



Republic of the Philippines
Province of Sorsogon
CITY OF SORSOGON



Office of the Sangguniang Panlungsod

EXCERPTS FROM THE MINUTES OF THE REGULAR SESSION OF THE SEVENTH CITY COUNCIL HELD AT THE SANGGUNIANG PANLUNGSOD SESSION HALL, CABID AN, EAST DISTRICT, SORSOGON CITY ON DECEMBER 14, 2021.

PRESENT:

HON. MARK ERIC C. DIONEDA
City Vice Mayor/Presiding Officer

BACON DISTRICT

Hon. Jo Abegail C. Dioneda
Hon. Hilario D. Dioneda

EAST DISTRICT

Hon. Ralph Walter R. Lubiano
Hon. Franco Eric O. Ravanilla
Hon. Joven Francis J. Laura

WEST DISTRICT

Hon. Nestor J. Baldon
Hon. Erwin J. Duana
Hon. Fernando David H. Duran, III
Hon. Rebecca D. Aquino

EX-OFFICIO MEMBERS

Hon. Lorenz S. Abenion

ABSENT: Hon. Melchor P. Atutubo – Sick Leave
Hon. Danilo A. Deladia – on official business
Hon. Mary Ellen D. Jamisola – on official business
Hon. Ma. Teresa D. Perdigon – on official Business

Resolution No. 433, Series of 2021

(Author: Hon. Nestor J. Baldon)

RESOLUTION ENACTING AN ORDINANCE ADOPTING THE ZONING REGULATIONS FOR THE CITY OF SORSOGON AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH

WHEREAS, zoning divides the community into zones or districts according to present and potential uses of land to maximize, regulate and direct their use and development in accordance with the Comprehensive Land Use Plan of the community which embodies, among others, regulations affecting uses allowed or disallowed in each zone or district, conditions for allowing them, and deviations legally allowed from the requirements of the ordinance;

WHEREAS, in order to ensure a sustainable economic development and to institute programs that would address the basic needs of its people, the city government of Sorsogon is mandated by law to prepare a comprehensive water and land use plan and

zoning ordinance that contains information regarding the fundamental profile of the city as a Local Government Unit;

WHEREAS, the zoning ordinance and its 2019 – 2029 Comprehensive Water and Land Use Plan is a document that identifies and translates city government's policies and development goals and objectives, indicating and specifying therein the manner by which city resources shall be put to use over the next ten (10) years;

WHEREAS, Republic Act No. 7160, otherwise known as the Local Government Code of 1991, provides that each local government units shall, in conformity with the existing laws, continue to prepare their respective Comprehensive Land Use Plan (CLUPs) enacted through zoning ordinances which shall be the primary and dominant bases for the future use of land resources;

WHEREAS, Section 447 (a)(2)(ix) of the same code authorizes the enactment of integrated zoning ordinance in consonance with the approved land use plan;

WHEREAS, Section 20 of the Local Government Code of 1991 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: 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 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.

WHEREAS, 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;

WHEREAS, 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;

WHEREAS, Section 458 (A)(2)(vii-ix) of RA 7160 provides that the Sangguniang Pnalungsod shall adopt a comprehensive land use plan for the city: Provided, That in the case of component cities, the formulation, adoption or modification of said plan shall be in coordination with the approved provincial comprehensive land use plan; reclassify land within the jurisdiction of the city, subject to the pertinent provisions of this Code and

enact integrated zoning ordinances in consonance with the approved comprehensive land use plan, subject to existing laws, rules and regulations; establish fire limits or zones, particularly in populous centers; and regulate the construction, repair or modification of buildings within said fire limits or zones in accordance with the provisions of the Fire Code;

WHEREAS, Executive Order No. 72, Series of 1993 issued by former President Fidel V. Ramos devolves the power of the Department of Human Settlement and Urban Development (DHSUD) to review and approve the Comprehensive Land Use Plans of components city and municipalities to the province through its Sangguniang Panlalawigan;

WHEREAS, EO 72 also mandates the establishment of Provincial Land Use Committee to assist the Sangguniang Panlalawigan in reviewing the comprehensive land use plans of components LGUs;

WHEREAS, every local government unit shall exercise the powers expressly granted, those necessarily implied therefrom; as well as powers necessary, appropriate or incidental for its efficient and effective governance and those which are essential to the promotion of the general welfare. Within their respective territorial jurisdiction, local government units shall ensure and support, among other things, the preservation and enrichment of culture, promote health and safety, improve public morals, enhance economic prosperity and social justice, maintain peace and order and preserve the comfort and convenience of their inhabitant;

NOW THEREFORE, on motion of **Hon. Nestor J. Baldon**, duly seconded by **Hon. Franco Eric O. Ravanilla**, resolved as it is hereby resolve to enact an ordinance adopting the zoning regulations for the City of Sorsogon and providing for the administration, enforcement and amendment and for the repeal of all ordinances in conflict therewith.

City Ordinance No. 27, Series of 2021

AN ORDINANCE ADOPTING THE ZONING REGULATIONS FOR THE CITY OF SORSOGON AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH

BE IT ORDAINED, by the Sangguniang Panlungsod, in session assembled that:

ARTICLE I TITLE OF THE ORDINANCE

Section 1. Title of the Ordinance. This Ordinance shall be known as “Sorsogon City Zoning Ordinance of 2021”.

ARTICLE II AUTHORITY AND PURPOSE

Section 2. Authority. This ordinance is enacted pursuant to the provisions of the Local Government Code, RA 7160 Sections 447, 448, and 458 a.2 (7-9) dated 10 October 1991, “Authorizing the City/Municipality through the Sangguniang Panlungsod/Bayan, to adopt a Zoning Ordinance subject to the provisions of existing laws,” and in accordance with related laws such as but not limited to Commonwealth Act 141, RA 8550 Fisheries Code, PD 705 Forestry Code, PD 1067 Water Code, PD 1096

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

1. Guide, control and regulate the growth and development of public and private lands in the City of Sorsogon in accordance with its Comprehensive Land Use Plan.
2. Protect and enhance the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the City and promote the orderly and beneficial development of the same.
3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the locality.
4. Provide adequate light, air, privacy and convenience of access to property.
5. Prevent undue concentration of population and congestion of properties.
6. Regulate the location and use of buildings and lands in such manner as to obviate the danger to public safety caused by undue interference with existing or prospective traffic movement on such streets and thoroughfares.
7. Mainstream disaster risk reduction and climate change in development process such as policy formulation, land use and urban planning, infrastructure and housing, among others; and
8. 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. These Zoning Regulations are based on the approved **Updated Comprehensive Land and Water Use Plan (2019-2029)** as per **SP Resolution No. 432, Series of 2021** dated **14 December 2021** for the City of Sorsogon.

1. The Ordinance reflects the City's vision to be "A progressive and dignified City of Choice with a healthy, empowered, values-oriented and resilient Sorsoganons in a livable, competitive and sustainable environment under participatory, transparent and humane governance."
2. The local government unit recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Ordinance;
3. The Ordinance gives the free market the maximum opportunity to spur the City's development within a framework of environmental integrity and social responsibility;
4. The Ordinance has been designed to encourage the growth of high-quality developments rather than regulating against the worst type of projects;
5. The Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the City continually face;

6. The Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
7. The Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
8. The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community's common good.

ARTICLE III DEFINITION OF TERMS

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

1. **Accessory Use**- pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).
2. **Actual Use** – refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.
3. **AFMA** – shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA 8435.
4. **Agricultural Activity** – per the Comprehensive Agrarian Reform Law of 1988 (RA 6657), means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical.
5. **Agricultural Land** – per RA 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.
6. **Agricultural Land Use Conversion** – per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.
7. **Agricultural Zone (AGZ)** – an area within a city intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations. (AFMA)
8. **Agri-Processing Activities** – “refers to the processing of raw agricultural and fishery products into semi-processed or finished products which include materials for the manufacture of food and/or non-food products, pharmaceuticals and other industrial products.” (AFMA)
9. **Agro-industrial Zone (AIZ)** - an area within the city intended primarily for

integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar etc.

10. **Allowable Uses**- uses that conform to those allowed in a specific zone.
11. **Aquaculture Sub-Zone (Aq-SZ)**—an area within the Municipal Waters Zone of a city/ municipality designated for “fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas” (Fisheries Code).
12. **Base Flood Elevation** – the elevation to which floodwater is expected to reach during flood events as calculated by the regional office of the DPWH.
13. **Base Zones** – refers to the primary zoning classification of areas within the City and that are provided with a list of allowable uses and regulations on building density and bulk, among others.
14. **Buffer Area/Greenbelt Zone (B/GZ)** – an area within a city that are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/ nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.
15. **Building Height Limit (BHL)** - per the National Building Code, this is “the maximum height to be allowed for buildings/structures...and shall be generally measured from the established grade line to the topmost portion of the proposed building/structure. If applicable, the BHL may be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or the concerned military/security authorities.” BHL is expressed as the number of allowable storey’s/floor above established grade and/ or meters above highest grade.
16. **Built up area** - a contiguous grouping of ten (10) or more structures
17. **Cemetery/Memorial Park Zone (C/MP-Z)** – an area in a city/municipality intended for the interment of the dead.
18. **Central Business District** - shall refer to areas designated principally for trade, services and business purposes
19. **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.
20. **Class "AAA" Slaughterhouse/Abattoir** – those with facilities and operational procedures appropriate to slaughter livestock and fowls for sale in any market, domestic or international.
21. **Class "AA" Slaughterhouse/Abattoir** – those with facilities and operational procedures sufficiently adequate that the livestock and fowls slaughtered therein is suitable for sale in any market within the country.
22. **Class "A" Slaughterhouse/Abattoir** – those with facilities and procedures of minimum adequacy that the livestock and the fowls slaughtered therein are suitable for distribution and sale only within the city or municipality where the slaughterhouse is located.
23. **Commercial Garage** – a garage where automobiles and other motor vehicles are

housed, cared for, equipped, repaired or kept for remuneration, for hire or sale.

24. **Compatible Uses** - different uses or land activities capable of existing together harmoniously within a zone e.g. residential and parks and playground uses subject to the conditions stipulated in the Zoning Ordinance.
25. **Comprehensive Land Use Plan (CLUP)** – is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan in this usage are the land use plan and sectoral studies including Demography, Ecosystems Analysis (Terrestrial and Coastal), and Special Area Studies such as Climate Change Adaptation, Disaster Risk Reduction and Management, Ancestral Domain, Biodiversity, Heritage Conservation and Green Urbanism.
26. **Conflicting Uses** - uses or land activities with contrasting characteristics sited adjacent to each other e.g. residential units adjacent to industrial plants.
27. **Conforming Use** - a use which is in accordance with the zone regulations as provided for in the Ordinance.
28. **Deed of Restrictions** - written agreements that impose limitations on the use of property in order to maintain the intended character of a neighborhood.
29. **Department of Human Settlements and Urban Development (DHSUD)** - the department responsible for the management of housing and related development in the Philippines.
30. **Easement** - open space imposed on any land use/activities sited along waterways, fault lines, road-rights-of-way, cemeteries/memorial parks, utilities and the like.
31. **Ecotourism** – a form of sustainable tourism within a natural and cultural heritage area where community participation, protection and management of natural resources, culture and indigenous knowledge and practices, environmental education and ethics, as well as economic benefits are fostered and pursued for the enrichment of host communities and the satisfaction of visitors.” (Tourism Act and DENR AO2013-19 Guidelines on Ecotourism Planning and Management in Protected Areas)
32. **Environmentally Constrained Areas** – areas prone to natural hazards, such as those related to weather, hydrologic, and geologic disturbances. These hazards cover those that are weather and water-related, earthquake-induced, volcanic and erosion-related.
33. **Environmentally Critical Areas (ECA)** – refer to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 1981 (Refer to Annex A.)
34. **Environmentally Critical Projects (ECP)** – refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981 (Refer to Annex A)
35. **Environmental Impact Statement (EIS) System** – pursuant to PD 1586 of 1978, refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within

the purview of the EIS System include:

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

36. **Exception** - a device which grants a property owner relief from certain provisions of the Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
37. **Fisheries Code** – shall refer to the Philippine Fisheries Code of 1998 (RA 8550).
38. **Fish Pond** - “a land-based facility enclosed with earthen or stone material to impound water for growing fish.”(Fisheries Code).
39. **Flood Overlay Zone (FLD-OZ)** – an area in a city that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.
40. **Flood Protection Elevation** – the minimum elevation to which developments are required by this Ordinance to be elevated, with reference to the Base Flood Elevation, in order to be flood proofed.
41. **Floor Area Ratio or “FAR”** – is the ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.
42. **Forest Zone** - an area within the City intended primarily for forest purposes. This includes Forestlands and areas outside of Forestlands that are declared for forest purposes by this Ordinance.
43. **Forestry Code** – refers to Presidential Decree No. 705 or the Revised Forestry Code of the Philippines, as amended.
44. **General Commercial Zone (GCZ)** - an area within the city intended for trading/services/business purposes.
45. **General Institutional Zone (GIZ)** - an area within the City intended principally for general types of institutional establishments, e.g. government offices, schools, hospital/clinics, academic/research, and convention centers.
46. **General Residential Zone (GRZ)** - an area within the city intended principally for dwelling/housing purposes.
47. **General Zoning Map** - a duly authenticated map delineating the different zones in which the whole city is divided
48. **Gross Floor Area (GFA)** – the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by:
 - Office areas
 - Residential areas

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

But excluding:

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

49. **HSAC**- shall mean the Human Settlements Adjudication Commission (which is under the DHSUD).
50. **Innovative Design** - introduction and/or application of new/creative designs and techniques in development projects, e.g. Planned Unit Development (PUD), Newtown, etc.
51. **Landslide Overlay Zone (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
52. **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.
53. **Locational Clearance** - a clearance issued by the Zoning Administrator/Zoning Officer to a project that is allowed under the provision of this Zoning Ordinance as well as other standards, rules and regulations on land use.
54. **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.
55. **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.
56. **Mangrove Sub-Zone (Mn-SZ)** – an area in the Municipal Waters Zone of a city/municipality defined as “a community of intertidal plants including all species of trees, shrubs, vines and herbs found on coasts, swamps, or border of swamps” (Fisheries Code).
57. **Mariculture** –a specialized branch of aquaculture involving the cultivation of marine organisms for food and other products in the open ocean, an enclosed

section of the ocean, or in tanks, ponds or raceways which are filled with seawater.

58. **Mining Act** –shall refer to the Philippine Mining Act of 1995 or RA 7942.
59. **Mitigating device** - a means to grant relief in complying with certain provisions of the Ordinance such as, but not limited to, those pertaining to use, building bulk and density, and performance standards.
60. **Network of Protected Areas for Agriculture and Agro-Industrial Development (NPAAAD)** – per AFMA, refers to agricultural areas identified by the Department of Agriculture in coordination with the National Mapping and Resource Information Authority in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth. The NPAAAD covers the following:
- a. All irrigated areas;
 - b. All irrigable lands already covered by irrigation projects with firm funding commitments;
 - c. All alluvial plain land highly suitable for agriculture whether irrigated or not;
 - d. Agro-industrial croplands or lands presently planted to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises;
 - e. Highlands or areas located at an elevation of 500 meters or above and have the potential for growing semi-temperate and high-value crops;
 - f. All agricultural lands that are ecologically fragile, the conversion of which will result in serious environmental degradation; and
 - g. Mangrove areas and fish sanctuaries.
61. **NIPAS Act** – shall refer to the National Integrated Protected Areas System Act of 1992 or RA 7586.
62. **Non-Conforming Use** – uses existing prior to the approval of this Zoning Ordinance that are not in conformity with its provisions but are allowed to operate subject to the conditions of this Zoning Ordinance.
63. **Non-NIPAS Areas** – areas yet un-proclaimed by law, presidential decree, presidential proclamation or executive order as part of the NIPAS Areas. Per the National Physical Framework Plan, these areas should be given equal importance, as in NIPAS Areas, in terms of conservation and protection.

These include:

- a. Reserved second growth forests;
 - b. Mangroves;
 - c. Buffer strips;
 - d. Freshwater swamps and marshes; and
 - e. Un-proclaimed watersheds.
64. **Notice of Non-Conformance** – notice issued to owners of all uses existing prior to the approval of the Ordinance which do not conform to the provisions herein provided.

65. **Official Zoning Map** – a duly authenticated map delineating the different zones into which the whole City/Municipality is divided.
66. **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.
67. **Overlay Zones (OZ)** – a “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.
68. **Parks and Recreation Zone (PRZ)** - an area in a city/municipality designed for diversion/amusement and for the maintenance of ecological balance of the community.
69. **Port** –an area with facilities for loading and unloading of ships and may include, among others, harbor, docks, wharves, and piers.
70. **Production Agricultural Sub-Zone (PDA-SZ)** – an area within the Agricultural Zone of cities/ municipalities that are outside of NPAAAD and declared by the City/Municipality for agricultural use.
71. **Production Forest** – an area within a city/municipality which are “forestlands tended primarily for the production of timber. These are areas below 50% in slope and less than 1,000 meters in elevation. This includes natural and man-made forests.”(DENR DAO 95- 15)

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

72. **Protected Areas** – areas declared as belonging to the NIPAS System per NIPAS Act. These areas are those that have been designated or set aside pursuant to a law, presidential decree, presidential proclamation or executive order. These include:
 - a. Strict nature reserves;
 - b. Natural parks;
 - c. National monuments;
 - d. Wildlife sanctuary;
 - e. Protected landscapes and seascapes;
 - f. Resource reserves;
 - g. Natural biotic areas; and
 - h. Other categories established by law, conventions or international agreements which the Philippine Government is a signatory.

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

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

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

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

76. **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)

77. **Rezoning** - a process of introducing amendments to or a change in the text and maps of the zoning ordinance. It also includes amendment or change in view of reclassification under section 20 of RA 7160.

78. **Rural Area** - area outside of designated urban area.

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

80. **Site Zoning Classification Certificate** – a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

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

82. **Socialized Housing Zone (SH-Z)** - shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279 (UDHA).

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

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

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

86. **Urban Area(s)** - include all barangay(s) or portion(s) of which comprise the poblacion, central business district (CBD) and other built up areas including the urbanizable land in and adjacent to said areas and where at least more than fifty (50%) of the population are engaged in non-agricultural activities.

CBD shall refer to the areas designated principally for trade, services and business

purposes.

87. **Urbanizable Land** - area designated as suitable for urban expansion by virtue of land use studies conducted.
88. **Utilities, Transportation and Services Zone (UTS-Z)** – an area in a city/municipality designated for “a range of utilitarian/ functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g. terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like” (NBC).
89. **Variance** – a device which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
90. **Warehouse** - refers to storage and/or depository of those in business of performing warehouse services for others, for profit.
91. **Water Code** – shall mean the Water Code of the Philippines (Presidential Decree 1067)
92. **Water Zone (WZ)** - are bodies of water within the City, which include rivers, streams, lakes and seas except, those included in other zone classification.
93. **Yard** – as defined in the National Building Code, this is “the required open space left between the outermost face of the building/ structure and the property lines, e.g. front, rear, right and left side yards. The width of the yard is the setback.”
94. **Zone/Sub-Zone** - an area within the city for specific land use as defined by manmade or natural boundaries.
95. **Zoning Administrator/Zoning Officer** - a city government employee responsible for the implementation/enforcement of the Zoning Ordinance.
96. **Zoning Ordinance** - a local legal measure, which embodies regulations affecting land uses.
97. **Zoning Tools** – software/or systems used to identify the zoning classification of a lot based on the approved zoning ordinance, such as Geographic Information System (GIS), AutoCad, and etc.

ARTICLE IV ZONE CLASSIFICATIONS

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

Section 6. Base Zones

The following are designated as Base Zones:

1. General Residential Zone (GRZ)
2. Residential -1 (R-1) Zone
3. Residential - 2(R-2) Zone
4. Socialized Housing Zone (SHZ)
5. General Commercial Zone (GCZ)
6. Commercial-1 (C-1) Zone
7. Commercial -2 (C-2) Zone
8. Industrial-1 (I-1) Zone
9. Industrial Zone-2 (I-2) Zone
10. Industrial Zone-3 (I-3) Zone
11. General Institutional Zone (GIZ)
12. Special Institutional Zone (SIZ)
13. Agricultural Zone (AGZ)
14. Forest Zone (FZ)
 - *Protection
 - *Production
15. Water Zone (WZ)
16. Parks and Other Recreation Zone (PRZ)
17. Cemetery/Memorial Park Zone (C/MP-Z)
18. Utilities, Transportation, and Services Zone (UTS-SZ)
 - *Road
 - *Port/s
 - *Cell Sites and other Communication facilities
 - *Sanitary Landfill/Dumpsite
19. Tourism Zone (TZ)

Section 7. Overlay Zones This is a “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone and provides an additional set or layer of regulations intended to address specific objectives for the zone in consideration.

The following are designated as Overlay Zones:

1. Landslide
2. Flood
3. Storm Surge
4. Tsunami
5. Ground Subsidence
6. Liquefaction

Section 8. Zoning Maps. It is hereby adopted as an integral part of this Ordinance, the Official Zoning Maps of the City showing the designation, location and boundaries of the districts/zones herein established.

The Zoning Map shall be drawn to the scale of 1: 5,000 M; 1:10,000 M or 1:25,000 M.

Section 9. Zone Boundaries. The locations and boundaries of the above mentioned various zones into which the City has been subdivided are hereby identified.

GENERAL RESIDENTIAL ZONE

EAST DISTRICT

ABUYOG

In Brgy. Abuyog, located both sides of the roads from the junction of Abuyog-Gubat-Ariman Road, stretching approximately 560 meters along T. Diño Highway going to the direction of Brgy. Buhatan, 50 to 150 meter deep from the edge of the road; approximately 1180 meters from the junction going to the direction of adjacent municipality of Gubat, 50 to 150 meter deep from the edge of the road; and approximately 430 meters from the same junction going to the direction of the adjacent municipality of Casiguran, 50 to 400 meter deep from the edge of the road.

BUHATAN

In Brgy. Buhatan, located along T. Diño Highway, approximately 1.6 kilometers from the junction of Abuyog-Gubat-Ariman road with shape area of more or less 20,376 sq. m, bounded by rice lands in the north, west, and south. Approximately 430 meters away from this point is a residential portion, 800 meters along T. Diño Highway, left side if going to the direction of Brgy. Cabid-an, with depth that ranges from 15 to 100 meters from the edge of the road.

From corner T. Diño Highway and Batuhan-San Isidro-Buhatan road, extending approximately 150 meters both sides of the latter is another residential area. An area traversed by T. Diño Highway, stretching approximately 585 meters from Buhatan Integrated National School going to the direction of Brgy. Cabid-an.

BIBINCAHAN and SAN JUAN (RORO)

A residential portion commencing right after the industrial/agro-industrial zone until the corner of San Juan Roro Road and Diversion Road; bounded by a 50-meter deep strip of commercial zone along Diversion Road.

SAN JUAN (RORO)

Residential areas located north approximately 320 meters away from the ice plant in corner Diversion Road and San Juan Roro Road.

About 45 meters away from the junction of Diversion Road and San Juan Roro Road, and stretching southward approximately 400 meters along the road until the former Amberg Hospital/City RHU. It is bounded mostly by rice lands on the west.

About 255 meters away from the junction of Diversion Road and San Juan Roro road, stretching approximately 445 meters southward until the parks & recreation area (basketball court); a large portion of which is located along the road while a small portion lies at the back of Ambrosio J. Labrador Elementary School.

Along San Juan (Roro) Road, stretching 490 meters commencing from the Home for the aged, moving south until the corner of the road going to Sampaguita Village.

WEST DISTRICT

PEÑAFRANCIA

Approximately 550 meters in length along Pamurayan-Peñafrancia-Cambulaga road, going northeast, with depth that ranges from 10 meters to 80 meters from the center of the road;

Another stretch of residential area, approximately 185 meters along Pamurayan-Peñafrancia-Cambulaga road, going southeast, with maximum depth of 45 meters from the center of the road.

An area along Pamurayan-Peñafrancia-Cambulaga road going west to the direction of Pamurayan, stretching approximately 510 meters.

An area with more or less 43,021 sq. m., bounded by Pamurayan-Peñafrancia-Cambulaga road in the north, by agricultural land in the east and west, and by marshland in the south.

PAMURAYAN

An area approximately 100 meters away from the corner of Guinlajon-Pamurayan road and Pamurayan-Peñafrancia-Cambulaga road going southeast with length of approximately 200 meters. About 250 meters away from this point moving east is another portion of more or less 3,357 sq. m.

An area approximately 630 meters away from the socialized housing project, located along the Guinlajon-Pamurayan road, both sides, with more or less 1,276 sq. m. and 1,938 sq. m. respectively.

PAMURAYAN and GIMALOTO

An area more or less 104,096 sq. m., bounded by Pamurayan-Peñafrancia-Cambulaga road in the east and by rice lands on the north, east, and south. 145 meters away from this point, going north located along Guinlajon-Pamurayan road is an area more or less 1,720 sq. m.

GUINLAJON

The area both sides of barangay road, approximately 60 meters from Maharlika Highway, stretching 440 meters. Right side if going southwest, with depth of about 45 meters maximum and left side with depth of 120 meters maximum.

An area more or less 5,407 sq. m., bounded by a cemetery on the north, by agricultural land on the west, and by portions of residential, agricultural and rice lands on the east.

Bounded by commercial zones along Maharlika Highway in the north is a residential portion approximately 180 meters away from the corner of Guinlajon-Pamurayan road and Maharlika Highway, right side of the highway if going to the direction of Pangpang.

An area beginning from corner of Maharlika Highway and Guinlajon-Pamurayan road, stretching approximately 220 meters along the highway. From this point, an area of more

or less 562,739 sq. m., along the 640 meter stretch of Guinlajon-Pamurayan road, portion of which is adjacent to the Gawad Kalinga Socialized Housing.

Beginning 80 meters from corner Guinlajon-Pamurayan road and Maharlika Highway, extending approximately 1,075 meters is a residential zone; bounded by Cawayan River in the west, Maharlika Highway in the south, ricelands and agricultural lands in the north, and agricultural lands in the east. Portions of which are traversed by Guinlajon-Pamurayan road, barangay roads 81, 82, 83, & 84, and barangay road 109.

BASUD

Approximately 580 meters starting from Cawayan River going towards the direction of Brgy. Ticol are residential portions located along both sides of Maharlika Highway, along both sides of barangay road 49, along barangay road 50 and traversed by barangay road 51. With aggregate area of more or less 158,306 sq. m.

About 160 meters away from Maharlika Highway is a 3,090 sq. m. residential portion, bounded in the north and eastern portion by agricultural land and in the west and southern portion by rice lands.

TICOL

Located around 100 meters from the boundary of barangay Basud is a residential portion that extends approximately 190 meters until the corner of Maharlika Highway and barangay road 79. From this point, moving to northern direction and stretching approximately 620 meters is another residential portion bounded by barangay road 79 in the east, by agricultural land in the north, by portions of agricultural and rice lands on the west and by Maharlika Highway in the south;

Located across, south of Maharlika Highway, is an area extending approximately 630 meters along the highway, with depth that varies from 20 to 170 meters.

Another area beginning from the corner of barangay road 79 and Maharlika Highway until barangay road 52 is another residential portion, 35 meters to 240 meters deep from the center of the highway;

Located north of Maharlika Highway, bounded by barangay road 52 on the east and extending approximately 95 meters is a residential portion, while south of Maharlika Highway, beginning from the corner of barangay road 52, extending approximately 200 meters is another residential portion;

About 130 meters away from the highway is a residential portion, 57,770 sq. m., bounded on the north by agricultural land, on the east by agricultural and rice lands, on the south by rice lands, and on the west by agricultural and rice lands;

A small residential portion, more or less 1,154 sq. m., approximately 90 meters away from Maharlika Highway, bounded by rice lands on all sides.

CAPUY

More or less 49,233 sq. m. residential area, bounded on the east by rice land, on the north by agricultural land, on the south by commercial area along Maharlika Highway, on the west by barangay road 53. Across is another residential portion, extending approximately

240 meters along the highway, bounded on the east by Capuy Elementary School, on the south and west by rice lands, portion of which is traversed by Capuy road;

The extent of the residential portion from the corner of barangay road 53 and Maharlika Highway until the corner of the road going to Alburo Spring Resort. Located across is another residential portion, extending 55 meters approximately along the highway, with depth of about 160 meters from the edge of the road.

Located along Capuy road, approximately 600 meter stretch, bounded on the east and north by rice lands and on the south by marshland, with more or less 65,888 sq. m.

BULABOG & BUCALBUCALAN

About 500 meters away from the corner of Maharlika Highway and the entrance to Alburo Spring Resort is a residential stretch of approximately 2.8 km both sides along the highway up until the Bucalbucalan Multi Purpose Hall. On the northern portion of the highway, from 10 meters to 180 meters deep is bounded by agricultural lands on the north. Then on the southern portion of the highway, from 20 meters to 260 meters deep is bounded by rice lands and marshlands.

RIZAL & BUENAVISTA

In Rizal, about 130 meters away from Bucalbucalan Multi Purpose Hall is an area more or less 33,036 sq. m. located both sides of Maharlika Highway, extending approximately 550 meters, with depths that vary from 20 meters to 90 meters. From this point, is another area bounded on the north by Maharlika Highway, on the east by agricultural land, on the west by a concrete barangay road, on the south by Sorsogon Bay.

Located on the other side of the barangay road is a residential area bounded on the northeast by Rizal Integrated National School, on the west by agricultural land, and on the south by Sorsogon Bay and portion of marshland.

Located along Maharlika Highway is another residential area, bounded by an agricultural land in the east and north and by Rizal Integrated National School Extension in the northwest direction

Moving northwest adjacent to Rizal Integrated School Extension is an area more or less 1,846 sq. m. with maximum depth of about 40 meters from the road.

Beginning from the corner of barangay road and Maharlika Highway, stretching approximately 360 meters on the right, if going to Buenavista is an area more or less 15,802 sq. m. Across it is another area adjacent to Rizal Integrated National School, measuring more or less 4,044 sq. m. Adjacent to it is another residential area which includes a resettlement traversed by the barangay road while the subsequent portion is located west of barangay road stretching approximately 450 meters, bounded mostly by agricultural lands.

RIZAL, BUENAVISTA and SAN ISIDRO

In Rizal and portion of San Isidro, located both sides along barangay road, approximately 650 meters away from the national highway with more or less 14,630 sq. m. About 30

meters away from this point is another residential portion in Brgy. San Isidro, more or less 3,470 sq. m. and approximately 125 meter stretch of the road to EDC Bacman.

In Barangay Buenavista and portion of barangay Rizal, with more or less 61, 968 sq. m., located along the extent of the concrete barangay road going towards the direction of Tublijon Elementary School, approximately 750 meters.

BUENAVISTA

With an aggregate area of 40,763 square meters under Lot No. 93, Cad-192 is the Buenavista Resettlement Area.

SAN ISIDRO

In San Isidro, stretching approximately 1.2 kilometers, both sides of Maharlika Highway, ranging from 40 meters to 300 meters deep from the center of the road.

PANLAYAAN

In Panlayaan and portion of Buenavista, located along Maharlika Highway, to the left if going to the direction of Salvacion, extending approximately 290 meters or until the corner of the road going to Panlayaan Elementary School.

Across it is another stretch of residential area, approximately 200 meters beginning from the point opposite the corner of the barangay road and Maharlika Highway.

About 140 meters away from this point is a residential portion, located both sides along Maharlika Highway, 20,880 sq. m. more or less.

SALVACION

In Brgy. Salvacion, located both sides along Maharlika Highway, extending approximately 520 meters or up until the corner of the road going to Salvacion Elementary School.

The approximately 150 meter stretch up to the boundary of Sorsogon City and Castilla, with shape area of more or less 2,607 sq. m.

BACON DISTRICT

SAN ROQUE

The socialized housing project, Gawad Kalinga, with more or less 13,479 sq. m., approximately 155 meters from corner Bancal-San Pascual road and Batuhan-San Isidro-Buhatan road.

An area more or less 14,331 sq. m. bounded by agricultural and rice lands on the north, east and west, and on the south by agricultural and residential areas. An area more or less 14,331 sq. m. bounded by agricultural and rice lands on the north, by agricultural lands on the east and west and on the south by agricultural and residential areas

A cluster of residential areas along Bancal-San Pascual road, after the Gawad Kalinga Socialized Housing and stretching approximately 685 meters toward San Pascual:

*an area of more or less 5,775 sq. m., north of Bancal-San Pascual road;
an area of more or less 1,448 sq. m., south of Bancal-San Pascual road;
an area of more or less 3,748 sq. m., north of Bancal-San Pascual road;
an area of more or less 6,375 sq. m., south of Bancal-San Pascual road;
an area of more or less 346 sq. m., south of Bancal-San Pascual road;
an area of more or less 6,325 sq. m., southwest of Bancal-San Pascual road;
an area of more or less 6,795 sq. m., east of Bancal-San Pascual road.*

An area of more or less 34,354 sq. m. located both sides of Batuhan-San Isidro-Buhatan road, approximately 355 meters away from the intersection of Batuhan-San Isidro-Buhatan road and Bancal-San Pascual road, with maximum depth of about 240 meters from the road.

SAN ROQUE and SAN JOSE MARICRUM

From corner of national road (Sorsogon-Bacon Road) and San Jose-Maricrum Road, going to the west direction, both sides, stretching 357 meters.

More or less 85 meters away to the west is another residential zone along the road, stretching approximately 500 meters.

Located 288 meters away, west of Sorsogon-Bacon Road (national road) and Bancal-San Pascual Road , is a residential area stretching approximately 120 meters along Barangay Road 31 with maximum depth of 80 meters from the road.

BALETE

Approximately 1,050 meter stretch along Balete-Cabarbuhan Road beginning from corner Sorsogon-Bacon Road except for the areas where the basketball court and the barangay hall are located.

Across, around 500 meters away from national road is a residential stretch of approximately 550 meters

Two residential portions, approximately 600 meters in distance from national road; one is more or less 5,625 sq. m. and bounded by agricultural lands in the north, east and south and by riceland in the west. The other is more or less 32, 990 sq. m., bounded by agricultural lands.

STA. CRUZ

Brgy. Sta. Cruz, an area containing more or less 41, 377 sq.m. traversed by Rawis-Sta. Cruz Road and Sto. Domingo-Sta. Cruz Road.

DEL ROSARIO and STO. DOMINGO

Traversed by the road, starting from the corner of Brgy. Road 64 and Bacon-Manito Road, stretching approximately 1260 meters going to the direction of barangay San Juan and

from the same corner, going northeast, located both sides of the whole stretch of Barangay Road 64.

SAN JUAN

A residential area located both sides of Bacon-Manito Road with a total area of more or less 5.46 has.; connected to the main road through barangay roads 61 and 62. A few meters away from this area is the Lebanon beach.

Located approximately 600 meters from the corner of Brgy. Road 61 and Bacon-Manito Road, both sides of the road with an area of more or less 1.47 has.

Moving towards the direction of Brgy. Osiao, is another residential stretch of approximately 250 meters located along Bacon-Manito Road, near a bridge.

Approximately 120 meters away is another cluster with an area of more or less 765 sq.m.

OSIAO

Traversed by Bacon-Manito Road stretching approximately 340 meters along the road, with combined areas of more or less 3.66 sq. m. Located nearby is a beach resort known as Ozi Camp.

A residential cluster located both sides of Bacon-Manito Road stretching approximately 150 meters, with an area of more or less 1.38 has.

Another cluster located both sides of Bacon-Manito Road stretching approximately 195 meters and with combined areas of more or less 21.8 has.

Upland and bounded on the north by Bacon-Manito Road is a cluster with an area of more or less 4,711 sq.m.

The center of the barangay where settlements are concentrated, containing an area of more or less 3.7 has., fronting the sea on the north, and on its south is an upland area.

Two (2) clusters of residential areas bounded by rice lands, one containing an area of more or less 9,104 sq. m. and another of more or less 1.5 has.

STO. NIÑO

An area by the sea (Albay Gulf), containing an area of more or less 2.4 has., bounded on other sides by agricultural areas.

An area bounded by Bacon-Manito Road on the east, and the rest by agricultural areas containing more or less 1.27 has.

An area northeast of Bacon-Manito Road until the chapel containing an area of more or less 2.26 has. and another cluster stretching towards the direction of the sea containing an area of more or less 3.15 has.

A nearby area, northeast facing the sea and bounded by agricultural lands on the remaining sides, containing an area of 4 has. more or less

CARICARAN

An area of more or less 12,688 sq. m. approximately 100 meters away from the corner of national road (Bacon-Pto. Diaz Road) and San Pascual-Caricaran Road.

BOGÑA

A stretch of approximately 430 meters along Bacon-Pto. Diaz Road, starting from Bogña Integrated School.

About 80 meters away is an area stretching approximately 260 meters both sides of Bacon-Pto. Diaz Road, more or less 18, 689 sq. m.

Within a stretch of approximately 620 meters beginning from the corner of San Pascual-Bogña Road and Bacon-Pto. Diaz Road going to the direction of Brgy. Salvacion are succeeding clusters of residential areas not more than 40 meters away from each other. A socialized housing project (Core Shelter Project) with more or less 57,263 sq. m., approximately 135 meters from San Pascual-Caricaran road.

SALVACION

A large residential portion along Bacon-Prieto Diaz Road and Banao Pier Site Road, covering more or less 262, 599 sq. m.

Both sides of the road, approximately 500 meters from corner of Banao-Pier Site Road and Bacon-Pto. Diaz Road. On the left, if going to Sta. Lucia, is an area of 1,631 sq. m. and on the right an area of 10, 919 sq. m.

Both sides of Bacon-Pto. Diaz Road stretching approximately 210 meters going north from the junction of San Ramon-Salvacion Road and Bacon-Pto. Diaz Road and 85 meters going south; on the west going to San Ramon 130 meters and on the east a depth that varies from 30-70 meters

STA. LUCIA

The residential portion across the intersection of Bacon-Prieto Diaz Road and Sta. Lucia-San Vicente Road, with depth ranging from 23 meters to 75 meters and with length of 110 meters approximately.

Adjacent to Sta. Lucia Elementary School located along Sta. Lucia-San Vicente Road, approximately 110 meters away from Bacon-Prieto Diaz road is a residential area of more or less 2,019 sq. m.

Located across is another residential area of more or less 2,791 sq.m. stretching 81 meters along Sta. Lucia-San Vicente Road

SUGOD

Located along Bacon-Pto. Diaz Road stretching approximately 184 meters is the extent of more or less 20,306 sq. m. and across it is the extent of more or less 2,087 sq. m.

About 50 meters away is a huge residential portion with an aggregate of more or less 141,821 sq.m. traversed by approximately 850 meter stretch of Bacon-Pto. Diaz road. Within its vicinity is an area more or less 8,409 sq.m. zoned as institutional located at cor. Barangay Road 26 and Bacon-Pto. Diaz road and a 3,193 sq.m. area zoned as institutional located approximately 230 meters away from cor. Bacon-Pto. Diaz road and Sugod-Jamislagan road.

About 35 meters away and moving toward the direction of barangay Bato is a residential area located left of Bacon-Pto. Diaz road. From here more or less 110 meters is an area of more or less 1,744 sq. m approximately 20 meters away from the corner of Sugod-Sta. Teresita road.

BATO

Stretching approximately 310 meters left side of Bacon-Pto. Diaz road up to the corner of Bato-Canarum road is a residential area with an aggregate of more or less 23,255 sq. m.

From this point another residential area more or less 21,755 sq. m. traversed by Bacon-Pto. Diaz road stretching approximately 230 meters.

Located approximately 640 meters from the corner of Bacon-Pto. Diaz road and Bato-Canarum road is a residential area more or less 34,389 sq. m., left side if moving toward the direction of Brgy. Buenavista.

A residential portion located at the junction of Sugod-Sta Teresita road and barangay roads 43 and 45 with an area of more or less 6,377 sq. m.

GATBO

From Bato, approximately 690 meters away is another residential area, more or less 29,787 sq. m.

The stretch across Gatbo High School, with depth that ranges from more or less 20 meters to 50 meters.

An area of more or less 5,816 sq.m. bounded by rice land on the east and the rest by mangrove area.

An area of more or less 29,309 sq. m. surrounding the barangay chapel, day care center and elementary school.

From the barangay center, approximately 220 meters away are residential clusters described as:

Approximately 60 meters both sides of Bacon-Pto. Diaz road with area of more or less 2,054 sq. m. From this point, approximately 93 meters away is another residential area 1,159 sq. m. more or less. From this point, approximately 50 meters away is another area 11,890 sq. m., a portion of which is located in Brgy. Buenavista.

BUENAVISTA

The expanse of more or less 45,597 sq. m. where the barangay chapel, barangay hall, elementary school and high school are also situated. From this point approximately 55 meters away is another residential area with more or less 11,462 sq. m.

Located along both sides of the barangay road, approximately 50 meters away from the national road, more or less 3,068 sq. m.

Approximately 50 meters away is another residential area, more or less 5,498 sq. m., with a distance of approximately 100 meters from the national road.

BON-OT

An area located both sides along the approximately 380 meter stretch of Bacon-Pto. Diaz road, more or less 25,640 sq. m.

BALOGO

An area more or less 15,948 sq.m. is located along Bacon-Pto. Diaz road, left side if going to the direction of Sawanga while an area more or less 5,942 sq. m. is located nearby on the other side of the same road.

SAWANGA

The span of approximately 975 meters along Bacon-Pto. Diaz road, with aggregate area of more or less 105,981 sq. m.

JAMISLAGAN

In Brgy. Jamislagan, an area of more or less 50,951 sq. m. located both sides of approximately 320 meter stretch of Buhatan Jamislagan road and of approximately 120 meter stretch of Sugod-Jamislagan road.

SAN ISIDRO

Both sides of Batuhan-San Isidro_Buhatan road stretching approximately 1,525 meters, more or less 204,196 sq. m., with depth ranging from 16 meters to 148 meters.

Approximately 115 meters away is an area located both sides of Fabrica-San Isidro road, with more or less 17,618 sq.m., adjacent to a church.

Located west of Batuhan-San Isidro-Buhatan road if going toward the direction of San Roque, with more or less 6,373 sq. m., approximately 400 meters away from the intersection of Batuhan-San Isidro-Buhatan road and Barangay Road 77.

SAN RAMON

Along San Ramon-Salvacion road, near the intersection of this road and Batuhan-San Isidro-Buhatan road is an area more or less 8,819 sq. m.

A few meters away, along the approximately 560 meter stretch of Batuhan-San Isidro-Buhatan road, left side if facing the intersection, is a residential area of more or less 19,694 sq. m., with depth that varies from 34 meters to 100 meters from the road.

Across, is a portion of more or less 2,184 sq.m., stretching approximately 86 meters along the road, with depth that varies from 20 meters to 60 meters from the road.

SAN VICENTE

Located within the boundary of barangay San Ramon and San Vicente, more or less 3,059 sq.m., located along approximately 95 meter stretch of Batuhan-San Isidro-Buhatan road;

More or less 140 meters away is another residential area, more or less 2,849 sq.m. situated along Batuhan-San Isidro-Buhatan road;

More or less 140 meters away is a huge residential portion, situated both sides of Batuhan-San Isidro-Buhatan road, to the west if facing San Ramon is more or less 22,178 sq. m. and to the east more or less 18,814 sq.m. To its west is an area bounded by agricultural zone, with more or less 5,406 sq. m. and to its north, approximately 175 meters away, both sides of Batuhan-San Isidro-Buhatan road, western portion is more or less 1,173 sq. m. and eastern portion is 11,565 sq. m.

A residential area, more or less 11,952 sq. m. accessible thru Buhatan-Fabrica-Gabao road.

SAN PASCUAL

A huge residential portion, more or less 60,124 sq. m., where Bancal-San Pascual road, San Pascual-Banao road, and San Pascual-Caricaran road meet.

An area, more or less 14,520 sq. m., bounded by San Pascual-Caricaran road in the west, by agricultural area in the east, north, and south;

From this point, approximately 200 meters away is another residential portion, east of San Pascual-Caricaran road, more or less 1,855 sq. m.;

From this point, is another residential portion, west of San Pascual-Caricaran road, more or less 2,187 sq. m.;

About 50 meters away from this point is another residential portion, west of approximately 350 meter stretch of San Pascual-Caricaran road, with an area of more or less 12,284 sq. m.

RESIDENTIAL-1 ZONE (R-1)

EAST DISTRICT

CABID-AN

Bounded by Cabid-an-El Retiro Road on the west, by a commercial zone on the south and agricultural areas in the northwest portion.

An area within the vicinity of National Food Authority, 50 meter-depth away from national road, more or less 52,502 sq. m., bounded by rice lands on the east, by agricultural land on the west and on the south by a number of fish ponds.

The Sea Breeze Homes, a joint venture project of the NHA and a private entity containing more or less 15 has. The entrance to the subdivision is located approximately 95 meters from the junction of national road (T. Dino Highway) and Diversion Road.

Adjacent to the Sea Breeze Homes is the Bagong Nilalang Child Center (BNCC) Socialized Housing Project with more or less 4000 sq. m.

The City Employee's Housing Project in barangay Cabid-an, adjacent to the City Government Complex with more or less 9.0210 has.

Located adjacent to the proposed City Hall, with a total area of 50,524 sq. m. covering Lot Nos. 6182-3, 6182-4, 6183-8, 6182-11, 6182-16, and 6182-24 is the proposed subdivision of Aremar Construction Inc.

BALOGO/CABID-AN

The resettlement project located beside the City Employee's Housing Project called Blessed Village where the previous settlers in Pier Site were relocated.

Accessible thru Employees Village Road is a residential area bounded on the south by the commercial establishments along national road (T. Diño Highway), on the east by Blessed Village and Employees Housing, on the west by an agricultural area and on the north by rice lands

BALOGO and BIBINCAHAN

An area located opposite SPPVS (subdivision) along Sorsogon-Bacon Road commonly known as Barangay Road which stretches from cor. T. Diño Highway in Balogo until cor. Sorsogon-Bacon Road in Bibincahan. It is where Ricacho Village is located

A residential zone bounded on the east by City Road 27, northeast by an adjacent residential zone, on the east by a private road going to RJR subdivision, on the south by commercial establishments and institutions situated along national road (T. Diño Highway) and on the west by commercial establishments and institutions situated along Sorsogon-Bacon Road.

BIBINCAHAN

The Sts. Peter and Paul Ville Subdivision (SPPVS) with an area of more or less 35 hectares located approximately 500 meters from the junction of Magsaysay Ave. and T. Diño Highway in Bibincahan, East District, Sorsogon City, stretching approximately 900 meters along Sorsogon-Bacon Road.

A residential area between SPPVS and Sorsogon Memorial Garden. It is where Rosville Subdivision is located.

An area bounded by Sorsogon-Bacon Road on the west, by Our Lady of Peñafrancia Seminary (OLPS) in the northeast, by City Road 20 on the south and by portions of riceland and agricultural lands on the east

The Our Lady's Village Subdivision (Phase 1 & II) bounded on the east by portions of agricultural and rice lands and bounded on the east by portions of OLPS and Sorsogon-Bacon Road stretching approximately 950 meters starting from seminary access road going towards the direction of bacon. It has an area of more or less 15 has.

An area located opposite portions of OLPS and OLV subdivision, stretching approximately 350 meters and bounded by a 40-meter deep commercial zone along Sorsogon-Bacon Road.

A residential area bounded by the commercial strip along Sorsogon-Bacon Road in the west, a commercial zone in the northeast, agricultural land in the east, with a depth that varies from 100 meters to 300 meters from the centerline of Sorsogon-Bacon Road.

If going to the direction of Bacon, an area located south of the junction of Sorsogon-Bacon Road and Diversion Road, traversed by Sorsogon-Bacon Road.

Stretching 345 meters approximately from the junction of Sorsogon-Bacon Road going northeast. Left side of the road is a residential area with a depth ranging from 560 to 670 meters commencing after the 40-meter deep commercial strip of the road. At the right side of the road, located at the back of a commercial block is the St. Claire Subdivision, which stretches more or less 800 meters southeast. Adjacent to it is the Sorsogon State University (SSU) Engineering Site.

Located approximately 85 meters away from the intersection of Gabao-Fabrica Road and Brgy. Road 36, is an area of more or less 12,430 sq. m. known as Bamboo Village, a socialized housing project located along Gabao-Fabrica road.

In Sitio San Lorenzo, from the corner of Sorsogon-Bacon Road and City Road 101 stretching approximately 620 meters, left side of the city road until the area across Siana Hotel, with depth that ranges from 13 meters to 40 meters.

Subsequently, a dense residential area across the Msgr. Pura Bldg, stretching approximately 265 meters along city road and with maximum depth of 165 meters from the road.

From this point, another stretch of residential area approximately 420 meters along the same city road;

130 meters away from this point is another residential zone along the stretch of the city road extending approximately 325 meters up to the Msgr. Pura Bldg.

SAN JUAN (RORO)

Located approximately 230 meters away from the junction of Diversion Road and San Juan (Roro) Road is the entrance to the Villa Alegre Subdivision. Adjacent to the said subdivision is another residential portion stretching approximately 100 meters westward, bounded by a strip of commercial zone 50-meter deep along Diversion Road.

Commencing from the area opposite Lasam Ice Plant, on the other side of the Diversion Road, stretching approximately 210 meters going to the direction of Brgy. Macabog is another residential area of more or less 12,181 sq.m. bounded mostly by rice lands and by a 50-meter deep commercial strip along Diversion Road.

About 45 meters away from the junction of Diversion Road and San Juan Roro Road, and stretching southward approximately 400 meters along the road until the former Amberg Hospital/City RHU. It is bounded mostly by rice lands on the west.

About 255 meters away from the junction of Diversion Road and San Juan Roro road, stretching approximately 445 meters southward until the parks & recreation area

(basketball court); a large portion of which is located along the road while a small portion lies at the back of Ambrosio J. Labrador Elementary School.

Along San Juan (Roro) Road, stretching 490 meters commencing from the Home for the aged, moving south until the corner of the road going to Sampaguita Village.

Bounded by San Juan (Roro) Road on the east, located 200 meters south of the basketball court, stretching approximately 490 meters until the corner of E. Gerona St.

BURABOD

The areas in Barangay Burabod traversed by E. Gerona St. and the adjacent areas mostly known as Sapang Palay and Isla De Higante, situated at the back of the commercial stretch along Alegre St. until Salog Bridge.

SALOG

The area traversed by Salog River, bounded on the east by Sorsogon National High School and Sorsogon State University, on the west by rice lands and portions of barangay Burabod, and northeast by SPPVS Bibincahan.

SAN JUAN & BURABOD (East District) and PIOT (West District)

The Sampaguita Village and the areas in its premises, bounded by provincial road/San Juan (Roro) Road on the east, by a commercial zone along Flores St. on the south, and by portions of rice lands on the west.

WEST DISTRICT

MACABOG

An area commencing from the boundaries of San Juan (roro) and Macabog, stretching approximately 90 meters and bounded by commercial strip along Diversion Road.

About 100 meters away from this point is another residential area of more or less 15,781 sq.m., bounded by a commercial establishment in the east, by agricultural lands in the west and in the north and by a commercial zone along Diversion Road

Located south of Diversion Road, right after Macabog River until the boundary of Macabog and San Juan (Roro), except for the area of Yellow Woods Educational Center and a commercial area opposite of Ingko Hotel, with maximum depth of 400 meters; bounded in the east and south by ricelands and in the north by a 50-meter deep commercial strip along Diversion Road.

A residential area located across Dr. Fernando B. Duran Village, along the 340 meter strip of the City Road.

The area along Diversion Road, bounded by a creek on the east and by Doña Aurora Avenue in the west, by agricultural land on the north, and by a commercial strip 50-meter deep along the diversion road in the south.

PANGPANG

An area 15,859 sq. m. approximately 40 meters from Maharlika Highway, traversed by Sta. Clara Hotel road, adjacent to Sta. Clara Hotel on the northwest and bounded by rice lands in the east and south.

Beside the junction of the National Road and the Sorsogon City Diversion Road, northwest, is the Our Lady's Village Phase III with an area of 60.4402 hectares. Adjacent to this, going further northwest is the Imperial Ridgeview Subdivision with an area of 28.4848 hectares.

A residential portion of the block located along the corner of Maharlika Highway and Diversion Road, bounded by commercial strips along City Road 29 southeast, along Maharlika Highway southwest and along Diversion Road in the north.

An area bounded on the northwest portion by a 50-meter depth commercial zone along Diversion Road, on the west by portion of City Road 29, SMMGHHSC, and City Road 30, on the southwest by Maharlika Highway, and on the east and southeast by rice lands.

From the junction of the Sorsogon City Diversion Road and Maharlika Highway, approximately 600 meters going west are the El Refugio Subdivision and St. Rafael Subdivision with combined land area of 7.4955 hectares.

An area more or less 61,552 sq. m., bounded on the north by a commercial zone where the Tentyard Hotel is located, on the east by rice lands, on the south by agricultural and rice lands, on the west by El Refugio Subdivision.

PIOT and TUGOS

Areas situated west of the commercial zone along Flores St., bounded by the 50 meter depth commercial zone along Maharlika Highway, commencing from corner of Flores St. until the gasoline station in front of Aemilianum College; with varying depths, from 50 to 450 meters deep.

TUGOS

In Tugos, after Piot Bridge going northwest, bounded by national road/Maharlika Highway, stretching approximately 700 meters until the property facing Petron gasoline station.

From Piot Bridge going northwest, located along national road, having a distance of about 600 meters is the Executive Village with an area of 37.0731 has.

BACON DISTRICT

SAN ROQUE

Along national road (Sorsogon-Bacon Road), west side, located across Villanueva Institute stretching approximately 170 meters until Ingko Hotel

After the Ingko Hotel is a stretch of approximately 547 meters until it reaches corner San Roque-Maricrum Road.

Opposite this stretch, on the other side of the road is a residential area that extends approximately 275 meters, with depth ranging from 80 to 150 meters.

An area more or less 14,331 sq. m. bounded by agricultural and rice lands on the north, by agricultural lands on the east and west and on the south by agricultural and residential areas

An area more or less 2,662 sq. m. beginning from the corner of Batuhan-San Isidro-Buhatan road and Bancal-San Pascual road, stretching approximately 150 meters up to the socialized housing project, with maximum depth of about 30 meters from the center of the road.

The socialized housing project, Gawad Kalinga, with more or less 13,479 sq. m., approximately 155 meters from corner Bancal-San Pascual road and Batuhan-San Isidro-Buhatan road.

An area more or less 14,331 sq. m. bounded by agricultural and rice lands on the north, east and west, and on the south by agricultural and residential areas.

A cluster of residential areas along Bancal-San Pascual road, after the Gawad Kalinga Socialized Housing and stretching approximately 685 meters toward San Pascual:

an area of more or less 5,775 sq. m., north of Bancal-San Pascual road;
an area of more or less 1,448 sq. m., south of Bancal-San Pascual road;
an area of more or less 3,748 sq. m., north of Bancal-San Pascual road;
an area of more or less 6,375 sq. m., south of Bancal-San Pascual road;
an area of more or less 346 sq. m., south of Bancal-San Pascual road;
an area of more or less 6,325 sq. m., southwest of Bancal-San Pascual road;
an area of more or less 6,795 sq. m., east of Bancal-San Pascual road.

An area of more or less 34,354 sq. m. located both sides of Batuhan-San Isidro-Buhatan road, approximately 355 meters away from the intersection of Batuhan-San Isidro-Buhatan road and Bancal-San Pascual road, with maximum depth of about 240 meters from the road.

SAN ROQUE and SAN JOSE MARICRUM

From corner of national road (Sorsogon-Bacon Road) and San Jose-Maricrum Road, going to the west direction, both sides, stretching 357 meters.

More or less 85 meters away to the west is another residential zone along the road, stretching approximately 500 meters.

The vicinity of San Roque Parish Church, beginning from the corner of national road (Sorsogon-Bacon Road) and San Jose-Maricrum Road, moving to the north direction, with a length of approximately 587 meters; bounded by a 40-meter deep commercial strip along national road.

On the opposite side of the road, within the vicinity of San Roque Elementary School, an adjacent residential area, more or less 70 meters to its south and 16 meters to its east
More or less 47-meter distance from San Roque Elementary School is another residential area, stretching approximately 225 meters along the national road

Areas surrounding the junction of Sorsogon-Bacon Road (national road) and Bancal-San Pascual Road, with depths of more or less 20 to 50 meters east from the road and 20 to 100 meters west from the road; bounded by a commercial strip along the national road 40-meter deep

Located 288 meters away, west of the said junction, is a residential area stretching approximately 120 meters along Barangay Road 31 with maximum depth of 80 meters from the road

BALETE

More or less 150 meters away from the junction of Sorsogon-Bacon Road (national road) and Bancal-San Pascual Road, situated along an approximately 670 meter-stretch left side of the national road going north up to the corner of national road and Balete-Cabarbuhan road ranging from 30 meters to 220 meters deep.

Across this is largely comprised of rice land or agricultural land, except for a residential area beginning from the area adjacent to Bacon West Central School stretching approximately 200 meter towards north to Poblacion; with depth of more or less 60 meters.

Approximately 1,050 meter stretch along Balete-Cabarbuhan Road beginning from corner Sorsogon-Bacon Road except for the areas where the basketball court and the barangay hall are located.

Across, around 500 meters away from national road is a residential stretch of approximately 550 meters.

Two residential portions, approximately 600 meters in distance from national road; one is more or less 5,625 sq. m. and bounded by agricultural lands in the north, east and south and by riceland in the west. The other is more or less 32, 990 sq. m., bounded by agricultural lands.

Located at the corner of national road and Bacon-Manito Road, with an area of more or less 50,287 sq.m.

BALETE and POBLACION

Both sides of approximately 1,300 meter stretch of national road or Sorsogon-Bacon road, beginning from the corner of Balete-Cabarbuhan road up to the corner of Bacon-Manito road.

STA. CRUZ

Brgy. Sta. Cruz, an area containing more or less 41, 377 sq.m. traversed by Rawis-Sta. Cruz Road and Sto. Domingo-Sta. Cruz Road.

CARICARAN

An area of more or less 12,688 sq. m. approximately 100 meters away from the corner of national road (Bacon-Pto. Diaz Road) and San Pascual-Caricaran Road.

BOGÑA

A stretch of approximately 430 meters along Bacon-Pto. Diaz Road, starting from Bogña Integrated School.

About 80 meters away is an area stretching approximately 260 meters both sides of Bacon-Pto. Diaz Road, more or less 18, 689 sq. m.

Within a stretch of approximately 620 meters beginning from the corner of San Pascual-Bogña Road and Bacon-Pto. Diaz Road going to the direction of Brgy. Salvacion are succeeding clusters of residential areas not more than 40 meters away from each other.

A socialized housing project (Core Shelter Project) with more or less 57,263 sq. m., approximately 135 meters from San Pascual-Caricaran road

RESIDENTIAL-2 ZONE (R-2)

EAST DISTRICT

BALOGO and SAMPALOC

A residential zone bounded by commercial and institutional areas along the portion of De Vera St. and Magsaysay St. in the west, by parks & recreation along the whole stretch of the Coastal Road in the south, in the east by a commercial zone where SM Sorsogon will rise, and in the north by commercial zone along the stretch of T. Diño Highway starting from SM site to the junction of Magsaysay St. and T. Diño Highway.

SIRANGAN

A residential portion of the barangay with shape area of 19,671 sq. m.

SALOG

The area traversed by Salog River, bounded on the east by Sorsogon National High School and Sorsogon State University, on the west by rice lands and portions of barangay Burabod, and northeast by SPPVS Bibincahan.

BURABOD

The areas in Barangay Burabod traversed by E. Gerona St. and the adjacent areas mostly known as Sapang Palay and Isla De Higante, situated at the back of the commercial stretch along Alegre St. until Salog Bridge.

BALOGO and SAMPALOC

A residential zone bounded by commercial and institutional areas along the portion of De Vera St. and Magsaysay St. in the west, by parks & recreation along the whole stretch of the Coastal Road in the south, in the east by a commercial zone where SM Sorsogon will rise, and in the north by commercial zone along the stretch of T. Diño Highway starting from SM site to the junction of Magsaysay St. and T. Diño Highway.

PIOT & BITAN-O/DALIPAY

A residential area bounded in the north by the commercial zone along national road/Maharlika Highway, on the east by commercial portions along A. Jimenez St. and by barangay roads 1 and 20, on the south by proposed coastal road, and on the west by Aemilianum Institute and portions of rice lands and agricultural lands.

BITAN-O and TALISAY

An huge residential area bounded by J. Reyes St. in the north, by a school (SPES) in the east, by barangay road in the west, and by a mangrove area and a portion of tourism zone in the south .

TUGOS and CAMBULAGA

The area stretching approximately 700 meters along the national road (Maharlika Highway) beginning from Petron gasoline station going southeast, about 90 meters to 500 meters deep; bounded by rice lands on the west, by Pamurayan-Peñafrancia-Cambulaga Road on the south, and by an agricultural land on the east.

CAMBULAGA

Going southward from junction of Brgy. Tugos and the Maharlika National Highway about 500 meters located west side, is the Holy Gate Subdivision Phase I and II.

South of Pamurayan-Peñafrancia-Cambulaga Road, traversed by Tugos-Cambulaga Road, bounded by agricultural lands on the west, by a portion of agricultural land and a fishpond on the east, a portion of agricultural land and Sorsogon Bay on the south.

BACON DISTRICT

RAWIS, POBLACION, and CARICARAN

Parts of Balete, Rawis, Poblacion, and Caricaran located in areas stretching approximately 380 meters from the junction of National Road and Bacon-Manito Road going southwest then from the same junction going northwest stretching approximately 990 meters. From the same junction, going northeast stretching approximately 850 meters along Sorsogon-Bacon road.

Areas in Poblacion Bacon, not zoned as commercial, institutional, cemetery or any other zone and not part of agricultural and rice lands.

From the boulevard going southeast with a length of approximately 1370 meters south of Bacon-Pto. Diaz Road. Located directly opposite to a strip of commercial zone.

IN URBAN AREAS ALONG NATIONAL ROAD, THIRTY (30) METERS FROM THE EDGE OF COMMERCIAL ZONE ARE RESIDENTIAL ZONES.

SIXTY (60) METERS BOTH SIDES ALONG NATIONAL ROAD OUTSIDE OF URBAN AREAS ARE BUILT-UP AREAS

THIRTY (30) METERS BOTH SIDES ALONG BARANGAY AND SITIO ROAD WITHIN THE RURAL AREAS ARE BUILT-UP AREAS

SOCIALIZED HOUSING ZONE (SHZ)

EAST DISTRICT

Sorsogon City Employees Housing Project	In barangay Cabid-an, beside the junction of the National Road and the Sorsogon City Diversion Road going northwest is the Sorsogon City Employees Housing Project with an area of 9.0210 hectares.
Blessed Village	Resettlement Site owned by the City Government of Sorsogon located in Cabid-an, under Lot 2008-A, Psd-39161, TCT-No. T-65389 with an area of 20, 182 square meters. About 3 kilometers from the Maharlika National Road, it is of flat terrain and adjacent to Sorsogon City Employees Housing Project and about 700 meters away from City Hall
Proposed Socialized Housing Project	Located at the western portion of El Retiro having an area of 1 has. more or less, in Brgy. Cabid-an;
Sitio Mahingan Resettlement Site	Sitio Mahingan Resettlement Site in Balogo owned by the city Government of Sorsogon with an area of around six thousand (6,000) square meters, which could generate maximum of 146 lots.
San Lorenzo Relocation Site	San Lorenzo Resettlement Site in Bibincahan located about 700 meters northwest from the National Road with an area of around 5 hectares.
Roman Catholic Bishop of Sorsogon Socialized Housing Project	Located within the Our Lady of Peñafrancia Seminary compound, with an area of around 16.2740 hectares, is the Roman Catholic Bishop of Sorsogon Socialized Housing Project
Sea Breeze Housing Project	Sea Breeze Housing Project, Cabid-an with an area of around 15 hectares. This is a joint of venture project of national housing authority and a private entity
Bagong Nilalang Child Center (BNCC) Socialized Housing Project	Located near the sea Breeze housing project at Barangay Cabid- an East District is the Bagong Nilalang Child Center Socialized Housing Project with an area of around four thousand (4000) square meters

Proposed City Employees Housing Project Phase II	A socialized housing project located at portions of Brgy. Cabid-an, Bibincahan, and Balogo under Lot No. 2008-A.
Jordanville Homeowner's Association Inc.	Socialized housing subdivision with an area of 1.94 has. more or less located at Brgy. Balogo.
Socialized Housing counterpart of Camella Subdivision	The socialized housing counterpart of Camella Subdivision located at Brgy. Cabid-an
Silverville HOA Subdivision	Socialized Housing located at Brgy. Bibincahan
City Villa Subdivision	Socialized Housing located at Brgy. Bibincahan
Socialized Housing counterpart of SMMGGHSC Subdivision	The Socialized Housing counterpart of SMMGGHSC Subdivision located at Brgy. Bibincahan
Don Jose M. Berenguer Senior Socialized Housing Project/"Bamboo Village"	Located at Sitio San Lorenzo in Brgy. Bibincahan
Balogo Relocation Site	Resettlement area located at a government owned lot in Brgy. Balogo
Burabod Relocation Site (Isla de Gigante)	Resettlement area located at a government owned lot in Brgy. Burabod
Salog Relocation Site	Resettlement area located at a government owned lot in Brgy. Salog
Buhatan Relocation Site	Resettlement area located at a government owned lot in Brgy. Buhatan
Brgy. Site - Purok 1	A one hectare resettlement located at Brgy. Marinas
Brgy. Sirangan	Proposed housing (Tenement) along coastal road.

WEST DISTRICT

BLISS	Barangay Macabog Bagong Lipunan Improvements of Sites and Services (BLISS) Project with an area of around 2.5 hectares.
Fernando B. Duran Sr. Resettlement Area	Fernando B. Duran, Sr. Resettlement Area, Macabog, located northward and adjacent to BLISS Project with an area of around 5.1 hectares.

Bulabog Relocation Site	Relocation Site owned by the City Government of Sorsogon with an area 4,403 sq. m., about 100 meters from the Maharlika National Highway and adjacent to the National Power Corporation transmission line.
Gawad Kalinga Resettlement Project	A resettlement site in Guinlajon, donated by Harriett Z. Duana to the City Government of Sorsogon with an area of 1.3164 ha. and .6836 ha. respectively, along Guinlajon- Pamurayan Brgy. Road, about 400 meters from the national road.
Cambulaga Resettlement Site	In Cambulaga bounded on the north by lots 2970 and 2969; on the east south portion by lot 2980-B-7-C-5-B; and on the west by Sorsogon Bay with an area of 10,000 square meters registered in the name of Telesforo Mendoza.
Buenavista Resettlement Project	An aggregate area of 4.0763 has. in Barangay Buenavista per City Ordinance No. 05, Series of 2020.
Socialized Housing counterpart of Lumina Homes Subdivision	The socialized housing counterpart of Lumina Homes Subdivision located at Brgy. Macabog.
Proposed NHA Housing Project	Under Lot A, Psd-43577 with area of 22.1617 has., more or less 500 meters north of Lumina Homes and approximately 1 kilometer from Diversion Road and Sorsogon Provincial Hospital.
Capuy Relocation Site	Resettlement located at a government owned lot in Brgy. Capuy
Rizal Relocation Site	Resettlement located at a government owned lot in Brgy. Rizal

BACON DISTRICT

Barangay San Juan Resettlement Site	A resettlement site in San Juan, Bacon District with an area of 0.7384 hectares
Barangay Osiao Resettlement Site	A resettlement site owned by Barangay Government of Osiao with an area of around 1.5 hectares.
Barangay Sto. Niño Resettlement Site	A resettlement site at Sitio Gayong

	owned by the City Government of Sorsogon with an area of around six thousand (6,000) square meters.
Barangay Sta. Cruz Resettlement Site	A resettlement site in Sta. Cruz with an estimated area of one (1) hectare.
Barangay Bato Resettlement Site	A resettlement in Bato owned by the City Government of Sorsogon having an approximate land area of 3.33 hectares.
Cabarbuhan Relocation Site	A relocation site in Cabarbuhan owned by the LGU-Sorsogon City under Lot No. 6291-A, with an area of more or less 4.6 has., about three (3) kilometers from Sorsogon-Bacon National Road
Salvacion Resettlement Sites	Donated by Johnny Las Piñas to the City Government of Sorsogon located at Brgy. Salvacion, under Lot no.1488-C, Csd-05-001376, TCT No. 64058 with an area of Twenty thousand (20,000) sq. m.
	Resettlement Site owned by the City Government of Sorsogon with an area of 2.0 hectares about 100 meters from the Caricaran – Salvacion - San Pascual Road.
Caricaran Core Shelter Relocation Site	owned by the LGU-Sorsogon City with an area of 4.0 hectares about 600 meters from the Bacon-Pto. Diaz Road and accessible by a trail from the Caricaran Brgy. Road of about 500 meters
San Vicente Resettlement Site	owned by the City Government of Sorsogon containing an area of Twelve Thousand Five Hundred Eighty Three (12,583) sq. m. about 2.5 kilometers from Sorsogon-Bacon National Road.
Gawad Kalinga	Located at Brgy. San Roque, Bacon District
Purok 4 (Cabcabon)	Resettlement area located at a government owned lot in Brgy. Bogña
Del Rosario Relocation Site ("Del Rosario Old & New")	Located at a government owned lot in Brgy. Del Rosario
Buenavista Relocation Site	Located at a government owned lot in Brgy. Buenavista

Sto. Domingo Relocation Site

Located at a government owned lot in
Brgy. Sto. Domingo

COMMERCIAL-1 (C-1) ZONE

Existing Central Business District covering the **Barangays of Piot, Bitan-o/Dalipay, Burabod, Talisay, Polvorista, Sirangan, Sampaloc, Almendras-Cogon and Sulucan.**

In **Barangay Balogo**, a strip from the edge of Sorsogon National High School, along T-Diño Highway going northeast having a length of 440 meters more or less; and both sides of T-Diño Highway from the corner of SNHS going northeast up to Ignacio Salandanan Street.

The areas Along National Road (Magsaysay Street) of **Brgy. Bibincahan**, commencing from the entrance of Sorsogon State University (SSU) up to the access road going to the Housing Project; The Our Lady of Peñafrancia Seminary (OLPS) frontage with a depth of 30 meters and a length of 330 meters more or less; and the area of 1,841 square meters more or less facing Our Lady's Village (OLV) Subdivision.

The strip along both sides of Magsaysay Street commencing from SNHS up to the junction of Diversion and National Road with a depth of 40 meters.

The Lot occupied by Ingko Hotel in **Barangay San Roque, Bacon District**, located 1.2 kilometers north of Diversion and National Road intersection. Moreover, a strip going north with a length of 230 meters and a depth of 40 meters from San Roque Parish Church up to the barangay road.

In **Barangay Poblacion, Bacon District**, commencing on the eastside of Bacon East Central School going north is a stretch of 200 meters more or less with a depth that varies from 25 to 15 meters or approximately 3,635 square meters. And the lot occupied by Sorsogon Bacon Public Market having an area of 7,600 square meters more or less located 135 meters from Bacon East Central School.

COMMERCIAL-2 (C-2) ZONE

Proposed commercial area in **Brgy. Sirangan** bounded on the north by a Residential Zone/Socialized Housing Zone, on the east by Parks and Recreation, on the west by Institutional Zone and on the South by a coastal road.

Proposed commercial area in **Brgy. Cabid-an**, about 330,202 square meters bounded in the west by Diversion Road facing the City Employee's Village, on the north by Peter Paul Philippine Corporation, on the eastern portion by a road going to El Retiro and on the south by Pan-Philippine Highway;

Also, an area (known as "B-MEG") containing 11,288 square meter more or less, located 500 meter north of Sorsogon City Hall.

In **Brgy. Bibincahan**, 65 meters going south from the junction of Diversion Road and National Road, is Jorge Dioneda's Warehouse having an area of 14,922 square meters more or less;

From the corner of the aforementioned junction, extending 330 meters going North (to Bacon) is a shape area of 44,930 square meter more or less;

And the lot occupied by Siana Hotel, which is 550 meters west from the National Road.

The areas where the Clemente Trading is established, approximately 300 meter west of the junction of Diversion Road and National Road.

In **Brgy. San Juan (Roro)**, an area of about 4,355 square meters located 106 meters west of the junction of Diversion and Provincial Road; and the area occupied by Ingko Hotel, 300 meters going west from Villa Alegre Subdivision.

Situated at **Brgy. Macabog** is Lot 1662-C (Pt.), where Wilcon Depot is erected, containing an area of 11, 481 sq. m. more or less .

Those located in **Brgy Pangpang**, to wit: the lots occupied by Sta.Clara Park Hotel; the Tent Yard Hotel and along Maharlika Highway going northwest or 80 meters from the entrance of BMMCI with a shape area of approximately 2,945 more or less.

The Cristina's Resort situated in **Barangay Guinlajon**, which is 150 meters north of Gawad Kalinga.

And the Alburo's Resort in **Brgy. Capuy**, containing an area of 10,369 square meters more or less located 200 meters from the national road going north.

Meanwhile, in **Bacon District**, a block fronting the Bacon Boulevard in **Brgy. Poblacion** with an area of 6,633 square meters more or less.

And in **Brgy. Caricaran**, along the stretch of Bacon-Prieto Diaz Road, commencing from Bacon Baywalk with a depth of 40 meters up to the junction of San Pascual-Caricaran Road and Bacon-Prieto Diaz Road, and the lot occupied by Doctama's Commercial Building along Bacon-Prieto Diaz Road.

All areas along both sides of the National Highway of 50 meters depth, commencing from Ignacio T. Salandanan Street, Brgy. Balogo up to City Hardware of Brgy. Cabid-an, East District; and of 40 meters depth from Brgy. Piot going west up to the junction of Maharlika Highway and Guinlajon-Pamurayan Road.

The areas along Salvador H. Escudero III Diversion Road, both sides with a 50 meters strip from the edge of the road.

Both sides of Coastal Road, commencing from Pangpang junction up to Brgy. Talisay, West District (before the Baywalk), having a maximum strip width of 40 meters from the edge of the road.

GENERAL INSTITUTIONAL ZONE (GIZ)

An area of 4.9337 hectares, a City Government property, located in **Brgy. Cabid-an, East District**, where all **government offices and agencies** are erected such as the Sorsogon City Hall, Department of Education Sorsogon City; Bureau Fire and Protection, Bureau of Internal Revenue; Department of Agrarian Reform (DAR), Department of Interior and Local Government (DILG), National Housing Authority (NHA), Commission on Elections (COMELEC), Department of Labor and Employment (DOLE), Technical Education and Skills Development Authority (TESDA), Bureau of Jail Management and Penology (BJMP), Civil Service Commission (CSC) and where the Sorsogon City Cultural Center and Sorsogon Convention Center are also located;

Moreover, adjacent to the Metro Health Specialist Hospital in **Brgy. Cabid-an** is the proposed Sorsogon City Hall Building; while beside Peter Paul Philippine Corporation is the Land Transportation Office (LTO).

In **Brgy. Bibincahan**, located exactly beside the Our Lady of Peñafrancia Seminary (OLPS) is the Provincial Engineer's Office occupying an area of 2.5 hectares;

The Capitol Compound in **Brgy. Burabod**, East District approximately 7.6822 hectares where the Provincial Government of Sorsogon buildings are erected including the Sorsogon Museum, the Government Service Insurance System (GSIS), and Land Registration Authority (LRA).

The areas being occupied by **Multi-purpose Buildings/Evacuation Centers** located at OLV, **Barangay Pangpang** in West District; and in East District at Barangay Bibincahan.

The **hospitals** within the City:

An area of 1.693 hectares located along Diversion Road of **Brgy. Macabog**, West District, is the Sorsogon Provincial Hospital (Dr. Fernando B. Duran, Sr. Memorial Hospital);

The lot (Lot 1) occupied by Sorsogon Medical Mission Group Specialist Hospital (SMMGH) in **Brgy. Pangpang** West District;

Lot 2049-A, situated Along Diversion Road, **Brgy. Bibincahan**, East District where the Padre Pio Hospital is erected;

The Metrohealth Specialist Hospital in **Brgy. Cabid-an**, East District, occupying Lot Nos. 2-D-4 and 2-D-6 with an aggregate area of 8,639 square meters more or less;

Lot Nos. 3661 and 3659 in **Brgy. Balogo**, East District, containing a total area of 7,793 square meters, where the GSAC General Hospital is located;

Lastly, the Chacon General Hospital located at **Brgy. Piot**, West District.

The areas occupied by Sorsogon City **Rural Health Units** located at **Brgy. Tugos**, West District; **Brgy. Bibincahan**, East District and in **Brgy. Poblacion**, Bacon District.

The **police/safety assistance centers**:

Lot 3849, of about 2.1 hectares being occupied by Camp Salvador Escudero III, located along Magsaysay Street, **Brgy. Sampaloc**, East District; PNP Stations located along Diversion Road, **Brgy. Cabid-an**, in **Brgy. Salog**, East District (at the junction of Magsaysay and Alegre Streets), and in Imperial Ridgeview Subdivision, **Brgy. Pangpang**; And the Camp Pabilane Naval Building in Sitio Madan-an, **Brgy. Bibincahan**, East District occupying portion of Lot 1904-C approximately 1,000 square meters more or less.

The lots occupied by the following **churches**:

EAST DISTRICT: Our Lady of Fatima Parish Church, Iglesia ni Cristo (INC) Church, Jehovah's Witness Kingdom Hall all located in **Brgy. Balogo**; Our Lady of Peñafrancia Seminary with an area of 2.2730 and Iglesia ni Cristo (INC) Chapel both in **Brgy. Bibincahan**; United Church of Christ in the Philippines in **Brgy. Almendras-Cogon**; and Poor Claire Monastery in **Brgy. Cabid-an**; Four Square Church in **Brgy. San Juan (Roro)**, East District;

WEST DISTRICT :Sts. Peter and Paul Cathedral at **Brgy. Talisay**, San Ramon Nonato Parish Church in **Brgy. Guinlajon**;

BACON DISTRICT: San Roque Parish Church in **Brgy. San Roque**, and Our Lady of Annunciation Catholic Parish Church in **Brgy. Poblacion**;

The areas where the following **schools, colleges and university** are located:

EAST DISTRICT

Sorsogon State University (SSU), Along Magsaysay Street and its Engineering Department located 650 meters east of the Diversion - National Road crossroad of **Barangays Salog and Bibincahan** respectively; Sorsogon National High School situated along Magsaysay Street of **Barangays of Salog and Almendras-Cogon**; Sorsogon Community College and Speed Computer College located in **Brgy. Salog**;

The Lewis College in **Brgy. Bibincahan**, East District; The Maple of Sorsogon Foundation Inc. in **Brgy. Balogo**, East District; Sorsogon East Central School in **Brgy. Burabod**; Divine Healer Academy of Sorsogon in **Brgy. Cabid-an**, Buhatan Integrated National High School in **Brgy. Buhatan**, and Abuyog National High School in **Brgy. Abuyog**.

WEST DISTRICT

Sorsogon Pilot Elementary School in **Brgy. Talisay**; St. Louise de Marillac College of Sorsogon both situated in **Brgy. Talisay** and **Brgy. Tugos**; Aemilianum College Inc. and Sorsogon College of Criminology Inc. in **Brgy. Piot**; CCDI in **Brgy. Tugos**, Bicol Merchant Marine College Inc. (BMMCI) and St. Jerome Academy in **Brgy. Pangpang**; Celestino G. Tabuena Memorial National High School and Mercedes P. Peralta Senior High School both in **Brgy. Guinlajon**; Rizal Integrated National School in **Brgy. Rizal**; and Panlayaan Technical Vocational High School of **Brgy. Panlayaan**;

BACON DISTRICT

Villanueva High School in **Brgy. San Roque**; Rawis National High School, **Brgy. Rawis**; Bacon West Central School at **Brgy. Balete**; Bacon East Central School in **Brgy. Poblacion**; Bogña Integrated High School in **Brgy. Bogña**; Lydia Martinez Memorial High School in **Brgy. Sugod**; Gatbo National High School in **Brgy. Gatbo**, in **Brgy. Buenavista**, the Buenavista National High School, San Isidro National High School in **Brgy. San Isidro** and the Osiao Paglingap High School in **Brgy. Osiao**.

All areas occupied by elementary and secondary schools, churches, chapels, barangay/multi-purpose halls, hospitals, clinics, and other institutional establishments in the urban and rural barangays.

SPECIAL INSTITUTIONAL ZONE

Areas occupied by Catholics Women League Home for the Aged located at **Brgy. San Juan (Roro)** with an area of about 1 hectare; Juvenile Delinquency Center at **Brgy. Bibincahan**, and Cerebral Palsy Clinic located at Lot 17 and 19 of City Hall Compound, **Brgy. Cabid-an**, all of East District;

Those areas located in West District, the Balay Silangan Center situated in Old Municipal Building, **Brgy. Talisay**; the DSWD Regional Center Home for Girls, occupying Lot 1 of OLV **Pangpang** with 4,420 square meters and the Casa Miani Foundation also at OLV, **Pangpang** about 1.3612 hectares; and the Oasis of Love Orphanage located in **Brgy. Piot**.

INDUSTRIAL-1 (I-1) ZONE

The area occupied by Southern Luzon Food Products (Panda Pansit Processing) at Brgy. Balogo, East District.

The lot occupied by Pili Processing Plant at Brgy. Abuyog.

INDUSTRIAL-2 (I-2) ZONE

The lots occupied by the Ice Processing Plants situated in Brgy. Sampaloc; and the other one, the Lasam Ice Plant, along Diversion Road, Brgy. San Juan (Roro) having an area of 2,112 sq. m. and 977 sq.m. respectively.

Lot occupied by Gasul Warehouse along T-Diño Highway, Brgy. Balogo.

INDUSTRIAL-3 (I-3) ZONE

Lots occupied by UNIFISH, Inc. and the Crab Meat Processing Plant (owned by Imelda Listor), both situated at Sitio Mahingan, Barangay Balogo, East District, Sorsogon City.

Lot 1904-C occupied by Sorsogon City Class “AA” Slaughterhouse” owned and operated by the City Government of Sorsogon, with an area of 50 hectares situated at Brgy. Bibincahan.

The Clemente Batching Plant situated at Lot 2038-A Along Diversion Road, Barangay Bibincahan.

Lot 15 and 16 occupied by Peter Paul Philippine Corporation (PPPC) Coconut Manufacturing Plant in Brgy. Cabid-an.

Lot occupied by Kawayan Hydroelectric Power Plant in Brgy. Guinlajon.

AGRO-INDUSTRIAL ZONE/INDUSTRIAL ZONE

An area along Diversion Road, Brgy. Bibincahan, located 300 meters from Diversion and Bacon junction going west, having a shape area of about 564,825 square meters, inclusive of Sorsogon City Class “AA” Slaughterhouse on the west, bounded by Agricultural Areas in northern and eastern portions, and Diversion Road on the south, with a length of 1.2 kilometers and of variable depths. The maximum depth is 700 meters more or less.

DUMP SITE/SANITARY LANDFILL

Designated dumping area at Brgy. Buenavista, West District, Sorsogon City with an area of 38,887 square meters traversed by DonPiCaSo Road bounded on the west by Buenavista Resettlement Project on the North, East and South portion by agricultural areas.

Buhatan City Level Material Recovery Facility situated in the City Government Property at Brgy. Buhatan, East District, Sorsogon City, operated by Green Wastes Management Services.

FOREST ZONE

Approximate area of 8,025.07 has.

Forestland/timberland under the administration of Energy Development Corporation or (EDC) covering lot portions of the following barangays:

West District: Salvacion, Panlayaan, San Isidro, Rizal, Bucal-bucalan, Bulabog, Capuy, Ticol, Basud, Guinlajon, Pangpang, and Macabog;

East District: San Juan (Roro) and Bibincahan;

Bacon District: Cabarbuhan, Sta. Cruz, San Juan, and Osiao.

Mangrove areas : along the coastlines of Sorsogon Bay specifically in the Barangays of Bitan-o, Talisay, Cabid-an, and Buhatan. Also, along the coast line of Sugod Bay covering the Barangays of Bogña, Salvacion, Sta. Lucia, Sugod, Bato, Gatbo, Bon-ot, Balogo and Sawanga.

PARKS AND RECREATION ZONE

The Capitol Park located within the Provincial Capitol Compound in Brgy. Burabod.

Sorsogon City Park situated at the City Hall Complex in Brgy. Cabid-an.

The Rompeolas in Sorsogon Baywalk, Brgy. Talisay.

A stretch of 1.272 km. along coastal road, covering the barangays of Sampaloc and Balogo.

Plaza Bonifacio located southward from the intersection of Magsaysay Street and Rizal Street of Brgy. Sirangan having an area of 1,693 square meters.

Pepita Park located at Brgy. Bucal-bucalan.

Sorsogon Cockpit Coliseum, located along side of Ignacio Salandanan Street privately owned by Augusto R. Ortiz having an area of 3,016 square meters; the Cockpit Arena situated at Lot 2692-C in Brgy. Sugod, Bacon District, Sorsogon City; and on Lot No. 1554-A, the Cockpit Arena owned by Erwin Lasam in Brgy. Guinlajon, West District, Sorsogon City.

Sorsogon City Coliseum (Balogo Sports Complex), occupying Lot Nos. 3681, 3682, 3683 and 3680-B, located beside the Department of Education, Province of Sorsogon at Brgy. Balogo, East District, Sorsogon City, covering an area of 27,855 square meters.

OPEN SPACE

The open spaces designated in the approved residential subdivisions to include Parks and Playground and Community Facilities; the buffers and/or legal easements along creeks and rivers.

TOURISM ZONE

Identified Tourism areas to wit:

Buhatan River in Brgy. Buhatan.

The Islands within Sorsogon Bay such as the Pinaculan Island situated in Brgy. Bitan-o/Talisay and other Scattered Islands at the Barangays of Cambulaga and Peñafrancia.

Reclaimed site in Sorsogon Baywalk, Brgy. Talisay having a shape area of approximately 3.7 hectares.

Mt. Pulog Forest Reserve covering the portions of Barangay Sta. Cruz, Cabarbuhan and San Juan, Bacon District.

The coastline of Brgy. San Juan, Bacon District with a length of 16 hectares.

A strip of 1.4 kilometers along the coastline of Brgy. Balogo and Sawanga Bacon District.

CEMETERY/MEMORIAL PARK

Adjacently located going northwest along the Sorsogon-Bacon-Manito road is a privately owned Sorsogon Memorial Garden with an area of 7.3 hectares and could accommodate 16,024 burial lots situated at Brgy. Bibincahan.

In Brgy. Sampaloc, Bounded on the west by Mons. Barlin Street; on the north by Lot 3583, on the east by Lot 3583 portion, on the South by Lots 3586, 3581 and 3578 and with a combined land area of 1.7684 hectares is the Sorsogon Roman Catholic Cemetery and Masonic Lodge and Cemetery.

The area located at Sitio Quimontod, in Brgy. Guinlanjon.

Proposed area of approximately 10,658 sq. m. located at Brgy. Guinlajon.

In Poblacion, Bacon District, bounded on the northern portion by Lot No. 396; on the east by Mariano Deocareza Street and Lot Nos. 1322 and 418; on the western portion by Lot No. 401 and Lot No. 396; and on the southern part bounded by a creek and Lot No. 419.

San Roque, Bacon District - Bounded on the north by Lot Nos. 875 and 867 on the eastern side by Lot No. 867; bounded by Lot No. 874 on the western portion and on the southern part by Lot No. 868 portion.

Buenavista, Bacon District - Bounded on the north by Lot No. 3856; on the east by Lot No. 3859 portion; on the west by National Road and on the south by Lot No. 3859 portion.

AGRICULTURAL ZONE

The agricultural area of the City composed 59% of its total land area or a total of 16,127.75 hectares.

Out of the 64 barangays, only seven (7) has no area purposely intended for future agricultural/rice land uses, namely: Almendras-Cogon, Burabod, Polvorista,

Sampaloc, Sirangan, Sulucan, and Talisay.

The following are the approximate areas in hectares covering agricultural, production areas (rice lands), and agri-fishery (fish pond) areas of the whole city, to wit:

EAST DISTRICT

Barangay	Agricultural (has.)	Riceland (has.)	Total Area (has.)
Abuyog	421.39	108.11	529.51
Balogo	6.98	13.62	20.59
Bibincahan	270.23	106.91	377.14
Buhatan	509.41	57.05	566.45
Cabid-an	167.17	114.58	281.75
Marinas	230.14	0.18	230.32
Salog	0.00	0.10	0.10
San Juan (Roro)	141.93	55.33	197.26
Data: provided by CPDO, Sorsogon City			

WEST DISTRICT

Barangay	Agricultural (has.)	Riceland (has.)	Total Area (has.)
Barayong	41.31	71.23	112.53
Basud	61.81	196.53	258.34
Bitan-o	0.22	0.00	0.22
Bucal-bucalan	76.48	0.00	76.48
Buenavista	310.46	0.00	310.46
Bulabog	111.64	9.49	121.13
Cambulaga	25.67	1.97	27.64
Capuy	49.77	211.34	261.11
Gimaloto	3.53	73.72	77.24
Macabog	245.75	48.31	294.06
Pamurayan	71.36	36.78	108.14
Pangpang	183.53	52.92	236.45
Panlayaan	108.55	42.48	151.02
Peñafrancia	71.67	0.00	71.67
Plot	96.82	36.86	133.68
Rizal	0.63	21.73	22.36
Salvacion	113.01	0.00	113.01
San Isidro	54.84	0.00	54.84
Ticol	103.19	0.00	103.19
Tugos	87.924	74.14	162.06
Data: provided by CPDO, Sorsogon City			

BACON DISTRICT

Barangay	Agricultural (has.)	Riceland (has.)	Total Area (has.)
Balete	77.27	164.66	241.93
Balogo	152.87	11.19	164.07

Bato	358.98	3.97	362.96
Bogña	245.38	9.84	255.22
Bon-ot	222.38	31.25	253.63
Buenavista	345.40	25.09	370.49
Cabarbuhan	0.00	18.36	18.36
Caricaran	66.79	18.14	84.93
Del Rosario	12.33	37.16	49.49
Gatbo	702.31	61.60	763.91
Jamislagan	262.19	5.51	267.70
Osiao	237.68	30.53	268.21
Poblacion	43.69	115.67	159.36
Rawis	77.36	36.58	113.94
Salvacion	244.57	0.64	245.21
San Isidro	371.79	130.17	501.95
San Jose	86.39	20.43	106.81
San Juan	52.40	7.50	59.90
San Pascual	228.06	114.94	343
San Ramon	194.45	0.19	194.64
San Roque	102.31	176.14	278.45
San Vicente	303.10	5.75	308.85
Sawanga	308.71	60.82	369.53
Sta Cruz	46.57	21.14	67.71
Sta. Lucia	172.62	11.51	184.13
Sto. Domingo	92.52	1.37	93.90
Sto. Niño	415.82	3.21	419.03
Sugod	367.28	92.82	460.10
Data: provided by CPDO, Sorsogon City			

Fish Pond (EAST, WEST and BACON DISTRICTS) :

Barangay	Total Area (has.)
Abuyog	0.04
Bato	4.96
Buhatan	198.85
Cabid-an	49.44
Cambulaga	1.74
Capuy	29.80
Pamurayan	10.76
Sta. Lucia	2.57
Sugod	8.57
Data: provided by CPDO, Sorsogon City	

WATER ZONE

Waters of Sorsogon Bay, Albay Gulf and Sugod Bay within the territorial limit of the city.

All bodies of water such as springs, streams, rivers, creeks, and lakes except those included in other zone classification.

ALL LANDS RECLASSIFIED BY THE SANGGUNIANG PANLUNGSOD AND RATIFIED BY THE SANGGUNIANG PANLALAWIGAN PRIOR THE APPROVAL OF THIS ORDINANCE SHALL BE DEEMED TO BE VALID AND ADOPTED.

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

In the interpretation of the boundaries for any of the zones indicated on the Zoning Map, the following rules shall apply:

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highways, the street or highway right-of-way lines, shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of the 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 (shall) be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
6. Where a lot (is) of one ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.
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.

Where zone boundary is indicated as one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular city block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be construed as covered by the one-lot-deep zoning district provided the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

In case of any remaining doubt as to the location of any property along zone boundary lines, such property shall be considered as falling within the less

restrictive zone.

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

ARTICLE V ZONE REGULATIONS

Section 11. General Provisions. The uses enumerated in the succeeding sections are neither exhaustive nor all-inclusive. The LOCAL ZONING BOARD OF APPEALS (LZBA) shall, subject to the requirements of this Article, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

Allowance of further uses shall be based on the intrinsic qualities of the land and the socio-economic potential of the locality with due regard to the maintenance of the essential qualities zone.

Building regulations specify whether buildings/structures may be allowed in specific zones. When allowed, buildings/structures shall be designed, constructed and operated in accordance with the requirements of each zone's/sub-zone's governing authority as well as with the relevant provisions of the National Building Code (NBC) and this Ordinance. In certain zones, the design of buildings/structures may also be regulated by this Ordinance according to Building Height Limit in consonance with the NBC and to architectural design to ensure harmony with the desired character of the zone in consideration.

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

Section 12. Use Regulations in General Residential Zone (GRZ). A GR zone shall be used principally for dwelling/housing purposes so as to maintain peace and quiet of the area within the zone.

Allowed Uses

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Townhouses
- Apartments
- Residential condominium
- PD 957 Subdivisions
- PD 957 Condominiums
- Boarding houses
- Dormitories
- Pension houses
- Hotel apartments or apartels
- Hotels
- Museums

- Libraries
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 1. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 2. There shall be no change in the outside appearance of the building premises;
 3. That in no case shall more than 20% of the building be used for said home occupation;
 4. No home occupation shall be conducted in any customary accessory uses cited above;
 5. 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
 6. 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 of the premises.
- Home Industry classified as cottage industry, provided that:
 1. 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;
 2. It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
 3. Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 4. Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.
 - Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - Swimming pool
 - Tennis courts
 - Basketball courts
- Parks and Open Spaces
- Nursery/Elementary school
- High school
- Vocational school
- Tutorial services
- Sports club

- Religious Use
- Multi-purpose/Barangay hall
- Clinic, nursing and convalescing home, health center
- Plant nursery
- Parking buildings (aboveground/underground)
- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
 - Servants quarters
 - Private garage
 - Guardhouse
 - Laundries
 - Non-commercial garages
 - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - Pump houses
 - Generator houses

Section 12-A. Use Regulation in Residential-1 Zone (R-1). An area within the city intended for low density residential use of 20 dwelling units per hectare. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings.

Allowable Uses

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Residential Subdivisions approved per P.D. 957 standards
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry, provided that:
 - Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the

outside appearance of the dwelling unit and shall not be a hazard or nuisance;

- It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
 - Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.
- Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - Swimming pool
 - Tennis courts
 - Basketball courts
 - Parks and Open Spaces
 - Nursery/Elementary School
 - Tutorial services
 - Sports club
 - Religious use
 - Multi-purpose/Barangay hall
 - Clinic, nursing and convalescing home, health center
 - Plant nursery
 - Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
 - Servants quarters
 - Private garage
 - Guardhouse
 - Laundries
 - Non-commercial garages
 - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - Pump houses
 - Generator houses

Building Regulations

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

Section 12-B. Use Regulation in Residential - 2 Zone (R-2)

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

Allowable Uses

- All uses allowed in R-1 Zone
- Apartments

- Boarding houses
- Dormitories
- Museums
- Libraries
- High School
- Vocational School

Building Regulations

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

Section 12-C. Use Regulations in Socialized Housing Zone (SHZ). An SHZ shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279.

Allowable uses:

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

Building Regulations

- Applicable provisions of BP 220

Section 13. Use Regulations in General Commercial Zone (GCZ). An area within a city or municipality intended for trading/services/business purposes. Within the zone the following types of establishments shall be allowed:

- Wholesale stores
- Wet and dry markets
- Shopping center, malls and supermarkets
- Retail stores and shops like:
 - Department store
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, lap tops, home appliances and the like
 - Drugstores
- Food market and shops like:
 - Bakery, cake, pastry and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets

- Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor
 - Barber shop
 - Wellness facilities such as sauna, spa, massage, and facial clinics
 - Dressmaking and tailoring shops
- Bayad centers
- Laundries
- Internet café and cyber stations
- Photo/video, lights & sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like:
 - Movie house/theater
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishment
- Restaurants and other eateries
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Plant nurseries
- Vocational/technical schools
- Special Education (SPED) school
- Short term special education like:
 - Dance schools

- Schools for self-defense
- Driving school
- Speech clinics
- Tutorial centers

- Embassies/consulates
- Libraries/museums
- Exhibit halls
- Convention centers and related facilities

- Financial institutions/services like:
 - Banks
 - Stand-alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops

- Offices
- Business Process Outsourcing services
- Radio and television stations
- Parking lots, garage facilities
- Parking buildings (aboveground/underground)
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto repair, tire, vulcanizing shops and carwash
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Gasoline filling stations/service stations
- Vehicle emission testing center
- Machinery display shop/center
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shops
- Medium scale junk shop
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Glassware and metalware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Recording and film laboratories
- Construction supply stores/ depots
- Gravel, sand and CHB stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- Lechon stores
- Chicharon factory

- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery productsDoughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops repacking of food products e.g. fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Hotel
 - Apartment
 - Apartel
 - Boarding house
 - Dormitory
 - Pension house
 - Motel
 - Condotel
- All uses allowed in all Residential Zones
Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Parking lots/Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Section 13-A. Regulations in Commercial-1 (C-1) Zone. A low density commercial area within a city or municipality intended for neighborhood or community scale trade, service and business activities.

Allowable Uses

- Retail stores and shops like:
 - Department stores
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like
 - Drugstores
- Food market and shops like:
 - Bakery, cake, pastry and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets

- Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor
 - Barber shop
 - Wellness facilities such as sauna, spa, massage and facial clinics
 - Dressmaking and tailoring shop
- Bayad centers
- Laundries
- Internet café and cyber stations
- Photo/video, lights & sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Photo and portrait studios
- Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
- Restaurants and other eateries
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Plant nurseries
- Vocational/technical school
- Special Education (SPED) school
- Short term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
- Embassies/consulates
- Libraries/museums
- Financial institutions/services like:
 - Banks

- Stand-alone automated teller machines
- Insurance
- Foreign exchange
- Money lending
- Pawnshops
- Offices
- Parking lots/garage facilities
- Parking buildings (aboveground/underground)
- Auto repair, tire, vulcanizing shops and car wash
- Gasoline filling stations/services stations
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Construction supply stores/depots
- Funeral parlors (Category II and III)
- Commercial housing like:
 - Hotel
 - Apartment
 - Apartel
 - Boarding house
 - Dormitory
 - Pension house
- All uses allowed R-1 Zones
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Parking lots/Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Regulations

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

Section 13-B. Regulations in Commercial-2 (C-2) Zone

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

Allowable Uses

- All uses allowed in C-1 Zone
- Wholesale stores
- Wet and dry markets
- Shopping centers, malls and supermarkets
- Recreational center/establishments like:
 - Movie house/theater
 - Stadium, coliseum

- Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishments
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
 - Exhibit halls
 - Convention centers and related facilities
 - Business Process Outsourcing services
 - Radio and television stations
 - Transportation terminals/garage with and without repair
 - Display for cars, tractors, etc.
 - Motorpool
 - Hauling services and garage terminals for trucks, tow trucks and buses
 - Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
 - Boat storage
 - Vehicle emission testing center
 - Machinery display shop/center
 - Welding shops
 - Machine shop service operation (repairing/rebuilding or custom job orders)
 - Welding shop
 - Medium scale junk shop
 - Glassware and metalware stores, household equipment and appliances
 - Signboard and streamer painting and silk screening
 - Printing/typesetting, copiers and duplicating services
 - Recording and film laboratories
 - Gravel and sand stores
 - Lumber/hardware
 - Paint stores without bulk handling
 - Gardens and landscaping supply/contractors
 - Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
 - Lechon stores
 - Chicharon factory
 - Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
 - Doughnut and hopia factory
 - Other bakery products not elsewhere classified (n.e.c.)
 - Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products
 - Manufacture of wood furniture including upholstered
 - Manufacture of rattan furniture including upholstered
 - Manufacture of box beds and mattresses
 - Funeral parlors (all categories)
 - Commercial condominium (with residential units in upper floors)
 - Commercial housing like:
 - Motel
 - Condotel
 - All uses allowed in R-1 and R-2 Zones

Building Regulations

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

- The number of allowable storeys/floors above established grade is six (6) as provided in the NBC
- The Building Height Limit is 18.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 14. Use Regulations in Industrial (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

Non-Pollutive/Non-Hazardous Industries

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

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

Non-Pollutive/Hazardous Industries

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

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

Building Density and Bulk Regulations

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

Section 14-A. Regulations 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

Pollutive/Non-Hazardous Industries

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

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

Building Density and Bulk Regulations

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

Section 14-B. Regulations 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

Highly Pollutive/Non-Hazardous Industries

- Meat processing, curing, preserving except processing of ham, bacon, sausage and chicharon
- Milk processing plants (manufacturing filled, reconstituted, or recombined milk, condensed or evaporated)
- Butter and cheese processing plants
- Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream-related products)
- Other dairy products n.e.c.
- Canning and preserving of fruits and fruit juices
- Canning and preserving of vegetables and vegetable juices
- Canning and preserving of vegetable sauces
- Miscellaneous canning and preserving of fruits and vegetables n.e.c.
- Fish canning
- Patis factory
- Bagoong factory
- Processing, preserving and canning of fish and other seafood n.e.c.
- Manufacture of desiccated coconut
- Manufacture of starch and its by-products
- Manufacture of wines Manufacture of malt and malt liquors
- Manufacture of soft drinks, carbonated water
- Manufacture of instant beverages and syrups
- Other non-alcoholic beverages n.e.c.
- Other slaughtering, preparing and preserving meat products n.e.c.
- Cooking oil and soap processing plants
- Warehouse for highly pollutive/non-hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses

- Generator houses

Highly Pollutive/Hazardous Industries

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

Highly Pollutive/Extremely Hazardous Industries

- Manufacture of industrial alcohols
- Factories for highly flammable chemicals
- Other basic chemicals n.e.c.
- Manufacture of fertilizers
- Manufacture of pesticides

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

Pollutive/Extremely Hazardous Industries

- Manufacture of paints
- Manufacture of varnishes, shellac and stains
- Manufacture of paint removers
- Manufacture of other paint products
- Manufacture of matches
- Manufacture of tires and inner tubes
- Manufacture of processed natural rubber not in rubber plantation
- Manufacture of miscellaneous rubber products n.e.c.
- Water and power generation complexes
- Liquid and solid waste management complexes
- Power plants (thermal, hydro or geothermal)
- All other types of complexes for public utilities
- Warehouse for pollutive/extremely hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Non-pollutive/Extremely Hazardous Industries

- Manufacture of compressed and liquefied gases
- Storage tanks, buildings for storing gasoline, acetylene, liquefied petroleum gas, calcium, carbides, oxygen, hydrogen and the like
- Armories, arsenals and munitions factories
- Match and fireworks factories
- Acetylene and oxygen generating plants

- Warehouse for non-pollutive/extremely hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

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

Section 15. Use Regulations in General Institutional (GIZ) Zone. 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.

Allowable Uses

- Government or civic centers to house national, regional or local offices in the area
- Police and fire stations
- Other types of government buildings
- Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
- Learning facilities such as training centers, seminar halls and libraries
- Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- Museums, exhibition halls and art galleries
- Convention center and related facilities
- Civic centers and community centers
- General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,
- Places of worship, such as churches, mosques, temples, shrines, chapels
- Seminaries and convents
- Embassies/consulates
- Parking buildings
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses

- Generator houses

Section 16. Use Regulations in Special Institutional (SIZ) Zone.

Allowable Uses

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

Section 17. Use Regulations for Agricultural Zone (AGZ).

Allowable Uses/Activities

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- Silviculture, mushroom culture and the like
- Pastoral activities such as goat raising and cattle fattening
- Fishpond activities
- Poultry and piggery subject to the HLURB Rules and Regulation Governing the Processing of Applications for Locational Clearance of Poultry and Piggery
- Rice/corn mill (single pass such as cono mill)
- Rice/corn warehouses and solar dryers
- Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
- Plant nursery
- Single-detached dwelling units of landowners
- Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- Ancillary dwelling units/farmhouses for tillers and laborers
- Engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:

- The number of persons engaged in such business/industry shall not exceed five, inclusive of owner;
- There shall be no change in the outside appearance of the building premises;
- That in no case shall more than 20% of the building be used for said home occupation;
- No home occupation shall be conducted in any customary accessory uses cited above;
- No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
- No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry Classified as cottage industry provided that:
 - Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
 - There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.
- Class "A" slaughterhouse/abattoir

Section 18. Use Regulations in Agro-Industrial Zone (AIZ).

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

Allowable Uses/Activities

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

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

Section 19. Use Regulations in Parks and Recreation Zone (PRZ).

Allowable Uses

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools

Section 20. Use Regulations in Cemetery/Memorial Park Zone (CMPZ).

Allowable Uses

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

Section 21. Use Regulations in Tourism Zone (TZ). No tourism project or tourist related activities shall be allowed in Tourism Zones unless developed or undertaken in compliance with the Department of Tourism (DOT) Guidelines and Standards.

Allowable Uses

- Agri-tourism
- Resort areas, e.g. beach/mountain resort including accessory uses
- Theme parks
- Heritage and Historical Sites
- Other related activities such as tree parks and botanical gardens
- Tourism accommodation such as:
 - Cottages
 - Lodging inns
 - Restaurants
 - Home stays
- Souvenir shops
- Open air or outdoor sports activities
- Food production and processing activities such as vegetables, fruits and plantation crop and fish production to sustain tourism industry
- Parking areas

Section 22. Use Regulations in Forest Zones (FZ). No development use, or activity shall be allowed in forest zones unless consistent with the Department of Environment and Natural Resources (DENR) development regulations for forest zones and a permit, lease or license is issued by the DENR for the following:

- Contract reforestation with Forest Land Management Agreement (FLMA)
- Commercial Tree Plantation and Industrial Forest Plantation (CTP/IFP)
- Integrated Social Forestry Programs (ISF)
- Community based forest management
- Reforestation compliance by forest users by temporary lease agreement
- Reforestation compliance by pasture lease agreement
- Ecological Revolution Programs (ECOREV)
- Forest parks
- Watershed areas for maintenance of water cycle
- Swamplands for the maintenance of the aquatic food chain
- Marinas
- Recreational use such as boating canoeing, etc.
- Hillside planned unit development for areas not less than 2 hectares
- Areas for bird sanctuaries reservation
- Areas noted for wild life reservation
- Shallow areas reservation for fish sanctuaries

Other allowable uses such as mining, infrastructure development, fishpond and resettlement purposes should be in consonance with national policies as enumerated below:

a. Mining

No extraction, excavation or other mining activity shall be undertaken except in accordance with applicable mining laws and its implementing

rules and regulations.

b. 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.

c. Infrastructure and Resettlement

Infrastructure development and resettlement undertaken within Forest Zones 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 23. Use Regulations in Water Zone (WZ).

1. The utilization of the water resources for domestic and industrial use shall be allowed provided it is in consonance with the development regulations of DENR, provisions of the Water Code of the Philippines, Fisheries Code and the Revised Forestry Code of the Philippines, as amended, and **provided further, that it is subjected to an Environmental Impact Assessment prior to the approval of its use.**
2. Other uses such as recreation, fishing and related activities, floatage/transportation and mining (e.g. off shore oil exploration) shall also be allowed provided it is in consonance with the provisions of the Water Code, and the Revised Forestry Code of the Philippines, as amended.

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

Section 24. Property Development Regulations for Hazard Overlay Zones

Development can be allowed in areas where risk is manageable but with limitations on land use, intensity of development, site development and building design. Hazard overlay zones are used on top of the base zones (residential, commercial, etc.).

For areas with multiple hazards, there can be one "Multiple Hazard Overlay Zone" where all the restrictions are attached. The following are the criteria for declaring overlay zones and the restrictions attached. Some restrictions can be applied generally and may not necessarily be attached to an overlay zone, e.g. building design requirements for wind loads and earthquakes. **In all of the Overlay Zones, structural analysis and building /structure design must be in accordance with the National Structural Code of the Philippines and the Engineering Mitigations as provided in the National Building Code of the Philippines/Revised Implementing Rules and Regulations of the Code.**

The following uses shall be permitted within the identified Overlay Zone provided they are not prohibited by any other law, code or ordinance:

1. Flood Overlay Zone

Allowable Land Uses

Open space
Agriculture
Recreational
Residential
Commercial
Industrial
Institutional

2. Landslide Overlay Zone

It is the intent of the City to protect properties from landslides by minimizing potentials for its occurrence.

Allowable Land Uses

Residential Zone
Commercial Zone

3. Liquefaction Overlay Zone

Allowable Land Uses

Open space
Agricultural
Recreational
Residential
Commercial
Industrial

4. Storm Surge Overlay Zone

Allowable Land Uses

Open space
Agricultural
Recreational
Residential
Commercial
Industrial

5. Tsunami Inundation Overlay Zone

Allowable Land Uses

Open space
Agricultural
Recreational
Residential
Commercial

Industrial

6. Ground Subsidence Overlay Zone

Allowable Land Uses

Agricultural
Recreational
Low Density Residential (R-1)
Low Density Commercial (C-1)
Industrial

ARTICLE VI GENERAL DISTRICT REGULATION

Section 25. Development Density.

Allowed density shall be in accordance with the provisions prescribed in each particular zone of this Ordinance.

Section 26. Height Regulations.

Building height must conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP) as well as the requirements of the National Building Code, Structural Code as well as all laws, ordinances, design standards, rules and regulations related to the land development and building construction and the various safety codes.

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

Section 27. Area Regulations.

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

- P.D. 957 - the "Subdivision and Condominium Buyers' Protective Law". And it's revised implementing rules and regulations.
- B.P. 220 - "Promulgation of Different Levels of Standards, and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.
- P.D. 1096 - National Building Code
- PD 1185 – Fire Code
- PD 856 – Sanitation Code
- RA 6541 – Structural Code
- Executive Order No. 648
- PD 1181- Population Control Law
- PD 1586 – Philippine Environmental Impact Statement System
- PD 8749 – Toxic Substances and Hazardous and Nuclear Waste Control Act
- PD 9275- Philippine Clean Air Act
- PD 9513- Renewable Energy Act
- RA 11038 – Philippine E-NIPAS Law
- RA 11285- Energy Efficiency and Conservation Act

- Memorandum Circular No. 54
- Batas Pambansa 34-Accessibility Law /Rules and Regulations – HLURB Locational Guidelines and CLUP Guidebook 2013-2014
- CA 141 or Public Land Act – public lands, including foreshore and reclaimed lands;
- PD 705 or Revised Forestry Code – forestlands;
- PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements;
- RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands.
- RA 8749 – Clean Air Act
- RA 9003 – Ecological Solid Waste Management Act
- RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
- RA 7942 or Philippine Mining Act – mining areas;
- RA 8371 or Indigenous People’s Rights Act (IPRA) – ancestral lands;
- RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
- RA 8550 or Revised Fisheries Code – municipal waters and coastal zones;
- RA 9593 or Philippine Tourism Act – tourism zones and estates
- RA 9729 or Philippine Climate Change Act, as amended;
- RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas;
- RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas;
- Executive Order No. 648
- Memorandum Circular No. 54
- Other relevant laws and guidelines promulgated by the national & local agencies concerned.

Section 28. Easement.

Pursuant to the provisions of the Water Code, the banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of:

- Three (3) meters in urban areas;
- Twenty (20) meters in agricultural areas; and
- Forty (40) meters in forest areas,

Along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage.

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

Mandatory five (5) meter easement on both sides of earthquake fault traces on the ground identified by PHIVOLCS. Any application projected to be within the five meter easement shall be referred to the PHIVOLCS for approval or clearance. PHIVOLCS shall issue a CERTIFICATION whether or not the project site is safe;

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

Upon the recommendation of the City Disaster Risk Reduction and Management Council, the City Government however, through an Ordinance of the Sangguniang Panlungsod can declare an expanded easement should risk considerations make it necessary to protect life and property. The easement can be a uniform distance, or a designated line (the distance of which may vary from the water line). It shall be considered as open space where developments shall be strictly controlled.

Section 29. Buffer Regulations.

A buffer of 3 meters shall be provided along entire boundary length between two or more conflicting zones allocating 1.5 meters from each side of the district boundary. Such buffer strip should be open and not encroached upon any building or structure and should be part of the yard or open space.

Section 30. Specific Provisions in the National Building Code.

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

**ARTICLE VII
PERFORMANCE STANDARDS**

Section 31. Application of Performance Standards

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

Section 32. Environmental Conservation and Protection Standards

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

1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
2. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.
3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, re-graded, developed, piped, diverted or built upon.
4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;

6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Ambient Water Quality Criteria;
7. City and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters;
8. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;
9. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties;
10. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's latest Air Quality Standards.
12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
13. Industrial processes/activities should not cause negative impacts to the environment. The Zoning Administrator may request for descriptions of these as part of the requirements for Locational Clearance. (Process-Flow Chart)

Section 33. Agricultural Land Conservation and Preservation Criteria

Agricultural lands are recognized as valuable resources that provide employment, amenity and bio-diversity. All agricultural lands in the City shall not be prematurely re-classified. Requests for re-classification shall be evaluated on the merits of conditions prevailing at the time of application, compatibility with the CLUP, and subject to the provisions of Memorandum Circular No. 54 Prescribing the Guidelines Governing Section 20 of RA 7160 "Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses".

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

Section 34. Network of Green and Open Spaces

The City intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following provisions, as applicable:

1. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 1216, PD 953, PD 957 and BP 220, are respectively required to provide tree-planted strips along their internal roads.
2. Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws, These mandated open spaces shall be classified as non-alienable public lands, and non-buildable.
3. Roof decks of all buildings shall be landscaped, as applicable.
4. Parking lots having at least 20 car parking slots shall be:
 - a. Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown;
 - b. 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

Section 35. Historical Conservation and Preservation Standards

The City's historical sites and facilities shall be conserved and preserved. It shall be made accessible, to the extent possible, for the educational and cultural enrichment of the general public.

The following will serve as guide in the development of historic sites and facilities:

- a) Sites with historic buildings or places should be developed to conserve and enhance their heritage values; and
- b) Historic sites and facilities should be adaptively re-used

Section 36. Site Development Standards

The City considers it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets

Further, designs should consider the following:

1. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
2. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator prior to the granting of a Locational Clearance;
3. The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order

to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.

4. Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.
5. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing operations. Noise levels shall be maintained according to levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
6. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.

Section 37. Infrastructure Capacities

All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacities of the system/s serving them.

The Zoning Administrator shall require the following:

1. Drainage Impact Assessment Study

All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including condominiums (commercial-residential buildings), shopping malls, public markets, schools, universities, residential and industrial, and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.

2. Traffic Impact Statement

Major, high intensity facilities such as commercial-residential buildings or condominiums having four floors and above, shopping malls, public markets, transportation terminals/ garages, schools, universities, residential and industrial subdivisions, cock fighting arena, sports stadia and other similar developments shall be required to submit Traffic Impact Statements. Other traffic generating developments, as determined by the Zoning Administrator, shall be required to submit the same.

ARTICLE VIII MITIGATING DEVICES

Section 38. Deviation

Variances and/ or Exceptions from the provisions of this Ordinance may be allowed by the Local Zoning Board of Appeals (LZBA) only when the following terms and conditions exist:

1. Variance may be allowed provided that proposals satisfy all of the following provisions:
 - a. Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property (topography, shape, etc.), which is not self-created.
 - b. The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
 - c. The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like.
 - d. That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
 - e. The variance will be in harmony with the spirit of this Ordinance
2. Exceptions may be allowed provided that proposals satisfy all of the following conditions:
 - a. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community.
 - b. The proposed project shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.
 - c. The exception will not adversely affect the appropriate use of adjoining properties in the same zone such as generating excessive vehicular traffic, causing overcrowding of people or generating excessive noise and the like.
 - d. The exception will not alter the essential character and general purpose of the zone where the exception sought is located.

Section 39. Procedures for Evaluating Variances and/or Exceptions

The procedure for evaluating applications for Variances and/or Exceptions is as follows:

1. The project proponent shall file a written application for Variance and/or Exception with the LZBA citing the section(s) of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site. This sign shall be maintained until the LZBA has rendered a decision on the application.
3. The LZBA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.
4. A written affidavit of no objection to the project by the owners of the properties immediately in front of and abutting the project site shall be filed by the applicant with the LZBA within fifteen (15) days upon filing of application.

5. The LZBA shall hold public hearing(s) to be held in the concerned barangay.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing(s).

All expenses to be incurred in evaluating proposals for Variances and/ or Exceptions shall be shouldered by the project proponent.

ARTICLE IX ADMINISTRATION AND ENFORCEMENT

Section 40. Approved Zoning Maps.

The Approved City Zoning Maps, printed in standard color codes and with minimum dimensions of 1.20 x 1.20 meters shall be posted for information and guidance.

Section 41. Locational Clearance.

All owners/developers shall secure LOCATIONAL CLEARANCE from the ZONING ADMINISTRATOR OR IN CASES OF VARIANCES AND EXEMPTIONS, FROM THE LOCAL ZONING BOARD OF APPEALS (LZBA) prior to conducting any activity or construction on their property/land.

Section 42. Projects of National Significance

Pursuant to paragraph 2 Section 3a, of EO 72, the HLURB shall continue to issue Locational Clearances for projects considered to be of vital and national or regional economic or environmental significance.

Unless otherwise declared by the NEDA Board, all projects shall be presumed locally-significant.

Section 43. Major and/or Innovative Projects

The Zoning Administrator the LZBA, as the case may be, may seek the assistance of the DHSUD formerly HLURB or external consultants in the evaluation of proposed Major and/or Innovative Projects such as seaports, airports, oil depots, reclamation areas, shopping malls, special economic zones, tourism enterprise zones, and the like.

Section 44. Subdivision Projects

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

Further, proposed subdivision projects shall prepare their respective Deeds of Restriction that shall include, among others, regulations pertaining to allowable uses within their project sites. The list of allowable uses within subdivisions shall be within the list of allowable uses within the zone to which it belongs. Compliance with the provisions of Deeds of Restriction shall form part of the requirements for Locational Clearance.

Section 45. Environmental Compliance Certificate

Notwithstanding the issuance of locational clearance, no environmentally critical projects nor projects located in environmentally critical areas be commenced, developed or operated unless the requirements of ECC have been complied with.

Section 46. Permits

- a) No **Building Permit** shall be issued by the City Building Official without a Locational Clearance in accordance with the integrated ZO;
- b) No **Business Permit** shall be issued by the Office of the City Mayor thru the Business Permits Licensing Section (BPLS) without a Locational Clearance:
 - for new business
 - for any change in the location/ activity/ownership of the area subject of the Locational Clearance

Section 47. Validity of Locational Clearance

Upon issuance of an LC, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of LC within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

Section 48. Notice of Non-Conformance

Upon approval of this Ordinance, Notices of Non-Conformance to existing non-conforming uses, buildings or structures shall be issued by the Zoning Administrator duly noted by the Local Chief Executive or his/her representative . The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same Notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section.

It may also provide conditions by which the non-conforming use can reduce its non-conformity.

Section 49. Existing Non-Conforming Uses, Buildings and Structures

The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provisions of the integrated ZO, provided:

1. That no such non-conforming use shall be expanded or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use exists at the time of the adoption of this Ordinance.
2. That no such non-conforming use, which has ceased operation for more than one (1) year be again revived as non-conforming use.
3. A vacant/idle building or structure may not be used for non-conforming activity;
4. That any non-conforming building/structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.
5. That should such non-conforming portion of any building/structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
6. That no such non-conforming use maybe moved to displace any conforming use;
7. That no such non-conforming use and/or structure may be expanded or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
8. That should such use and/or structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the zone in which it is moved or relocated.
9. That such non-conforming use and/or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.
10. The owner of a non-conforming use and/or structure shall program the phase-out and relocation within ten (10) years from the effectivity of this Ordinance.

Section 50. Responsibility for Administration and Enforcement

This Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Administrator who shall be appointed by the former in accordance with existing rules and regulations on the subject.

Section 51. Qualifications of the Zoning Administrator/Zoning Officer.

The Zoning Administrator must comply with the requirements of the Civil Service Commission, a Bachelor's Degree of any related course and five (5) year experience on zoning administration or related field.

Section 52. Powers and Functions of a Zoning Administrator.

1. Enforcement

- a. Act on all applications for Locational Clearance
- b. Issuance of Notice of Non-Conformance to owners/ operators of uses, buildings or structures that are non-conforming to the applicable provisions of this Ordinance.
- c. Monitor on-going/existing projects and issue Notices of Violation and Show Cause Order to owners, developers, or managers of projects that are in violation of the provisions of the integrated ZO.
- d. Coordinate with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of this Ordinance.
- e. Coordinate with the City Fiscal and/or City Legal Officer for other legal actions/remedies relative to the foregoing.

2. Planning

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

Section 53. Complaints and Oppositions.

A complaint for violation of any provision of the integrated ZO or any clearance or permit issued pursuant thereto shall be filed with the LZBA.

Oppositions to applications for Locational Clearance, Variance or Exception shall be treated as a complaint and shall likewise be filed with the LZBA.

Section 54. Functions and Responsibilities of the Local Zoning Board of Appeals

1. Act on applications of the following nature:
 - a. Variances
 - b. Exceptions
 - c. Non – Conforming Uses
 - d. Complaints and Oppositions to Application/s
2. Act on appeals on Grant or Denial of Locational Clearance by the Zoning Administrator/ Zoning Officer.
3. Act on appeals regarding the non-conformity of existing uses, buildings or structures to the applicable provisions of this Ordinance.
4. Decisions of the LZBA shall be carried by an absolute majority vote (50% + 1) of its members.

Section 55. Appeals to LZBA Decisions

Decisions of the LZBA shall be appealable to HSAC Region V, an attached agency of the DHSUD (then HLURB).

Section 56. Composition of the Local Zoning Board of Appeals (LZBA)

The LZBA shall be composed of the following members:

- City Mayor as Chairman
- SP Committee Chairperson on Land Use/Zoning
- City Legal Officer
- City Assessor
- City Engineer
- City Planning and Development Coordinator
- City Zoning Administrator
- City Community Environment and Natural Resources Officer
- City Disaster Risk Reduction and Management Officer
- Two (2) representatives of the private sector nominated by their respective organizations
- Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.
- The City Zoning Administrator's Office shall serve as the Secretariat to the LZBA.
- The LZBA may invite resource persons in support of the performance of its functions.

Section 57. Review of the Zoning Ordinance

The Local Zoning Review Committee (LZRC) is hereby created under the City Development Council, to review the integrated ZO considering the CLUP, based on the following reasons/ situations:

1. Updating/Revision of the CLUP
2. Introduction of projects of national and/ or local significance
3. Force majeure events with City/Municipal-wide land use implications
4. Petition for re-zoning/re-classification with City/Municipal-wide implications
5. Increasing number of applications/issuances invoking Variances and Exceptions

Section 58. Composition of the City Zoning Review Committee (CZRC)

The Local Zoning Review Committee shall be composed of the following:

- Sangguniang Panlungsod Chairperson on Land Use
- City Planning and Development Coordinator
- City Zoning Administrator
- City Assessor
- City Legal Officer
- City Engineer
- City Community Environment and Natural Resources Officer
- City Disaster Risk Reduction and Management Officer
- City Agriculturist
- City Agrarian Reform Officer
- President, Association of Barangay Captains
- Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe.
- Two (2) non-government and civil society organization representatives
- The City Zoning Administrator's Office shall serve as the Secretariat to the CZRC.

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

Section 59. Function of the City Zoning Review Committee (CZRC).

1. Review the Zoning Ordinance for the following purposes:
 - a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 - b. Recommend changes to be introduced in the Comprehensive Land Use Plan and the Zoning Ordinance in the light of permits granted such as variances and exceptions, and increasing applications for rezoning and reclassification.
2. Recommend to the Sangguniang Panlungsod necessary legislative amendments on the needed changes in the integrated ZO as a result of the review conducted.
3. Coordinate with HLURB of the recommended changes to the integrated ZO as a result of its review.

Section 60. Amendments to the Integrated ZO.

Changes in the integrated ZO, as a result of the review by the CZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the Sangguniang Panlungsod.

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

Section 61. Fees and Charges.

The following are the fees and charges for the processing of locational/zoning clearances for business activities, structures/buildings, perimeter fence construction, subdivision approval, and zoning certifications:

a) FOR ZONING/LOCATIONAL CLEARANCE FOR BUSINESS (ZLCB)

Any person/entity applying for a business and license permit, shall secure a **Zoning/Locational Clearance** from the Zoning Administrator:

a.1) For **NEW** applications including those who are **changing** the (a) nature; (b) location of their business; and (c) ownership and shall be computed at the rate of Zero Point Five Percent (0.5%) based on the capital investment.

a.2) for **RENEWAL** applications, it shall be computed based on gross sales/receipts.

GROSS SALES/RECEIPTS	FEE
1. Php 10,000.00 below	Php 75.00
2. Over Php 10,000.00 - Php 50,000.00	Php 100.00
3. Over Php 50,000.00 - Php 100,000.00	Php 150.00

4. Over Php 100,000.00 - Php 500,000.00	Php 250.00
5. Over Php 500, 000.00 - Php 2,500,000.00	Php 500.00
6. Over Php 2,500,000.00 - Php 5,000,000.00	Php 750.00
7. Over Php 5,000,000.00	Php 1,500.00 +1/10 of 0.1% of cost in excess of P5,000,000.00

The fee shall be paid to the City Treasurer before any decision on Zoning/Locational Clearance shall be issued to business establishment.

Any person/entity who shall establish and operate a business without having first secured a Zoning/Locational Clearance shall, upon securing of such clearance, be penalized by a surcharge of one hundred percent (100%) of the imposition fee and for non-compliance and refusal thereof, a fine of Fifteen Thousand Pesos (Php 15,000.00) Pesos.

b) FOR LOCATIONAL/ZONING CLEARANCE FOR BUILDINGS

All owners/developers who intend to construct, repair, rehabilitate, improve, alter, extend and renovate their building/structure in their respective properties are required to secure first from the Zoning Administrator a Locational Clearance for Building prior to any development.

b.1 FOR RESIDENTIAL structure attached or detached other than apartments/townhouses/ dormitories and subdivision projects:

Project Cost/Investment Cost	Fee
1. P 100,000.00 and below	P 250.00
2. Over P 100,000 to 200,000.00	P 500.00
3. Over P 200,000.00	P 700.00+ 1/10 of 1% in excess of P 200,000.00

b.2 APARTMENTS/TOWNHOUSES

Project Cost/Investment Cost	Fee
1. P 500,000.00 and below	P 1,300.00
2. Over P 500,000 to 2 Million	P 2,000.00
3. Over Two Million	P 3,500.00+ 1/10 of 1% of cost in excess of P 2 Million regardless of the number of floors

b.3 DORMITORIES

Project Cost/Investment Cost	Fee
1. P 2 Million and below	P 3,500.00
2. Over 2 Million	P 3,500.00 + 1/10 of 1% of cost in excess of P 2 Million regardless of the number of doors

b.4 INSTITUTIONAL

Project Cost/Investment Cost	Fee
1. Below P 2 Million	P 2,700.00
2. Over P 2 Million	P 2,700.00 + 1/10 of 1% of cost in excess of P 2 Million

b.5 COMMERCIAL, INDUSTRIAL AND AGRO-INDUSTRIAL PROJECT

Project Cost/Investment Cost	Fee
1. Below P 100,000.00	P 1,300.00
2. Over P 100,000.00 – P 500, 000.00	P 2,000.00
3. Over P 500, 000.00 – P 1 Million	P 2,500.00
4. Over P 1 Million – P 2 Million	P 4,000.00
5. Over P 2 Million	P 7,000.00 + 1/10 of 1% of cost in excess of P 2 Million

b.6 SPECIAL USES/SPECIAL PROJECTS

(Cockpit, Gasoline Station, Cell Sites, Slaughter House, Treatment Plants, etc.)

Project Cost/Investment Cost	Fee
1. Below P 2 Million	P 7,000.00
2. Over P 2 Million	P 7,000.00 + 1/10 of 1% of cost in excess of P 2 Million

b.7 ALTERATION/EXPANSION (Affected areas/cost only)

Same as the original application.

b.8 Projects/structures having a total project cost/capital investment of not more than Fifty Thousand Pesos (P50, 000.00) shall be exempted from zoning fees but in no case be exempted from filing the required documents for zoning compliance certificate/locational clearance/zoning clearance.

c) FOR PERIMETER FENCE CONSTRUCTION - Zoning fee shall be computed (Length x Height) at Ten Pesos Per Square Meter (P10.00/sq.m.)

d) FOR SUBDIVISION PROJECTS

	Regulatory Fee
d.1 Approval of subdivision plan (including townhouses) under PD 957	
1) Preliminary Approval and Locational Clearance (PALC)/ Preliminary subdivision development plan (PSDP)	
▪ Processing Fee	P 300.00/ha. or a fraction thereof

■ Inspection Fee	P 1,000.00/ha. regardless of density
2) Final Approval and Development Permit	
■ Processing Fee	P 2,500.00/ha. or a fraction thereof
Additional Fee on Floor Area of housing components	P 3.00/sq.m.
■ Inspection Fee	P 1,000.00/ha. regardless of density
3) Alteration of Plan (affected areas only)	Same as Final Approval and Development Permit
4) Affected Areas less than 1 hectare a fixed amount shall be imposed (inclusive of Processing and Inspection Fees)	
a) PALC	P1,000.00
b) Final Approval and Development Permit	P3,000.00
c) Alteration of Plan	P3,000.00

	Regulatory Fee
d.2 Approval of subdivision plan under BP 220	
1) Preliminary Approval and Locational Clearance (PALC)	
■ Processing Fee	
a) Socialized Housing	P85.00/ha
b) Economic Housing	P200.00/ha
■ Inspection Fee	
a) Socialized Housing	P1,000.00/ha
b) Economic Housing	P1,000.00/ha
2)Final Approval and Development Permit	
■ Processing Fee	
a) Socialized Housing	P550.00/ha
b) Economic Housing	P1,200.00/ha
■ Inspection Fee	
a) Socialized Housing	P1,000.00/ha
b) Economic Housing	P1,000.00/ha
(Projects already inspected for PALC application may not be charged inspection fee)	
3)Alteration of Plan (affected areas only)	Same as Final Approval and Development Permit
4)Affected Areas less than 1 hectare a fixed amount shall be imposed (inclusive of Processing and Inspection Fees)	
a) PALC	P800.00
b) Final Approval and Development Permit	P1,500.00
c) Alteration of Plan	P1,500.00

	Regulatory Fee
d.3 Approval of Simple Subdivision	
1) Preliminary Approval and Locational Clearance (PALC)	
■ Processing Fee	P 300.00/ha.
■ Inspection Fee	P 1,000.00/ha.
2)Alteration of Plan (affected areas only)	Same as Final Approval and Development Permit
3)Affected Areas less than 1 hectare a fixed amount shall be imposed (inclusive of Processing and Inspection Fees)	P1,000.00

	Regulatory Fee
d.4 Approval of Industrial/Commercial Subdivision	
1) Preliminary Approval and Locational Clearance (PALC)	
■ Processing Fee	P 400.00/ha.
■ Inspection Fee	P 1,300.00/ha.
2)Final Approval and Development Permit	
■ Processing Fee	P 700.00/ha.
■ Inspection Fee	P 1,500.00/ha.
3)Alteration of Plan (affected areas only)	Same as Final Approval and Development Permit
4)Affected Areas less than 1 hectare a fixed amount shall be imposed (inclusive of Processing and Inspection Fees)	
a) PALC	P1,300.00
b) Final Approval and Development Permit	P2,000.00
c) Alteration of Plan	P2,000.00

	Regulatory Fee
d.5 Approval of Farmlot Subdivision	
1) Preliminary Approval and Locational Clearance (PALC)	
■ Processing Fee	P 250.00/ha.
■ Inspection Fee	P 1,000.00/ha.
2)Final Approval and Development Permit	
■ Processing Fee	P 1,300.00/ha.
■ Inspection Fee	P 1,500.00/ha.
3)Alteration of Plan (affected areas only)	Same as Final Approval and Development Permit

4)Affected Areas less than 1 hectare a fixed amount shall be imposed (inclusive of Processing and Inspection Fees)	
a) PALC	P1,000.00
b) Final Approval and Development Permit	P2,500.00
c) Alteration of Plan	P2,500.00

	Regulatory Fee
d.6 Approval of Memorial Park/Cemetery Project	
1) Preliminary Approval and Locational Clearance (PALC)	
■ Processing Fee	
a) Memorial Park Project	P 650.00/ha.
b) Cemeteries	P 250.00/ha.
■ Inspection Fee	
a) Memorial Park Project	P 1,500.00/ha.
b) Cemeteries	P 1,500.00/ha.
2)Final Approval and Development Permit	
■ Processing Fee	
a) Memorial Park Project	P 3.00/sq.m..
b) Cemeteries	P 1.50/sq.m.
■ Inspection Fee	
a) Memorial Park Project	P 1,500/ha.
b) Cemeteries	P 1,500/ha.
3)Alteration of Plan (affected areas only)	Same as Final Approval and Development Permit

e) For Zoning Certifications and Other Transactions requested by the client

	Regulatory Fee
e.1 Site Zoning Classification Certificate	
■ Below 5,000 square meters	P 200.00
■ 5,000 square meters and above	P 0.25/sq.m..
e.2 Availability of Records/Public Request	P 250.00
e.3 Certificate of No Record on File	P 250.00
e.4 Certified True Copy of Documents	P 150.00
e.5 Land Use/Zoning Map	P 200/(bond paper size)

The fee shall be paid to the City Treasurer before any issuance of Locational/Zoning Clearance for Building, Zoning Clearance on Perimeter Fence, Subdivision Approvals/Site Zoning Classification Certificates and Other Zoning Certifications to applicants applying to the aforementioned zoning clearances/certifications/approvals.

Any individual/entity who shall introduce a project/development in a property without first securing a Locational Clearance/Certificate of Zoning Compliance/Subdivision Approvals from the Office of the City Zoning Administrator shall be penalized in accordance with the provisions of the Comprehensive Zoning Ordinance.

Section 62. Violation and Penalty.

Penalties for violation of any provisions shall be imposed in accordance with the Fees and Charges, specified under Section 60 but shall in cases of fines and imprisonment be not more than Fifteen Thousand Pesos (Php 15,000.00) or more than one (1) year respectively. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

Type of Project/Approval	Fine
A. Residential	Php 5,000.00
B. Institutional	Php 10,000.00
C. Commercial/Industrial	Php 15,000.00

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, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

Section 64. Non-Diminution of National Standards.

The rules and standards provided in this ZO shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

Section 65. Consistency between National and Local Plans, Programs and Projects.

Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the ZO.

Section 66. Separability Clause.

Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 67. Repealing Clause.

All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

Section 68. Effectivity Clause.

This Ordinance shall take effect upon approval by the SANGGUNIANG PANLALAWIGAN.

DATE APPROVED: **December 14, 2021**

I HEREBY CERTIFY to the correctness of the foregoing resolution and ordinance.


ROYAN E. DOMASIAN
Secretary to the Sangguniang Panlungsod

Attested:


MARK ERIC C. DIONEDA
City Vice Mayor/ Presiding Officer

Approved:


MA. ESTER E. HAMOR
City Mayor