



Table of Contents

	Page
Enacting Clause	1
Article I. Title of the Ordinance	3
Article II. Authority and Purpose	3
Article III. Definition of Terms	4
Article IV. Zoning Classification	10
Article V. Zone Regulations	16
Article VI. General Regulations	41
Article VII. Environmental Management	44
Article VIII. Innovative Techniques	48
Article IX. Miscellaneous Provisions	50
Article X. Mitigating Devices	51
Article XI. Administration and Enforcement	52
 Figures	
Figure 1. Proposed Zoning Map (2024-2034)	13
Figure 2. Flood Overlay Map	14
Figure 3. Landslide Areas Map	15
Figure 4. Irrigated Areas Map	17



Republic of the Philippines

MUNICIPAL GOVERNMENT OF TERESA

Municipal Hall, Corazon Aquino Ave., Barangay Poblacion, Teresa, Rizal 1880
Province of Rizal

sbteresa_rizal@yahoo.com

Landline No. (02) 82506800 Local 530

28TH SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE 124th REGULAR SESSION OF THE SANGGUNIANG BAYAN OF TERESA, RIZAL HELD AT THE MUNICIPAL SESSION HALL ON DECEMBER 16, 2024

P R E S E N T :

Hon. Freddie L. Bonifacio.....	Vice Mayor/Presiding Officer
Hon. Fernand N. Dela Cruz.....	SB Member
Hon. Leo D. Fullente	SB Member
Hon. Fernando P. Lopez	SB Member
Hon. Hoaward C. Francisco	SB Member
Hon. Suzette Anne F. Selibio	SB Member
Hon. Joker A. Santos	SB Member
Hon. Nemen M. San Jose	SB Member
Hon. Victorious Joshua T. San Jose	SB Member
Hon. Moses M. San Jose	President , Liga ng mga Barangay

NOT PRESENT :

Hon. Ranniel N. San Jose	President Sanggunian
(Absent)	Kabataan Federation

Proposed Ordinance No. 27, S. 2024

Author: Hon. Sonny P. Lopez

Sponsor: Committee on Housing and Land Utilization



Municipal Ordinance No. 22 s. 2024

AN ORDINANCE ADOPTING THE INTEGRATED ZONING REGULATIONS OF THE MUNICIPALITY OF TERESA 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 Teresa.

WHEREAS, the implementation of the approved Comprehensive Land Use Plan (CLUP) of the municipality would require the enactment of both fiscal and non-fiscal measures to transform land use policies into regulations in order to achieve long-term development goals and objectives and to adapt to changing community needs and values;

WHEREAS, the Zoning Ordinance, which carries the force of law, is considered a major regulatory instrument for plan implementation that embodies, among others, regulations affecting uses allowed within each land use category identified in the CLUP and the conditions whereby other uses may be permitted;

WHEREAS, the 1987 Constitution confers the power to zone upon the State which in turn delegates it to the local government units pursuant to the Local Government Code of 1991 in order to promote public health and safety. Moreover, to further a rational and orderly growth of the community, the Zoning Ordinance shall ensure the compatible arrangement of various land uses to maximize land values, enhance land values, and preserve/conservate desirable natural characteristics and ecosystem within the locality;

WHEREAS, through Republic Act No. 7160, other known as the Local Government Code of 1991, the Sangguniang Bayan, as the legislative body of the municipality, is mandated to enact a Zoning Ordinance that is in consonance with the approved CLUP of the community, subject to existing laws, rules and regulations;

NOW THEREFORE, the Sangguniang Bayan of Teresa, Rizal in session assembled hereby adopts the following integrated Zoning Ordinance.



ARTICLE I
TITLE OF THE ORDINANCE

Section 1. TITLE OF THE ORDINANCE. This ordinance shall be known as the Comprehensive Zoning Ordinance of the Municipality of Teresa, Rizal and shall 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 Republic Act No. 7160 or the New Local Government Code dated 10 October 1991, specifically, sections 16, 20, 447, 448 and 458 authorizing cities/municipalities through the Sangguniang Bayan to adopt a Zoning Ordinance subject to the provisions of existing laws and in conformity with Executive Order No. 72.

Section 3. PURPOSES. This Ordinance is enacted for the following purposes;

1. Guide, control and regulate future growth and development of the Municipality of Teresa in accordance with its Comprehensive Land Use Plan (CLUP);
2. Protect the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same;
3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the locality; and
4. 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.

Section 4. GENERAL ZONING PRINCIPLES. This Zoning Ordinance is based on the approved Comprehensive Land Use Plan (CLUP) of Teresa adopted by the Sangguniang Bayan of Teresa as per Resolution No. ____ dated ____ . It is anchored on the following general zoning principles:

1. The ordinance reflects the Municipality’s vision: “ By 2040, Teresa is the leading town in ecological waste management with a well-governed, highly capable and pro-active citizens living in a progressive, peaceful, ecologically balanced, sustainable and disaster resilient community”.
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 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;
4. Land is a limited national resource and as such must be managed for the welfare of all in accordance with the Comprehensive Land use Plan of Teresa.
5. The environment provides humans with a life supporting system and as such, it must be conserved and developed on a sustainable basis to enhance the quality of life of present and future generations.
6. Human’s well-being is the ultimate consideration of development. This being the case, there is a need for regulatory measures which shall ensure the protection of his/her immediate environment.



7. Land must be used in a most beneficial, rational, and most efficient manner so as to prevent the incompatibility of land uses, environmental hazards, urban blight, congestion and artificial scarcity of land resources. Thus, there is a need for regulatory measures which shall promote the desired patterns of land use and development.
8. This Zoning Ordinance is one such regulatory measure which is enacted to identify the various land uses therein and prescribed physical standards based on the CLUP prepared by the Municipality of Teresa and enacted by the Sangguniang Bayan through an Ordinance.

ARTICLE III

DEFINITION OF TERMS

The definition of technical terms used in the Zoning Ordinance shall carry the meaning given to them in the approved National Building Code, Water Code, Philippine Environmental Code and Implementing Rules and Regulations, promulgated by the HLURB (now DHSUD). The words, term, phrases enumerated hereunder shall be understood to have the meaning corresponding or indicated as follows:

1. **Agricultural Zone (AZ)** – areas within the municipality intended primarily for the cultivation/fishing and pastoral activities e.g. fish, farming, cultivation of crops, goat/cattle, etc.
2. **Agricultural- Strategic Agriculture and Development Fisheries Zone (AGRI- SAFDZ)** – according to R.A. No. 8435 or the Agriculture and Fisheries Modernization Act of 1997, this refers to “the areas within the Network of Protected Areas for Agriculture and Agro-industrial Development (NPAAAD) identified for production, agro-processing, and marketing activities to help develop and modernize with the support of government, the agriculture and fisheries sector in an environmentally and socio-culturally sound manner.”
3. **Agricultural Land Use Conversion** – per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.
4. **Agro-Industrial Zone (AIZ)** – an area within the municipality intended primarily for integrated farm operations and related product processing activities such as processing.
5. **Base Zones** – refers 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.
6. **BOARD/DHSUD-** Department of Human Settlements and Urban Development
7. **Buffer Area** – these are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and or identifying and defining development areas or zones where no permanent structures are allowed.
8. **Built-up Built-up Area** – a contiguous grouping of ten (10) or more structures.



9. **Cemetery Zone (Cem-Z)**- Areas covering private and public cemeteries both above and below ground, memorial parks, columbarium, crematoriums and the like.
10. **Certificate of Non-Conformance** – certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform in a zone as per provision of the said Ordinance.
11. **Compatible Use** – uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.
12. **Comprehensive Land Use Plan (CLUP)** – a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan in this usage are the sectoral studies i.e. demography, socio-economic, infrastructure and utilities, local administration and land use.
13. **Conflicting Uses** – uses or land activities with contrasting characteristics sited adjacent to each other e.g. residential units adjacent to industrial plants.
14. **Conforming Use** – a use which is in accordance with the zone classification as provided for in the ordinance
15. **Easement** – open space imposed on any land use/activities sited along waterways, road-right-of-ways, cemeteries/memorial parks and utilities.
16. **Environmentally Critical Areas (ECA)** - refers to those areas which are environmentally-sensitive and are listed in Presidential Proclamation No. 2146 dated December 14, 1981 such as areas classified as prime agricultural lands. 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.
17. **Environmentally Critical Projects (ECP)** – refers to those projects which have high potential for environmental impacts and are listed in Presidential Proclamation No. 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.

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

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

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)

20. Flood Overlay Zone (FLD -OZ) - an area in a city/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

21. General Zoning Map – a duly authenticated map delineating the different zones in which the whole municipality is divided.

22. Gross Floor Area (GFA) – the GFA of a building is the total floor space within the perimeter of the permanent external walls occupied by:

- Office areas;
- Residential area;
- 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;
- Rests rooms or toilets;
- Storage rooms and closets;
- Covered balconies and terraces;
- Interior walls and columns, and other interior feature 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, cages, wading or swimming pools, whirlpool or Jacuzzis, gardens, courts or plazas.

- 23. Industrial-1 Zone (I1-Z)** - provides zoning for normal factories, warehouses or storage depots. Designed to support businesses with minimal environment impact, such as small-scale manufacturing, research or technology
- 24. Industrial-2 Zone (I2-Z)** – an area within cities or municipalities intended for medium intensity manufacturing or production industries that are:
 - a. non-pollutive/non-hazardous and non-pollutive/hazardous manufacture/processing establishments
 - b. pollutive/non-hazardous or pollutive/hazardous
- 25. Industrial-3 Zone (I3-Z)** - allows for low impact industrial uses near residential or commercial areas
- 26. Innovative Design** – introduction and /or application of new creative designs and techniques in development projects
- 27. General Institutional Zone (I-Z)** – an area within the municipality principally for general types of institutional establishments e.g. government offices, schools, hospital/clinics, academic/research, convention centers.
- 28. General Residential Zone (GR-Z)** – an area within the municipality principally for dwelling/housing purposes.
- 29. General Zoning Map**- a duly authenticated map delineating the different zones in which the whole municipality is divided.
- 30. Landslide Overlay (LSD-OZ)** – an area in a city/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
- 31. 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
- 32. Locational Clearance** – clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.
- 33. 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.
- 34. 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.



- 35. Major Commercial Zone (C-2)** – an area within the municipality intended for high-level shopping, commercial and other business activities to cater to the municipal population and where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadiums or sports complexes are also allowable in this zone.
- 36. Memorial Park/cemetery Zone-** an area within the municipality covering public and private cemeteries both above and below ground, memorial parks, columbarium, crematorium and the like as indicated in the land use and zoning maps.
- 37. Minor Commercial Zone (C-1)** – an area within the municipality characterized by the amorphous mixture of services and business activities and residential land use typified by shop houses. It functionally supports the Major Commercial Zone by providing lower-level services and products to the municipal population.
- 38. Mitigating Device** – a means to grant relief in complying with certain provisions of the Zoning Ordinance.
- 39. Non-Conforming Use** – existing non-conforming uses/establishments in an area allowed to operate in spite of the non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.
- 40. Official Zoning Map** – a duly authenticated map delineating the different zones into which the whole City/Municipality is divided.
- 41. 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.
- 42. Parks and Recreation Zone (PR-Z)-** spaces designed for recreational pursuits and for the maintenance of ecological balance of the community. These consist of parks, playgrounds, zoos, outdoor sports facilities, botanical gardens, golf links and community plazas.
- 43. Production Forest Zone (PF-Z)** - an area within the municipality intended primarily for growing diversified crops, fruit trees and plants (e.g. ornamental). These areas include commercial and industrial tree plantations (e.g. for fast- growing tree species) and customary support facilities such as storage barns and warehouses. It may also include limited space for ancillary dwelling units/farmhouses for tillers and laborers, agricultural research and experimentation facilities such a breeding stations, fish farms, nurseries, demonstration farms, etc., pastoral activities such as goat raising, cattle fattening, and the like, and backyard raising of livestock and fowl
- 44. Protection Forest Zone (PFZ)** – areas above 50% slope that should be put under forest cover and withdrawn and protected from utilization, exploitation and development.



- 45. Quarry and Mining Zone (QMZ)** – are sites of extraction of non-metallic mineral deposits present in the municipality.
- 46. 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)
- 47. Rezoning** – a process or introducing amendments to or a change in the text and maps of the zoning ordinance. It also includes amendment or change in view of classification under section 20 of R.A. 7160.
- 48. Rural Area** – area outside of designated urban areas.
- 49. Setback** – the open space left between the building and lot lines.
- 50. Socialized Housing Zone (SHZ)**- shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless defined in RA 7279.
- 51. Tourism Zone (T-Z)**- site/s within the municipality endowed with natural and manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.
- 52. Urban Areas** – include all barangay(s) or portion(s) of which comprising the Poblacion and other built up areas including the urbanizable land in and adjacent to said areas and where at least more than fifty percent (50%) of the population are engaged in non-agricultural activities.
- 53. Urban Zoning Map** – a duly authenticated map delineating the different zones into which the urban area and its expansion area are divided.
- 54. Urbanizable land**- area designated as suitable for urban expansion by virtue of land use studies conducted.
- 55. Variance** – a special locational clearance which grants a property owner relief from certain provision of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical conditions of the property, compliance on height, bulk and/or density would result in a particular hardship upon the owner, as distinguished from mere inconvenience or a desire to make more money.
- 56. Water Zone (W-Z)** – are bodies of water within the municipality, which include rivers, streams, and creeks except those, included in other zone classification.
- 57. Zone/District** – an area within the municipality for specific land use as defined by human-made or natural boundaries.



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

59.Zoning Ordinance – a local legal measure which embodies regulations affecting land use.

ARTICLE IV

ZONE CLASSIFICATION

Section 5. DIVISION INTO ZONES. To effectively carry out the provisions of the Ordinance, the Municipality of Teresa is hereby divided into the Zones enumerated hereunder. The zones established in this Ordinance are bounded and defined as known in the official Zoning Map.

Section 6. BASE ZONES. The official Zoning Map of Teresa shall be used in conjunction with the approved CLUP of the municipality. The Base Zones are as follows:

a. Agricultural Zone-SAFDZ	Agri-SAFDZ
b. Agricultural Zone	A-Z
c. Agro-Industrial Zone	AI-Z
d. Cemetery Zone	Cem-Z
e. Minor Commercial Zone	C-1
f. Major Commercial Zone	C-2
g. General Residential Zone	GR-Z
h. Industrial-1 Zone	I1
i. Industrial-2 Zone	I2
j. Industrial-3 Zone	I3
k. General Institutional Zone	GI-Z
l. Parks & Recreation Zone	PR-Z
m.Production Forest Zone	PF-Z
n. Quarrying/Mining Zone	Q/M-Z
m.Socialized Housing Zone	SH-Z
n. Tourism Zone	T-Z
o. Water Zone	W-Z
p. Buffer/Easement	B/GZ
q. Utilities	UTS

Section 7. OVERLAY ZONE.The designated overlay zone are:

1. Flood overlay zone (FLD-OZ)
2. Landslide overlay zone (LSD -OZ)

Section 8. ZONING MAPS. It is hereby adopted as an integral part of this Ordinance, the Official Zoning Map of the Municipality of Teresa, Rizal wherein the designation, location, and boundaries of the zones herein established are shown and indicated. Such Official Zoning Map shall be signed by the local chief executive and duly authenticated by the Sangguniang Panlalawigan.



In case of loss, damage, and/or destruction of the Official Zoning Map, the Sangguniang Bayan shall request the Sangguniang Panlalawigan or the Housing Settlements Adjudication Commission (DHSUD) for an authenticated copy of the said Zoning Map upon payment of appropriate fees.

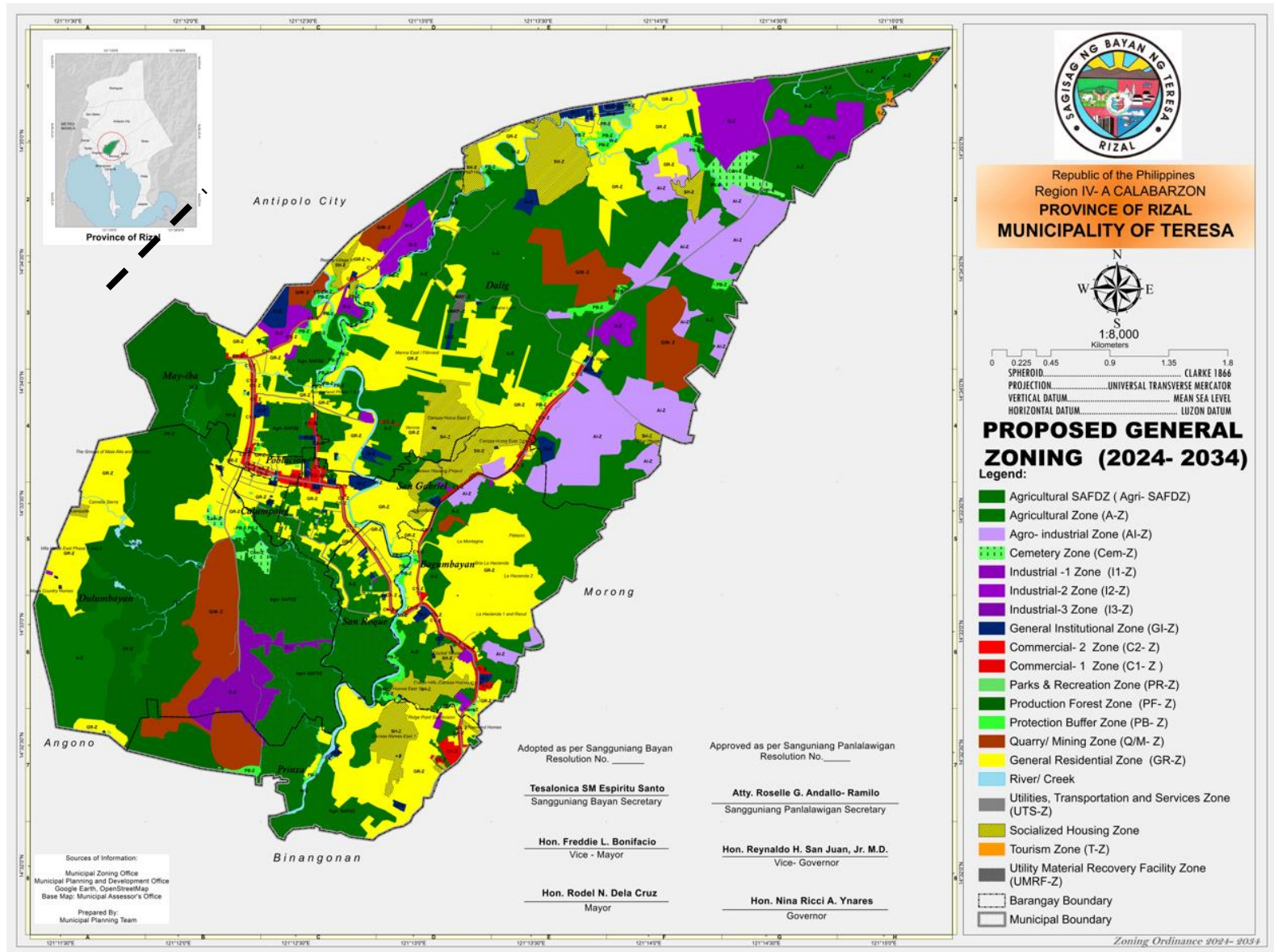
Section 9. ZONE BOUNDARIES. The locations and boundaries of the above-mentioned various zones into which the City/Municipality has been subdivided are identified and specified in Annex C Zoning Boundaries and Interpretation.

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 approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.
- 5) 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.
- 6) 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.
- 7) Where zone boundaries are indicated by Lot Parcels or said to be one-lot deep, this should mean that the said zone boundaries are defined by the parcellary subdivision existing at the time of the passage of this Ordinance



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



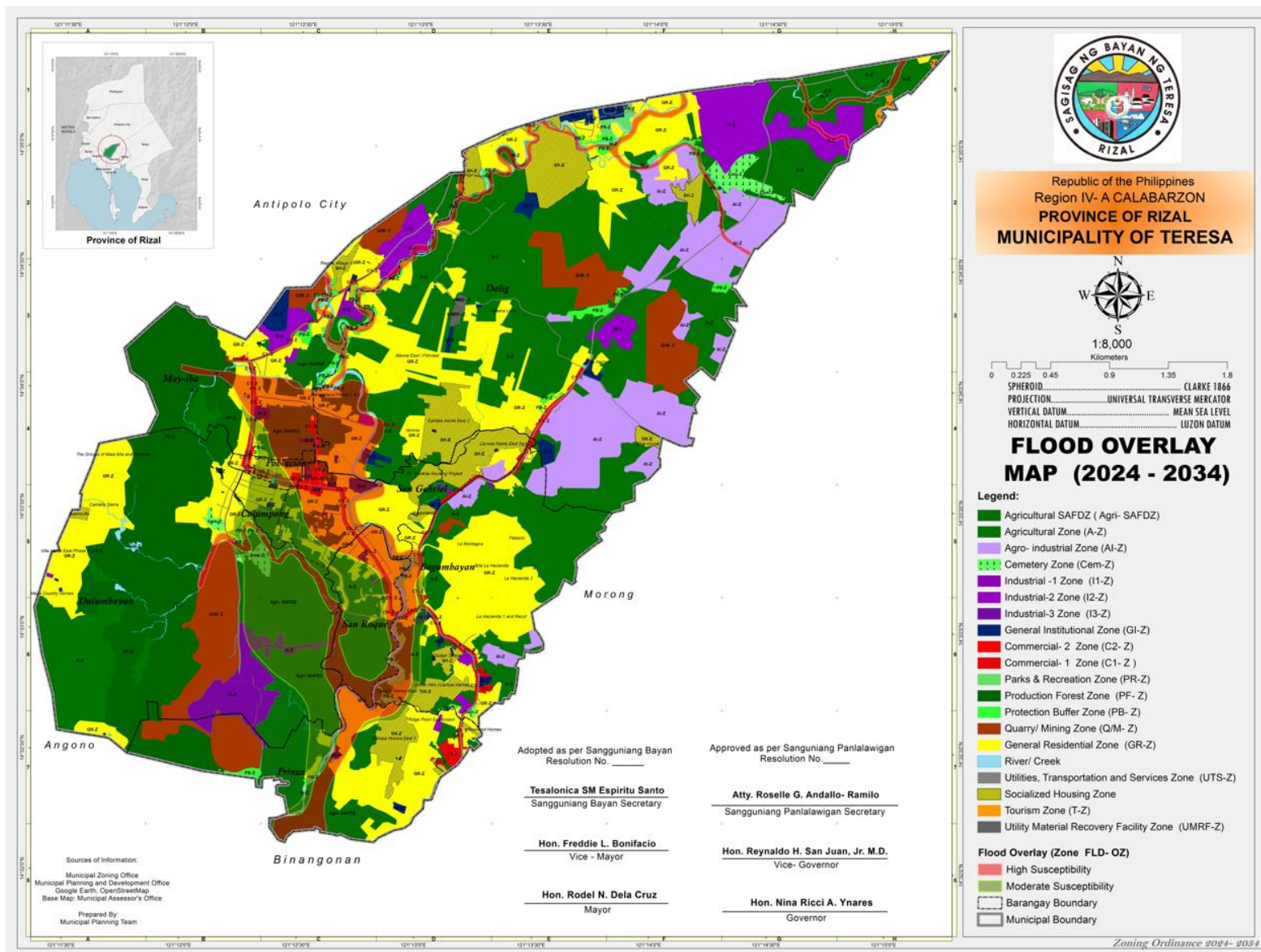


Figure 2 Flood Overlay Map

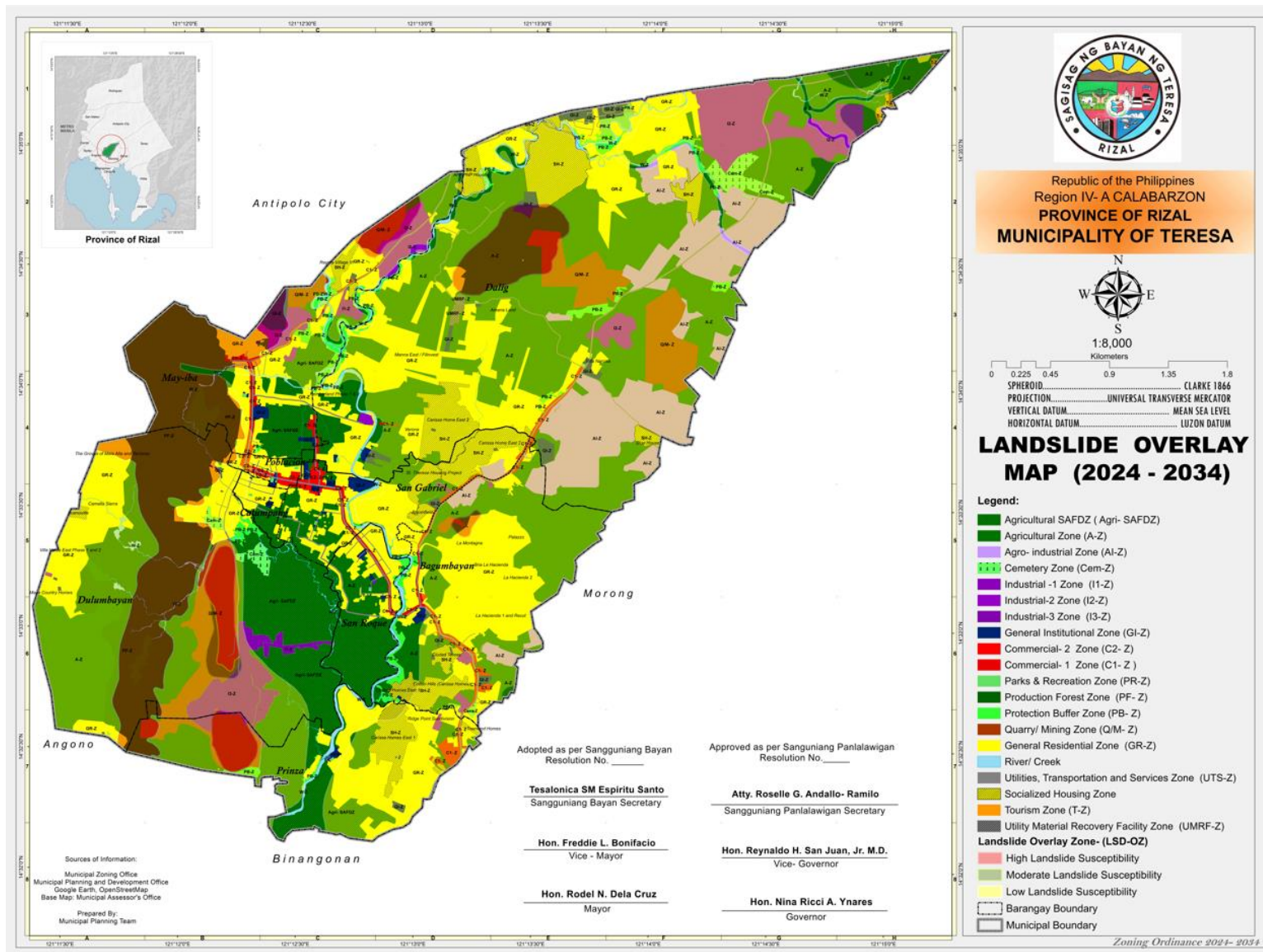


Figure 3 Landslide Overlay Map



ARTICLE V.

ZONE REGULATIONS

Section 11. GENERAL PROVISION. The uses enumerated in the succeeding sections are neither exhaustive nor all-inclusive. The LOCAL ZONING BOARD OF ADJUSTMENT (LZBA) may allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed. The allowance of such uses shall be based on physical and environmental considerations as well as on their socio-economic potentials giving due regard to the maintenance of the essential qualities of the zone.

Specific uses/activities of lesser density within a particular zone, may be allowed within the zone of higher density and intensity of use, but not vice versa, nor in the another zone and its subdivisions (e.g. C-1, C-2), except for uses expressly allowed in said zones, such that the cumulative effect of zoning shall be intra-zonal and not inter-zonal.

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/subzones 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. USE REGULATION IN AGRICULTURAL ZONE-SAFDZ (AGRI-SAFDZ)

This zone shall be designated primarily for the cultivation of crops with irrigation facilities. Such agricultural lands are potentially qualified as protected agricultural lands under the Network of Protected Agricultural and Agro-Industrial Areas for Development (NPAAAD) as provided for the Agriculture and Fisheries Modernization Act (AFMA), in which case, these lands become highly-restricted from or non-negotiable to land use conversion.

Allowable Uses/Activities

1. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushroom culture and the like
4. Pastoral activities such as goat and cattle raising



5. Fishpond activities
6. Backyard raising of livestock and fowl, provided that:
 - * For livestock – maximum of 1 sow and 10 heads
 - * For fowl – a maximum of 500 heads
7. Single-detached dwelling units of landowners
8. Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
9. Ancillary dwelling units/farmhouses for tenants, tillers and laborers
10. Engaging in home businesses such as dressmaking, tailoring, baking, running a sari- sari store and the like provided that:
 - * The number of persons engaged in such business/industry shall not exceed five, inclusive of owner;
 - * There shall be no change in the outside appearance of the building premises;
 - * No home occupation shall be conducted in any customary accessory uses cited above;
 - * No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - * No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
11. Home Industry classified as cottage industry provided that:
 - * Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
 - * There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance; and
 - * Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.

Building Regulations

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



Section 12.2. USE REGULATION IN BUFFER/GREENBELT ZONE (B-Z)- In the BUZ, the allowable uses or activities are yards, parks or open spaces for the purpose of separating the incompatible elements or uses to control pollution/nuisance and or determining and defining development areas or zones.

Building Regulations

In this zone, no permanent structures are allowed.

Section 12.3. USE REGULATION IN AGRICULTURAL ZONE (A-Z) - In the AGZ, the following uses shall be permitted:

Allowable uses or activities

1. Cultivation, raising and growing of staple crops such as rice, corn, sugar cane, “camote”, “cassava” and the like.
2. Growing of diversified plants and trees including fruit and flower bearing trees for commercial production such as banana, coconut, mango etc.
3. Silvi-culture, mushroom culture, fishing and fish culture, and the like.
4. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses.
5. Ancillary dwelling units/farmhouses for tillers and laborers provided that: the total built-up area does not exceed one (1) percent of the total lot size if the area is less than one (1) hectare; or 100 square meters of the total lot size of the area if more than one (1) hectare.
6. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms etc.
7. Pastoral activities such as goat raising, cattle fattening, and the like.
8. Fishpond activities
9. Backyard raising of livestock and fowl, provided that:
 - a. For livestock – a maximum of 10 heads
 - b. For fowl – a maximum of 500 birds
10. Home occupation for the practice of one’s profession or engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - a. Number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume 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 in a place other than the required front yard;
 - e. No equipment or process shall be used in such 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.



11. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservation, etc .provided that:
 - a. Such home industry shall occupy more than thirty (30%) of floor area of the dwelling unit.
 - b. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance; and
 - c. Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.

Building Regulations

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

Section 12.4. USE REGULATION IN AGRI-INDUSTRIAL ZONE (AI-Z) - In the AI-Z, the following uses shall be permitted:

Allowable uses and activities

1. All uses allowed in agriculture
2. Poultry, piggery/swine farms including related auxiliary activities.
3. Rice/corn mills (single pass)
4. Drying, cleaning, curing and preserving of meat and its by products and derivatives
5. Drying, smoking and airing tobacco
6. Flour mill
7. Cassava flour mill
8. Manufacture coffee
9. Manufacture of unprepared animal feeds, other grain milling, n.e.c.
10. Production of prepared feed for animals
11. Cigar and cigarette factory
12. Curing and redrying tobacco leaves
13. Miscellaneous processing tobacco leaves, n.e.c.
14. Weaving hemp textile
15. Jute spinning and weaving
16. Manufacture of charcoal
17. Milk processing plants (Manufacture filled, reconstituted or recombined milk, condensed or evaporated)
18. Butter and cheese processing plants
19. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural milk and cream related products)
20. Other dairy products, n.e.c.
21. Canning and preserving fruits and fruit juices
22. Canning and preserving of vegetables and vegetable juices
23. Canning and preserving of vegetable sauces



24. Miscellaneous canning and preserving of fruit and vegetables, n.e.c.
25. Fish canning
26. Patis factory
27. Bagoong factory
28. Processing, preserving and canning of fish and other seafoods, n.e.c.
29. Manufacture of desiccated coconut
30. Manufacture of starch and its products
31. Manufacture of wines from juices of local fruits
32. Vegetable oil mills, including coconut oil
33. Sugarcane milling (centrifugal and refines)
34. Sugar refining
35. Muscovado sugar mill
36. Cotton textile mill
37. Manufacture/processing of other plantation crops e.g. pineapples, bananas, etc.
38. Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials.
39. Other accessories use incidental to agri-industrial activities.
40. Customary support facilities such as palay dryers, rice threshers and storage barns
41. Ancillary dwelling units/farmhouses for landowners, tenants, tillers and laborers
42. Class "A" slaughterhouse/abattoir
43. Class "AA" slaughterhouse/abattoir

Building Density and Bulk Regulations

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

Section 12.5. USE REGULATION IN CEMETERY ZONE (Cem-Z) - In this zone, no development shall be permitted unless in accordance with the Department of Health (DOH), DHS rules and regulations for memorial parks and cemeteries. This area is intended for the interment of the dead. Allowable Uses are as follows:

Allowable use and activities

1. Memorial Parks
2. Cemetery
3. Columbarium
4. Crematorium
5. Ossuary
6. Customary accessory uses such as crypts, chapels, parks, playgrounds, pocket parks, parkways, promenades, parking, and toilet facilities

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade as provided in the NBC.



- Subject to DHS 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 12.6. USE REGULATION IN MINOR COMMERCIAL ZONE (C-1) - The Minor Commercial Zone shall be for quasi commercial, trade, business, and service activities at a neighborhood scale characterized by mixed land uses of low density and low intensity nature performing supplementary functions to the Major Commercial Zone.

The Minor Commercial Zone is provided for the purpose of accommodating non-residential growth in the municipality for the next 10 years and beyond. Further, to complement the mixed-use character of the area, it provides for limited residential and institutional uses deemed compatible with other uses in the zone.

The following are the allowable uses within the zone:

1. Multi-family dwellings (apartments) and residential cum commercial shophouses (which means the first storey of the building can or is used for commercial activities as listed below).
2. Retail establishments marketing convenience goods and sundry small household articles such as:
 - a. Grocery stores
 - b. Bakery
 - c. Drugstores
 - d. Hardware
 - e. Novelty and gift shops
 - f. Clothing/fashion accessories
3. Repair shops like:
 - a. House appliances
 - b. Motor vehicles and accessory, motorcycles
 - c. Home furnishing
 - d. Welding shops
4. Retail sales typically incidental to contractors' establishments that require a workshop and retail outlet or showroom as accessory uses such as:
 - a. Building material suppliers and wholesalers such as lumberyard and hardware and other similar uses
 - b. Carpenter shops including door, sash, or trim manufacturing
 - c. Plumbing and electrical contractors
 - d. Gravel and sand
 - e. Printing and publishing
 - f. Sign painting and advertising establishments
 - g. Other uses similar to and compatible with the above uses.



5. Office establishments that perform services on the premises, including but not limited to:
 - a. Financial institutions
 - b. Insurance Offices
 - c. Real estate offices
 - d. Offices for attorneys, accountants, architects, engineers, and other similar professions
 - e. Photo studios
 - f. Other office establishments similar to and compatible with the above establishments.
6. Professional service establishments providing human health care on an out-patient basis
7. Establishments customary related to medical and dental uses, including but not limited to:
 - a. Pharmacies
 - b. Medical, dental and optical laboratories
 - c. Other establishments similar to and compatible with the above establishments.
8. Offices of nonprofit organizations such as professional membership organizations, labor unions, civic, social and fraternal associations, and political organizations
9. Religious institutions including churches, convents, parsonages, and other housing for religious personnel
10. Educational institutions including public and private elementary and secondary schools, nursery schools, and day care centers
11. Public buildings and public service installations, including municipal, administrative, or public service buildings, utility, and public service facilities and uses (excluding storage yards, transformer stations, and substations)
12. Computer repair/rental shops
13. Machine shop service operations (repairing/rebuilding)
14. Manufacture of ice, ice blocks, cubes, tubes, crushed ice except dry ice
15. Repacking of food products
16. Lechon or whole pig/calf roasting
17. Canteens/cafeterias/eateries
18. Transportation terminal/garage with repair
19. Parking lots, garage facilities
20. Funeral parlors, mortuaries, crematory services and memorial chapels
21. Miscellaneous business and service establishments:
 - a. Consulting services
 - b. Duplicating services/copy centers
 - c. Beauty parlor/barber shop
 - d. Dressmaking and tailoring shops
 - e. health club/gym
 - f. Other establishments similar to and compatible with the above establishments.



22. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces.

Building Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC
- The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 12.7 USE REGULATION IN MAJOR COMMERCIAL ZONE (C-2) The C-2 is the principal commercial district within the municipality. It is characterized by predominantly commercial and business land uses of medium density and medium intensity. It provides a wide range of local retail and service establishments and performs commercial functions at a scale or level that is sufficient to provide for the needs of the whole municipality.

The Major Commercial Zone is provided for the purpose of accommodating commercial growth in the municipality along a major thoroughfare, Corazon C. Aquino Avenue. As land within this zone has high development capability, this zone will be designated for predominantly commercial land uses of moderate intensity and medium density. It further provides for limited residential and institutional uses deemed compatible with other uses in the zone.

Within the zone are the following allowable uses:

1. All uses enumerated in the Minor Commercial Zone (C-1) except the following:
 - a. Abattoirs and slaughterhouses
2. Commercial housing like:
 - a. Hotel, motel, apartment, apartelle, pension house
 - b. Boarding houses, dormitory
 - c. Club house
3. Commercial condominium (with residential units in upper floors)
4. Office building/Office condominium
5. General retail stores and shops like:
 - a. Department stores/Shopping center
 - b. Bookstore and office supply shop
 - c. Car shop
 - d. Home appliance store
 - e. 24-hour Convenience store
 - f. Photoshops
6. Food market and shops like
 - a. Supermarket
 - b. Wet and dry market
7. Recreational establishments like:



- a. Movie house/theater
 - b. Day and night club
 - c. Bowling lanes/billiard hall
 - d. Karaoke/videoke bars
8. Restaurants and other eateries
9. Short-term educational/vocational/technical schools like:
- a. Computer school
 - b. Dance school
 - c. Driving school
 - d. Self-defense
 - e. Language school/speech clinic
10. Filling station/service station
11. Miscellaneous business and service establishments such as:
- a. Messengerial service
 - b. Security agency
 - c. Janitorial service
 - d. Typing and photo engraving services
 - e. Repair and optical instruments and equipment, cameras, clocks and watches
 - f. Sauna bath and massage clinic
12. Manufacturing of insignia, badges and similar emblems except metal
13. Parking building
14. Embassy/consulate
15. Public recreational facilities of a non-commercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces.

Building Regulations

* Per the relevant provisions of the NBC and this Ordinance.

*The number of allowable storeys/floors above established grade is three (3) as provided in the NBC

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

Section 12.8 USE REGULATION IN GENERAL RESIDENTIAL ZONE (GR-Z) - A GR zone shall be used principally for housing/dwelling purposes so as to maintain peace and quiet of the area within the zone. The following are the allowable uses:

1. Single-detached dwelling units
2. Semi-detached family dwelling units, e.g. duplex
3. Residential Subdivisions approved per P.D. 957 standards
4. Residential Condominium
5. Pension Houses
6. Hotel apartments



7. Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
8. 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.
9. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - Swimming pool
 - Tennis courts
 - Basketball courts
10. Parks and Open Spaces
11. Nursery/Elementary School
12. Tutorial services
13. Sports club
14. Religious use
15. Multi-purpose/Barangay hall
16. Clinic, nursing and convalescent home, health center
17. Plant nursery
18. Apartments, Dormitories and Boarding Houses
19. Museums and Libraries
20. High School and Vocational School
21. Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
 - Servants quarters



- Private garage
- Guardhouse
- Laundries
- Non-commercial garages
- Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
- Pump houses
- Generator houses

Building Regulations

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

Section 12.9. USE REGULATION IN INDUSTRIAL -1 (I-1) ZONE. An area within cities or municipalities intended for light manufacturing or production industries that are:

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

Allowable Uses

A. Non-Pollutive/Non-Hazardous Industries

1. Drying fish
2. Biscuit factory – manufacture of biscuits, cookies, crackers and other similar dried bakery products
3. Doughnut / “hopia” factory
4. Manufacture of macaroni, spaghetti and vermicelli and other noodle
5. Other bakery products not elsewhere classified (n.e.c.)
6. Life belts factory
7. Manufacture of luggage, handbags, wallets and small leather goods
8. Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
9. Manufacture of shoes except rubber, plastic and wood
10. Manufacture of slippers and sandals except rubber and plastic
11. Manufacture of footwear parts except rubber and plastic
12. Printing, publishing and allied industries and those n.e.c.
13. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
14. Manufacture or assembly of electronic data processing machinery and accessories
15. Renovation and repair of office machinery
16. Manufacture or assembly of miscellaneous office machines and those n.e.c.



- 17.Manufacture of rowboats, “bancas”, sailboats
- 18.Manufacture of animal drawn vehicles
- 19.Manufacture of children vehicles and baby carriages
- 20.Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
21. Manufacture of measuring and controlling equipment, plumb bomb, rain gauge, taxi meter, thermometer, etc.
- 22.Manufacture or assembly of surgical, medical, dental equipment and medical furniture
- 23.Quick freezing and cold packaging for fish and other sea foods
- 24.Quick freezing and cold packaging for fruits and vegetables
- 25.Popcorn/rice factory
- 26.Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
- 27.Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
- 28.Manufacture of photographic equipment and accessories
- 29.Manufacture or assembly of optical instruments
- 30.Manufacture of eyeglasses and spectacles
- 31.Manufacture of optical lenses
- 32.Manufacture of watches and clocks
- 33.Manufacture of pianos
- 34.Manufacture of string instruments
- 35.Manufacture of wind and percussion instruments
- 36.Manufacture or assembly of electronic organs
- 37.Manufacture of sporting gloves and mitts
- 38.Manufacture of sporting balls (not of rubber and plastic)
- 39.Manufacture of gym and playground equipment
- 40.Manufacture of sporting tables (billiard, ping pong, pool)
- 41.Manufacture of other sporting and athletic goods, n.e.c.
- 42.Manufacture of toys and dolls except rubber and mold plastic
- 43.Manufacture of pens, pencil and other office and artist materials
- 44.Manufacture of umbrella and canes
- 45.Manufacture of buttons except plastic
- 46.Manufacture of brooms, brushes and fans
- 47.Manufacture of needles, pens, fasteners and zipper
- 48.Manufacture of insignia, badges and similar emblems (except metal)
- 49.Manufacture of signs and advertising displays (except printed)
- 50.Small scale manufacture of ice cream
- 51.Dairies and creameries
- 52.Warehouse/Storage facility for non-pollutive/non-hazardous industries
53. Parks, playgrounds, pocket parks, parkways and promenades
- 54.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 house

B. Non-Pollutive/Hazardous Industries

1. Manufacture of house furnishing
2. Textile bag factories
3. Canvas bags and other canvass products factory
4. Jute bag factory
5. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
6. Manufacture of fiber batting, padding and upholstery filling except choir
7. Men's and boy's garment factory
8. Women's and girls and ladies garment factory
9. Manufacture of hats, gloves, handkerchief, neckwear and related jackets
10. Manufacture of raincoats and waterproof outer garments except jackets
11. Manufacture of miscellaneous wearing apparel except footwear and those n.e.c.
12. Manufacture of miscellaneous fabricated millwork and those n.e.c.
13. Manufacture of wooden and cane containers
14. "Sawali", "nipa" and split cane factory
15. Manufacture of bamboo, rattan and other cane baskets and wares
16. Manufacture of cork products
17. Manufacture of wooden shoes, shoe lace and other similar products
18. Manufacture of miscellaneous wood products and those n.e.c.
19. Manufacture of miscellaneous furniture and fixtures except primarily of metals and those n.e.c.
20. Manufacture of paper stationery, envelopes and related articles
21. Manufacture of dry ice
22. Repacking of industrial products e.g. paints, varnishes and other related products
23. Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants]
24. Warehouse/Storage Facility for non-pollutive/hazardous industries
25. Parks, playgrounds, pocket parks, parkways and promenades
26. 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 21 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies

Section 12.10. USE REGULATION IN INDUSTRIAL -2 (I-2) ZONE. An area within cities or municipalities intended for medium intensity manufacturing or production industries that are:

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

Allowable Uses

- A. Pollutive/Non-Hazardous Industry
 1. Manufacture and canning ham, bacon and native sausage
 2. Poultry processing and canning
 3. Large-scale Manufacture of ice cream
 4. Corn mill/rice mill
 5. Chocolate and cocoa factory
 6. Candy factory
 7. Chewing gum factory
 8. Peanuts and other nuts factory
 9. Other chocolate and confectionery products
 10. Manufacture of flavoring extracts
 11. Manufacture of food products n.e.c. (vinegar, “vetsin”)
 12. Manufacture of fish meal
 13. Oyster shell grading
 14. Manufacture of medicinal and pharmaceutical preparations
 15. Manufacture of stationery, art goods, cut stone and marble products
 16. Manufacture of abrasive products
 17. Manufacture of Miscellaneous non-metallic mineral products n.e.c.
 18. Manufacture of cutlery, except table flatware
 19. Manufacture of hand tools
 20. Manufacture of general hardware
 21. Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
 22. Manufacture of household metal furniture
 23. Manufacture of office, store and restaurant metal furniture
 24. Manufacture of metal blinds, screens and shades
 25. Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c
 26. Manufacture of fabricated structural iron and steel
 27. Manufacture of architectural and ornamental metal works
 28. Manufacture of boilers, tanks and other structural sheet metal works
 29. Manufacture of other structural products n.e.c.



- 30.Manufacture of metal cans, boxes and containers
- 31.Manufacture of stamped coated and engraved metal products
- 32.Manufacture of fabricated wire and cable products
- 33.Manufacture of heating, cooking and lighting equipment except electrical
- 34.Sheet metal works generally manual operation
- 35.Manufacture of other fabricated metal products except machinery and equipment n.e.c.
- 36.Manufacture of assembly of agricultural machinery and equipment
- 37.Native plow and harrow factory
- 38.Repair of agricultural machinery
- 39.Manufacture or assembly of service industry machine
- 40.Manufacture or assembly of elevators and escalators
- 41.Manufactures or assembly of sewing machines
- 42.Manufacture or assembly of cooking ranges
- 43.Manufacture or assembly of water pumps
- 44.Refrigeration industry
- 45.Manufacture or assembly of other machinery and equipment except electrical n.e.c.
- 46.Manufacture and repair of electrical apparatus
- 47.Manufacture and repair of electrical cables and wires
- 48.Manufacture of electrical cables and wires
- 49.Manufacture of other electrical industrial machinery and apparatus n.e.c.
- 50.Manufacture or assembly of electrical equipment radio and television, tape recorders, stereo
- 51.Manufacture or assembly of radio and television, transmitting, signaling and detection equipment
- 52.Manufacture or assembly of telephones and telegraphic equipment
- 53.Manufacture of other electronic equipment and apparatus n.e.c.
- 54.Manufacture of industrial and commercial electrical appliances
- 55.Manufacture of household cooking, heating and laundry appliances
- 56.Manufacturing of other electrical appliances n.e.c.
- 57.Manufacture of electrical lamp fixtures
58. Warehouse/Storage Facility for pollutive/non-hazardous
 - Parks, playgrounds, pocket parks, parkways and promenades
 - Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator house

B. Pollutive/Hazardous Industry

1. Flour mill
2. Cassava flour mill



3. Manufacturing of coffee
4. Manufacture of unprepared animal feeds, other grain milling n.e.c.
5. Production of prepared feeds for animals
6. Cigar and cigarette factory
7. Curing and redrying tobacco leaves
8. Miscellaneous processing tobacco leaves n.e.c.
9. Weaving hemp textile
10. Jute spinning and weaving
11. Miscellaneous spinning and weaving mills n.e.c.
12. Hosiery mill
13. Underwear and outerwear knitting mills
14. Fabric knitting mills
15. Miscellaneous knitting mills n.e.c.
16. Manufacture of mats and mattings
17. Manufacture of cordage, rope and twine
18. Manufacture of carpets and rugs
19. Manufacture of related products from abaca, sisal henequen, hemp, cotton, paper, etc.
20. Manufacturing of linoleum and other surface coverings
21. Manufacture of artificial leather, oil cloth and other fabrics except rubberized
22. Manufacture of coir
23. Manufacture of miscellaneous textile n.e.c.
24. Manufacture of rough lumber and unworked lumber
25. Manufacture of worked lumber
26. Re-sawmills
27. Manufacture of veneer, plywood and hardwood
28. Manufacture of doors, windows and sashes
29. Treating and preserving of wood
30. Manufacturing of charcoal
31. Manufacture of wood, cane blinds, screens and shades
32. Manufacture of containers and boxes of paper and paper boards
33. Manufacture of miscellaneous pulp and paper products n.e.c.
34. Manufacturing of perfumes, cosmetics and other toilet preparations
35. Manufacture of waxes and polishing preparations
36. Manufacture of candles
37. Manufacture of inks
38. Manufacturing of miscellaneous chemical products n.e.c.
39. Tire retreating and rebuilding
40. Manufacture of rubber shoes and slippers
41. Manufacture of industrial and molded rubber products
42. Manufacture of plastic footwear
43. Manufacturing of plastic furniture
44. Manufacture of other fabricated plastic products n.e.c.
45. Manufacture of table and kitchen articles
46. Manufacture of pottery, china and earthenware n.e.c.



47. Manufacturing of flat glass
48. Manufacture of glass containers
49. Manufacture of miscellaneous glass and glass products n.e.c.
50. Manufacture of clay bricks, clay tiles, and hollow clay tiles
51. Manufacturing of miscellaneous structural clay products
52. Manufacture of structural concrete products
53. Manufacture of asbestos products
54. Manufacture of engines and turbines except motor vehicles, marine and aircraft
55. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
56. Manufacture, assembly, rebuilding, repairing of paper industry machinery
57. Manufacture, assembly, rebuilding, repairing of printing, trade machinery and equipment
58. Manufacture of rice mills
59. Manufacture of machines for leather and leather products
60. Manufacture of construction machinery
61. Manufacture of machines for clay, stove and glass industries
62. Manufacture, assembly, repair, rebuilding of miscellaneous special industrial machinery and equipment, n.e.c
63. Manufacture of dry cells, storage battery and other batteries
64. Boat building and repairing
65. Ship repairing industry, dock yards, dry dock, shipways
66. Miscellaneous ship building and repairing, n.e.c.
67. Manufacture of locomotive parts
68. Manufacture of railroad and street cars
69. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
70. Manufacture of wood furniture including upholstered
71. Manufacture of rattan furniture including upholstered
72. Manufacture of box beds and mattresses
73. Dry cleaning plants using flammable liquids
74. Paint stores with bulk handling
75. Paint shops and spray painting rooms
76. Signs and billboards painting shops
77. Warehouses where highly combustible materials are stored
78. Factories where loose combustible fiber or dirt are manufactured, processed or generated
79. Warehouse for pollutive/hazardous
80. Parks, playgrounds, pocket parks, parkways and promenades
81. Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices t 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
82. Class "A" slaughterhouse/abattoir



83. Class "AA" slaughterhouse/abattoir

Building Density and Bulk Regulations

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

Section 12.11. USE REGULATION IN INDUSTRIAL -3 (I-3) ZONE. An area within cities or municipalities intended for heavy manufacturing or production industries that are:

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

Allowable Uses

A. Highly Pollutive/Non-Hazardous Industries

1. Meat processing, curing, preserving except processing of ham, bacon, sausage and chicharon
2. Milk processing plants (manufacturing filled, reconstituted, or recombined milk, condensed or evaporated)
3. Butter and cheese processing plants
4. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream-related products)
5. Other dairy products n.e.c.
6. Canning and preserving of fruits and fruit juices
7. Canning and preserving of vegetables and vegetable juices
8. Canning and preserving of vegetable sauces • Miscellaneous canning and preserving of fruits and vegetables n.e.c.
9. Fish canning
10. Patis factory
11. Bagoong factory
12. Processing, preserving and canning of fish and other seafood n.e.c.
13. Manufacture of desiccated coconut
14. Manufacture of starch and its by-products
15. Manufacture of wines Manufacture of malt and malt liquors
16. Manufacture of soft drinks, carbonated water
17. Manufacture of instant beverages and syrups
18. Other non-alcoholic beverages n.e.c.
19. Other slaughtering, preparing and preserving meat products n.e.c.
20. Cooking oil and soap processing plants
21. Warehouse for highly pollutive/non-hazardous industries



22. Parks, playgrounds, pocket parks, parkways and promenades
23. 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

B. Highly Pollutive/Hazardous Industries

1. Vegetable oil mills, including coconut oil
2. Manufacture of refined cooking oil and margarine
3. Manufacture of fish, marine and other animal oils
4. Manufacture of vegetable and animal oils and fats n.e.c.
5. Sugar cane milling (centrifugal and refined)
6. Sugar refining
7. Muscovado sugar mill
8. Distilled, rectified and blended liquors n.e.c.
9. Cotton textile mill
10. Ramie textile mill
11. Rayon and other man-made fiber textile mill
12. Bleaching and drying mills
13. Manufacture of narrow fabrics
14. Tanneries and leather finishing plants
15. Pulp mill
16. Paper and paperboard mills
17. Manufacture of fiberboard
18. Manufacture of inorganic salts and compounds
19. Manufacture of soap and cleaning preparations
20. Manufacture of hydraulic cement
21. Manufacture of lime and lime kilns
22. Manufacture of plaster
23. Products of blast furnaces, steel works and rolling mills
24. Products of iron and steel foundries
25. Manufacture of smelted and refined non-ferrous metals
26. Manufacture of rolled, drawn or extruded non-ferrous metals
27. Manufacture of non-ferrous foundry products
28. Oil depot/terminal (greater than 7.950 kilo-liters)
29. Warehouse for highly pollutive/hazardous industries
30. Parks, playgrounds, pocket parks, parkways and promenades
31. Customary accessory uses incidental to any of the above uses such as:



- Staff houses/quarters
- Offices t 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

31.Class "A" slaughterhouse/abattoir

32.Class "AA" slaughterhouse/abattoir

33.Class "AAA" slaughterhouse/abattoir

C. Highly Pollutive/Extremely Hazardous Industries

1. Manufacture of industrial alcohols
2. Factories for highly flammable chemicals
3. Other basic chemicals n.e.c.
4. Manufacture of fertilizers
5. Manufacture of pesticides
6. Manufacture of synthetic resins, plastic materials and man-made fibers except glass
7. Plastics resin plants [monomer and polymer
8. Plastics compounding and processing plants
9. Petroleum refineries
10. Manufacture of reclaimed, blended and compound petroleum products
11. Manufacture of miscellaneous products of petroleum and coal, n.e.c.
12. Warehouse for highly pollutive/extremely hazardous industries
13. Parks, playgrounds, pocket parks, parkways and promenades
14. 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

D. Pollutive/Extremely Hazardous Industries

1. Manufacture of paints
2. Manufacture of varnishes, shellac and stains
3. Manufacture of paint removers
4. Manufacture of other paint products
5. Manufacture of matches
6. Manufacture of tires and inner tubes



7. Manufacture of processed natural rubber not in rubber plantation
8. Manufacture of miscellaneous rubber products n.e.c.
9. Water and power generation complexes
10. Liquid and solid waste management complexes
11. Power plants (thermal, hydro or geothermal)
12. All other types of complexes for public utilities
13. Warehouse for pollutive/extremely hazardous industries
14. Parks, playgrounds, pocket parks, parkways and promenades
15. Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices t 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

E. Non-pollutive/Extremely Hazardous Industries

1. Manufacture of compressed and liquefied gases
2. Storage tanks, buildings for storing gasoline, acetylene, liquefied petroleum gas, calcium, carbides, oxygen, hydrogen and the like
3. Armories, arsenals and munitions factories
4. Match and fireworks factories
5. Acetylene and oxygen generating plants
6. Warehouse for non-pollutive/extremely hazardous industries
7. Parks, playgrounds, pocket parks, parkways and promenades
8. Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices t 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 house

Building Density and Bulk Regulations

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

Section 12.12. USE REGULATION IN GENERAL INSTITUTIONAL ZONE (GI-Z). An area within a city or municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.



The following uses shall be allowed:

1. Government center to house national, regional or local offices in the area
2. Police and fire stations
3. Other types of government buildings
4. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
5. General hospitals, medical centers, multi-purpose clinics
6. Scientific, cultural academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
7. Conventional centers and related facilities
8. Religious structures e.g. church, seminary, convents
9. Museums
10. Student housing e.g. dormitories, boarding house
11. Commercial establishments such as convenience stores, small retail shops, restaurants and eateries, etc. serving the needs of employees and visitors
12. Public community facilities/amenities e.g. town square, municipal park, public playgrounds and the public library

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 12.13. USE REGULATION IN PARKS & RECREATION ZONE (PR-Z) - The following uses shall be allowed in Parks and Recreation Zones:

1. Parks/gardens
2. Resort Areas, eg, beaches, including accessory use
3. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheatres and swimming pool
4. Golf courses, ball courts, race tracks and similar uses
5. Memorial/shrines monuments, kiosks and other park structures
6. Sports club
7. Parking structures/facilities
8. Open space buffers and easements
9. 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 12.14 USE REGULATION IN PRODUCTION FOREST ZONE (PF-Z) - No development use or activity shall be allowed in this zone unless consistent with the Department of Environment & Natural Resources (DENR) or Department of Agriculture (DA) development regulations for agroforestry zones and a permit, lease or license is issued by the DENR for the following:

1. Contract reforestation with Forest Management Agreement (FMLA);
2. Commercial tree Plantation and Industrial Forest plantation (IP/IFP);
3. Integrated Social Forestry Programs (ISF);
4. Community-Based Forest Management (CBFM);
5. Reforestation compliance by forest Users by temporary lease agreement;
6. Reforestation compliance by pasture lease agreement;
7. Ecological Revolution Program (ECOREV)

Other allowable uses such as fishponds and resettlement purposes should be in consonance with national policies enumerated below:

Fishpond purposes- Fishing activities within the forest zone shall be undertaken pursuant to the provisions of the Fisheries Code and its implementing rules and regulations and the revised Forestry Code of the Philippines as amended.

Infrastructure and Resettlement- Infrastructure development and resettlement undertaken within this zone shall be consistent with the provisions of the Revised Forestry Code of the Philippines, as amended, and subject to an Environmental Impact Assessment, prior to the approval of such projects in order to determine their environmental impacts and social acceptability.

Section 12.15 USE REGULATION IN QUARRYING/MINING ZONE (Q/M – Z) These are areas covered by proclamation and mineral reservations, covered by mineral lease, contracts, permits or licenses. The following land uses are allowed in this zone:

1. Open pit mining
2. Other related auxiliary activities related to mining and quarrying operations.

Building Regulations



- Except for duly-approved small-scale mining-related structures, no other permanent buildings or structures are allowed.
- When allowed, buildings and structures shall be designed and constructed in accordance with the requirements of the governing authority, NBC and with the provisions of this Ordinance

Section 12.16 USE REGULATION IN SOCIALIZED HOUSING ZONE (SH-Z) An SHZ shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279. Allowable uses:

1. Allowed uses and building regulations must conform with pertinent provisions of BP 220.

Building Regulations

* Applicable provisions of BP 220

Section 12.17 USE REGULATION IN TOURISM ZONE (T-Z) 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

1. Agri-tourism
2. Resort areas, e.g. beach/mountain resort including accessory uses
3. Theme parks
4. Heritage and Historical Sites
5. Other related activities such as tree parks and botanical gardens
6. Tourism accommodation such as:
 - * Cottages
 - Lodging inns
 - Restaurants
 - Home stays
7. Souvenir shops
8. Open air or outdoor sports activities
9. Food production and processing activities such as vegetables, fruits and plantation crop and fish production to sustain tourism industry
10. Parking area
11. Education Tourism (e.g. MRF, agriculture learning site, etc.)

Section 12.18 USE REGULATION IN WATER ZONE (W-Z) In the water zone, the following uses are allowed, subject to the development regulations of the Department of Environment and natural resources (DENR), the provisions of the Water Code and the Revised Forestry Code of the Philippines as amended, and further subject to Environmental Impact Assessment prior to approval:



1. The utilization of water resources for domestic, agricultural and industrial use; and Other uses such as recreation, tourism, fishing and related activities, and floatage/transportation

Section 13. FLOOD OVERLAY ZONE (FLD-OZ). FLD-OZ regulations are applied in areas that have been determined in the CLUB as flood-prone. The objective of the Flood Overlay Zone is to protect lives and properties from the harmful effects of flood.

Allowable Uses and activities

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

Building Density and Bulk Regulations

- * MAPSO: (xx)% of TLA
- USA: not less than (xx)% of TLA

Building/Structure Design Regulations

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

Section 14. LANDSLIDE OVERLAY ZONE (LSD-OZ) - LSD-OZ regulations are applied in areas identified in the CLUB 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

- * MAPSO: (xx)% of TLA
- * USA: not less than (xx)% of TLA



Building/Structure Design Regulation

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

Section 15. 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

Unless otherwise herein provided, the following supplementary regulations shall be uniformly observed in each zone:

Section 16. BUILDING OR STRUCTURE USE. No building, structure, or land shall be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed or reconstructed, moved or structurally altered except in conformity with the provisions of this Ordinance, the National Building Code and all the implementing rules and regulations issued therefore.

Section 17. DEVELOPMENT DENSITY. The permitted density regulations shall be based on the development guidelines per zone as defined in Article V of this Ordinance. The Floor Area Ratio (FAR) shall be based on the planned density of the development intended for the zone.

Section 18. HEIGHT REGULATIONS. Building height shall conform to the height regulations of the Air Transportation Office (ATO) and the pertinent provisions of the National Building Code, Structural Code as well as the laws, ordinances, design standards, and rules and regulations related to land development and building construction and the various safety codes.



Towers shall have a maximum height of 50 meters. Other vertical structures such as steeples, water tanks and other utilities not covered by the height regulations of this Ordinance, the National Building Code and/or the ATO shall seek relief under the provisions of Article XI Mitigating Devices.

Section 19. AREA REGULATIONS. Area regulation in all zones shall conform with the minimum requirements as defined in the following existing laws:

- a. Presidential Decree No. 957 dated 12 July 1976 (“Regulating the Sale of Subdivision Lots and Condominiums, Providing Penalties for Violating Thereof” and its revised Rules and Standards to implement the Subdivision and Condominium Buyers Protective Decree)
- b. Batas Pambansa Blg. 220 dated 25 March 1982 (“Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects... “and its revised Rules and Standards for Economic and Socialized Housing Projects).
- c. Presidential Decree No. 1096 (National Building Code)
- d. Presidential Decree No. 1067 (Philippine Water Code)
- e. Fire Code
- f. Sanitation Code
- g. Plumbing Code
- h. Structural Code
- i. Philippine Electrical Code
- j. Philippine Environmental Code
- k. Executive Order No. 648 – Charter of the DHSUD
- l. Other relevant guidelines promulgated by the national and the local agencies concerned.

Section 20. BUILDING SETBACK. Unless otherwise specified in this Ordinance, building setback regulations shall be per the minimum requirements of the National Building Code.

Section 21. DWELLING ON REAR LOTS. No building used or designated to be used as residence shall be allowed in any rear lot unless such lot has a right-of-way easement or a path of at least three meters leading to a street. Two or more buildings, however, may be allowed to have a common path only if the right-of-way easement is at least six-meter wide.

Section 22. ACCESS TO ALL STRUCTURES. Every building hereafter erected or moved shall have access to a public street or a private street open to the public, and all structures shall be located on lots to provide safe and convenient access to serving fire protection units.

Section 23. ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE. In any zone where more than one structure may be permitted to be erected on a single lot, the yard and other requirements of this Ordinance shall be met for each structure as though it were to be erected on an individual lot.

All developments shall provide reasonable visual and acoustical privacy for dwelling units. Structures such as fences, walls, barriers, and landscaping shall be used, as appropriate, for the protection and aesthetic enhancement of property and the privacy of its occupants, screening of objectionable views, or uses and



reduction of noise. High-rise buildings shall be located in such a way as to dissipate any adverse impact on adjoining low-rise buildings and shall not invade the privacy of the occupants of such low-rise buildings.

Where building configuration is irregular or lot size is small, the minimum building spacing requirements shall comply with the requirements set by the National Building Code.

Specific minor changes made during the final development stage of any project undertaken shall be left to the discretion of the Zoning Administrator in coordination with the Municipal Planning and Development Coordinator. Minor changes in location, sitting and height of the building and structures may be authorized without additional hearing if required by engineering or other circumstances not foreseen at the time the final plan was approved. Provided that such change authorized by this subsection does not cause any of the following:

- a. A change in the use or character of the development;
- b. An increase in the overall coverage of structures;
- c. An increase in the intensity of use;
- d. An increase in the problem of traffic circulation and public utilities
- e. A reduction in approved open space
- f. A reduction of off-street parking and loading space
- g. A reduction in required pavement widths.

Section 24. EASEMENT REQUIREMENTS. Pursuant to the provisions of the Water Code: the following are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage and shall be observed as follows:

1. The banks of rivers, streams and other waterways shall have the following easements throughout their entire lengths for maintenance and within a zone of three (3) meters in the urban areas; 20 meters in agricultural areas and 40 meters in forest areas, along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage.
2. No person shall be allowed to stay in this zone for recreation, navigation, floatage or salvage or to build structures of any kind.
3. A mandatory easement of 5 meters on both sides of a faultline and such other fault traces on the ground identified by PHIVOLCS is required.

Section 25. USABLE OPEN SPACE. For non-residential land, not less than 30% of the gross area of the property shall be allocated as usable open space devoted to properly planned recreational, park, or environmental amenity for the collective enjoyment by occupants of the development. This gross area excludes those covered by dwelling units, garages, carports, motor pools, parking areas or driveways, and related impervious surfaces. The building envelope which includes all covered areas such as dwelling units, garages, carports, motor pools, parking areas or driveways, and impervious surface of concrete, asphalt and of other hard surface material are not considered as part of the development's usable open space, may cover no more than 70 % of total site.



For residential land, open space requirements shall comply with the minimum requirements set by PD.No. 957 and BP Bldg. 220

Section 26. STREET PARKING SPACE. Parking area requirements shall comply with the minimum requirements set by the National Building Code. No on-street parking and parking without a natural buffer shall be allowed. Provision for parking shall be an integral component of any proposed building development as set by the National Building Code. Parking spaces shall be buffered from the street shoulder by natural vegetation or planting strips, with designated entry and exit points.

Section 27. TRAFFIC GENERATORS. All traffic generating buildings and structures allowed in any of the zones must provide for adequate off-street parking spaces for their employees, clients and visitors and pedestrian structures to facilitate foot traffic.

Section 28. ROAD SETBACK REGULATIONS. The following road setback regulations shall be applied:
ROAD SETBACK (in meters)

Zone Classification	Major Thoroughfare (30m. & above)	Secondary Road Provincial Roads	Tertiary Road (6m. & below) Mun./Barangay Roads
	National Roads		
Agricultural Zone (AGZ)	10	10	3
Agricultural Zone-Strategic Agriculture and Fisheries Development Zone (AGRI-ZAFDZ)	10	10	3
Agri-Industrial Zone (AIZ)	20	20	7
Institutional Zone (IZ)	10	10	3
Major Commercial Zone (C- 2)	20	20	7
Major Industrial Zone (I-2)	20	20	7
General Residential Zone (GRZ)	10	10	3
Minor-Industrial Zone (I-1)	20	20	7
Quarry & Mining Zone (QMZ)	10	10	3
Parks and Recreation (PRZ)	10	10	3

ARTICLE VII

ENVIRONMENTAL MANAGEMENT

Section 29. PERFORMANCE STANDARDS. All land uses, developments, or constructions shall comply with the following performance standards:



1. **Noise and Vibration.** All noise and vibration-producing machinery shall be enclosed by a building and provided with effective noise-absorbing materials, noise silencers and mufflers, an open yard of a distance of not less than 20 meters from the street or adjoining property lines, and a greenbelt area planted to dense trees as buffers. To minimize vibration, machinery should be mounted on shock-absorbing mountings, such as cork set on reinforced concrete foundations or a floating isolated foundation set on piles, as needed by the machinery concerned to reduce all noise and vibration to a reasonable minimum. Noise which is objectionable due to intermittent beat frequency or high pitch shall not be allowed unless enclosed in a sound-proof building as tested and approved by the municipal official concerned.
2. **Smoke.** Any smoke emitted from any source for a period aggregating seven minutes in any thirty-minute interval, particularly when starting a new fire, shall have a density not greater than No. 2 of the Ringelmann Chart.
3. **Dust, Dirt and Fly Ash.** The emission of dust, dirt and fly ash from any source of activity which shall pollute the air and render it unclean, destructive, unhealthful, or hazardous, or cause visibility to be impaired shall not be permitted. In no case whatsoever shall dust, dirt or fly ash be allowed to exceed 0.30 grams per cubic meter of flue gas at stack temperature of 0 centigrade or to create a haze with opaqueness equivalent to or greater than No. 1 of the Ringelmann Chart.
4. **Odors and Gases.** The emission of foul odors and gases deleterious to public health, safety and general welfare shall not be permitted. Buildings and activities especially within residential areas or adjacent to residential structures emitting foul odors and noxious gases shall be fitted with filters, and/or other deodorizing, and other air cleaning technology or equipment.
5. **Glare and Heat.** Glare and heat from any operation or activity shall not be allowed to be radiated, seen, or felt from any point beyond the limits of the property
6. **Municipal Wastes.** Wastes produced from activities within the local government unit which include a combination of domestic, commercial, institutional and industrial wastes and street litter shall be disposed of only in a manner which will not create any nuisance or danger to adjoining properties or to the community in general, and as per Republic Act No. 9003 (Philippine Ecological Solid Waste Management Act of 2000) and its Implementing Rules and Regulations (IRR).
7. **Agricultural Wastes.** Agricultural wastes generated from planting or harvesting of crops, trimming or pruning of plants and wastes or run-off materials from farms and fields shall be disposed of only in a manner which will not create any nuisance or danger to adjoining properties or to the community in general, and as per Republic Act No. 9003 (Philippine Ecological Solid Waste Management Act of 2000) and its Implementing Rules and Regulations (IRR).
8. **Sewage Disposal.** No sewage dangerous to public health, safety, and general welfare shall be discharged into any public sewerage system, natural waterways, or drainage channels. In addition to the following requirements, all sewerage shall comply with pertinent requirements of the proper environmental authorities. Acidity or alkalinity shall be neutralized to a pH of between 6.5 and 8.5 as a daily average to a volumetric basis with a temporary variation of 5.0 to 10.0. Wastewater shall not contain grease and oil in excess of 300 ppm or exceed a daily average of 10 ppm.



Section 30. BUFFER YARDS. Building setbacks shall be considered as buffer yards. Aside from providing light and ventilation, buffers can mitigate adverse impacts and nuisance between two adjacent developments. Whenever necessary, buffers shall be required to be extended and/or provided with planting materials in order to ameliorate said negative conditions such as, but not limited to, noise, odor, unsightly buildings or danger from fires and explosions. A buffer may also contain a barrier, such as a beam or a fence, where such additional screening is necessary to achieve the desired level of buffering between various activities.

1. **Buffers between Adjoining Properties.** Between two different developments, the more intense land use shall provide the proper buffer design and materials. If a development shall occur beside a vacant lot, the owners of the properties in consideration may submit a contractual agreement whereby the required buffer for the first area to develop shall be reduced or waived. If additional buffers will be required at the time the vacant lot develops, it shall be provided by the latter development.
2. **Buffers on Simultaneous Developments.** The more intense use shall provide the necessary buffer in cases when two developments occur simultaneously.
3. **Location of Buffers.** The building setback shall serve as buffer locations, at the outer perimeter of a lot or parcel. In no case shall buffers occupy public or private streets right-of-way.
4. **Types of Buffers.** Landscaped buffers with suitable foliage are encouraged. On developments where it may not be possible to incorporate landscaped buffers (such as narrow lots), the developer may put up a fence, provided the fencing material is compatible with the design of the building.
5. **Land Uses in Buffer Areas.** Buffers are part of yards and open spaces and in no case shall be encroached upon by buildings. It may, however, be used for passive recreation such as gardening, pedestrian trails, etc.
6. A buffer of three (3) meters shall be provided along the entire boundary length between two or more conflicting zones allocating 1.5 meters from each side of the district boundary. Such buffer strips should be open and not encroached upon by any building or structure and should be a part of the yard or open space.
7. For the conservation and protection of the environment and public's general welfare, a buffer zone of a minimum of three (3) meter planting strip or greenbelt is required along the periphery of all industrial areas.

Section 31. WATER QUALITY STANDARDS. It is the intent of this Ordinance to provide protection to the groundwater sources of the Municipality. Towards this end, the following regulations are specified to ensure the sustainable use of such resource:

1. The utilization of the water resources of the municipality for domestic and industrial use shall be allowed provided it is consonance with the development regulation of the DENR, provision of Water Code, the Revised Forestry Code of the Philippines, as amended, and whenever necessary, be subjected to an Environmental Impact Assessment Study.
2. 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, the developer shall shoulder all costs necessary if problems arise due to inadequate drainage design;

3. No use or activity shall cause, directly or indirectly, the contamination, uncontrolled, dissipation, and deterioration of the municipality's surface and underground water quality and resources;
4. Impervious cover conditions shall be minimized, to the extent practicable, in order to permit the recharge and percolation of water into surface water bodies and underground streams and reservoirs, which are the natural sources of fresh water supply of the municipality;
5. No use or activity shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water;
6. Domestic, municipal, agricultural and industrial wastes shall not be discharged into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality;
7. The use of pesticides, herbicides, fertilizers and other chemicals that would degrade the quality of surface and groundwater are discouraged;
8. Vegetative cover on identified natural open spaces such as, among others, steep lands with slopes greater than 18%, aquifer and aquifer recharge areas, and easements of inland water bodies shall be protected through conservation and preservation measures as these have a balancing effect upon the water regimen.

Section 32. RESOURCE PROTECTION STANDARDS. It is the intent of this Ordinance to protect the natural resources of the Municipality. Towards this end, the following regulations shall be enforced to guide all development projects in the municipality:

1. A Building Permit shall first be secured before pre-construction activity such as grading, filling or cleaning can begin;
2. Lands within the municipality's 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; no more than 30% of these properties shall be built upon and impervious surfaces shall be kept at a minimum;
3. No more than 30% of areas with slopes greater than 18% shall be built upon and impervious surfaces shall be kept at a minimum; in terms of alteration, grading and/or cleaning, the following shall apply:
 - a. Slopes of 8 - 18%: Not greater than 40%
 - b. Slopes of 18 – 30%: Not more than 30%; and
 - c. 30% or steeper: Not more than 15%
4. Mature tree species found outside of the area designed as Protection Forest in the CLUB equal to or greater than 12 inches caliper measured 14 inches above the ground shall not be cleared or cut without the necessary permit or approval from the Department of Environment and Natural Resources;
5. Streams, watercourses, wetlands, swamps, ponds and similar ecosystems shall not be altered, degraded, developed, filled, piped, diverted, or built upon and their easements shall be protected according to existing laws and regulations, including this Ordinance.



6. No portion of the salvage zone within the foreshore area, measured 20 meters inland from the highest waterline, shall be altered, regarded, filled or built upon; Foreshore leases, building development and/or human activity that may have an impact upon the foreshore area of the municipality must first secure a permit from the Department of Environment and Natural Resources.
7. All developments, either completed or occurring at various stage of construction, shall limit, to the extent possible, the rate of stormwater runoff proven to be caused, directly or indirectly, by any activity or use within said property so that the rate of runoff generated, at any time, is no more than what is generated in the site if it remained in its natural condition; Property owners and developers shall be responsible for any run-off, including its impacts and effects, caused by any use or activity within their property on life and property outside of their property.
8. All uses and activities shall ensure the protection of the municipality's natural drainage ways and watercourses such as canals, esteros, rivers, streams, lakes, ponds and their easements from pollution, sedimentation and erosion damage.

ARTICLE VIII

INNOVATIVE TECHNIQUES

Section 33. INNOVATIVE TECHNIQUES OF DESIGNS. For projects that introduce flexibility and creativity in design or plan, the Zoning Administrator shall on grounds of innovative development techniques forward applications to DHSUD for appropriate action, unless the local government unit concerned has the capacity to process the same.

Section 34. SPECIAL USE PERMIT. A special use permit shall be issued by the Sangguniang Bayan for each of the following uses, subject to such terms and conditions as hereunder prescribed:

1. Solid Waste Disposal Sites/Material Recovery Facility
 - a. Adequate fencing shall be put up to prevent undue scattering of wastes.
 - b. Poisoning of rats and spraying of flies and mosquitoes.
 - c. General maintenance of the dumping site shall be the sole responsibility of the applicant/operator
 - d. The site shall be the controlled dumpsite pursuant to RA 9003 and its IRR.
 - e. Other requirements as prescribed in the Municipal Solid Waste Management Plan or pursuant to RA 9003 (Philippine Ecological Solid Waste Management Act of 2000) and its Implementing Rules and Regulations (IRR).
2. Memorial Parks, Cemeteries, Columbarium, Ossuaries, Funeral Parlors with Embalming Services
 - a. These shall be located outside of residential zones.
 - b. A minimum distance of 50 meters between the nearest burial part and any dwelling unit or commercial establishment and not less than 25 meters away from agricultural and industrial uses shall be observed.
 - c. A minimum distance of 50 meters away from agricultural areas and natural waterways
 - d. Not within rich aquifer and aquifer recharge areas.



- e. Their proper maintenance shall be the exclusive duty of the company or person/s operating them.
- f. Regulations of agencies with mandates pertaining to this activity shall be followed.
3. Radio Transmitting Stations/Telecommunication Transmitters
 - a. These shall comply with the requirements set by DHS and Department of Health.
 - b. Their sound maintenance shall be the exclusive responsibility of the applicant and/or persons running them.
 - c. Where health, safety and public welfare demands, however, these may not be denied location in some residential zones provided the preceding condition is complied with.
4. Filling Stations
 - a. These shall comply strictly with the National Building Code and Fire Code of the Philippines and other appropriate government rules and regulations.
 - b. These shall not constitute safety hazards in a community developed entirely for residential purposes.
5. Cockpits
 - a. These shall be located only in parks and recreation zones.
 - b. These shall be located at least 200 meters from the nearest residential, commercial, or institutional structure.
 - c. Adequate parking space should be provided.
 - d. Sanitary regulations should be complied with.
 - e. A buffer strip of at least three-meter wide planted to trees and dense crops should be established in the periphery.
 - f. Regulations of agencies with mandates pertaining to this activity shall be followed.
6. Abattoirs and Slaughterhouses
 - a. The abattoir shall be located within agri-industrial, industrial and agriculture zones only and that they shall not be located within the premises of public markets.
 - b. A written authority to operate shall be secured from the local health and sanitation office by the applicant at least 90 days before the intended date of operation, and a notice shall be posted in the municipal hall to determine public opposition, if any, to the proposed abattoir.
 - c. Proper waste disposal, odor control, and other pollution abatement procedures must be adopted.
 - d. The proponent shall obtain sworn statements of owners of land immediately adjacent to the proposed site signifying their conformity to the proposed activity as one of the pre-requisites for the granting of a special use permit.
 - e. Regulations of agencies with mandates pertaining to this activity shall be followed.

Section 35. TEMPORARY USE PERMIT. A temporary use permit to establish a use or activity not allowed under the List of permitted uses in a given area or zone may, on application by the proponent or interested party with the Zoning Administrator, be allowed, subject to the following conditions:

- a. That the zone or area in which the property is located, or a radius of two (2) kilometers from such property is not yet built up or being developed according to the original plan, trend or pattern envisioned in the Zoning Ordinance, or no noticeable and desirable dominant trend has been observed in the area for a reasonable period, or at least two (2) years; for the



- purposes of this condition, a non-built up area is one where the dominant use is less than 40% of the area;
- b. That the proposed project shall not in any way pose danger or hazard to the health and safety of its environment and surrounding neighborhood;
 - c. That the return on investment is capable of achievement within the maximum period allowed for temporary use by this Ordinance.
 - d. That the proposed activity shall be subject to initial environment examination;
 - e. That the permit shall be granted on an annual basis, and may be renewed from year to year upon satisfactory showing of compliance with all the conditions imposed by this Ordinance and the permit, for a maximum period of five (5) years;
 - f. That the proponent shall relocate the project facilities and equipment to another site at his own expense in the event that the Zoning Administrator finds that its continued existence is undesirable wherein the relocation shall take place upon the expiration of the permit, such other period stated in the notice of relocation which must be given not earlier than six (6) months and not later than three (3) months before the expiration of the permit.

ARTICLE IX

MISCELLANEOUS PROVISIONS

Section 36. SUBDIVISION AND ECONOMIC AND SOCIALIZED HOUSING PROJECTS. All owners and/or developers of subdivision projects shall, in addition to securing a Locational Clearance under Section 1, Article XI of this Ordinance, be required to secure development permit pursuant to provisions of PD 957 and its implementing rules and regulations or BP 220 and its implementing rules and regulations in the case of socialized housing projects in accordance with the procedures laid down in EO 71, Series of 1993.

Section 37. ENVIRONMENTAL IMPACT ASSESSMENT STATEMENT. Major projects within the scope of the Environmental Impact Assessment System or those that are classified as Environmentally Critical Projects (ECP) or those which are located in Environmentally Critical Areas (ECA) shall not be commenced, developed or operated unless an Environmental Compliance Certificate (ECC) has been secured in pursuant with DENR DAO No. 30, S. of 1982 and in compliance with Section 17 of the Local Government Code. The implementation of the Environmental Impact Assessment (EIA) System will be executed by the DENR as provided by Presidential Decree No. 1586 and Presidential Proclamation No. 2146.

The procedures of the EIA System as prescribed by PD No. 1586 will be followed. The Environmental Compliance Certificate should be required first by the Zoning Administrator before any permit to develop, construct, or operate is issued. The same procedures will be adhered to for environmentally critical projects or projects that are to be located in environmentally critical areas as defined by Presidential Proclamation No. 2146

Section 38. POLLUTION CONTROL. For effective pollution control, all local clearance granted for industrial activities must be subject to the condition of compliance with existing pollution control and environmental laws, rules, and regulations (e.g. PD 1181, PD 984, PD 1586, RA 6969).



Section 39. PETITION TO HOMEOWNERS ASSOCIATION OR BARANGAY. Where a person plans to establish a certain use/activity which will necessarily affect the character of a zone in terms of traffic to be generated and/or opening the area to outsiders which may result in loss of privacy of its residents, the prior approval of the homeowner’s association, or in its absence, the barangay, most especially the persons immediately adjacent to the proposed site, will have to be secured as one of the prerequisites for locational clearance and development permit.

Section 40. PROJECTS OF NATIONAL SIGNIFICANCE. Projects may be declared by the NEDA Board as projects of national significance pursuant to Section 3 of Executive Order No. 72. When a project is declared as such by the NEDA Board, the locational clearance shall be issued by the DHSUD pursuant to E.O. 72, in consultation with the Municipality of Teresa in order that the requirements of this Ordinance are met.

Section 41. SPECIFIC PROVISIONS IN THE NATIONAL BUILDING CODE. Specific provisions stipulated in the National Building Code (P.D. No. 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

Section 42. RECLASSIFICATION OF AGRICULTURAL LANDS. The Municipal Government through its Sangguniang Bayan after conducting public hearing for the purpose, authorize the reclassification of agricultural lands subject to the limitations and other conditions provided for under Section 20 of RA 7160 in relation to memorandum Circular No. 54 and Department of Agriculture Memorandum Circular 26 s. 2022. Prior to final approval of Sangguniang Panlalawigan, an endorsement from DHS shall be requested.

ARTICLE X

MITIGATING DEVICES

Section 43. DEVIATION. Exception, variance or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Appeals (LZBA) only when the following terms and conditions are existing:

1. Variance

a. The property is unique and different from properties in the adjacent locality and because of its uniqueness, the owner/s cannot obtain a reasonable return on the property. This condition shall include at least three (3) of the following provisions.

- Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property due to physical conditions of the property (topography, shape, etc.) which is not self-created
- The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- The variance will not alter the physical character of the zone where the property for which the variance is sought is located, and will not substantially or permanently



injure the use of the other properties in the same zone.

- That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- The variance will be in harmony with the spirit and intent of this Ordinance.

2. Exceptions

a. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development based on the CLUB of 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 and the community-at-large.

c. The exception will not adversely affect the appropriate use of adjoining property in the same zone.

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

Section 44. PROCEDURES FOR GRANTING EXCEPTIONS AND VARIANCES. The procedure for the granting of exception and/or variance is as follows:

1. A written application for an exception or variance shall be filed with the Local Zoning Board of Appeals (LZBA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.

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

3. The Local Zoning Board of Appeals shall conduct preliminary studies on the application.

4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBA at least fifteen (15) days prior to the decision for exception/variance.

5. In case of objection, the LZBA shall hold a public hearing.

6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidence and testimonies.

The LZBA shall render a decision within thirty (30) days from the filling of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing in case of any objection to the granting of exception/variance.

ARTICLE XI

ADMINISTRATION AND ENFORCEMENT

Section 45. LOCATIONAL CLEARANCE. All owners/developers shall secure locational clearance from the Zoning Administrator or in cases of variances and exemption, from the Local Zoning Board of Appeals (LZBA) prior to conducting any activity or construction on their property/land.

Section 46. BASIC REQUIREMENTS. No application for locational clearance or its equivalent shall be approved unless applicable requirements such as but not limited to the following are complied with:



- a. A duly accomplished and notarized application form
- b. Vicinity Map, drawn to any scale showing:
 1. Exact location of proposed site
 2. Contiguous firm and/or institutions and their products and major activities; and
 3. Approximate distance of contiguous firms and/or institutions within a 1,000 meter radius from the proposed site and from the main service road leading to it
- c. Site Development Plan, drawn to any scale showing:
 1. Plan layout
 2. Site areas and boundaries
 3. Number of storeys of plan buildings and size of the area occupied
 4. Road system within site premises
 5. Topographic Plan (for mining and quarrying only)
- d. Five sets of subdivision plan in case of subdivision project duly signed and sealed by a licensed Architect or Civil Engineer or Environmental Planner
- e. Five sets of Building/Structure Plan duly signed and sealed by a licensed Architect or Civil Engineer
- f. Certificate of Ownership of the Land ,any of the following:
 1. Transfer Certificate of Title registered in the name of the applicant;
 2. Tax Declaration declared in the name of the applicant, plus certification from the Register of Deeds/Bureau of Lands that subject parcel of land is not yet registered in the name of any person;
 3. Deed of Sale/Contract of Lease plus the TCT of the registered owner;
 4. If public land, authorization from the appropriate government agency allows applicants to use it in accordance with the development/zoning plan of the municipality.
- g. Bill of Material/Estimated Cost
- h. Barangay Business Clearance for business permit or Barangay Construction Clearance for Building Permit and Barangay Development Permit for Development Permit
- i. Clearance from existing and duly legal recognized Homeowners Association
- j. MOA/SPA/Affidavit/Authorization
- k. Duly approved DTI/SEC Registration
- l. NTC Clearance for Cell Site Tower application
- m. DOH Clearance
- n. Environmental Compliance Certificate issued by DENR for the project applied
- o. Previous Locational Clearance/Certificate of Non-Conformance
- p. PNP/AFP Clearance
- q. DepEd/CHED accreditation
- r. Locational Clearance Fee
- s. Other pertinent documents deemed necessary

Section 47. BUILDING PERMIT. No building permit shall be issued by the local building officer without a valid locational clearance in accordance with this ordinance. No Building Permit for residential structures defined under BP 220 shall be issued without first securing a Locational Clearance.

Land development must seek clearance from DPWH with regards to drainage and sewerage system for proper coordination with national projects.



Section 48. BUSINESS LICENSE AND PERMIT. Any person applying for a business and license permit shall secure a Locational Clearance for conforming uses or a Certificate of Non-Conformance for Non-Conforming Uses, subject to the provisions of Section 1, this Article, from the Municipal Planning & Development Office/Zoning Office prior to the issuance of a Business and License Permit.

Section 49. NON-USER/VALIDITY OF LOCATIONAL CLEARANCE. Upon issuance of a locational clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. The non-use of said clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

Section 50. CERTIFICATE OF NON-CONFORMANCE. A certificate of Non-Conformance 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 Sangguniang Panlalawigan. 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.

Upon approval of this Ordinance, the Designated/Zoning Administrator officer shall immediately notify owners of known existing non-conforming use to apply for a certificate of non-conformance.

Section 51. EXISTING NON-CONFORMING USES AND BUILDINGS. 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 provision of this Ordinance, provided:

1. That no such non-conforming use shall be enlarged or extended to occupy a greater area of land than that already occupied by such 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. An idle/vacant structure may not be used for non-conforming activity.
4. That any non-conforming structure, or structures under one ownership which has been damaged may be reconstructed and used as before provided that such reconstruction is not more than fifty (50%) of the replacement cost.
5. That should such non-conforming portion of the structure be destroyed by any means to an extent of more than fifty (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
6. That no such non-conforming use may be moved to displace any conforming use.
7. 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 may be altered to decrease its non-conformity.
8. That should such a 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.



In addition, the owner of a non-conforming use shall program the phase-out and relocation of the non-conforming use within five (5) years from the effectiveness of this Ordinance.

Section 52. RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT. This Ordinance shall be enforced and administered by the local Chief Executive through the Zoning Administrator/Zoning Officer/Designated Zoning Officer who shall be appointed by the former in accordance with existing rules and regulations. In the absence of a duly designated Zoning Administrator/ Zoning Officer, the Municipal Planning and Development Coordinator shall perform the tasks.

Section 53. POWERS AND FUNCTIONS OF A ZONING ADMINISTRATOR/ZONING OFFICER/DESIGNATED ZONING OFFICER. Pursuant to the provisions of EO No. 72 Implementing RA No. 7160 in relation to Sec. 5 paragraphs a and d, and section 7 of the Executive Order No. 648 dated 07 February 1981, the Zoning Administrator/Zoning Officer/Designated Zoning Officer shall perform the following functions, duties and responsibilities:

1. Enforcement

- a. Act on all applications for locational clearances for all projects.
 1. Issue Locational Clearance for projects conforming with zoning regulations.
 2. Recommend to the Local Zoning Board of Appeals (LZBA) the grant or denial of applications for variances and exceptions and the issuance of certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the Zoning Ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefore.
- b. Monitor on-going/existing projects within the municipality and issue notices of violation and show cause order to owners, developers, or managers of projects that are violative of the Zoning Ordinance and if necessary, pursuant to Section 3 EO No. 72 and Section 2 of EO No. 71 refer subsequent actions thereon to the DHSUD.
- c. Call and coordinate with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of this Ordinance.
- d. Coordinate with the City Fiscal/Municipal Attorney for other legal actions/remedies relative to the foregoing.

2.Planning

- a. Coordinate with the Regional Office of the DHSUD regarding proposed amendments to the Zoning Ordinance prior to adoption by the Sangguniang Bayan.

Section 54. ACTION ON COMPLAINTS AND OPPOSITIONS. A complaint for violations of any provision of the Zoning Ordinance or of any clearance or permits issued pursuant thereto shall be filed with LZBA.

However, oppositions to application for clearance, variance or exception shall be treated as a complaint and dealt with in accordance with the provision of this section.

Section 55. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF APPEALS (LZBA). There is hereby created 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 opposition to application/s
2. Act on appeals on grant or denial of locational clearance by the Zoning Administrator/Zoning Officer. Decisions of the Local Zoning Board of Appeals shall be appealable to Human Settlements Adjudication Commission (HSAC).

Section 56. COMPOSITION OF THE LOCAL ZONING BOARD OF APPEALS (LZBA). The Municipal Development Council shall create a sub-committee which shall act as the LZBA composed of the following members:

1. Municipal Mayor as Chairman
2. Municipal Legal Officer
3. Municipal Assessor
4. Municipal Engineer
5. Municipal Planning and Development Coordinator (if other than the Zoning Administrator).
6. Two (2) representatives of the private sector, nominated by their respective organizations and confirmed by the municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.

For purposes of policy coordination, said committee shall be attached to the Municipal Development Council.

Section 57. INTERIM PROVISION. Until such time that the Local Zoning Board of Appeals shall have been constituted, the DHSUD shall act as the Local Zoning Board of Appeals. As an appellate Board, the DHSUD shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

Section 58. REVIEW OF THE ZONING ORDINANCE. The Municipal Development Council shall create a subcommittee, the Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance in accordance with Comprehensive Land Use Plan of the municipality, as the need arises, based on the following reasons/situations:

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

Section 59. COMPOSITION OF THE LOCAL ZONING REVIEW COMMITTEE (LZRC). The Local Zoning Review Committee shall be composed of sectoral experts which shall come from among the local officials and



civic leaders responsible for the operation, development and progress of all sectoral undertakings in the locality namely:

- a. Municipal Planning and Development Coordinator
- b. Municipal Health Office
- c. Municipal Agriculturist
- d. President, Association of Barangay Captains
- e. Municipal Engineer
- f. Community Environment and Natural Resources Officer (CENRO)
- g. District School Supervisor
- h. Three (3) Private Sector Representative (Local Chamber of Commerce, Housing Industry and Homeowner's Association)
- i. Two (2) NGO Representatives

For purposes of policy and program coordination, the LZRC shall be attached to the Municipal Development Council.

Section 60. FUNCTIONS OF THE LOCAL ZONING REVIEW COMMITTEE. The Local Zoning Review Committee shall have the following powers and 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. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, exceptions and variances granted.
 - c. Identify provisions of the Ordinance difficult to enforce or are unworkable.
2. Recommended to the Sangguniang Bayan necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.
3. Provide information to the DHSUD that would be useful in the exercise of its functions.
4. Formulate Implementation Rules and Regulations (IRR) for this Ordinance.

Section 61. AMENDMENTS TO THE ZONING ORDINANCE. Changes in the Zoning Ordinance as a result of the review by the Local Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be carried out through a resolution of three fourths vote of the Sangguniang Bayan. Said amendments shall take effect only after approval and authentication by Sangguniang Panlalawigan.

Section 62. VIOLATION AND PENALTY. Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding P2,500.00 or any imprisonment for a period not exceeding six (6) months or both at the discretion of the Court.

In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.



Section 63. SUPPLEMENTARY EFFECT OF OTHER LAWS AND DECREES. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letter of instructions 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 Municipality.

Section 64. 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 validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 65. REPEALING CLAUSE. All ordinances, rules and regulations in conflict with the provisions of this Ordinance are hereby repealed; provided, that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

Section 66. EFFECTIVITY CLAUSE. This Ordinance shall take effect upon approval by the Sangguniang Panlalawigan.

Enacted, this 16th day of December 2024

I hereby certify to the correctness of the foregoing municipal ordinance.

TESSALÒNICA SM. ESPIRITU SANTO
Secretary to the Sangguniang Bayan

ATTESTED & CERTIFIED TO BE DULY ENACTED:

FREDDIE L. BONIFACIO
Vice Mayor & Presiding Officer

APPROVED: _____ 2024

RODELN. DELA CRUZ
Municipal Mayor

Appendix A

RA. 7160 Section 20 -Agricultural Reclassification

SECTION 20. Reclassification of Lands. – (a) A city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by



the Department of Agriculture or (2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the Sanggunian concerned: Provided, That such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the ordinance:

(1) For highly urbanized and independent component cities, fifteen percent (15%);

(2) For component cities and first to the third class municipalities, ten percent (10%); and

(3) For fourth to sixth class municipalities, five percent (5%): Provided, further, That agricultural lands distributed to agrarian reform beneficiaries pursuant to Republic Act Numbered Sixty-six hundred fifty-seven (R.A. No. 6657), otherwise known as "The Comprehensive Agrarian Reform Law", shall not be affected by the said reclassification and the conversion of such lands into other purposes shall be governed by Section 65 of said Act.

(b) The President may, when public interest so requires and upon recommendation of the National Economic and Development Authority, authorize a city or municipality to reclassify lands in excess of the limits set in the next preceding paragraph.

(c) The local government units shall, in conformity with existing laws, continue to prepare their respective comprehensive land use plans enacted through zoning ordinances which shall be the primary and dominant bases for the future use of land resources: Provided, That the requirements for food production, human settlements, and industrial expansion shall be taken into consideration in the preparation of such plans.

(d) Where approval by a national agency is required for reclassification, such approval shall not be unreasonably withheld. Failure to act on a proper and complete application for reclassification within three (3) months from receipt of the same shall be deemed as approval thereof.

(e) Nothing in this Section shall be construed as repealing, amending, or modifying in any manner the provisions of R.A. No. 6657.

Appendix B

Department of Agriculture Memorandum Circular No. 26 on Agricultural Reclassification



Republic of the Philippines
OFFICE OF THE SECRETARY
Elliptical Road, Diliman
1100 Quezon City

MEMORANDUM CIRCULAR

No. 26

Series of 2022

SUBJECT: ISSUANCE OF DA CERTIFICATION PURSUANT TO MEMORANDUM CIRCULAR NO. 54 (MC 54), SERIES OF 1993, "Prescribing the Guidelines Governing Section 20 of RA 7160 Otherwise Known as the Local Government Code of 1991 Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses" and JOINT HLRB, DAR, DA, DILG MEMORANDUM CIRCULAR SERIES OF 1995 (JMC, SERIES OF 1995), "Prescribing the Guidelines to Implement MC 54"

WHEREAS, Republic Act (RA) 7160, otherwise known as the Local Government Code of 1991 (LGC), provides that cities and municipalities may reclassify agricultural lands into non-agricultural uses within their respective jurisdictions, subject to the limitations and other conditions prescribed under Section 20 of the LGC.

WHEREAS, Section 20 of RA 7160 (LGC) provides that "a city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or (2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the Sanggunian concerned."

WHEREAS, Memorandum Circular No. 54 prescribes the guidelines governing Section 20 of RA 7160 otherwise known as the Local Government Code of 1991 authorizing cities and municipalities to reclassify agricultural lands into non-agricultural uses.

WHEREAS, Section 1 of M.C. 54, Series of 1993, provides that "(a) cities and municipalities with comprehensive land use plans reviewed and approved in accordance with EO 72 (1993), may authorize the reclassification of agricultural lands into non-agricultural uses and provide for the manner of their utilization or disposition".

WHEREAS, Section 5 (h) (h.1) (h.1.1 –h.1.3) of JMC of 1995 provides that the DA Certification from the Regional Land Use Technical Working Group and the Regional Director is a requirement in the reclassification of agricultural lands, stating the following : (1) the total area of existing agricultural lands in LGU concerned based on the approved Comprehensive Land Use Plan/ZO prior to this application for reclassification; (2) that such lands are not classified as non-negotiable for conversion or reclassification under AO 20 (1992); or (3) that the land ceases to be economically feasible and sound for agricultural purposes.

Page 1 of 6



*A food-secure and resilient Philippines
with empowered and prosperous farmers and fisherfolk*





WHEREAS, R.A. 8435 otherwise known as the Agriculture and Fisheries Modernization Act (AFMA) of 1997 mandated the Department of Agriculture, through the Bureau of Soils and Water Management (BSWM), in coordination with the National Mapping and Resource Information Authority (NAMRIA) and the Housing and Land Use Regulatory Board (HLURB), to map the network of areas for agricultural and agro-industrial development and the SAFDZ for all municipalities/cities at an appropriate scale.

WHEREAS, Section 6 of R.A. 8435 provides that the Department, in consultation with the local government units, appropriate government agencies, concerned non-government organizations (NGOs) and organized farmers' and fisherfolk's groups to identify the Strategic Agriculture and Fisheries Development Zones (SAFDZ) within the network of protected areas for agricultural and agro-industrial development (NPAAAD) to ensure that lands are efficiently and sustainably utilized for food and nonfood production and agro-industrialization.

WHEREAS, the SAFDZ shall serve as centers where development in the agriculture and fisheries sectors are catalyzed in an environmentally and socio-culturally sound manner.

NOW, THEREFORE, this Memorandum Circular is issued as a guide in the issuance of DA certification pursuant to MC 54 Series of 1993, JMC Series of 1995 and AFMA.

SECTION I. APPLICABILITY OF RULES

These guidelines shall apply to the cities and municipalities in the preparation/updating of their respective comprehensive land use plans (CLUPs) to be enacted through zoning ordinances, subject to applicable laws and rules and regulations.

SECTION II. APPLICATION/S FOR LAND USE RECLASSIFICATION

Application/s for reclassification of agricultural lands by Local Government Units may be for any of the following reasons pursuant to Section 3 of JMC, Series of 1995:

1. There is a requirement for additional areas for urban expansion and human settlements to accommodate the current and projected increase in population and socio-economic activities;
2. If the actual urban growth and expansion has veered from the approved land use plan thereby requiring the need to reclassify lands along the actual direction of development; or
3. The project is a Significant National Project as certified by NEDA and requires areas not previously covered in the land use plan.





SECTION III. COMPOSITION

1. Regional Land Use Technical Working Group (RLUTWG)

The DA-RLUTWG shall be created and composed of technical personnel from the DA-Regional Field Office (RFO) through a Special Order issued by the Regional Executive Director (RED). The composition of the team are as follows:

- a. Team Leader - Chief from any of the following:
 - i. Field Operations Division
 - ii. Regulatory Division
 - iii. Regional Agricultural Engineering Division (RAED)
- b. Members - Three (3) technical staff from any of the following:
 - i. Regulatory Division
 - ii. Planning, Monitoring and Evaluation Division
 - iii. Integrated Laboratory Division
 - iv. Field Operations Division/Regulatory/RAED
- c. Technical Secretariat - Two (2) Technical Staff
(from the office of the Team Leader)

Duties and Responsibilities

1. Conduct initial assessment on the application for reclassification;
2. Validate information and data together with the Technical Review Team (TRT);
3. Prepare findings/reports and recommendation with TRT based on the validation conducted;
4. Consult other government agencies and/or legal assistance, if needed; and
5. Perform other related functions and tasks.

Duties and Responsibilities of the Technical Secretariat

1. Receive and ensure completeness of information and attachments on application submitted by the Local Government Unit (LGU) and forward the same to the RLUTWG;
2. Create a database of requests of LGUs and relevant information;
3. Record and keep scan copies of certificates issued by the RED;
4. Provide technical and administrative support to the RLUTWG; and
5. Perform other tasks as needed.

2. Technical Review Team (TRT), Bureau of Soils and Water Management (BSWM)

The BSWM through the ALMED conducted the mapping of the NPAAAD and SAFDZ in coordination with other agencies. ALMED is the division at BSWM which acts as the depository of the maps as well as provide the maps and statistics related to NPAAAD





and SAFDZ to the LGUs and other stakeholders. They are also responsible for updating the said maps.

The ALMED shall constitute the Technical Review Team and its technical secretariat through a Special Order signed by the BSWM Director. As the need arises, members from other Technical Divisions of the BSWM may be included.

Duties and Responsibilities of Technical Review Team

1. Conduct initial assessment on the application for reclassification;
2. Validate information and data with RLUTWG particularly on Network of Protected Areas for Agricultural and Agro-Industrial Development (NPAAAD) and Strategic Agricultural and Fisheries Development Zone (SAFDZ);
3. Provide recommendation together with RLUTWG to the RED;
4. Provide technical assistance and conduct trainings to the DA-RFOs on land use reclassification;
5. Act as resource person on land use reclassification; and
6. Perform other tasks as needed.

Duties and Responsibilities of the Technical Secretariat

1. Receive a copy of the applications from the RLUTWG Secretariat and forward the same to the TRT, BSWM;
2. Create a database of requests of LGUs and relevant information;
3. Record and keep scan copies of certificates issued by the RED;
4. Provide technical and administrative support to the TRT; and
5. Perform other tasks as needed.

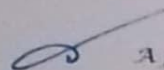
3. Office of the Regional Executive Director (ORED)

The Regional Executive Director shall issue the DA Certificate pursuant to MC 54 and JMC of 1995. Further, the ORED shall provide a certified true copy of the issued DA Certificate to the TRT.

SECTION IV. PROCEDURE

1. The Local Government Unit (LGU) through the Sanggunian concerned shall secure DA Certification from the RED pursuant to Section 2 (b) (1) of M.C. 54, Series of 1993 and submit the following to the ORED through the RLUTWG Secretariat:
 - 1.1 Letter of request for DA certificate addressed to the RED stating the specific changes as to the proposed land use allocation and utilization of lands to be reclassified and total area of proposed reclassification;
 - 1.2 Application Form (Annex A) with required attachments and information;

Page 4 of 6



*A food secure and resilient Philippines
with empowered and prosperous farmers and fisherfolk*





- 1.2.1 Description of areas proposed to be reclassified;
 - 1.2.1.1 Location (Barangay, Municipality/City, Province)
 - 1.2.1.2 Geographical Coordinates (Longitude and Latitude)
 - 1.2.1.3 Specific Existing Land Use
 - 1.2.1.4 Adjacent Surrounding Land Use
 - 1.2.1.5 Specific Proposed Land Use for Reclassification
 - 1.2.1.6 Area Applied
- 1.2.2 Municipal Land Use Plan Map (Scale 1:20,000 or larger/shape file format) showing the proposed land/s to be reclassified with coordinates (longitude and latitude);
- 1.2.3 Panoramic photos of the area with caption (East, West, North, South), taken not earlier than one (1) month before filing of application; and
- 1.2.4 Other Relevant Information
 - 1.2.4.1 DA Programs implemented in the areas to be reclassified
 - 1.2.4.2 Infrastructure and support facilities (FMR, Post-Harvest Facilities, Mills, Cold Storages, Warehouses, etc.)
 - 1.2.4.3 Irrigation (NIA, BSWM, DA RFOs and privately- owned irrigation facility)

2. The RLUTWG Secretariat will furnish a scan copy of the application letter and filled up Application Form to the TRT, BSWM Secretariat through electronic mail, courier and/or registered mail.
3. The RLUTWG and TRT, BSWM shall conduct an initial assessment on the area being applied for reclassification based on the available data and information in their respective offices.
4. The RLUTWG together with TRT, BSWM shall conduct validation of the submitted documents and submit a joint recommendation to the RED.
5. The Regional Executive Director (RED) shall issue duly signed DA certification to LGU, copy furnished BSWM-ALMED and DA OSEC (Annex B: Certification).

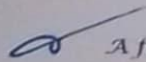
If areas applied for reclassification are to remain as agricultural, the RED shall recommend alternative areas for development purposes (See Section 2 (e) of MC 54).

SECTION V. CRITERIA

The reclassification of agricultural lands will be based on the following criteria:

1. NPAAAD / SAFDZ Classification
 - a. Bio-Physical
 - b. Infrastructure and support facilities
 - c. Climatic information

Page 5 of 6



A food-secure and resilient Philippines

with empowered and prosperous farmers and fisherfolk





2. Zoning of Adjoining Areas
3. Existing agri-fisheries programs and projects
4. Areas Non-negotiable for Reclassification (Office of the President (OP) Administrative Order No. 20, Series of 1992, "Interim Guidelines on Agricultural Land Use Conversion"

4.1. All agricultural lands classified hereunder shall not be subject to and non-negotiable for conversion:

(a) All irrigated lands where water is available to support rice and other crop production, and all irrigated lands where water is not available for rice and other crop production but are within areas programmed for irrigation facility rehabilitation by the Department of Agriculture (DA) and National Irrigation Administration (NIA); and

(b) All irrigable lands already covered by irrigation projects with firm funding commitments at the time of the application for land use conversion.

4.2. All agricultural lands other than those referred hereunder as non-negotiable for conversion may be converted only upon strict compliance with existing laws, rules and regulations.

Further, Section 22 of RA 9700 provides "that irrigated and irrigable lands, shall not be subject to conversion".

5. Lands within SAFDZ. Areas within NPAAAD identified for production, agro-processing and marketing activities to help develop and modernize, with the support of the government, the agriculture and fisheries sectors in an environmentally and socio-culturally sound manner.

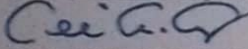
SECTION VI. ISSUANCE OF DA CERTIFICATION

1. The Regional Executive Director (RED) shall release DA Certification to the LGU through courier service. Only duly authorized representative of the LGU may receive the DA Certification personally upon submission of authorization letter of the Mayor.
2. The Office of the RED shall provide copy of the DA Certification to the Office of the Secretary (OSEC) and BSWM-ALMED online via email, drive, cloud, etc. or mail for record and reference.

SECTION VII. EFFECTIVITY

This Circular shall take effect fifteen (15) days after its publication in the Official Gazette or in a newspaper of general circulation and its filing with the University of the Philippines Law Center – Office of the National Administrative Register (ONAR).

Done this 27th day of June 2022.


WILLIAM D. DAR, Ph.D.
Secretary

Page 6 of 6



DA CD ONE (6/27/2022) 0000 ...nt Philippines

with empowered and prosperous farmers and fisherfolk

