects. All owners and/or developers of subdivision projects shall, in addition to securing a Locational Clearance, be required to secure a Development Permit pursuant to the provisions of PD 957 and its Implementing Rules and Regulations or BP 220 and its Implementing Rules and Regulations and in accordance with the procedures laid down in EO 71, Series of 1993.

Proposed subdivision projects 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 within the Zone. Proof of compliance of future projects with the provisions of the Deed Restrictions for the said subdivision shall form part of the requirements for Locational Clearance.

Section 37. 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 of 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 38. 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 39. Building Permit. No Building Permit shall be issued by the Municipal Building Official without a valid Locational Clearance in accordance with the integrated ZO.

Section 40. Business Permit. The Business and Licensing Division shall require a Locational Clearance for new developments. 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 41. Occupancy Permit. No Occupancy Permit shall be issued by the Local Building Official without certification from the Zoning Administrator/Zoning Officer that the building has complied with the conditions stated in the Locational Clearance.

Section 42. Validity of Locational Clearance. Upon issuance of an LC, 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 LC 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 43. 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 following section. It may also provide conditions by which the non-conforming use can reduce its non-conformity.

Section 44. Existing Non-Conforming Uses, Buildings and Structures. The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the 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 any non-conforming building/structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.

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

5. That no such non-conforming use maybe moved to displace any conforming use;

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

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

8. That such non-conforming use and/or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.

9. The owner of a non-conforming use and/or structure shall program the phase-out and relocation within ten (10) years from the effectivity of this Ordinance.

Section 45. Process flow of Permits and Licenses. Process flow for securing certifications, permits and licenses associated with the implementation of this ordinance and the necessary forms shown in Annex 5 is hereby adopted.

Section 46. 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 47. Qualifications of the Zoning Administrator/Zoning Officer. The Zoning Administrator/Zoning Officer must comply with the requirements of RA No. 10587, also known as the Environmental Planning Act of 2013.

Section 48. Powers and Functions of a Zoning Administrator/Zoning Officer. Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning 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 Violation and Show Cause Order to owners, developers, or 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 Municipal Fiscal and/or Municipal Legal Officer for other legal actions/remedies relative to the foregoing.

2. Planning

Coordinate with the Regional Office of the HLURB regarding proposed amendments to the integrated ZO prior to adoption by the Sangguniang Bayan.

Section 49. Complaints and Oppositions. A complaint for violation of any 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 50. Functions and Responsibilities of the Local Zoning Board of Appeals. There is hereby created a LZBA 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 51. Appeals to LZBA Decisions. Decisions of the LZBA shall be appealable to the HLURB.

Section 52. Composition of the Local Zoning Board of Appeals (LZBA). The LZBA shall be composed of the following members:

1. Municipal Mayor as Chairman
2. SSB Committee Chairperson on Land Use/Zoning (If said committee is non-existent, the SB may elect a representative)
3. Municipal Legal Officer
4. Municipal Assessor
5. Municipal Agriculturist
6. Municipal Engineer
7. Municipal Planning and Development Coordinator (if other than the Zoning Administrator/Zoning Officer)
8. Municipal Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
9. Two (2) representatives of the private sector nominated by their respective organizations

10. Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.

The Municipal Planning and Development Office shall serve as the Secretariat to the LZBA.

The LZBA may invite resource persons in support of the performance of its functions.

Section 53. Review of the Zoning Ordinance. The Local Zoning Review Committee (LZRC) is hereby created under the Municipal 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 Municipal-wide land use implications
4. Petition for re-zoning/re-classification with Municipal-wide implications
5. Increasing number of applications/issuances invoking Variances and Exceptions

Section 54. Composition of the Local Zoning Review Committee (LZRC). The Local Zoning Review Committee shall be composed of the following:

1. Sangguniang Bayan Chairperson on Land Use/Zoning (or equivalent committee)
 2. Municipal Planning and Development Coordinator
 3. Municipal Zoning Administrator/Zoning Officer
 4. Municipal Assessor
 5. Municipal Legal Officer
 6. Municipal Engineer
 7. Municipal Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
 8. Municipal Agriculturist
 9. Municipal 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 Municipal 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 55. 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 Bayan necessary legislative amendments on the needed changes in the integrated ZO as a result of the review conducted.
3. Coordinate with HLURB of the recommended changes to the integrated ZO as a result of its review.

Section 56. 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 or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the Sangguniang Bayan.

Any amendment shall take effect only after approval and authentication by Sangguniang Panlalawigan.

Section 57. Violation and Penalty. Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine or imprisonment as provided under the Local Government Code 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 58. Schedule of Fees. The HLURB 2013 schedule of fees for the implementation of this ordinance is hereby adopted. Refer to Annex 6 for the schedule of fees.

Section 59. 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 in force 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 60. 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 61. 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 62. 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 63. Repealing Clause. All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

Section 64. Effectivity Clause. This Zoning Ordinance takes effect upon approval by the Sangguniang Panlalawigan (SP) and after compliance with the publication requirements of the Local Government Code.

*Approved this **21st** day of **December, 2018** in **Santa Fe, Romblon**.*

APPROVED BY:

EDGARDO R. BARTOLOME

SB Member/ Temporary Presiding Officer

DIOSDADO M. CAWALING

SB Member

EDMUNDO U. MALACAD

SB Member

BLAS G. CRUZ

SB Member

W. MELWIN A. PUNZALAN

SB Member

MARIA IMELDA F. MAYOR

SB Member

FERNANDO M. FERNANDO

SB Member

MELSIE D. COCHING

SB Member

MELANIA G. ALOJADO

ABC President

JUDITH T. DIONESIO

SK President

ATTESTED BY:

MIKELL JAMES Y. GALIDO

Local Legislative Staff/ Temporary SB Secretary

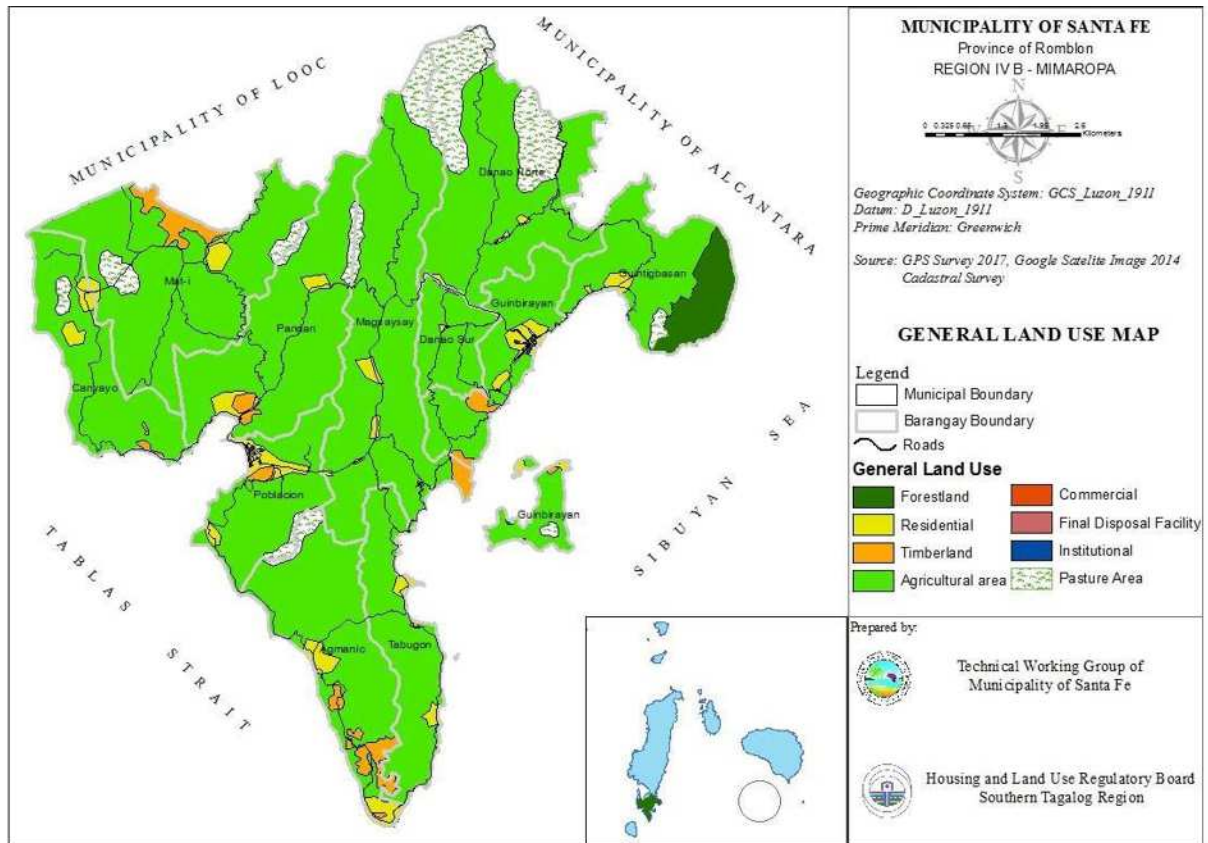
APPROVED BY:

ELSIE D. VISCA

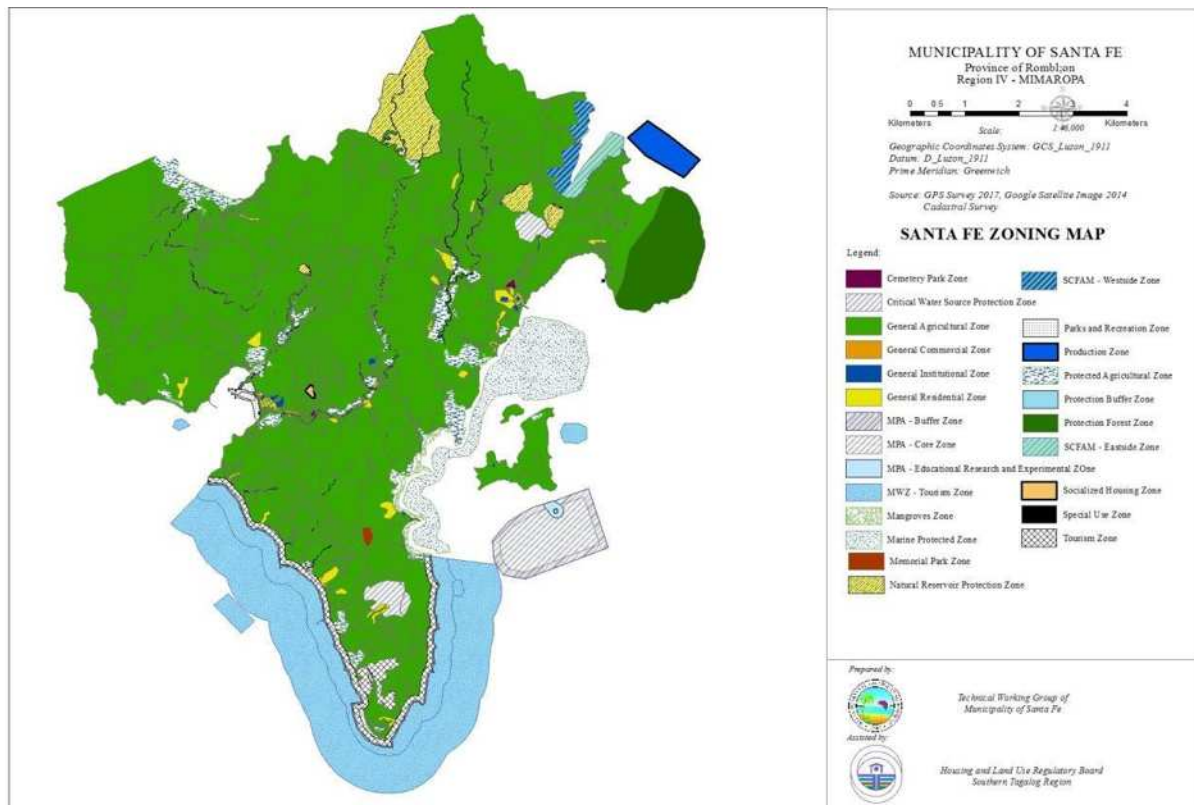
Municipal Mayor

ANNEXES

Annex 1. Land Use Categories



Annex 2. Sample Zoning Map



Annex 3. Endangered Marine Species**GREEN TRIGGERFISH****WHITE SHARK****WOBEGONG****STRIPED DOLPHIN**



SEA TURTLE



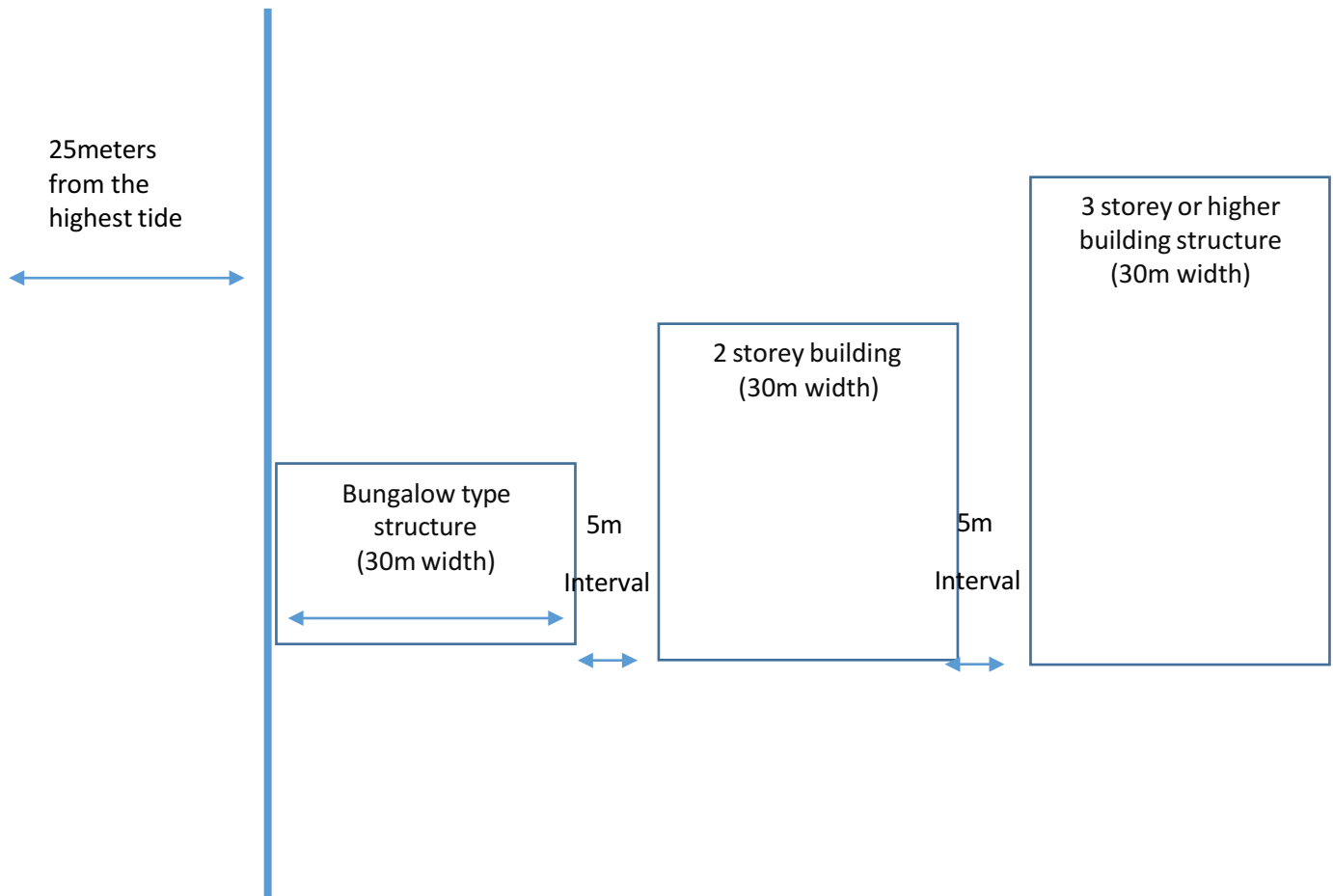
SEA SHELL

GIANT CLAMPS

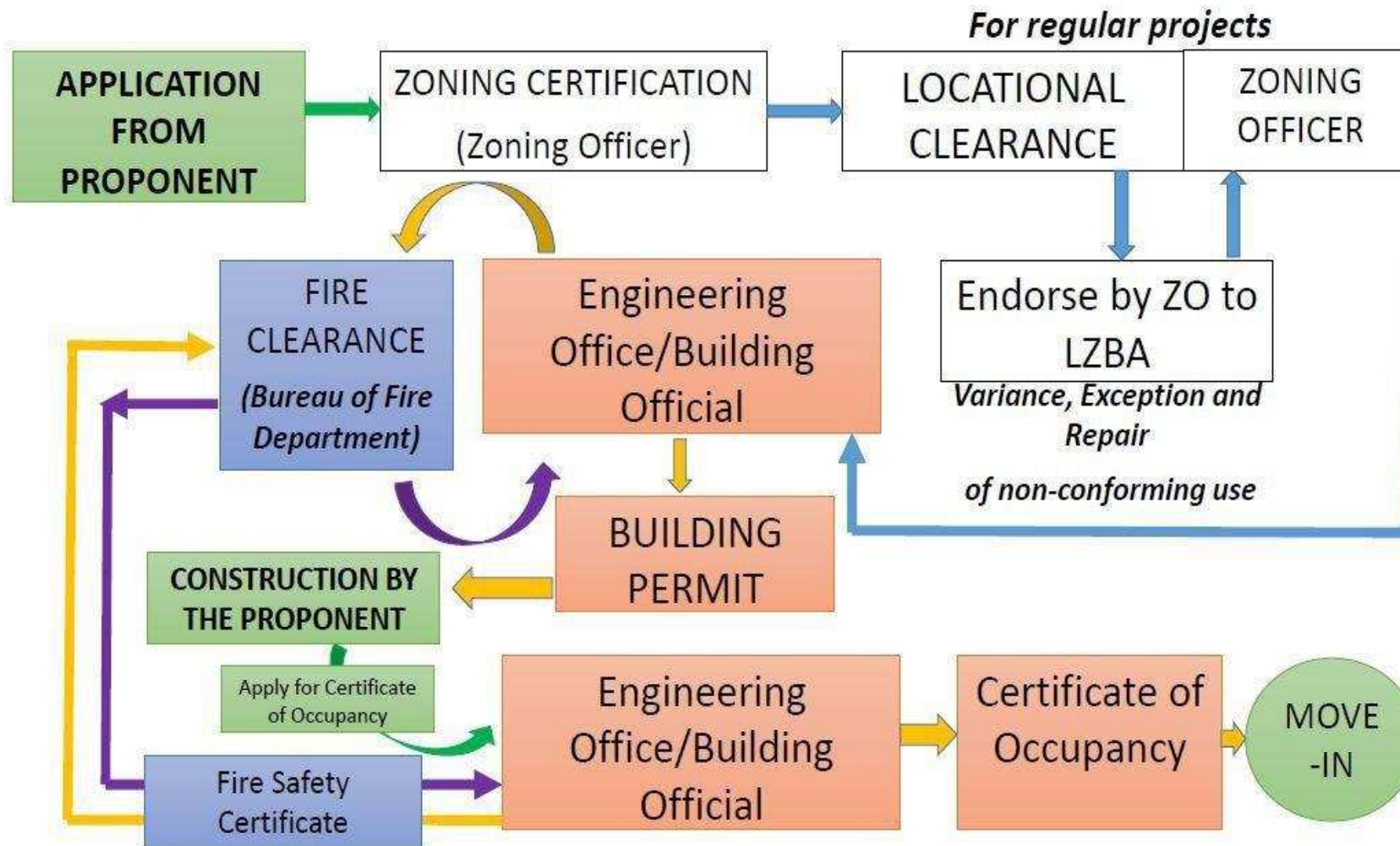


TRUMPET SHELL



Annex 4. Height and Density Regulations within Tourism Zone

Annex 5. Process Flow of Permitted Licenses



Annex 6. Schedule of Fees

2013 SCHEDULE OF FEES**PARTICULAR****I. ZONING/LOCATIONAL CLEARANCE****A. Single residential structure attached or detached**

- | | |
|--------------------------------|--|
| 1. P 100,000 and below | P 288 |
| 2. Over P 100,000 to P 200,000 | P 576 |
| 3. Over P 200,000 | P 720+(1/10 of 1% in excess of
P 200,000) |

B. Apartments/Townhouses

- | | |
|--------------------------------|--|
| 1. P 500,000 and below | P 1,440 |
| 2. Over P 500,000 to 2 Million | P 2,160 |
| 3. Over 2 Million | P 3,600+(1/10 of 1% in excess of P 2
Million regardless of the number of doors) |

C. Dormitories

- | | |
|--------------------------|--|
| 1. P 2 Million and below | P 3,600 |
| 2. Over P 2 Million | P 3,600+(1/10 of 1% in excess of P 2 Million
regardless of the number of doors) |

D. Institutional

Project cost of which is:

- | | |
|----------------------|--|
| 1. Below P 2 Million | P 2,880 |
| 2. Over P 2 Million | P 2,880+(1/10 of 1% of cost in excess of
P 2 Million) |

E. Commercial, Industrial, and Agro-Industrial Project Cost of which is:

- | | |
|-----------------------------------|---------|
| 1. Below P 100,000 | P 1,440 |
| 2. Over P 100,000 – P 500,000 | P 2,160 |
| 3. Over P 500,000 – P 1 Million | P 2,880 |
| 4. Over P 1 Million – P 2 Million | P 4,320 |

5. Over P 2 Million

P 7,200+(1/10 of 1% of cost in excess of P 2 Million)

F. Special Uses/Special Projects

(Gasoline station, cell sites, slaughter house, treatment plan, etc.)

1. Below P 2 million
2. Over P 2 Million

P 7,200

P 7,200+(1/10 of 1% of cost in excess of P 2 Million)

G. Alteration Expansion (affected areas/cost only)

II. SUBDIVISION PROJECTS (under PD 957)

A. Approval of Subdivision Plan (Including townhouses)

1. Preliminary approval and locational clearance (PALC)
Preliminary Subdivision Development Plan (PSDP)
*Inspection fee

P 360/ha or fraction thereof

P 1,500/ha regardless of density

2. Final approval and development permit
* Additional fee on floor area of houses and building sold with lot
* Inspection fee
(not applicable for projects already inspected for PALC application)

P2,880/ha regardless of density

P3.0/sq.m.

P1,500/ha regardless of density

3. Alteration of plan *(affected areas only)*

Same as final approval and devt permit

B. Projects under BP 220

A. Subdivision

1. Preliminary approval and locational clearance
 - a. Socialized housing
 - b. Economic housing
 *Inspection fee
 - a. Socialized housing
 - b. Economic housing

P90/ha

P216/ha

P1,500/ha

P1,500/ha

2. Final approval and devt permit
*Processing fee
 - a. Socialized housing

P600/ha

b. Economic housing	P1,440/ha
*Inspection fee	
a. socialized housing	P1,500/ha
b. Economic housing	P1,500/ha

(projects already inspected for PALC application may not be charged inspection fee)

3. Alteration of plan <i>(affected areas only)</i>	(same as final approval and devt permit)
4. Building Permit (Floor area of housing unit)	P7.20/sq.m.

Extension of Time Develop

*Processing Fee

a. Socialized housing	P420/ha
b. Economic housing	P720/ha
Additional Fee (unfinished area for development)	P2.88/sq.m.

Inspection Fee

a. Socialized housing	P1,500/ha
b. Economic housing	P1,500/ha

B. Approval of Industrial/Commercial Subdivision

1. preliminary approval and locational clearance	
Processing Fee	P432/ha
Inspection fee	P1,500/ha
2. Final approval and development permit	P720/ha
Processing Fee	
Inspection fee	P1,500/ha

(projects already inspected for PALC application may not be charged inspection fee)

3. Alteration of plan *(affected areas only)*

Same as final approval and dev't. permit

D. Approval of Farmland Subdivision

1. Preliminary approval and locational clearance

Processing Fee

P288/ha

Inspection fee

P1,500/ha

2. Final approval and development permit

Processing Fee

P1,440/ha

Inspection fee

P1,500/ha

(Projects already inspected for PALC application may not be charged Inspection fee)

3. Alteration of plan *(affected areas only)*

Same as Final Approval and Development Permit

E. Approval of Memorial Park/Cemetery Project/Columbarium

1. Preliminary approval and locational clearance

a. Memorial projects

P720/ha

b. Cemeteries

P288/ha

c. Columbarium

P3,600/ha

Inspection fee

a. Memorial Projects

P1,500/ha

b. Cemeteries

P1,500/ha

c. Columbarium

P1,500/ha

2. Final approval and development permit

a. Memorial projects

P3.00/sq.m.

b. Cemeteries

P1.50/sq.m/

c. Columbarium

P7.20/sq.m. of land area

P3.00/floor

P23.05/sq/m of gross floor area

*Inspection fee

*(projects already inspected for PALC application may not be charged
Inspection fee)*

III. Other Certifications

- | | |
|---|---------|
| 1. Zoning Certifications | P720/ha |
| 2. Certification of Town Plan/Zoning Ordinance Approval | P216 |
| 7. Others, to include: | |
| a. Availability to records/public request | P288 |
| b. certificate of no records on file | P288 |
| c. Certified Xerox copy of documents (<i>report size</i>) | |
| *Document of five (5) pages or less | P43.20 |
| *Every additional page | P4.40 |
| d. Photocopy of documents | P3.0 |
| e. Other not listed above | P216 |

IV. Research/Service fee (50% discount for students)

- | | |
|---|---|
| A. 1. Photocopy (<i>maps:Subd./presentation size</i>) | P |
| 2. Electronic File (<i>Land use Maps available</i>) | P |
| 3. Certified True Copy-map (land use Plan) | |

Annex 7. Notice of Non-Conformance

**Municipality of Santa Fe
Office of the Municipal Mayor
Municipal Planning and Development Office**

THE PROJECT/ESTABLISHMENT OWNER
OWNER'S ADDRESS

**PROJECT NAME/ ESTABLISHMENT
LOCATION OF THE PROJECT/ESTABLISHMENT**

Dear _____:

As per approved Comprehensive Land Use Plan and Zoning Ordinance (CLUP/ZO) of the Municipality of Santa Fe, ratified through SP Resolution No. _____ dated _____ and adopted through SB Resolution No. _____ dated _____, under Section No. _____, Certificate of Non-Conformance, a Certificate of Non-Conformance (CNC) shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of the Zoning Ordinance by the HLURB or *Sangguniang Panlalawigan* (SP). Failure on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fine/penalties.

In connection herewith, please be informed that the location of your project/establishment **does not conform** with the foregoing Zoning Ordinance of our municipality and you are hereby advised to apply within ____ days from receipt hereof for a Certificate of Non-Conformance (CNC) to the Municipal Planning and Development Office (MPDO)/Zoning Administrator.

Non-compliance with this Notice shall constrain this Office to institute other administrative sanctions as may be warranted under existing laws.

For strict compliance.

Very truly yours,

Zoning Administrator

Noted by:

Municipal Planning and Development Coordinator

Cc: BPLO

Annex 8. Certificate of Non-Conformance

Certification No. _____

CERTIFICATE OF NON-CONFORMANCE**I. Basic Information**

- a. No. of Parcel(s)
- b. Location of Property
- c. Total Land Area (hectares)

Registered Owner	Lot. No.	TCT No.	Area/Title (hectares)	Existing Use	Floor Area (sq.m.)	Zoning

THIS IS TO CERTIFY that the above described property is a non-conforming use for the uses specified in the Comprehensive Land Use Plan and Zoning Ordinance of the Municipality of _____ Province of _____, which was adopted thru ____Resolution No. _____, Series of _____ dated _____ and ratified by the Sangguniang Panlalawigan (SP) Resolution No. _____ dated _____, in accordance with pertinent issuances.

That as a non-conforming use said property shall be subject to the following conditions:

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

That should such non-conforming portion of structure be destroyed by any means to an extant of more than fifty percent (50%) of its replacement cost at the time of

destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

5. That no such non-conforming use maybe moved to displace any conforming use;
6. That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof maybe altered to decrease its non-conformity;
7. That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved or relocated.
8. Phase out plan and relocation of the non-conforming use within ten (10) years upon which will commence on _____ shall be submitted to this office.

This certification consisting of two pages is issued upon application of _____, in compliance to the Approved Zoning Ordinance previously stated.

Given this _____ 2018.

Zoning Officer

Annex 9. Notice of Violation

Republic of the Philippines
Province of Romblon
Municipality of Santa Fe

**OFFICE OF THE MUNICIPAL PLANNING
AND DEVELOPMENT COORDINATOR**

NOTICE OF VIOLATION

_____ Notice
Date: _____

Mr./Ms. _____

Santa Fe, Romblon

SUBJECT: VIOLATION OF MUNICIPAL ZONING ORDINANCE (ORDINANCE No. _____)

Dear _____;

It has come to the attention of this Office that your building/structure at
_____ this Municipality is:

- ☐ Built without first securing locational clearance.
☐ Not in conformance in the use and regulations of the Municipal Zoning Ordinance.
☐ Others: *Built within the road right of way/Parking Area.*

To remedy this situation, you are hereby notified to:

- ☐ Stop immediately all illegal activities in your premises.
☐ Secure locational clearance before resuming construction.
☐ Others: *Transfer building structure to allowable area.*

Failure to comply with this NOTICE shall cause this Office to institute proper legal action against you.

For clarification, please feel free to come to our Office anytime at your convenience.

Thank you for your cooperation.

Municipal Zoning Officer

Received by: _____
Owner/Representative
Date: _____

Inspected by: _____
Date: _____

Copy Furnished:

1. Legal Officer
2. Administrator
3. Building Official
4. PNP
5. File