



Republic of the Philippines
Province of Cebu
MUNICIPALITY OF CONSOLACION
Tel. Nos. 236-9129



OFFICE OF THE MUNICIPAL MAYOR

INDORSEMENT

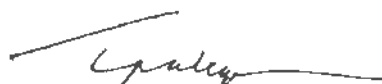
March 18, 2025

MAR-18-25 11:11 AM
3-19-25 @ 10:11 AM
MC-2025-222

Respectfully endorsed to the Sangguniang Bayan Office thru Hon. Aurelio A. Damole, M.D, Municipal Vice Mayor/Presiding Officer the herein: **PLUC Resolution No. 1, Series of 2025 for Adoption, the Comprehensive Land Use Plan (CLUP) 2024-2033 and for the Enactment of the Corresponding Zoning Ordinance** of the Municipality of Consolacion.

For your appropriate action.

Thank You.


TERESA P. ALEGADO
Municipal Mayor

RESOLVED, AS IT IS HEREBY RESOLVED TO ENDORSE TO THE SANGGUNIANG BAYAN OF THE MUNICIPALITY OF CONSOLACION CEBU, FOR ADOPTION OF CONSOLACION, CEBU COMPREHENSIVE LAND USE PLAN (CLUP) 2024-2033 AND FOR THE ENACTMENT OF THEIR INTEGRATED ZONING ORDINANCE (ZO).

APPROVED

THE PROVINCIAL LAND USE COMMITTEE (PLUC)


NERCES D. BISPO

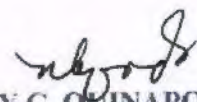
Provincial Planning and Development Coordinator
PLUC Chairman


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Chief-ELDUPD
Department of Human Settlement and Urban
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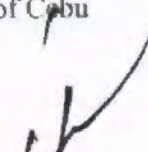
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Regional Director
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Republic of the Philippines
Province of Cebu
PROVINCIAL LAND USE COMMITTEE
Cebu Capitol, Cebu City



EXCERPTS FROM THE MINUTES OF THE PROVINCIAL LAND USE COMMITTEE (PLUC) MEETING HELD AT THE 6TH FLOOR, CONSOLACION MUNICIPAL BUILDING, CONSOLACION, CEBU ON JANUARY 10, 2025 AT 10:00 O'CLOCK IN THE MORNING.

RESOLUTION NO. 01
Series of 2025

ENDORISING TO THE SANGGUNIAN BAYAN OF CONSOLACION CEBU, FOR ADOPTION, THE CONSOLACION CEBU COMPREHENSIVE LAND USE PLAN (CLUP) 2024 - 2033 AND FOR THE ENACTMENT OF THE CORRESPONDING ZONING ORDINANCE (ZO)

WHEREAS, Section 20 (a) of Republic Act (RA) 7160, otherwise known as the Local Government Code of 1991, provides that Local Government Units (LGUs) shall, in conformity with existing laws, continue to prepare their respective Comprehensive Land Use Plans (CLUPs) enacted through Zoning Ordinance (ZO) which shall be the primary and dominant basis for future use of land resources;

WHEREAS, Section 2 (b) of Executive Order No. 72, series of 1993, mandates the Provincial Land Use Committee (PLUC) to assist the Sangguniang Panlalawigan (SP) in reviewing the CLUPs of component cities and municipalities;

WHEREAS, the Municipality of Consolacion, Cebu drafted the ten year CLUP 2024-2033 and ZO, and presented the same to a public hearing on November 24, 2023 at the Municipality of Consolacion at the 5th Floor, Consolacion Government Center Extension Consolacion, Cebu with the Municipal and Barangay Officials;

WHEREAS, the PLUC members reviewed the Municipality of Consolacion, Cebu draft CLUP 2024-2033 and ZO with its supporting documents to determine completeness in accordance with the Plan Review and Approval Process for component cities and municipalities and its consistency with national land use policies, standards and guidelines;

WHEREAS, on January 10, 2025, the Provincial Land Use Committee (PLUC) conducted the deliberation/review session together with the Municipal Officials, Department Heads, and the Municipal Planning Team for the integration of the technical findings, comments and recommendations of Committee members in the draft Municipality of Consolacion, Cebu CLUP and ZO for planning year 2024-2033 at 6th Floor Consolacion Municipal Building, Consolacion, Cebu;

WHEREAS, the Municipality of Consolacion, Cebu, submitted copies of the enhanced final draft of Consolacion CLUP 2024-2033 and the revised Zoning Ordinance;

WHEREFORE, on motion of Ms. Renelyn Villegas-Enriquez, Senior Tourism Operation Officer, Department of Tourism Region VII, duly seconded by Ms. Roma Mae C. Quijano, Division Head, ELUUPD-DHSUD, Region VII, BE IT;

COMPREHENSIVE LAND USE PLAN (CLUP)

2024-2033



MUNICIPALITY OF CONSOLACION

EXECUTIVE SUMMARY

Table of Contents

1	LGU PROFILE	4
1.1	VISION	5
1.2	MISSION	5
2	BRIEF SITUATIONER	6
2.1	HISTORICAL BACKGROUND	6
2.2	PHYSICAL CHARACTERISTICS.	6
2.3	DEMOGRAPHY	20
2.4	HEALTH	25
2.5	SOCIAL WELFARE	25
2.6	EDUCATION.....	26
2.7	SPORTS AND RECREATION.....	27
2.8	TRANSPORTATION NETWORK.....	27
2.9	PROTECTIVE SERVICES	27
2.10	SHELTER/HOUSING.....	28
2.11	AGRICULTURE	28
2.12	COMMERCE	29
2.13	INDUSTRY	29
2.14	TOURISM	30
2.15	FORESTRY	30
2.16	INFRASTRUCTURE-TRANSPORTATION.....	30
2.17	INFRASTRUCTURE-WATER	31
2.18	INFRASTRUCTURE-POWER	31
2.19	ENVIRONMENTAL MANAGEMENT	32
2.20	ADMINISTRATIVE AND FINANCE	32

2.21	CLIMATE CHANGE ADAPTATION AND DISASTER RISK REDUCTION AND MANAGEMENT.....	33
2.22	HERITAGE CONSERVATION	33
3	DEVELOPMENT CONSTRAINTS, AND LIST OF PRIORITIZED ISSUES AND CONCERNS	34
3.1	Physical and Environmental Constraints	34
3.2	Population Growth and Urbanization Challenges	34
3.3	Infrastructure and Transportation Issues	35
3.4	Housing and Shelter Deficit	35
3.5	Economic and Employment Concerns.....	35
3.6	Social Services and Health Gaps.....	36
3.7	Environmental and Disaster Resilience Concerns	36
3.8	Governance, Policy, and Financial Constraints.....	37
3.9	List of Prioritized Issues & Concerns	37
4	DEVELOPMENT OPPORTUNITIES AND CHALLENGES	39
5	DEVELOPMENT GOALS AND OBJECTIVES.....	41
5.1	DEVELOPMENT GOAL.....	41
5.2	DEVELOPMENT OBJECTIVES	41
6	DEVELOPMENTS THRUST AND SPACIAL STRATEGY.....	42
6.1	Economic Development	42
6.2	Urban Planning and Infrastructure.....	42
6.3	Environmental Sustainability.....	43
6.4	Governance and Financial Sustainability.....	43
7	PROPOSED LAND AND WATER USES AND ZONING ORDINANCE	44
8	PROPOSED MAJOR SPATIAL PROGRAMS AND PROJECTS	50
8.1	Seafront City	50
8.2	New Cebu International Container Port.....	51

1 LGU PROFILE

The Comprehensive Land Use Plan (CLUP) of Consolacion is grounded in the provisions of RA 7160, which mandates local government units to prepare CLUPs through zoning ordinances, serving as the primary framework for land resource utilization.

The formulation of Consolacion's CLUP addresses critical gaps, including the lack of a cohesive zoning ordinance and the need for a strategic blueprint to guide the municipality's sustainable development and economic growth. The plan aims to allocate land for future development while maintaining ecological balance, aligning with the overarching development thrust of the municipality to achieve progress and sustainability.

With a population growth rate of 2.52% (one of the highest in Metro Cebu and the province) the 148,012 population of Census Year 2020 increases to 167,462 by 2025. By year 2026, there will be an additional increase in population due to the establishment of the Seafront City which will bring-in migrant workers and residents.

The development will contribute to increase of population (migrant) and also the increase in the municipality's land area from 4075.89 hectares to 4328.21 hectares (with the addition of the Seafront City's 114.08 hectares reclamation area and 25 hectares for the NCICP).

The Municipality is predominantly rolling-steep hills to very steep hills and mountains as this comprised 59% of the total land area, the remaining 41% are within the slope of 0-18%. The main geological formation is Carcar limestone, a tertiary formation that covers most of the coastal areas.



1.1 VISION

The Municipality of Consolacion as the premiere center for new investment on housing, trade and industry, tourism, institution, and human infrastructures in the Visayas in pursuit of a vibrant, innovative and technology-driven community in consonance with competitive economic growth set on a safe and sustainable environment, and a smart city development concept for its empowered, educated, resilient and God-centered citizenry with a participatory, inclusive, firm and transparent governance.

1.2 MISSION

To pursue sustainable growth and development through people empowerment, optimum utilization of land and other resources, effective delivery of basic services, promotion of economic activities that support the integral development of the municipality as well as the province to be attained through participative and productive citizenry and ecologically sound environment

2 BRIEF SITUATIONER

2.1 HISTORICAL BACKGROUND

Consolacion used to be a barrio of Mandaue. In the year 1871 Consolacion became an autonomous town, through a decree by the Spanish governor-general. During the years 1902 and 1903, Consolacion was reverted back to being a part of the municipality of Mandaue, because it was observed that Consolacion could administratively maintain its municipal functions. However, in 1920 Consolacion was again decreed a municipality. Notable heritage sites include the Old Municipal Town Hall, Gabaldon school buildings and Cansaga Bay, which reflects its natural heritage. These elements collectively narrate Consolacion's transition through time while preserving its rich cultural and historical identity.

2.2 PHYSICAL CHARACTERISTICS.

The municipality has a total land area of 4075.89 hectares consisting of 21 barangays. The topography of Consolacion is characterized by a mix of coastal lowlands, midlands, and upland areas. Approximately 67% of the land lies between 0-100 meters above sea level, with the highest elevation of 300-258 meters located in upland barangays. The slopes range from gentle (0-18%) in the lowlands to steeper inclines in the uplands, influencing land use and making some areas more prone to erosion and landslides.

Table 2.3.1 Existing and Proposed Land Use

Land Use Category	Sub-Category	Area (ha)		Increase/Decrease
		Existing	Proposed	
Urban Use Area	Residential	1388.71	1200.08	-188.63
	Commercial	45.10	358.72	313.62
	Industrial	134.22	225.05	90.83
	Institutional	53.95	42.31	-11.64
	Parks & Recreation / Open Space	129.71	5.95	-123.76
	Informal Settlements	16.70		-16.70
	Socialized Housing		1.08	1.08
	Tourism		15.87	15.87
	Agri-Industrial	1.06	2.14	1.08
Agriculture				
Protection			989.71	989.71
Production		72.54	66.38	-6.16
	Shrublands	1082.45		-1082.45
Quarry		52.66	17.13	-35.53
Planned Unit Development (PUD 1)			44.18	44.18
Forest & Forest Land				
Production	CCPL - Multiple Use	191.35	191.35	0.00
Protection	CCPL - Strict Protection	77.01	77.01	0.00
	Forest Reserve Sub-Zone	498.31	498.31	0.00
Infra Utilities				0.00
	Landfill	18.81	18.81	0.00
	Roads	82.66	82.71	0.05
	Hydropower Plants		4.42	4.42
Other Categories				0.00
	Cemetery/ Memorial Parks	46.52	46.80	0.28
	Buffer/ Greenbelts		20.92	20.92
	Greenbelt/Cansaga Bay-Timberland Easement (20m)		66.94	66.94
	Cockpit	0.32	0.32	0.00
Reclamation				
	Infra/Utilities Port(NCICP)		25	25.00
	Commercial		56.12	56.12

	Infra/Utilities (Seafront City Project)		114.08	114.08
	Parks & Open Space		2.73	2.73
LAND AREA		3892.08	4174.12	282.04
Water Area	Foreshore Land	4.51		-4.51
Protection	Lakes	8.34	3.44	-4.91
	Mangroves	49.26	74.51	25.25
	Rivers & Creeks	42.89	40.09	-2.80
Production	Commercial Fishing			
	Fishpond	78.81	36.05	-42.76
	Other Uses (Specify)			
WATER AREA		183.81	154.09	-29.72
TOTAL MUNICIPAL LAND AREA		4075.89	4328.21	252.32

Figure 2.1 Location Map

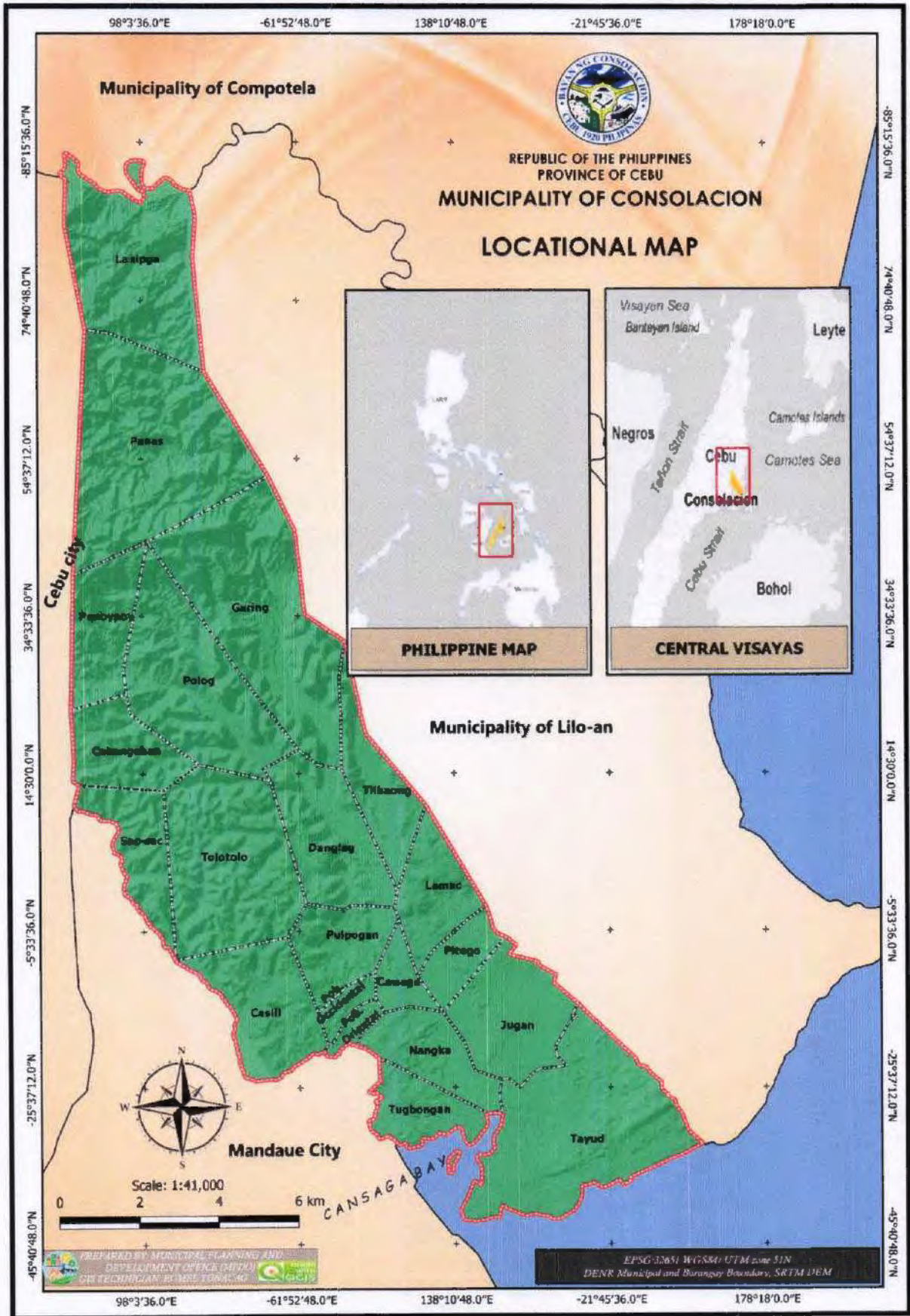


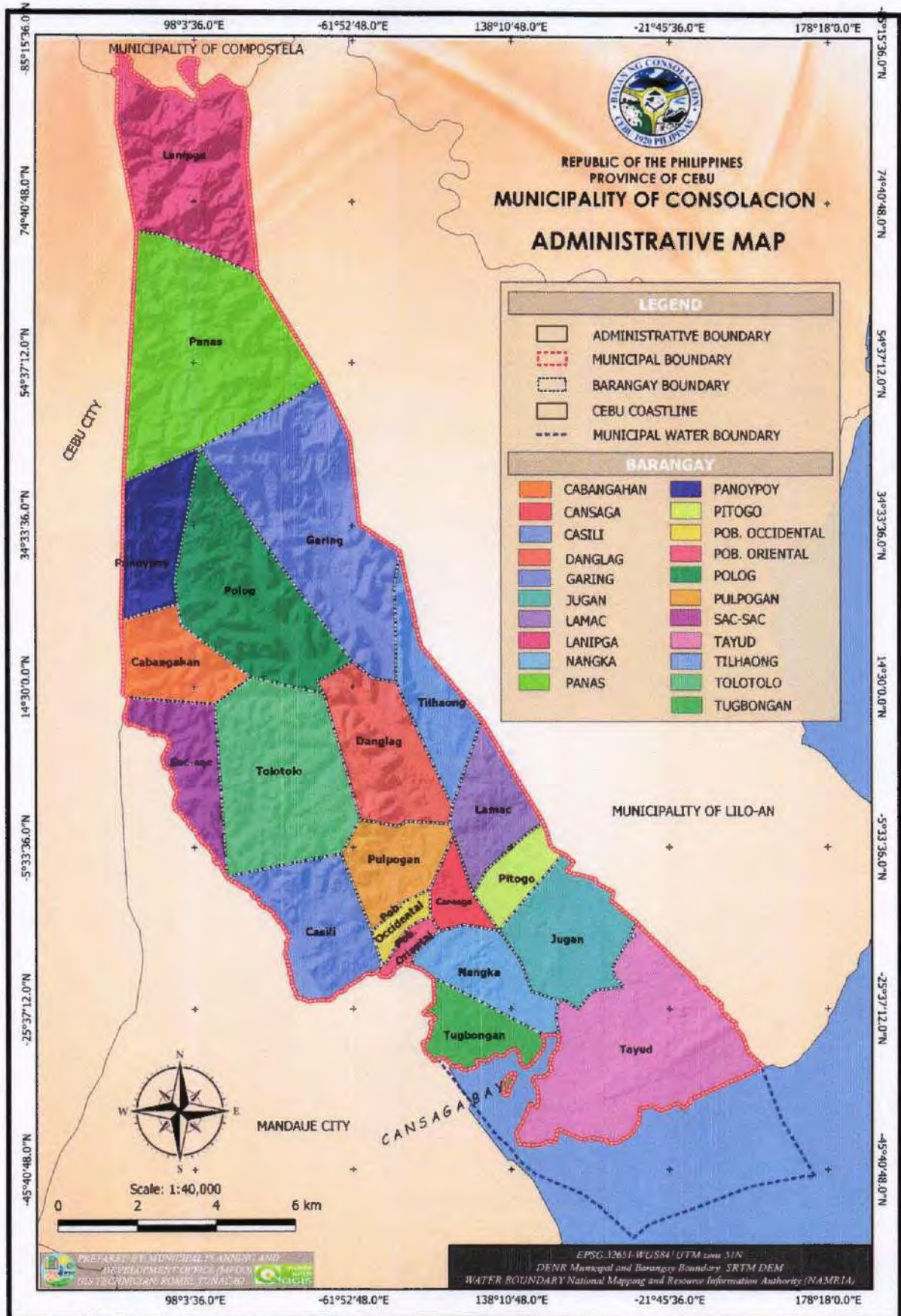
Figure 2.2 Admin Map / Municipal Waters Map

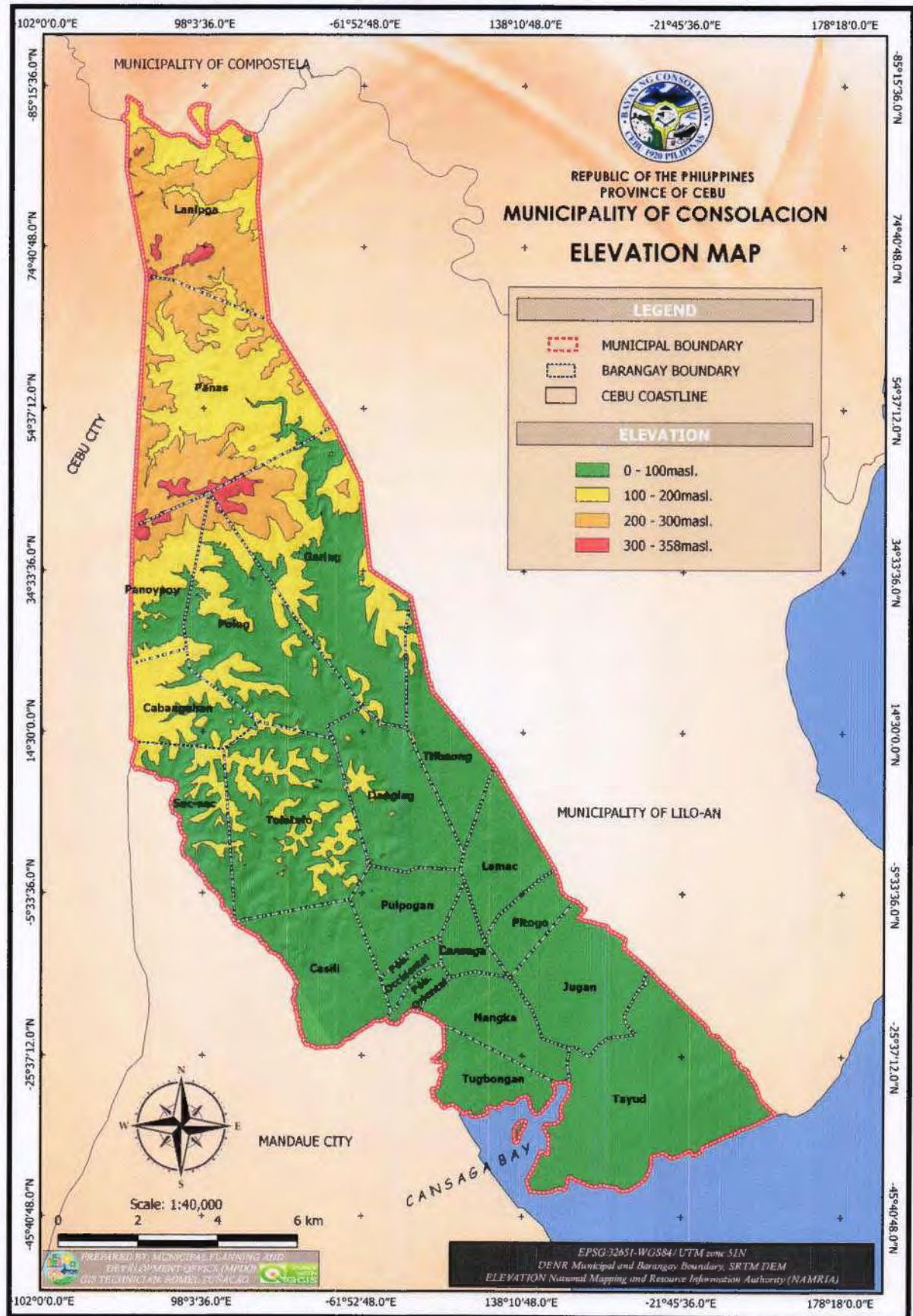
Figure 2.3 Elevation Map

Figure 2.4 Land Classification Map

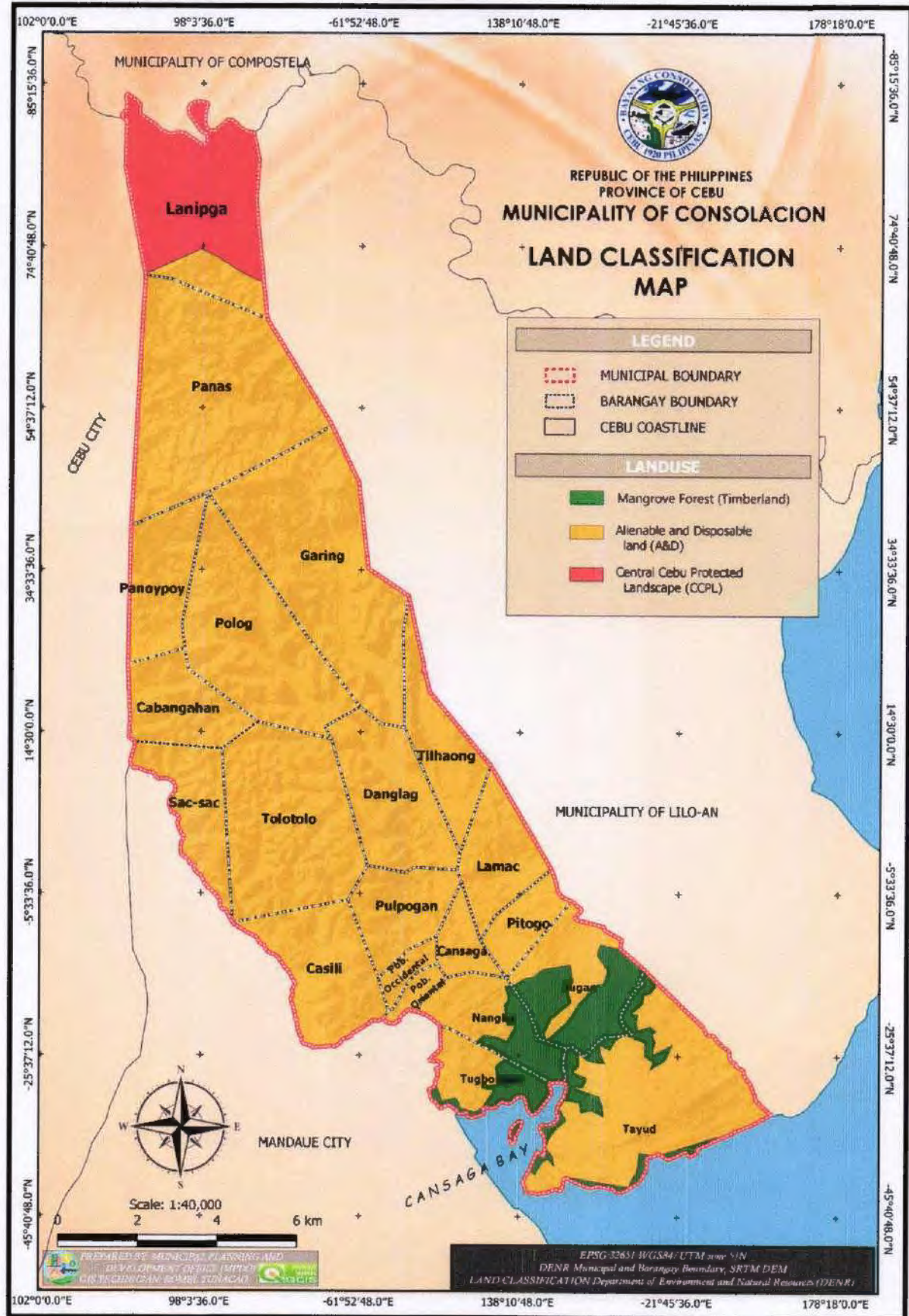


Figure 2.5 Soil Map

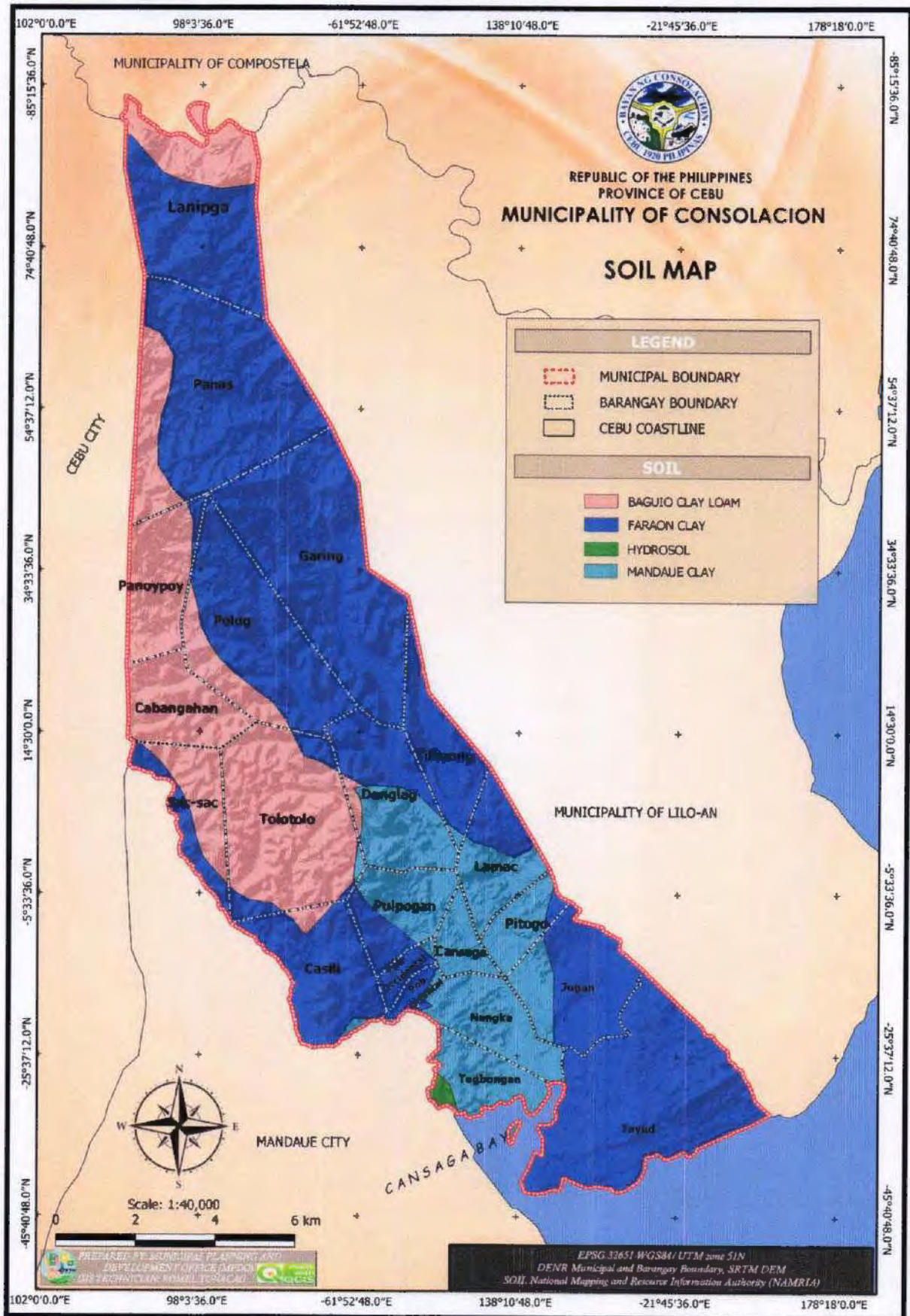


Figure 2.6 Slope Map

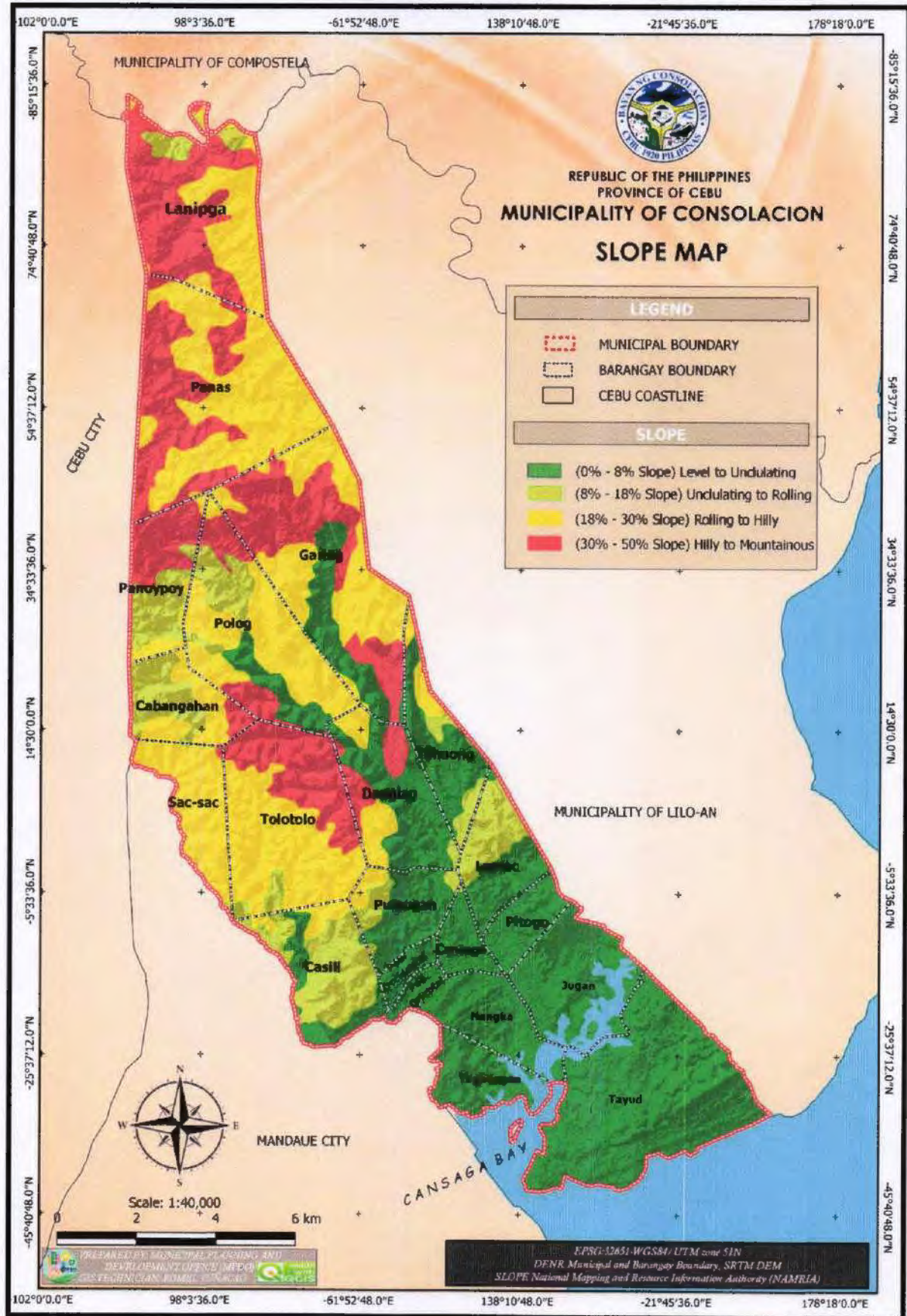


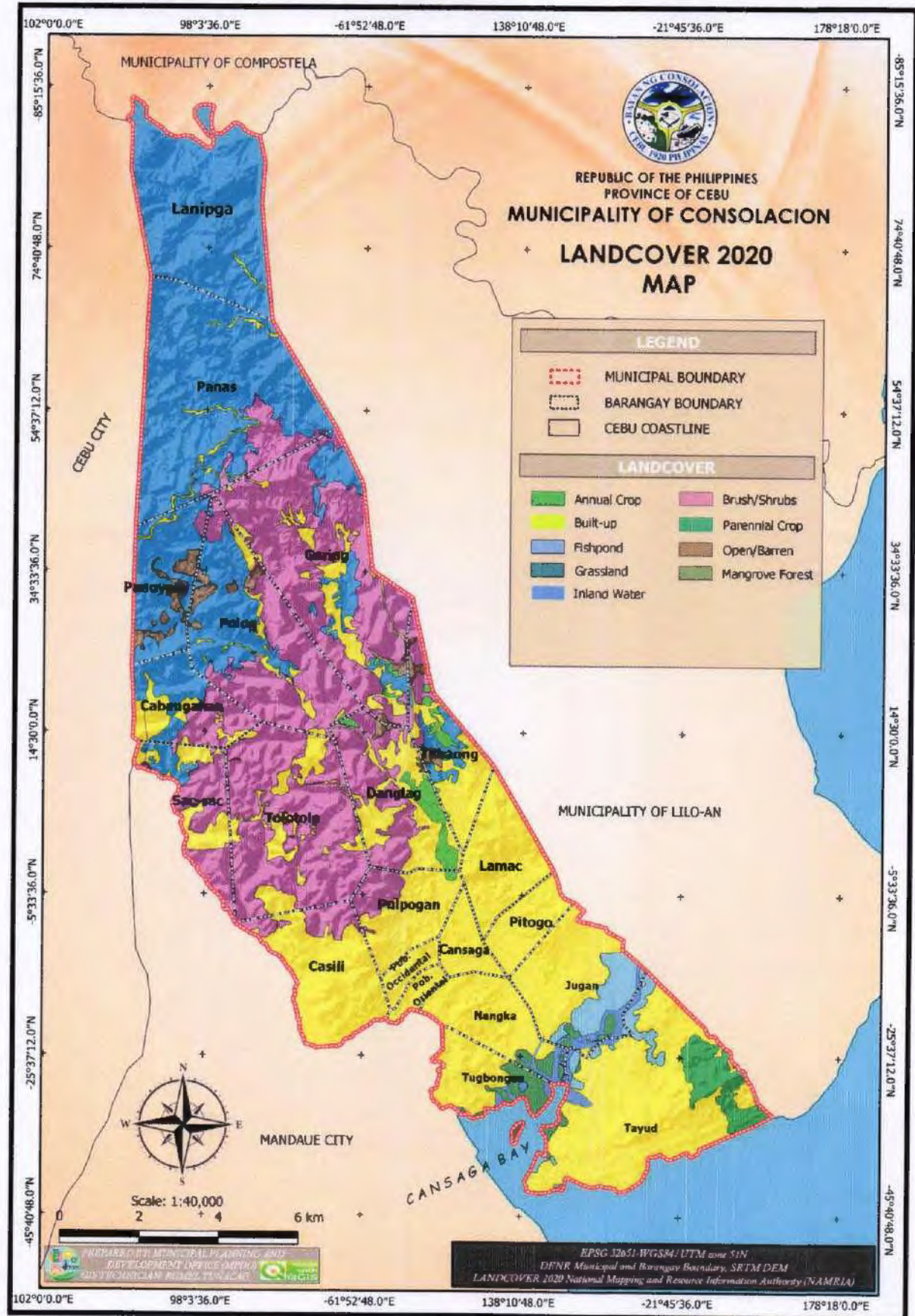
Figure 2.7 Land Cover Map



Figure 2.9 Flood Hazard Maps

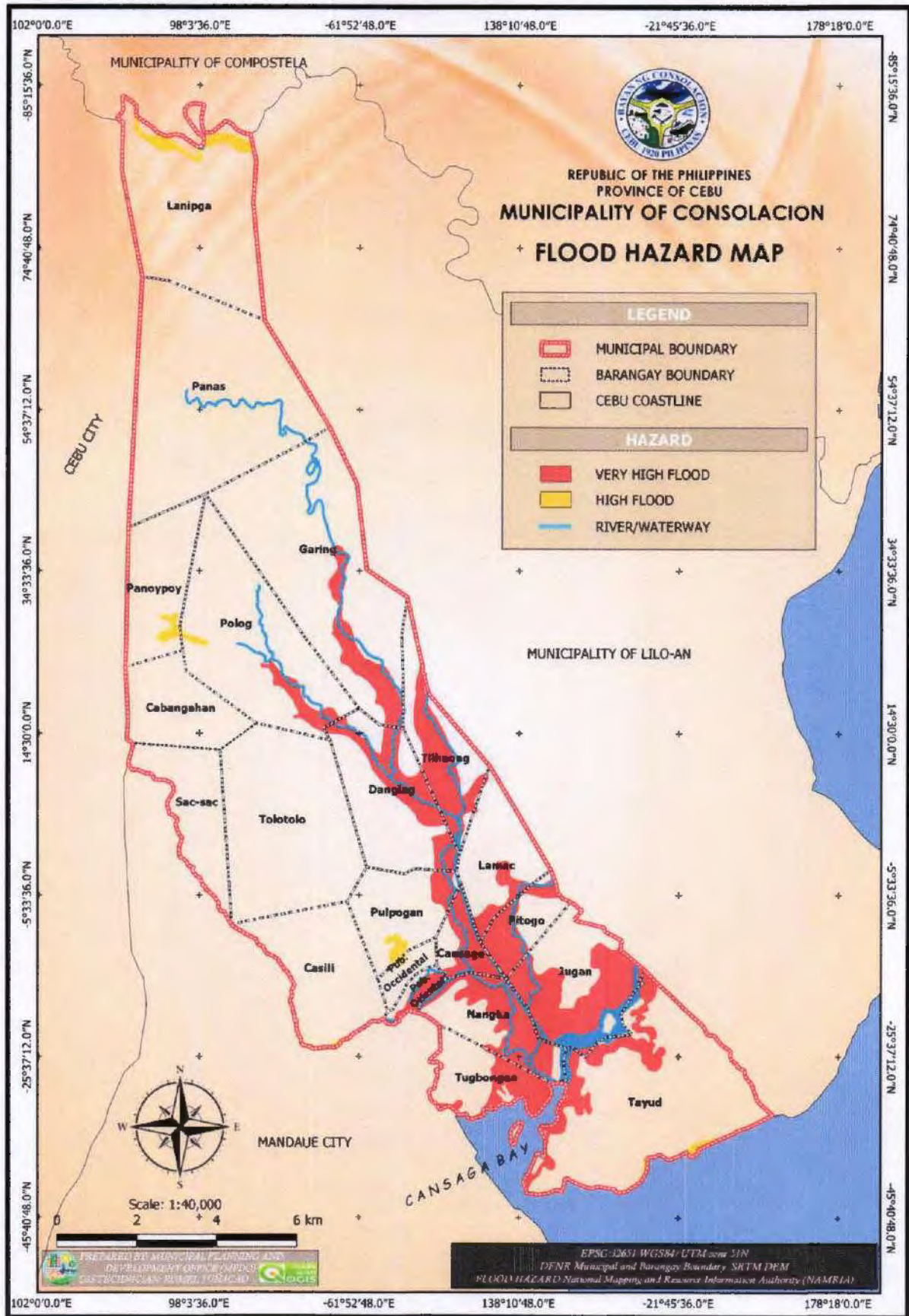
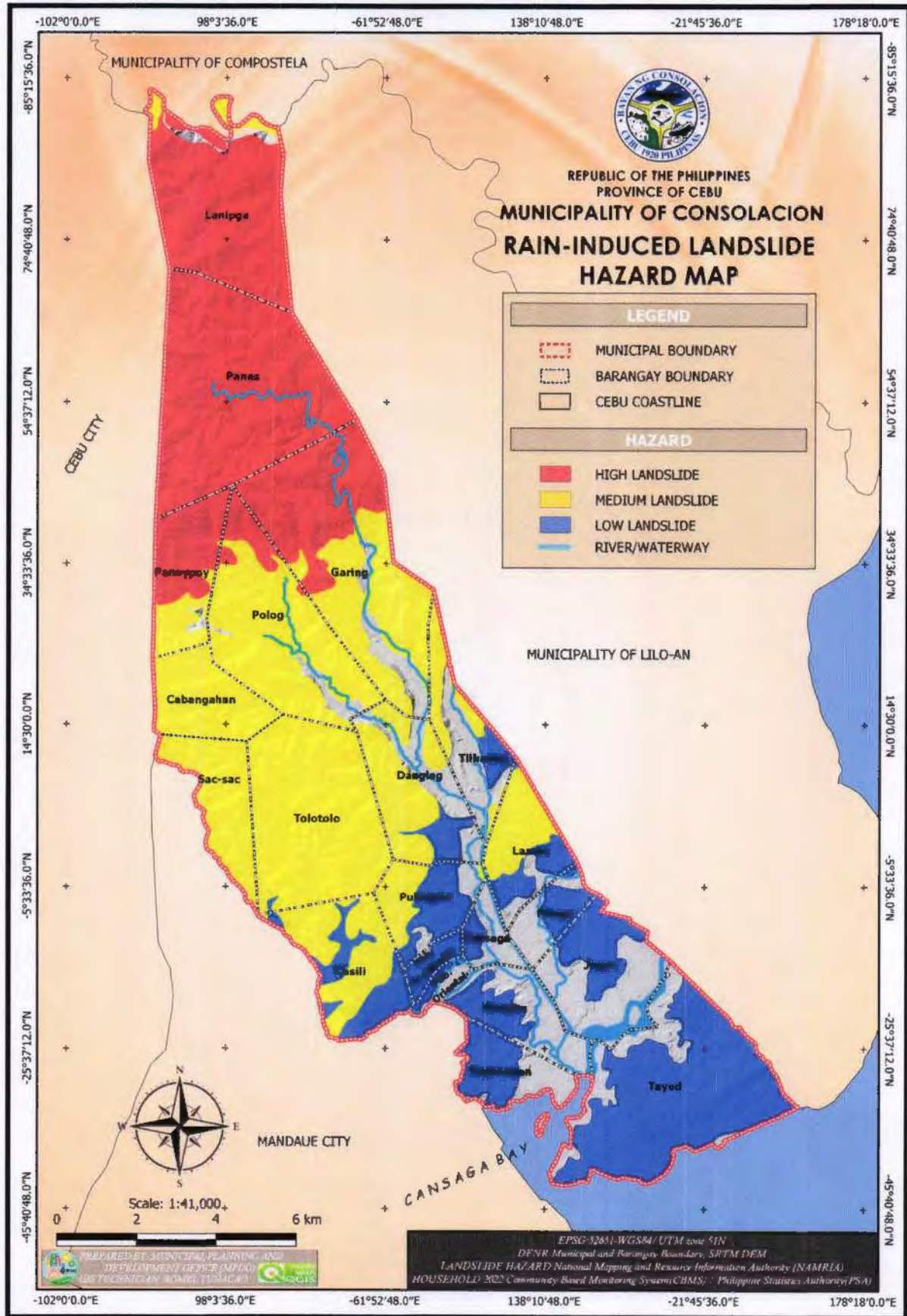


Figure 2.10 Rain-Induced Landslide Hazard Maps



2.3 DEMOGRAPHY

Consolacion has a population growth rate of 2.52 percent as for the year of 2020. Based on this growth rate, the 2024 and 2033 (beginning and ending of the planning period) projected population is 163,376 and 204,036 respectively. With the further growth influenced by the Seafront City development, it is projected to attract migrant workers and new residents raising the population to 204,036 by 2033. Seafront City regular population is expected to rise from 20,487 to 145,412 by 2033. Additionally, the city will generate job opportunities, employing 18,438 workers in 2026, increasing to 131,008 by 2033 and with half of the workforce likely coming from neighboring areas, thereby boosting in-migration and the overall population of the municipality.

Table 2.3.1 Projected Municipal Population per Barangay

Barangay	Base Population (Po) (2000)	Participation Rate (PR)	Projected Population									
			2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Cabangahan	3,053	0.021	3,370	3,454	3,541	3,629	3,720	3,813	3,908	4,006	4,106	4,209
Cansaga	6,504	0.044	7,179	7,359	7,543	7,731	7,924	8,123	8,326	8,534	8,747	8,966
Casili	18,601	0.126	20,532	21,045	21,572	22,111	22,663	23,230	23,811	24,406	25,016	25,642
Danglag	4,513	0.030	4,982	5,106	5,234	5,365	5,499	5,636	5,777	5,921	6,069	6,221
Garing	3,431	0.023	3,787	3,882	3,979	4,078	4,180	4,285	4,392	4,502	4,614	4,730
Jugan	12,774	0.086	14,100	14,453	14,814	15,184	15,564	15,953	16,352	16,761	17,180	17,609
Lamac	11,221	0.076	12,386	12,696	13,013	13,338	13,672	14,014	14,364	14,723	15,091	15,468
Lanipga	902	0.006	996	1,021	1,046	1,072	1,099	1,126	1,155	1,184	1,213	1,243
Nangka	13,013	0.088	14,364	14,723	15,091	15,468	15,855	16,251	16,658	17,074	17,501	17,939
Panas	1,341	0.009	1,480	1,517	1,555	1,594	1,634	1,675	1,717	1,760	1,803	1,849
Panoypoy	1,339	0.009	1,478	1,515	1,553	1,592	1,631	1,672	1,714	1,757	1,801	1,846
Pitogo	4,295	0.029	4,741	4,859	4,981	5,105	5,233	5,364	5,498	5,635	5,776	5,921
Poblacion Occ.	5,988	0.040	6,610	6,775	6,944	7,118	7,296	7,478	7,665	7,857	8,053	8,255
Poblacion Or.	3,147	0.021	3,474	3,561	3,650	3,741	3,834	3,930	4,028	4,129	4,232	4,338
Polog	2,601	0.018	2,871	2,943	3,016	3,092	3,169	3,248	3,330	3,413	3,498	3,586
Pulpogan	14,700	0.099	16,226	16,632	17,048	17,474	17,910	18,358	18,817	19,288	19,770	20,264
Sacsac	2,468	0.017	2,724	2,792	2,862	2,934	3,007	3,082	3,159	3,238	3,319	3,402
Tayud	23,208	0.157	25,617	26,258	26,914	27,587	28,277	28,984	29,708	30,451	31,212	31,992
Tilhaong	2,171	0.015	2,396	2,456	2,518	2,581	2,645	2,711	2,779	2,849	2,920	2,993
Tolotolo	4,072	0.028	4,495	4,607	4,722	4,840	4,961	5,085	5,213	5,343	5,476	5,613
Tugbongan	8,670	0.059	9,570	9,809	10,055	10,306	10,564	10,828	11,098	11,376	11,660	11,952
Total	148,012	1.00	163,378	167,462	171,649	175,940	180,338	184,847	189,468	194,205	199,060	204,036

Table 2.3.2 Population Projections with Seafront City Regular and Employment In-migration

Particulars	Year (Planning Period 2024-2033)										Extended to 2050			
	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2035	2040	2045	2050
Municipal Population (Ordinary)														
TOTAL	163,378	167,462	171,649	175,940	180,338	184,847	189,468	194,205	199,060	204,036	214,366	242,535	274,406	310,465
Seafront City Popn														
- Regular			20,487	40,975	61,462	81,950	102,437	122,925	143,412	145,564	149,963	161,553	174,038	187,489
- Transient			12,277	24,554	36,830	49,107	61,384	73,661	85,938	87,227	89,863	96,808	104,290	112,350
-Employment (high)			18,438	36,878	55,316	73,755	92,193	110,633	129,071	131,008	134,967	145,398	156,634	168,740
Seafront City			51,202	102,407	153,608	204,812	256,014	307,219	358,421	363,799	374,793	403,759	434,962	468,579
Migrant Pop.														
- Regular			20,487	40,975	61,462	81,950	102,437	122,925	143,412	145,564	149,963	161,553	174,038	187,489
-Employee (50/50)			9,219	18,439	27,658	36,878	46,097	55,316	64,535	65,504	67,483	72,699	78,317	84,370
Total Migrants			29,706	59,414	89,120	118,828	148,534	178,241	207,947	211,068	217,446	234,252	252,355	271,859
TOTAL Pop. (A)	163,378	167,462	222,851	278,346	333,946	389,659	445,482	501,423	557,480	567,835	589,158	646,294	709,368	779,044
- Municipal, Seafront (Regular, transient, migrant employees)														
TOTAL Pop. (B)	163,378	167,462	201,355	235,354	269,458	303,674	338,002	372,446	407,007	415,104	431,812	476,787	526,761	582,324
-Mun., Seafront regular, migrant employee														

Figure 2.3.1 Population Density 2022

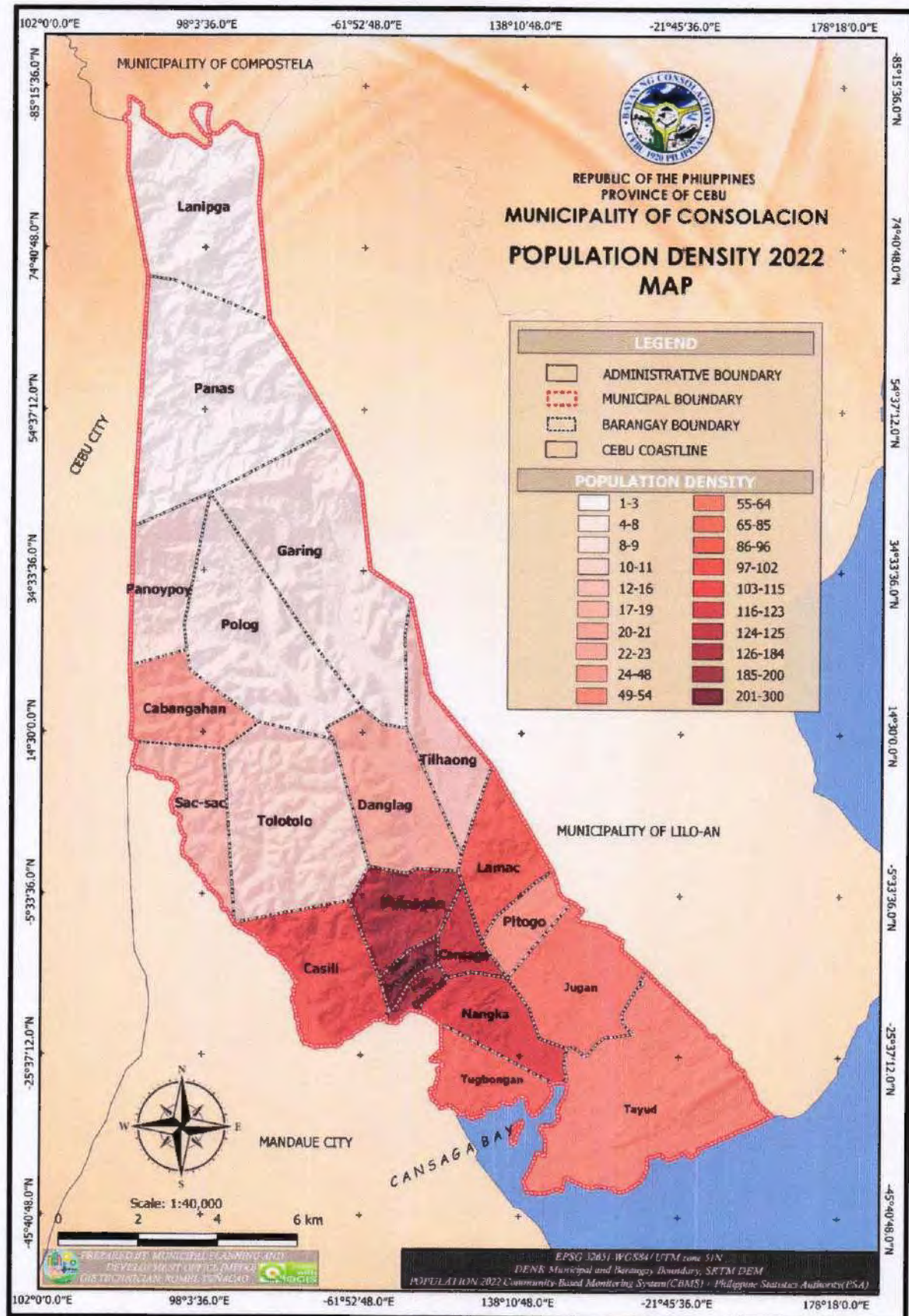
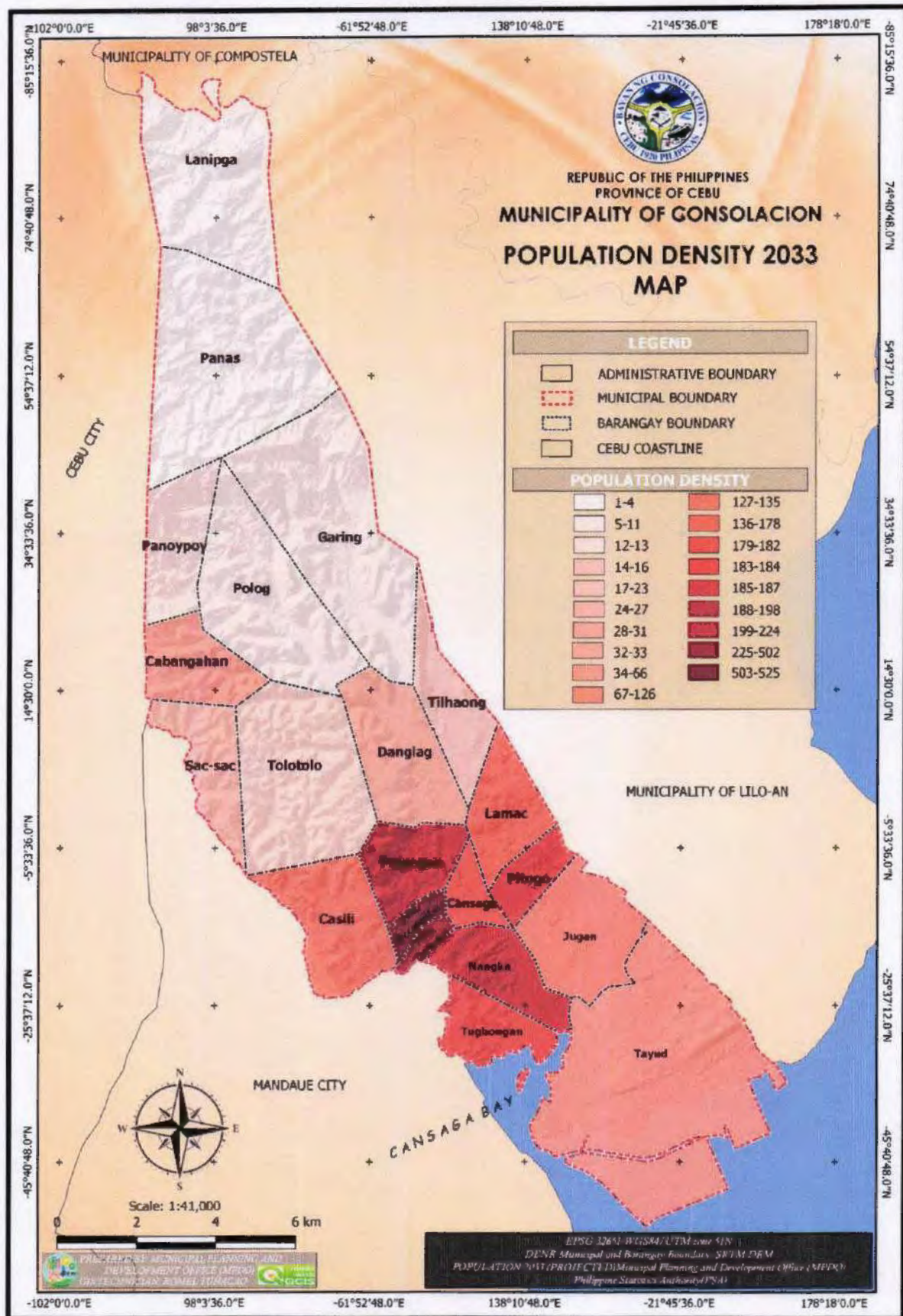


Figure 2.3.2 Projected Population Density 2033

2.4 HEALTH

The health and sanitation situation in Consolacion includes a well-distributed system of public and private health facilities. The municipality has one main Rural Health Unit (RHU) and a birthing facility, both accredited by the Department of Health and PhilHealth, alongside 21 Barangay Health Station. Private facilities include one secondary hospital, eight private medical clinics, and six birthing clinics. Key services offered include consultations, tuberculosis treatment, dental services, and maternal care. However, challenges such as inadequate health personnel, overcrowding, and limited medicines persist, necessitating increased funding, facility upgrades, and additional health workers to meet the growing demands of the urbanizing municipality. The existing (2023) number of doctors, dentists and sanitary inspectors are not enough to meet present and future demand/requirements. By the year 2033 there will be a backlog of twelve (12). With the addition of the Seafront City migrant population there will be a doubling in the number of health personnel required within the planning period. The number of health facilities should also be increased.

2.5 SOCIAL WELFARE

The social welfare services in Consolacion encompasses comprehensive programs aimed at addressing the needs of vulnerable populations. The municipality has 27 Daycare Centers and a National Child Development Center for early childhood education and care, along with a Crisis Center for children in conflict with the law and at risk. Support for senior citizens and individuals with disabilities is provided through the Office of the Senior Citizens Affairs and the Persons with Disability Affairs Office. Key Programs include Assistance to Individuals in Crisis Situations (AICS), child and youth welfare, women's welfare, and livelihood initiatives. These services focus on crisis intervention, community development, and ensuring the well-being of marginalized groups. The space/room for interview and counselling, separate living quarters for male and female personnel in times of disaster or emergency operations, ample space/room for receiving clients, exclusive space /room for conducting an intake interview and storage room for stockpiling to relief operations. It also lacks the

manpower to implement devolved programs and to meet future demands with the increasing cases of social issues and concerns.

2.6 EDUCATION

The education sector in Consolacion has experienced significant growth, offering services from preparatory to tertiary levels. By 2023, the municipality had 34 elementary schools, 24 secondary schools, and a tertiary institution, reflecting an increase in the number of schools since 2019 reflecting the municipality's educational growth. Challenges remain, particularly in the condition of facilities, with some schools lacking basic amenities such as comfort rooms, adequate playgrounds, and classrooms, where improvements are needed to support the municipality's growing population and educational needs. The existing number of teachers and classrooms are not enough to meet the required standards for present and future requirements as the gap widens from the beginning of the planning period to 2033, given the total regular municipal plus the SC migrant population. By SY 2033-2034 an additional 1,039 Teachers and 1,184 classrooms are needed for the elementary level. For the secondary level, there is a need to hire 472 teachers and construct 607 additional classrooms.

Considering the 'one hectare (1 ha) for twenty-one or more classes' standards for elementary schools within the urban area the 1,184 will need 59.2 hectares. However, if the 4-storey school building with 16 classrooms the land requirement will be 57 hectares. Similarly, the 607 classrooms for the secondary schools will require 2.6 hectares of land for the construction of 38 four-storey with 16 classrooms school buildings.

A total of 7.6 hectares of land will be needed to accommodate medium rise school buildings to address the backlog and future requirements of both the elementary and secondary school levels.

The Cebu Technological University (CTU) and other colleges/universities which will establish tertiary and higher learning institutions in the municipality will also be needing land areas for their facilities.

2.7 SPORTS AND RECREATION

This sector in Consolacion faces challenges with insufficient facilities, equipment, and programs to meet the needs of its growing population. Most barangays have multi-purpose covered courts used for both sports and recreational activities, but many are in fair condition and also serve as evacuation centers. Key issues include a lack of budget, trained personnel, and equipment for diverse sports. The existing facilities fall short of the standard requirement of 500 sqm per 1,00 residents, with significant deficits projected as the population grows. Plans to address these issues include developing inclusive sports programs, increasing funding, and expanding infrastructure to promote community engagement, active lifestyles, and youth development. By year 2033 which sports and recreational facilities requires a total of 102,018 square meters (or 10 hectares). With the migrant population of Seafront City (SC) the area requirement will double to 20.7 hectares by 2033.

2.8 TRANSPORTATION NETWORK

Future road requirements considerations include the following: 1) future demand influence by natural or regular population growth, 2) regular municipal population increases with the addition of Seafront City (SC) migrant population. At the beginning of the planning period, the existing 116 kilometers road-length is already insufficient to meet the 392 kilometers requirement. For municipal population growth only considerations, the road-length requirement by 2033 will be 490 kilometers. However, if the Seafront City contribution to population growth will be considered the total road-length requirement by 2033 will be 996 kilometers.

2.9 PROTECTIVE SERVICES

Consolacion's protective services include a Municipal Police Station, Fire Station, and Municipal Jail, supported by volunteer programs. The police force operates with 38 personnel but requires 319 to meet standards, while the Fire Station with 32 personnel and four trucks, also faces staffing and equipment shortages. The jail needs additional facilities, including an infirmary and expanded space.

Strengthening these services is vital to meet the municipality's growing demands. The number of additional number of policemen requirement increases from 327 in 2024 to 787 by 2033. The present backlog of firemen is 50.

2.10 SHELTER/HOUSING

In-migration played a part in the municipality's housing/settlement and urbanization growth given the increasing number of residential subdivisions in the municipality. Future development plans/projects such as the Seafront City and New Cebu International Container Port could bring-in more migrants that will influence housing demand and rapid urbanization. The Seafront City project will significantly contribute to the total population of the Municipality, a portion of this will require housing (especially, migrant workers) in the municipality's barangays.

The inventory of Informal Settlements indicated a total of 1,779 households occupying a total land area of 2.5 hectares located in timberland areas, rivers/creek easement and private properties.

A total of 73,703 new housing units (HU) is required to meet present and future requirement (within the 2024-2033 planning period), which comprises of 20,935 required to address demand from the local municipal population increases, backlog and resettlement of informal settlers, and 52,768 for meeting the Seafront City migrant population. The 73,703 new housing units will require a total of 573.8 hectares with 65.9 hectares that will be devoted to 'socialized housing' (which include resettlement of Informal Settlers).

2.11 AGRICULTURE

Agriculture in Consolacion faces challenges from urbanization, reducing agricultural land to 24.9% of the municipality. Key crops include corn, vegetables, mango, and banana, with livestock and poultry, particularly hogs, as major outputs. Urban expansion has pushed farming to upland areas, while limited infrastructure, climate change, and an aging farming population hinder productivity. Efforts include

sustainable farming, irrigation projects and farmer financial support. Over the past 2 decades, the agriculture landscape of Consolacion has considerably changed. The urban sprawl which affected the Metropolitan area of Cebu including Consolacion has contributed to such tremendous changes. Among the factors that lead to such changes include rapid land conversion of Agricultural areas to non-agricultural uses, urbanization, shifting of livelihood from farming to other non-agriculture means, and diminishing number of farmers.

Recent data of the Municipal Agriculture Office revealed that the total agricultural production area of the Municipality of Consolacion including potential area for agriculture as of 2022 data is pegged at 24.9 % or a total of 974.46 hectares.

2.12 COMMERCE

Consolacion highlights its economic growth, driven by its proximity to urban hubs like Mandaue City. Wholesale and retail trade dominate the local economy, alongside manufacturing, which generates significant revenue. The number of business establishments has steadily increased where it also had to face developing challenges that includes traffic congestion, insufficient parking space, and deteriorating infrastructure. The Seafront City project, a major mixed-use development, is expected to address these issues, boost economic activities, and create employment opportunities

2.13 INDUSTRY

Consolacion's industrial sector has grown significantly, with 110 establishments by 2023, focusing on agro-industrial, manufacturing, and shipbuilding, mainly in Barangay Tayud. Key challenges include limited expansion space, pollution, and inadequate infrastructure. Plans like the Seafront City project aim to boost industrial capacity and address these issues. The Seafront City and the proposed New Cebu International Container Port will also create demands for other industries and commercial establishments that will provide logistical support or ancillary services to these future developments. There are 110 industrial establishments in 2023 occupying

a total land area of 50.5 hectares. With the Seafront City reclamation project there will be a number of industrial establishment (particularly, shipyards-ship repair and ship building and those establishments/activities that provide logistics and support) that will be displaced, thus, there will be a reduction in the total number of industries in the municipality.

2.14 TOURISM

The tourism sector in Consolacion is rapidly growing, fueled by its mountain-view attractions, cafes, resorts, and plans for urban developments like Cansaga Bay. Cultural highlights include the Sarok Festival, celebrating local traditions with colorful street dancing and parades. Main challenges include insufficient infrastructure, lack of a Tourism Code, and limited accessibility for visitors. Plans to address these issues focus on enhancing facilities, promoting eco-tourism, and preserving cultural heritage. These efforts aim to boost local revenues, create jobs, and establish Consolacion as a premier destination.

2.15 FORESTRY

Consolacion lacks significant forest cover but includes two protected area classifications: NIPAS areas (49.75 hectares of the Cotcot-Lusaran watershed) and non-NIPAS areas (88.356 hectares of mangrove forests in Barangays Tayud, Nangka, Tugbongan, and Jugan). These areas are critical for biodiversity, soil erosion control, and water management. Severe erosion, deforestation, and illegal logging are ongoing challenges, especially in steep slope areas like Barangay Lanipga. Conservation efforts focus on watershed rehabilitation, sustainable agroforestry projects, and enforcement of forestry laws to protect the environment and mitigate hazards such as landslides and flooding

2.16 INFRASTRUCTURE-TRANSPORTATION

Consolacion's transportation system serves as a vital link to northern Cebu, with primary access through the Cebu North Highway and Cansaga-Tayud Road. The municipality's road network spans 115.83 kilometers, though traffic congestion,

especially on major routes, and insufficient infrastructure remain significant challenges. Addressing these issues requires expanding road networks and implementing planned developments, such as those linked to Seafront City, to enhance connectivity and reduce congestion.

2.17 INFRASTRUCTURE-WATER

The current reliance on Level III water systems for 73% of households, with significant gaps in upland and underserved barangays. The Metropolitan Cebu Water District (MCWD) serves 12 barangays, but broader coverage is needed to meet the projected doubling of water demand by 2030. Challenges include over-extraction of ground water, saltwater intrusion, and aging infrastructure. The municipality prioritizes expanding Level III systems, protecting watersheds, upgrading water infrastructure, and exploring alternative sources like surface water and desalination to ensure sustainable and resilient water supply infrastructure. Most of the waterworks supply system (MCWD, Manila Waters, Consolacion waterworks) supplied the urban barangays, while barangay cooperatives services the upland barangays. However, some areas are still not covered by the cooperatives, thus, residents have to rely on developed or undeveloped sources of water. Based on the projected total population of the Municipality of Consolacion, which includes the natural growth of the municipality and that contributed by the Seafront City's migrant population and the standard requirement for water, the municipality needs 17,972 cubic meters and 45,661 cubic meters by 2024 and 2033, respectively.

2.18 INFRASTRUCTURE-POWER

Consolacion primarily relies on the Visayan Electric Company (VECO), serving 88% of households by 2023, up from 82% in 2020. Average residential electricity consumption from 2022 to 2023 1,836 kWh annually, with industrial and commercial sectors consuming 44% and 14% of total electricity, respectively. Projected electricity demand is set to rise by 20% on 2033, driven by population and economic growth, with an additional 61% increase anticipated from the Seafront City reclamation project. The percentage distribution of electricity consumption by type of consumers

saw the increase of industry consumption from 2018 to 2023, making the sector as the highest power consumer in the municipality consuming 44% of the 141,275,082.72 kwh in 2023. Domestic/residential consumed 42% while the commercial sector with 14%. The Residential Consumers projected demand for electricity considering the municipal growth only will have an increase by 20% from the year 2024 demand of 74,990,502 kWh to 2033 demand of 93,652,605. However, with the establishment of the Seafront City and its migrant population, the demand by year 2023 will increase by as much as 61%. The Seafront City (SC) load estimate is 55 MW (EIS, 2022) which will significantly increases the commercial establishments power requirement.

2.19 ENVIRONMENTAL MANAGEMENT

Consolacion's environmental management focuses on solid waste reduction, wastewater treatment, and natural resource protection. Key initiatives include a sanitary landfill, proposed septage treatment facilities, watershed rehabilitation, and biodiversity conservation. Challenges like non-segregated waste and habitat destruction are addressed through stricter policies and sustainable practices to ensure environmental resilience. The estimated wastes volume that will be generated in 2024 is 29,734,796 kg (32,777 tons), which will increase to an annual generation of 37,134,552 kgs by 2033. However, with the Seafront City contributions this will increase to 75,548,928 kgs (83,278 tons). With the increasing volume of wastes generated, there will also be a corresponding increase in the demand for SLF sites. For the Municipality of Consolacion alone, there will be a need for 13.52 hectares at the start of the planning period 2024 which will increased to 34.34 hectares by 2033.

2.20 ADMINISTRATIVE AND FINANCE

This sector of Consolacion focuses on enhancing fiscal sustainability through improved revenue collection, digital tax systems, and efficient financial management. Strategies include online payment platforms, addressing delinquent accounts, tax mapping, and capacity-building for staff. These efforts aim to modernize operations, ensure financial efficiency, and support the municipality's developmental objectives.

2.21 CLIMATE CHANGE ADAPTATION AND DISASTER RISK REDUCTION AND MANAGEMENT

Climate Change projections (1971-2065) for the Municipality of Consolacion revealed an increasing monthly temperatures and precipitation levels. The inventory of natural hazards in the Municipality of Consolacion identified 5 hazards that are potentially damaging to its local barangays: (1) Flooding; (2) Rain-induced Landslide; (3) Liquefaction; (4) Ground Shaking and 5) Severe Wind. Population exposed to very high flood hazard or depth of more than 1.5 meters of water is 34,918 individuals while 2,394 individuals are exposed to high flood hazard or 1.5 meters depth of water.

2.22 HERITAGE CONSERVATION

The Municipality of Consolacion has quite a number of Built, Natural and Intangible/Cultural Heritage sites and attractions. The built heritage includes the San Narciso Church, Old Municipal Town Hall, and the Gabaldon School buildings. The Villarrocca Lake is a wetland with aquatic resources has been providing valuable ecosystems services to the environment and the community as one of its known natural heritages. Cultural heritage is marked with festivities and celebrations, which includes the Sarok festival – celebrated the municipality, and those at the barangays, such as the Tayuran festival of Barangay Tayud, Maize Kinayo festival, Pasayan Festival, Buddod Balanghoy Festival, Tangkong festival, and the Sinulog sa Nangka.

3 DEVELOPMENT CONSTRAINTS, AND LIST OF PRIORITIZED ISSUES AND CONCERNS

The Municipality of Consolacion faces a complex set of development constraints and challenges as it continues to urbanize and expand. With rapid population growth, rising immigration, and major infrastructure projects like Seafront City, the municipality must address critical issues in housing, transportation, social services, and environmental resilience. Urban sprawl, inadequate infrastructure, disaster risks, and governance gaps pose significant threats to sustainable development. To navigate these challenges, a prioritized action plan is essential to ensure balanced growth, economic competitiveness, and a livable, resilient community for current and future residents. The following list of prioritized issues and concerns outlines the key development barriers and the strategic focus areas that need urgent and long-term attention.

3.1 Physical and Environmental Constraints

- **Steep Slopes & Erosion Risk:** Approximately 59% of Consolacion's land area consists of rolling to very steep hills, making large portions unsuitable for urban development.
- **Flooding and Landslides:** Several lowland and coastal areas are prone to flooding, while upland areas face landslide risks due to deforestation and improper land use.
- **Coastal Erosion & Saltwater Intrusion:** Development in coastal zones is threatened by erosion and saltwater intrusion due to rising sea levels.
- **Environmental Degradation:** Mangrove forests, rivers, and key biodiversity areas are under threat from pollution and urban expansion.

3.2 Population Growth and Urbanization Challenges

- **High Population Growth Rate:** The municipality's 2.52% annual population growth rate is higher than national and regional averages, leading to increasing demand for housing, services, and infrastructure.

- **In-migration from Seafront City Project:** The development of Seafront City will bring in migrant workers and new residents, further increasing population pressures.
- **Urban Sprawl & Informal Settlements:** The lack of adequate housing solutions has led to the rise of informal settlements, often in hazard-prone areas such as riverbanks and coastal zones.

3.3 Infrastructure and Transportation Issues

- **Inadequate Road Network:** The 116 km of existing roads is insufficient to meet the 996 km required by 2033 (including Seafront City population growth).
- **Traffic Congestion:** The Central Business District (CBD) and major roads experience severe congestion due to poor road connectivity and increasing vehicle volume.
- **Limited Public Transport:** The absence of modern transport systems and proper traffic management exacerbates congestion.
- **Lack of Drainage & Flood Control Systems:** Urban areas lack proper stormwater drainage, causing regular flooding in low-lying areas.

3.4 Housing and Shelter Deficit

- **Housing Backlog:** By 2033, the municipality requires 73,703 new housing units to accommodate both regular municipal and Seafront City migrant populations.
- **Informal Settlements Growth:** Approximately 1,779 households are living in hazard-prone areas, including riverbanks and timberland areas.
- **Limited Affordable Housing:** The high cost of land and lack of socialized housing programs make housing unaffordable for low-income groups.

3.5 Economic and Employment Concerns

- **Limited Local Job Opportunities:** The employment rate is highly dependent on Metro Cebu, with limited local industry growth.
- **Unbalanced Economic Development:** Growth is concentrated in commercial and industrial zones, with agriculture and local businesses declining.

- **Reliance on External Investments:** The economic future depends heavily on large-scale projects like Seafront City and the New Cebu International Container Port, posing risks if investments slow down.

3.6 Social Services and Health Gaps

- **Insufficient Healthcare Facilities & Personnel:**
 - The Municipal Health Office is understaffed, and hospitals lack capacity to meet the needs of a growing population.
 - By 2033, a shortage of 12 doctors, nurses, and other health workers is projected.
 - The health impact of in-migration from Seafront City requires additional health facilities.
- **Education Deficiencies:**
 - The shortage of classrooms and teachers is critical, with 1,039 elementary teachers and 472 secondary teachers needed by 2033.
 - Land for schools is lacking, especially in urban areas.
- **Limited Social Welfare Services:**
 - Daycare centers and senior citizen facilities are insufficient to meet demand.
 - Social issues like drug use, domestic violence, and child welfare concerns are increasing.

3.7 Environmental and Disaster Resilience Concerns

- **Climate Change Vulnerability:** Rising sea levels, extreme weather events, and changing rainfall patterns pose risks to coastal and lowland communities.
- **Lack of Disaster Preparedness & Response Infrastructure:**
 - Insufficient emergency response personnel and equipment.
 - Lack of proper evacuation centers and early warning systems.
- **Waste Management Issues:** The existing waste disposal system is inadequate, with open dumping and illegal waste disposal still common.

3.8 Governance, Policy, and Financial Constraints

- **Limited Municipal Revenue & Budget:** The Local Government Unit (LGU) relies heavily on external funding, with limited local revenue generation.
- **Weak Implementation of Zoning Ordinances:** Illegal land conversions and encroachments continue due to weak enforcement.
- **Lack of Participatory Urban Planning:** There is a need for stronger public consultation and collaboration with the private sector.

3.9 List of Prioritized Issues & Concerns

1. **Road & Transportation Network Expansion** to decongest traffic and support new developments.
2. **Flood Control & Drainage Systems** in urban centers and low-lying barangays.
3. **Additional Health Centers & Personnel** to meet increasing demand from immigration.
4. **Socialized Housing & Resettlement Programs** to address informal settlements and housing shortages.
5. **Enhanced Disaster Risk Reduction & Management (DRRM)** including more evacuation centers and early warning systems.
6. **Education Infrastructure Expansion**, including more classrooms and teachers.
7. **Water Supply & Sanitation Improvements** to ensure safe and sufficient water for all barangays.
8. **Environmental Rehabilitation Programs**, including mangrove reforestation and solid waste management initiatives.
9. **Expansion of Job Creation Programs** to support local employment and reduce dependency on Metro Cebu.
10. **Strengthened Law Enforcement & Governance**, including better zoning enforcement and public safety initiatives.
11. **Sustainable Land Use & Smart Urban Planning**, incorporating green building standards and smart city concepts.
12. **Metro Cebu Integration & Connectivity**, improving regional transport linkages.

13. Energy Sustainability Projects, including renewable energy development.
14. Development of a Comprehensive Climate Adaptation Plan to address long-term environmental risks.
15. Strengthening of Local Governance & Financial Sustainability, increasing local revenue collection and investment attraction.

This development constraints and prioritization framework should guide policymakers, planners, and stakeholders in addressing key issues and ensuring sustainable growth and resilience for the Municipality of Consolacion.

4 DEVELOPMENT OPPORTUNITIES AND CHALLENGES

The Municipality of Consolacion is poised for significant economic growth and urban expansion due to its strategic location, increasing investment potential, and large-scale development projects such as Seafront City and the New Cebu International Container Port. Its proximity to Metro Cebu and planned infrastructure improvements, including road expansions, bypasses, and public transport projects, offer opportunities to enhance mobility, trade, and commerce. The municipality's real estate and housing sector is booming, with increasing demand for residential subdivisions and mixed-use developments, making it an attractive location for investors and new residents. Additionally, the rise of commercial centers, industrial zones, and digital-based enterprises contributes to economic diversification, while the growth of educational institutions ensures a skilled workforce for future industries. Furthermore, the potential for eco-tourism, renewable energy investments, and smart city initiatives presents sustainable development opportunities, fostering both economic and environmental resilience.

Despite these promising opportunities, Consolacion faces significant challenges that threaten its sustainable development. The municipality's high population growth rate and expected influx of migrant workers from Seafront City will intensify housing shortages, urban congestion, and pressure on social services. The existing road network is inadequate, with daily traffic congestion worsening due to poor public transport options and limited road expansions. Flooding and drainage issues persist, especially in low-lying areas, exacerbated by poor waste management and rapid urbanization. Environmental concerns such as deforestation, coastal erosion, and climate change risks further endanger long-term sustainability. Additionally, shortages in healthcare, education, and protective services highlight the need for expanded public facilities, additional personnel, and increased funding to meet growing demands. Weak

governance, limited local revenue, and inefficient land use enforcement also hinder effective urban planning and infrastructure development.

To fully capitalize on its growth potential, Consolacion must adopt a balanced approach that integrates economic expansion with environmental protection and social development. Strategic policies should focus on sustainable urban planning, resilient infrastructure, efficient public services, and stronger governance to address these challenges. By maximizing investments in smart city initiatives, climate adaptation strategies, and inclusive economic programs, the municipality can ensure a livable, competitive, and resilient future for its residents

5 DEVELOPMENT GOALS AND OBJECTIVES

5.1 DEVELOPMENT GOAL

Consolacion's development goals prioritize creating a sustainable, resilient, and inclusive municipality that balances economic growth with environmental preservation and enhanced quality of life.

The municipality aims to integrate climate-resilient urban planning, focusing on disaster risk reduction, sustainable housing, and eco-friendly infrastructure. Improving access to essential services such as health, education, and clean water is central to the plan, alongside fostering economic growth through strategic investments in commerce, industry, and tourism.

5.2 DEVELOPMENT OBJECTIVES

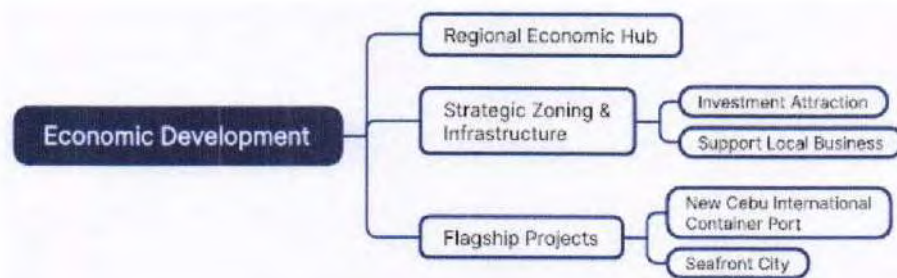
Consolacion's development objectives focuses on actionable and integrated approaches to achieve sustainable urbanization, economic growth, and environmental resilience. Strong emphasis is placed on protecting natural resources, rehabilitating watersheds, conserving biodiversity, and addressing urban environmental challenges such as waste management and pollution. By fostering partnerships with stakeholders and leveraging innovative approaches, Consolacion seeks to build a community that is adaptable to socio-economic and environmental challenges, ensuring a better future for its residents.

6 DEVELOPMENTS THRUST AND SPACIAL STRATEGY

Consolacion seeks to build a resilient, inclusive, and thriving municipality prepared for future challenges and opportunities by aligning economic, environmental, and urban strategies.

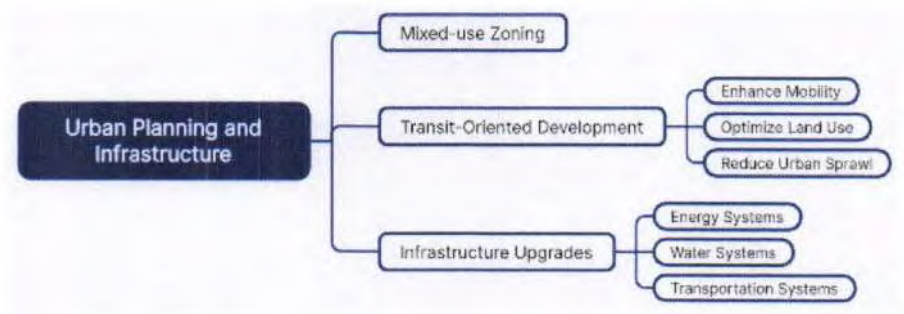
6.1 Economic Development

- Leverage flagship projects such as the Seafront City and New Cebu International Container Port to attract investments, create jobs, and position Consolacion as a regional economic hub.
- Promote industrial and commercial growth through strategic zoning, infrastructure upgrades, and support for local businesses.



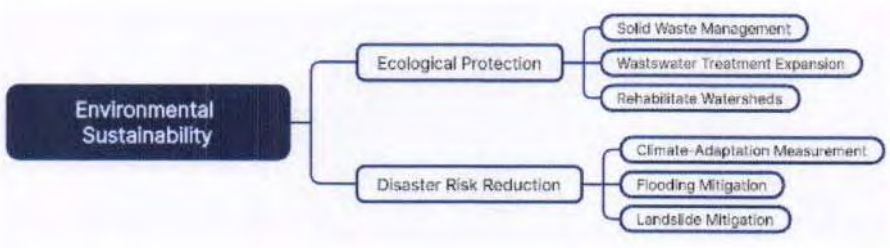
6.2 Urban Planning and Infrastructure

- Implement mixed-use zoning and transit-oriented development to optimize land use, enhance mobility, and reduce urban sprawl.
- Upgrade transportation networks, water supply systems, and energy infrastructure to support growing population and economic activities.



6.3 Environmental Sustainability

- Rehabilitate watersheds, expand wastewater treatment facilities, and strengthen solid waste management systems to address ecological challenges.
- Integrate climate-adaptive measures and disaster risk reduction strategies into urban planning to mitigate impacts of flooding, landslides, and other hazards.



6.4 Governance and Financial Sustainability

- Strengthen local governance through digital tax systems, efficient revenue collection, and capacity-building for administrative staff.
- Foster public-private partnerships to mobilize resources for key projects and ensure long-term sustainability.



7 PROPOSED LAND AND WATER USES AND ZONING ORDINANCE

The development trends of the municipality strategically leverage its position as a spillover area for the commercial and industrial growth of Cebu City and Mandaue City. The municipality aims to balance urbanization with sustainability, prioritizing efficient land allocation for residential, commercial, industrial, and agricultural uses. Open spaces and relatively affordable land prices make Consolacion an attractive hub for new developments, while zoning policies ensure the segregation of industrial activities from residential areas to maintain livability.

The municipality emphasizes sustainable urban growth by integrating disaster-resilient infrastructure and climate-adaptive planning into its strategies. Improved road networks, such as the widening of the north road, enhance connectivity and accessibility, fostering economic opportunities and reducing commuting challenges.

Addressing issues like land use efficiency, environmental conservation, and equitable access to resources, the plan sets the foundation for a resilient, inclusive, and economically vibrant future.

The proposed land and water use plans in the **Comprehensive Land Use Plan (CLUP) 2024-2033** aim to establish a structured and sustainable approach to development in the Municipality of Consolacion. The zoning ordinance defines specific areas for residential, commercial, industrial, agricultural, institutional, tourism, and environmental conservation purposes while also considering water use management.

Proposed Land Use

The municipality is divided into several base zones, each designed for a particular type of land use. Residential zones range from low-density single-family homes to high-rise condominiums, with designated areas for socialized housing to

accommodate lower-income communities. Commercial zones include small-scale neighborhood businesses up to large-scale business districts that support mixed-use development. Industrial zones are allocated based on the level of pollution and hazard they may cause, ensuring proper separation from residential and commercial areas.

Institutional zones house government offices, schools, hospitals, and research centers. Agricultural zones remain protected to sustain food security and prevent urban sprawl into essential farming areas. Tourism and recreational zones focus on ecotourism, resorts, and leisure parks, ensuring that natural landscapes are preserved while allowing controlled development. In addition, utilities, transportation, and services zones are designated for public transportation hubs, energy generation, water supply, and other essential facilities.

Overlay zones are introduced to provide additional regulations in areas with specific characteristics. Landslide and flood overlay zones implement building restrictions in hazard-prone areas. The ecotourism overlay zone ensures that developments in tourism areas follow sustainable principles. The heritage overlay zone preserves culturally significant sites. Green building overlay zones promote environmentally friendly construction, while transit-oriented development zones support pedestrian-friendly communities with accessible public transport.

Proposed Water Use

The zoning ordinance also regulates the use of municipal waters to balance economic activities and environmental conservation. Aquaculture sub-zones are designated for fish farming and mariculture, ensuring food production while maintaining water quality. Delta and estuary sub-zones focus on conservation efforts for wetland areas, preventing excessive development that could disrupt marine ecosystems. Commercial fishing sub-zones allow regulated fishing activities, subject to national fishery policies.

Foreshore land sub-zones control reclamation projects and shoreline developments, maintaining public access to coastal areas while minimizing environmental impacts.

Fishery refuge and sanctuary sub-zones serve as protected areas where fishing and other activities are restricted to support marine biodiversity. Waterways protection measures are enforced to prevent pollution, illegal fishing, and unregulated land reclamation. Any development near bodies of water requires an Environmental Compliance Certificate (ECC) to ensure it aligns with sustainability standards.

Zoning Ordinance Administration

For any development, a Locational Clearance must be secured before construction. Environmental Impact Studies (EIS) are required for projects near bodies of water to assess their potential effects on the ecosystem. Green infrastructure policies encourage the use of permeable materials for roads and parking areas in water-sensitive zones. Public consultations must be conducted before any zoning amendments to ensure that the local community has a voice in planning decisions.

The proposed zoning ordinance establishes a balanced approach to urban expansion, environmental protection, and economic growth. By enforcing clear land and water use regulations, the Municipality of Consolacion aims to create a more sustainable and resilient community for the future.

Figure 7.1 Existing Land Use Map 2023

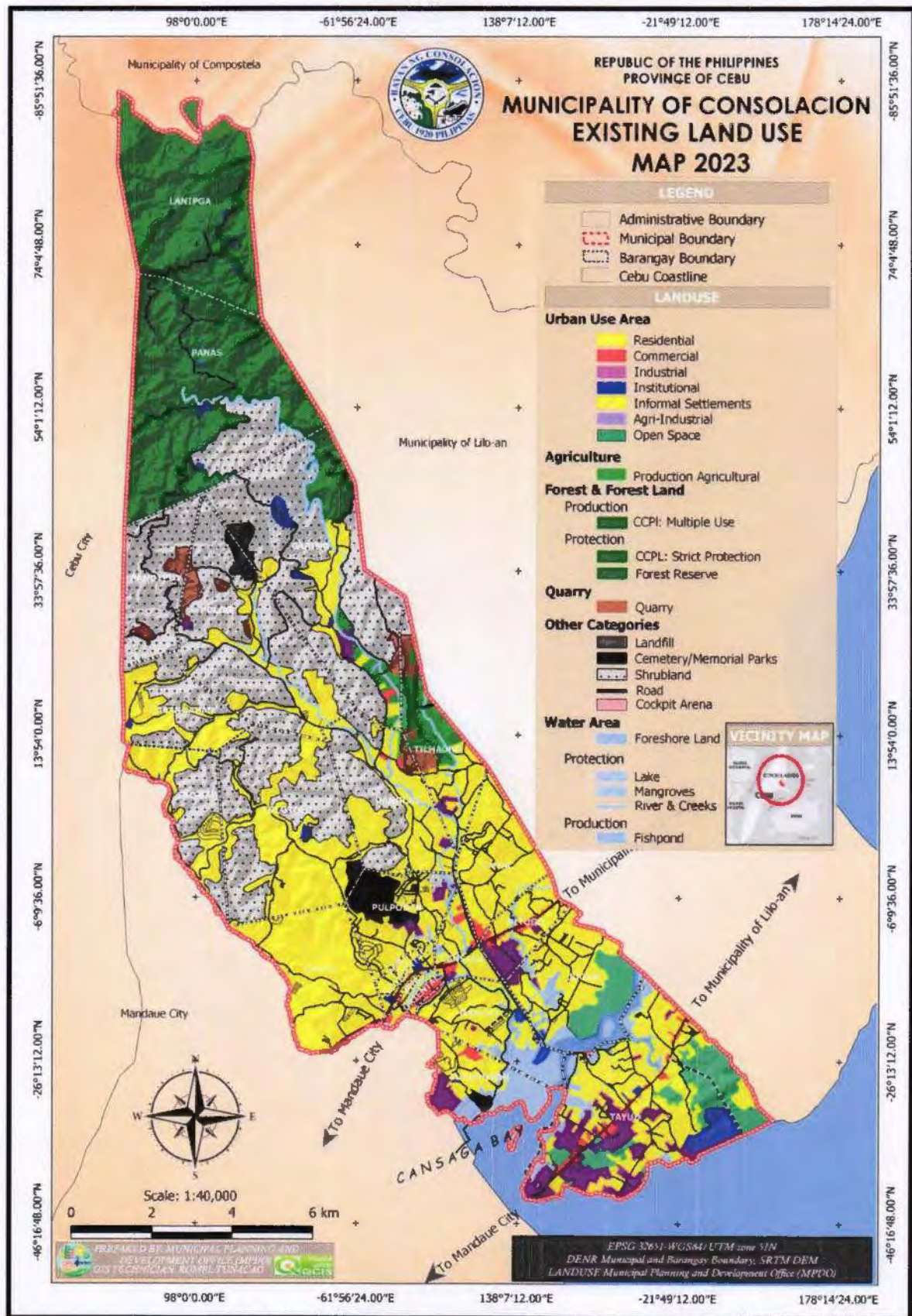


Figure 7.2 Proposed Land Use Map 2024-2033

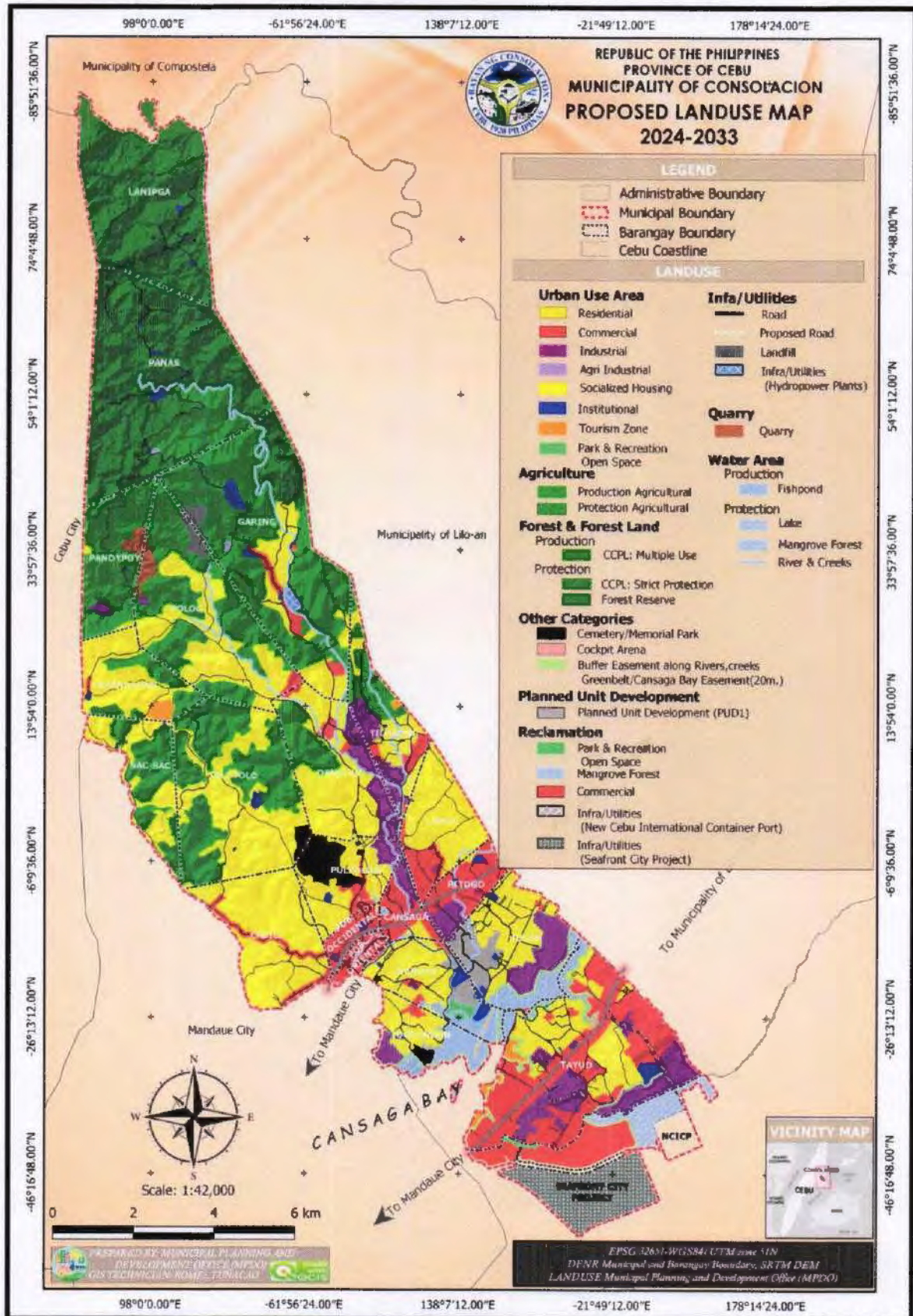
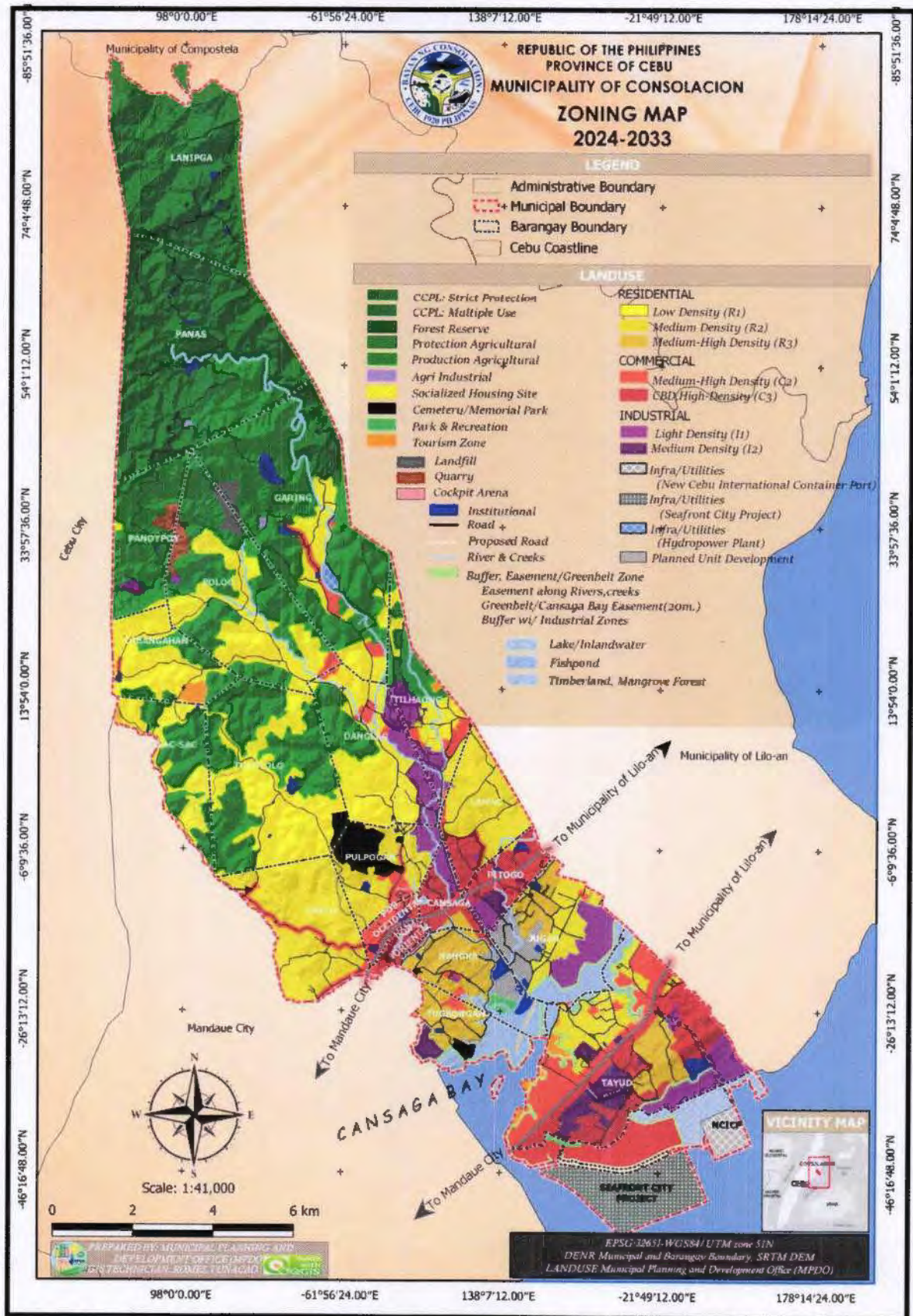


Figure 7.3 Zoning Map 2024-2033



8 PROPOSED MAJOR SPATIAL PROGRAMS AND PROJECTS

8.1 Seafront City

The Seafront City Project is a transformative urban development initiative designed to position Consolacion as a premier economic, residential, and commercial hub in Metro Cebu. This mixed-use reclamation project aims to create a smart, sustainable, and investment-friendly urban center by developing a 227.32-hectare coastal area into a thriving business, residential, tourism, and logistics district. The project is expected to boost Consolacion's economy, generate thousands of jobs, and attract major investors while addressing urban congestion and expanding Metro Cebu's economic footprint.

Key Features of the Seafront City Project

- **Total Area:** 227.32 hectares (reclaimed land along the coastal zone of Consolacion)
- **Mixed-Use Development:** Incorporates commercial, residential, industrial, and tourism zones
- **Smart & Green City Concept:** Uses modern infrastructure, green spaces, and sustainable urban planning
- **Key Facilities:**
 - Business and Financial Districts to attract corporate investors
 - Retail and Commercial Centers for shopping, dining, and entertainment
 - Waterfront Residential Communities offering modern housing solutions
 - Industrial and Logistics Hubs to complement the New Cebu International Container Port (NCICP)
 - Integrated Transport Systems including road networks, public transit, and walkable spaces
 - Coastal and Marina Facilities to boost tourism and leisure activities
 - Green Open Spaces and Eco-Parks for environmental sustainability

Figure 8.1 Seafront City Conceptual Development Plan

8.2 New Cebu International Container Port

The New Cebu International Container Port (NCICP) is a major infrastructure project designed to enhance Cebu's cargo-handling capacity, decongest the existing Cebu International Port, and boost the region's trade and logistics sector. Located in Barangay Tayud, Consolacion, Cebu, the port is set to modernize cargo operations, improve trade efficiency, and attract new investments to the municipality and the greater Metro Cebu area. Funded by the Korean Export-Import Bank (KEXIM) through an Official Development Assistance (ODA) loan, the NCICP is a strategic national project that will strengthen Cebu's role as a key logistics hub in the Visayas and Mindanao.

Key Features of the NCICP

- **Location:** Barangay Tayud, Consolacion, Cebu
- **Total Area:** Approximately 25 hectares
- **Cargo Handling Capacity:** Can accommodate larger vessels and increased container traffic
- **Modern Facilities:** Includes a berthing facility, container yard, administration building, and support structures
- **Enhanced Logistics Operations:** Equipped with modern cranes, handling equipment, and digitalized port management systems
- **Improved Accessibility:** Connected to major highways and logistics networks

Figure 8.2 New Cebu International Container Port



Source: Cebu Port Authority

COMPREHENSIVE LAND USE PLAN (CLUP)

2024-2033

MUNICIPALITY OF CONSOLACION



VOLUME 2: THE ZONING ORDINANCE

TABLE OF CONTENTS

Article I Title of Ordinance.....	8
Section 1. Title of the Ordinance.....	8
Article II. Authority and Purpose.....	8
Section 2. Authority.....	8
Section 3. Purposes.....	8
Section 4. General Zoning Principles.....	8
Article III. Definition of Terms.....	9
Article IV Zone Classifications	27
Section 5. Division into Zones or Sub-Zones.....	27
Section 6. Base Zones.....	27
Section 7. Overlay Zones.....	29
Section 8. Zoning Maps.....	31
Section 9. Zoning Boundaries.....	32
Section 10. Interpretation of Zone Boundaries.....	79
Section 11. General Provisions.....	80
Section 12. Regulations in Base Zones.....	80
Section 13 Regulations in Overlay Zones.....	128
Section 14. Zoning Incentives.....	145
Article VI. General Regulations	145
Section 15. Height Regulations.....	145
Section 16. Area Regulations.....	145
Section 17. Easement.....	146
Section 18. Vehicular Entrance/ Exit.....	146
Section 19. Parking.....	147
Section 20. Buffer Regulations	148
Section 21. Road Standards.....	148
Section 22. Specific Provisions in the National Building Code.....	148
Section 23. Advertising, Billboards and Business Signs.....	148
Article VII. Supplementary Regulations.....	149
Section 24. Innovative Techniques or Designs.....	149
Article VIII. Performance Standards	149
Section 25. Application of Performance Standards.....	149
Section 26. Environmental Conservation and Protection Standards.....	150
Section 27. Agricultural Land Conservation and Preservation Criteria.....	150
Section 28. Network of Green and Open Spaces.....	151
Section 29. Site Development Standards.....	151
Section 30. Infrastructure Capacities.....	152
Article IX. Mitigating Devices	153
Section 31. Deviation.....	153
Section 32. Procedures for Evaluating Variances and/or Exceptions.....	153
Article X. Administration and Enforcement	154
Section 33. Approved Zoning Maps.....	154
Section 34. Locational Clearance.....	154
Section 35. Projects of National Significance.....	155

Municipality of Consolacion Comprehensive Land Use Plan (CLUP) 2024-2033
Volume 2. THE ZONING ORDINANCE

Section 36. Major and/or Innovative Projects.....	155
Section 37. Subdivision Projects.	155
Section 38. Planned Unit Development Projects.....	156
Section 39. Environmental Compliance Certificate.	156
Section 40. Building Permit.....	156
Section 41. Business Permit.....	156
Section 42. Occupancy Permit.....	156
Section 43. Validity of Locational Clearance.....	156
Section 44. Notice of Non-Conformance.....	156
Section 45. Existing Non-Conforming Uses, Buildings and Structures.	157
Section 46. Responsibility for Administration and Enforcement.	157
Section 47. Qualifications of the Zoning Administrator/Zoning Officer.	158
Section 48. Powers and Functions of a Zoning Administrator/Zoning Officer.	158
Section 49. Complaints and Oppositions.....	158
Section 50. Appeals to LZBA Decisions.	158
Section 51. Composition of the Local Zoning Board of Appeals (LZBA).	158
Section 52. Review of Zoning Ordinance.	159
Section 53. Composition of the Local Zoning Review Committee (LZRC).....	159
Section 54. Functions of the Local Zoning Review Committee (LZRC).....	160
Section 55. Amendments to the integrated ZO.....	160
Section 56. Functions and Responsibilities of the Local Zoning Board of Appeals.	160
Section 57. Processing Fee.	160
Section 58. Administrative Penalty.....	161
Section 59. Violation and Penalty.....	161
Section 60. Suppletory Effect of Other Laws and Decrees.....	161
Section 61. Non-Diminution of National Standards.....	161
Section 62. Consistency between National and Local Plans, Programs and Projects.....	161
Section 63. Separability Clause.	161
Section 64. Repealing Clause.	161
Section 65. Effectivity Clause.	161
 Figure 1 Zoning Map 2024-2033	 31
Figure 2 Zoning Boundaries	32
Figure 3 Overlay Zone Map	128
Figure 4 RAIN-INDUCED LANDSLIDE HAZARD MAP	130
Figure 5 FLOOD HAZARD MAP	132
Figure 6 HERITAGE MAP	134
Figure 7 ECOTOURISM ZONE OVERLAY MAP	136
Figure 8 Sustainable Neighborhood and Transit Oriented Development District-Overlay Zone.....	138
Figure 9 Green Building Overlay Zone.....	140
Figure 10 Comprehensive Agrarian Reform Program (CARP) and Agrarian Reform Communities (ARCs) Overlay Zone.....	142
Figure 11 Power Transmission Overlay Zone	144
 ANNEX 1 Existing Land Use Map 2023.....	 164
ANNEX 2 Proposed Land Use Map 2024-2033.....	165
ANNEX 3 Zoning Map 2024-2033	166

Abbreviations

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

EMB:	Environmental Management Bureau
EO:	Executive Order
FAR:	Floor Area Ratio
FB-SZ:	Forest Buffer Sub-Zone
FL-SZ:	Foreshore Land Sub-Zone
FLD-OZ:	Flood Overlay Zone
FLUP:	Forest Land Use Plan
FLT-OZ:	Active Fault Overlay Zone
FPE	Flood Protection Elevation
FR-SZ	Forest Reserve Sub-Zone
FRS-SZ	Fishery Refuge and Sanctuary Sub-Zone
FyR-SZ	Fishery Reserve Sub-Zone
FZ	Forest Zone
GB-OZ	Green Building Overlay Zone
GC-Z	General Commercial Zone
GFA	Gross Floor Area
GI-Z:	General Institutional Zone
GR-Z:	General Residential Zone
GZ-SZ:	Grazing Land Sub-Zone
HLURB:	Housing and Land Use Regulatory Board
HTG-OZ:	Heritage Overlay Zone
HUC:	Highly Urbanized Municipality/City
I1-Z:	Industrial 1 Zone
I2-Z:	Industrial 2 Zone
I3-Z:	Industrial 3 Zone
ICC:	Indigenous Cultural Communities
IFP-SZ:	Industrial Forest Plantation Sub-Zone
IP:	Indigenous People
IPRA:	Indigenous Peoples' Rights Act of 1997 (RA8371)
IRR:	Implementing Rules and Regulations
KBA-OZ:	Key Biodiversity Area Overlay Zone
La-SZ:	Lake Sub-Zone
LC:	Locational Clearance
LC-E:	Locational Clearance – Exception
LC-V:	Locational Clearance – Variance
LC-VE:	Locational Clearance – Variance & Exception
LGC of 1991:	Local Government Code of 1991
LGU:	Local Government Unit
LSD-OZ:	Landslide Overlay Zone
LZBA:	Local Zoning Board of Appeals
LZRC:	Local Zoning Review committee
MAPSO	Maximum Allowable Percentage of Site Occupancy
MDOZ	Mixed-Use Development-Overlay Zone
MF-SZ	Municipal Fishing Sub-Zone
ML-Z:	Mineral Land Zone
Mn-SZ:	Mangrove Sub-Zone

MNR-SZ:	Mineral Reservation Sub-Zone
MPSA:	Mineral Production Sharing Agreement
MWZ:	Municipal Water Zone
MR-SZ:	Military Reservation Sub-Zone
MR2-SZ:	Maximum Residential 2 Sub-Zone
MR3-SZ:	Maximum Residential 3 Sub-Zone
MZP-SZ:	Mari culture Zone and Parks Sub-Zone
NAMRIA:	National Mapping and Resource Information Authority
NBC:	National Building Code
NCIP:	National Commission on Indigenous Peoples
n.e.c.:	not elsewhere classified
NEDA:	National Economic and Development Authority
NHC:	National Historical Commission
NIPAS:	National Integrated Protected Areas System
NIPAS Act:	National Integrated protected Areas System Act of 1992 (RA 7586)
NMU-SZ:	NIPAS/CCPL: Multiple Use Sub-Zone
NPAAAD:	Network of Protected Areas for Agriculture and Agro-Industrial Development
NSCB:	National Statistics Coordination Board
NP-SZ:	National Park Sub-Zone
NSP-SZ:	NIPAS/CCPL: Strict Protection Sub-Zone
OBO:	Office of Building Official
OS:	Open Space
OZ:	Overlay Zone
PAGASA:	Philippine Atmospheric, Geophysical, Astronomical Services Administration
PAMB:	Protected Area Management Board
PAMP:	Protected Area Management Board
PD:	Presidential Decree
PDA-SZ:	Production Agricultural Sub-Zone
PEZA:	Philippine Economic Zone Authority
PHIVOLCS:	Philippine Volcanology and Seismology Research Institute
PRZ:	Parks and Recreation Zone
PTA-SZ:	Protection Agricultural Sub-Zone
PUD:	Planned Unit Development
PUV:	Public Utility Vehicle
Q-SZ:	Quarry Sub-Zone
R1-Z:	Residential 1 Zone
R2-Z:	Residential 2 Zone
R3-Z:	Residential 3 Zone
R4-Z:	Residential 4 Zone
R5-Z:	Residential 5 Zone
RA:	Republic Act
RFE:	Regional Flood Elevation
SAFDZ:	Strategic Agriculture and Fisheries Development Zone
SB:	Sangguniang Bayan
SCD-OZ:	Scenic Corridor Overlay Zone
SH-Z:	Socialized Housing Zone

SI-Z:	Special Institutional Zone
SL-SZ:	Sea-lane Sub-Zone
SND-OZ	Sustainable Neighborhood District-Overlay Zone
SP	Sangguniang Panglungsod/Panlalawigan
SP-SZ	Strict Protection Sub- Zone
SPED	Special Education
SsM-SZ:	Small-scale Mining Sub-Zone
SU-SZ:	Special Use Sub-Zone
SUDS	Sustainable Urban Drainage Systems
SU-SZ:	Special Use Sub-Zone
TIEZA	Tourism Infrastructure and Enterprise Zone Authority
TLA	Total Lot Area
TOD-OZ	Transit-Oriented Development Overlay Zone
T-Z	Tourism Zone
UCD-OZ:	Urban Corridor Overlay Zone
UDHA	Urban Development and Housing Act (RA 7279) of 1992
URAZ	Urban Renewal Area Zone
USA:	Unpaved Surface Area
UTS-Z:	Utilities, Transportation and Services Zone
ZO:	Zoning Ordinance

MUNICIPALITY ORDINANCE NO. _____
Series of _____

**AN ORDINANCE AMENDING ZONING ORDINANCE NO. ____ AND AMENDING THE
INTEGRATED ZONING REGULATIONS OF THE MUNICIPALITY OF CONSOLACION AND
PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT
THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH**

Be it ordained/enacted by the Sangguniang Bayan of the Municipality of Consolacion

WHEREAS, the implementation of Comprehensive Land Use Plans will require the enactment of regulatory measures to translate the planning goals and objectives into reality and an integrated Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the comprehensive land use plan;

WHEREAS, the Local Government Code authorizes local government units to enact zoning ordinances subject to and in accordance with existing laws;

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

NOW THEREFORE, the Sangguniang Bayan of the Municipality of Consolacion in a session assembled hereby adopts the following integrated Zoning Ordinance.

Article I Title of Ordinance

Section 1. Title of the Ordinance. This Zoning Ordinance shall be known as the amended integrated Zoning Ordinance (ZO) of the Municipality Consolacion and shall hereinafter be referred to as the Ordinance or ZO.

Article II. Authority and Purpose

Section 2. Authority. This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991 R.A. 7160 Sections 447, 448 and 458 a.2 (7-9) dated 10 October 1991, "Authorizing the Municipality, through the Sangguniang Bayan, to adopt a Zoning Ordinance subject to the provisions of existing laws" and in accordance with related 705 Forestry Code, PD 1067 Water Code, PD 1096 National Building Code, Executive Order No. 72, and all other law related.

Section 3. Purposes. The ZO is enacted for the following purposes:

- Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the Municipality;
- Guide, control, and regulate the growth and development of public and private land in Municipality of Consolacion in accordance with its Comprehensive Land Use Plan (CLUP)
- Provide the proper regulatory environment to maximize opportunities for creativity, innovation, and make ample room for development within the framework of good governance and community participation; and
- Enhance the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the City/Municipality and promote the orderly and beneficial development of the same.

Section 4. General Zoning Principles. These Zoning Regulations are based on the principles provided for in the approved Comprehensive Land Use Plan as per SP Resolution No. _____ dated _____, as follows.

1. The Ordinance reflects the Municipality's vision to be "An environmentally sustainable, disaster resilient, climate change adaptive Municipality with God-loving and empowered citizenry geared towards a diversified economy and liveable community guided by dynamic and proactive 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 Municipality's development within a framework of environmental integrity and social responsibility; The ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects.

4. The Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the Municipality continually face;
5. 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;
6. The ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
7. The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community's common good.

Article III. Definition of Terms

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

Absolute Majority Vote – means that the “in Favor” votes represent more than 50 percent of the valid votes. This is also called the 50% + 1 vote.

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

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

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

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

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

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

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

Agricultural Zone (AGZ) – an area within a Municipality intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish, or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations... (AFMA) **Agri-Industrial Zone (AgIndZ)** – an area within a Municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

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

Agri-Industrial Zone (AgIndZ) – Industries involved in “Agri-processing Activities”

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

Allowable Uses – Uses that conform those allowed in a specific zone.

Ancestral Domains – per the Indigenous Peoples Rights Act of 1997 (RA8371), these refer to all areas generally belonging to Indigenous Cultural Communities/Indigenous Peoples (ICCs/IPs) comprising lands, inland waters, coastal areas, and natural resources therein, held under a claim of ownership occupied or possessed by ICCs/IPs.

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

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

Aquaculture Sub-Zone (Aq-SZ) – an area within the City/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).

Aqua silviculture – an environment-friendly mangrove aquaculture system, aqua silviculture promotes the harmonious co-existence between fishery species and mangrove trees in a semi-enclosed system. In many regions, the trainees are taught pen

design and construction and mudcrab culture, The culture system helps in providing alternative livelihood to fisherfolk while instilling in them the value of coastal protection and maintenance of the ecosystem.

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

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

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

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

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

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

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

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

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

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

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

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

Chapel – a room or a building designated for a religious purpose within a complex of a school, college, hospital or other institutions; a small secondary church in a parish.

Clinics – A place in which patients avail of medical consultations or treatments on an outpatient basis. However, any clinic or dispensary where there are at least six (6) beds or cribs or bassinets installed for twenty-four hours used by patients shall be construed to fall within the definition of a hospital as described in Republic Act No. 4226

Cinerarium – a niche in a columbarium to accommodate an urn containing the ashes of a cremated body shall refer to areas designated principally for trade, services and business purposes.

Civil Registration Sub-Zone (CR-SZ) – an area within the Forest Zone of cities/municipalities that “refers to lands of public domain which have been proclaimed by the President of the Philippines for specific purpose such as town sites, resettlement areas, ancestral lands, etc.”

Columbarium – one or a series of niches intended to receive human remains; a sepulcher with niches usually placed beside and atop one another in an apartment condominium type set-up for cinerary remains an organized fully above ground memorial facility exclusively devoted to ash and bone remains storage.

Class “AAA” Slaughterhouse/Abattoir – those with facilities and operational procedures appropriate to slaughter livestock and fowls for sale in any market, domestic or international

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

Class “A” Slaughterhouse/Abattoir – those with facilities and procedures of minimum adequacy and the livestock and the fowls slaughtered therein are suitable for distribution and sale only within the City/Municipality where the slaughterhouse is located.

Commercial-1 Zone (C1-Z) – a low-density commercial area within a City/Municipality intended for neighbourhood or community scale trade, service, and business activities.

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

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

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

Compatible Uses – different uses capable of existing harmoniously within a zone, e.g. residential and parks and playground uses subject to the conditions stipulated in the Zoning Ordinance.

Comprehensive Land Use Plan (CLUP)—is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan in this usage are the land use plan and sectoral studies including Demography, Ecosystems Analysis (Terrestrial and Coastal), and Special Area Studies such as Climate Change Adaptation, Disaster Risk Reduction and Management, Ancestral Domain, Biodiversity, Heritage Conservation, and Green Urbanism.

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

Commercial Fishing Sub-Zone (CF-SZ) – an area within the City/Municipal Waters Zone of a City/Municipality where commercial fishing subject to the provision of the Fisheries Code, is allowed

Condominium Building – a multi-level structure usually for commercial or residential purposes and generally owned by the occupants thereof.

Condotel – a condominium project that has units for rent or short-term occupancy, food and telephone services and daily cleaning services. It is operated as a commercial hotel even though the units are individually owned.

Conflicting Uses – uses or land activities with contrasting characteristics adjacent to each other e.g. residential units adjacent to industrial plans

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

Cottage Industry – an economic activity engaged in industry carried on in homes. Cottage industry products usually are made with locally grown and inexpensively produced materials that are crafted in the home workshop.

Convenience Store (Neighborhood scale) – pedestrian oriented commercial shop selling a limited lien of merchandise and catering to its immediate neighborhood provided that such store shall not exceed ten percent (10%) of the floor area of the dwelling unit and no liquor shall be allowed for sale.

Court – an unoccupied space between building lines and lot lines other than a yard; free, open and undistracted by appendages from the ground upward.

Critical Habittat Overlay Zone (CH-OZ) – an area in the City/Municipality determined to be essential to the conservation of a listed species, though the area need not actually be occupied by the species at the time it is designated.

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

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

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

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

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

Ecotourism Overlay Zone (ETM-OZ) – an area in a City/Municipality intended for ecotourism uses.

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

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

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

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

Environmentally Critical Projects (ECP) – refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1989, as follows

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

- b. Resource extractive industries
 - major mining and quarrying projects; and
 - forestry projects such as logging, major wood processing, introduction of fauna (exotic animals) in public/private forests, forest occupancy, extraction of mangroves and grazing.
 - fishery projects (dikes for/and fishpond development projects)
- c. Infrastructure projects
 - major dams;
 - major power plants (fossil-fuelled, nuclear-fuelled, hydroelectric or geothermal);
 - major reclamation projects, and
 - major roads and bridges.
- d. Golf course projects

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

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

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

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

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

Fisheries Code – shall refer to the Philippine Fisheries Code of 1998 (RA 8550)

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

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

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

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 floodproofed.

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 capa City/Municipality to support development in terms of the absolute level of density that the transportation and other utility networks can support.

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

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

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

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

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

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

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

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

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

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

General Residential Zone (GR-Z) – an area within a City/Municipality intended principally for dwelling/housing purposes

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

Green Building Overlay Zone (GB-OZ) – an area in the City/Municipality that requires locators to apply Green Building practices and integrate in their building design, construction, and operation of Buildings and Structures that helps mitigate the environmental, economic, and social impacts of Construction, Renovation/Retrofitting, Operation and Maintenance. Green Building Practices, recognize the relationship between natural and build environments and seek to minimize the use of energy, water, and other natural resources and provide a healthy, productive environment, and at the same time withstand the events such as earthquake, flooding, typhoon, and high wind events. The Local Zoning Board or ana authority that will establish to implement the green building program will be covered and exempted, implementation of a ‘rating system, processes, procedures, incentives, and other mechanism to realize the purpose and intent of promoting green building practices within this zone.

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 jacuzzies, gardens, courts or plazas.

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

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

Heritage Center – (1) historic zone, district, core, precinct, town, legacy zone, heritage area, zone or town; (2) a designated area with historical and other special significance, consisting of buildings or group of buildings and their environs that collectively contribute to the area’s importance and character; 3) a place where a significant event in history occurred; (4) any town, district, or ancient settlement site with specific history and/or cultural significance. Historic centers are sometimes called living museums, outdoor museums, or museum preserves. Whether inhabited or un-inhabited, historic centers are preservation areas. (Heritage Act)

Industrial-1 Zone (I1-Z) – 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

Industrial-2 Zone (I2-Z) –an area within cities or municipalities intended for light to medium intensity manufacturing or production industries that are:

- a. pollutive/non-hazardous; and
- b. pollutive/hazardous
- c. Industries allowed in (I1-Z)

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

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

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

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

Key Biodiversity Area Overlay Zone (KBA-OZ) – an area within a Municipality which are determined to be “globally significant sites for biodiversity conservation” (DENR, Conservation International Philippines & Haribon Foundation of the Conservation of Nature).

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

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

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

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

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

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

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

Mangrove Sub-Zone Zone (Mn-SZ) – an area in the City/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).

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.

Marina – a dock or basin providing secure moorings for motorboats, yachts and other leisure crafts, and often offering supply, repair, and other facilities.

Mariculture Zone and Park (MZP) – an area “designed to produce fishes thru sea cage culture such as bangus, siganids, groupers, red snappers, seaweeds farming, aquasilviculture, mussel culture, oyster culture, sea ranching of lobsters and seahorses in coral reefs and sea grass

areas, and others that may be developed through the continuing research and development program of the Bureau of Fisheries and Aquatic Resources (BFAR) and other institutions” (BFAR).

Mausoleum – a sepulchral chapel located within a cemetery zone that contains tombs.

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

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

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

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

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

National Park Sub-Zone (NP-SZ) –an area within the Forest Zone of a City/Municipality that “refers to a forest land reservation essentially of primitive or wilderness character which has been withdrawn from settlement or occupancy and set aside as such exclusively to preserve the scenery, the natural and historic objects and the wild animals or plants therein, and to provide enjoyment of these features in such a manner as will leave them unimpaired for future generations.” (NIPAS/CCPL Act).

Navigational Lane –areas in cities/municipalities designated for the passage of water vessels.

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

NIPAS/CCPL: Multiple Use Sub-Zone (NMU-SZ) – an area within the Forest Zone of a City/municipality “where settlement, traditional and/or sustainable land use, including agriculture, agroforestry and other income generating or livelihood activities may be allowed consistent with the Management Plan.” (5.10 of DENR Administrative Order No. 2008-26)

NIPAS/CCPL: Strict Protection Sub-Zone (NSP-SZ) –an area within the Forest Zone of a City/municipality that have “...high bio-diversity value which shall be closed to all human activity except for scientific studies and/ or ceremonial or religious use by indigenous communities.” (NIPAS Act)

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

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

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

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

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

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

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

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

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

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

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

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

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

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)

Protected Areas – areas declared as belonging to the NIPAS/CCPL System per NIPAS/CCPL 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:

1. Strict nature reserves;
2. Natural parks;
3. National monuments;
4. Wildlife sanctuary;
5. Protected landscapes and seascapes;
6. Resource reserves;
7. Natural biotic areas; and
8. Other categories established by law, conventions or international agreements which the Philippine Government is a signatory

Protected Area Management Board (PAMB) – per the NIPAS /CCPL Act's IRR, a board established for NIPAS/CCPL areas that shall, among others:

- a. Decide matters relating to planning, resource protection and general administration of the area in accordance with the General Management Planning Strategy (GMPS);
- b. Approve proposals, work plans, action plans, guidelines, for management of the protected area in accordance with the approved Management Plan;

- c. Delineate and demarcate protected area boundaries, buffer zones, ancestral domains...
- d. Promulgate rules and regulations to promote development programs and projects on biodiversity conservation and sustainable development...
- e. Control and regulate the construction, operation and maintenance of roads, trails, water works, sewerage, fire protection and sanitation systems and other utilities within the protected area

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

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.”

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

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

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

Quarrying Sub-Zone (Q-SZ) – an area within the Mineral Land zone of a City/municipality that are “declared by the director of Mines and Geosciences Bureau as having “quarry resources such as, but not limited to, andesite, basalt, conglomerate, coral sand, diatomaceous earth, diorite, decorative stones, gabbro, granite, limestone, marble, marl, red burning clays for potteries and bricks, rhyolite, rock phosphate, sandstone, serpentine, shale, tuff, volcanic eruptions, and volcanic gass.” (Mining Act)

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

Residential-1 Zone (R1-Z) – an area within a city/municipality intended for low density residential use. Per the National Building Code, R1 Zone is characterized mainly by low-

rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings.

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

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

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

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

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

Sea-lane Sub-Zone (SL-SZ) – an area within the City/Municipal Waters Zone of a City/Municipality that is designated as an established route for water vessels traversing the city/municipal waters. It is also referred to as Navigational Lane.

Scenic Corridor Overlay Zone (SCD-OZ) – an area in a City/Municipality that have high scenic vistas and where specific regulations are provided in order to ensure that these vistas are preserved for the enjoyment of the general public.

Small-Scale Mining Sub-Zone (SsM-SZ) – an area within the Mineral Land Zone of a City/municipality that are “identified, segregated, and reserved by the DENR from certain mineral lands as people’s small-scale mining areas” (People’s Small-Scale Mining act of 1991)

Socialized Housing – refers to housing programs and projects covering houses and lots or home lots only undertaken by the government or the private sector of the underprivileged and homeless citizens (UDHA)

Socialized Housing Zone (SH-Z) – an area in a city/municipality designated for socializing projects

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

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

Strategic Agriculture and Fisheries Development Zone (SAFDZ) – refers to “areas within the NPAAAD identified for production, agri-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).

Sustainable Urban Drainage System (SUDS) – a low impact system intended to drain surface water run-off through a series of collection, storage, and cleaning stages before it is released back into the environment.

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

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

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

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

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

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

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

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 mor medium-rise building/structure for low to high intensity community support functions, e.g. terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like” (NBC)

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

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

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

Wharf – an area within a City/Municipality intended as a landing place where ships may be tied-up or unloaded.

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

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

Zoning Administrator or Zoning Officer – a City/Municipality government employee responsible for the implementation/enforcement of the Zoning Ordinance

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

Article IV Zone Classifications

Section 5. Division into Zones or Sub-Zones. To effectively carry out the provisions of this ordinance, the City/Municipality 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. Forest Zone (FZ)
 - Protection Forest Sub-Zones
 - Forest Reserve Sub-Zone (FR-SZ)

- Mangrove Sub-Zone (Mn-SZ)
 - NIPAS/CCPL: Strict Protection Sub-Zone (NSP-SZ) Production Forest Sub Zones
 - NIPAS/CCPL: Multiple Use Sub-Zone (NMU-SZ)
 - Forest Buffer Sub-Zone (FB-SZ)
2. AGRICULTURAL ZONE (AGZ)
 - Protection Agricultural Sub-Zone (PTA-SZ)
 - Production Agricultural Sub-Zone (PTA-SZ)
 3. AGRI-INDUSTRIAL ZONE (AgIndZ)
 4. City/MUNICIPAL WATERS ZONE (WZ) Protection Water Sub Zones
 - Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)
 - Foreshore Land Sub-Zone (FL-SZ)
 - Mangrove Sub-Zone (Mn-SZ)
 - Fishery Reserve Sub-Zone (FR-SZ)
 - Delta/Estuary Sub-Zone (D/E-SZ)
 - Aquaculture Sub-Zone (Aq-SZ)
 - City/Municipal Fishpond/Fishing Sub-Zone (MF-SZ)
 - Sea-lane Sub-Zone (SL-SZ)
 5. RESIDENTIAL ZONE
 - 5.1 General Residential Zone (GR-Z)
 - 5.2 Residential-1 Zone (R1-Z)
 - 5.3 Residential-2 Zone (R2-Z)
 - Basic R-2 Sub-Zone (BR2-SZ)
 - Maximum R-2 Sub-Zone (MR2-SZ)
 - 5.4 Residential-3 Zone (R3-Z)
 - Basic R-3 Sub-Zone (BR3-SZ)
 - Maximum R-3 Sub-Zone (MR3-SZ)
 - 5.5 Residential-4 Zone (R4-Z)
 - 5.6 Residential-5 Zone (R5-Z)
 - 5.7 Socialized Housing Zone (RH-Z)
 - 5.8 Urban Renewal Area (URA)
 6. COMMERCIAL
 - 6.1 General Commercial Zone (GC-Z)
 - 6.2 Commerical-1 Zone (C1-Z)
 - 6.3 Commerical-2 Zone (C2-Z)
 - 6.4 Commerical-3 Zone (C3-Z)
 7. MIXED-USE DEVELOPMENT ZONE (MDZ)
 - 7.1 Light Density Mixed Use Development Zone (MDZ2)
 - 7.2 Medium Density Mixed Use Development Zone (MD2)
 - 7.3 Heavy Density Mixed Use Development Zone (MD3)
 8. INDUSTRIAL
 - 8.1 Industrial-1 Zone (I1-Z)
 - 8.2 Industrial-2 Zone (I2-Z)
 9. INSTITUTIONAL
 - 9.1 General Institutional Zone (GI-Z)
 - 9.2 Special Institutional Zone (SI-Z)

10. Parks and Recreation Zone (PR-Z)
11. Cemetery/Memorial Park Zone (C/MP-Z)
12. Buffer/Greenbelt Zone (B/G-Z)
13. Utilities, Transportation, and Services Zone (UTS-SZ)
14. Tourism Zone (T-Z)
15. Planned Unit Development

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

1. Landslide Overlay Zone (LSD-OZ)
2. Flood Overlay Zone (FLF-OZ)
3. Heritage Overlay Zone (HTG-OZ)
4. Ecotourism Overlay Zone (ETM-OZ)
5. Sustainable Neighbourhood and Transit Oriented Development District Zone
6. Green Building Overlay Zone (GB – OZ)
7. Comprehensive Agrarian Reform Program (CARP) and Agrarian Reform Communities (ARCs) Overlay Zone
8. Power Transmission Overlay Zone (PT-OZ)

OVERLAY ZONES

Overlay zoning is used by communities to apply area-specific standards and/or conditions. A base zoning district (such as residential or mixed-use) determines the types of uses permitted and the minimum dimensional requirements of lots and buildings. An overlay district (or overlay zone) applies an additional layer of standards to all areas within a defined overlay boundary, regardless of the underlying base zoning district¹.

The Municipality of Consolacion Land Use Plan considers three (3) overlay zones in the Urban district, namely: Flooding Hazard, Green Building and TOD/20-minute neighborhood

Flooding Hazard Overlay (FHO) Zone

The Municipality of Consolacion Land Use Plan 2024-2033 establishes the FHO Zone (Figure 2.10) to provide an environment, in and around those portions of the community subject to periodic flooding, which will protect life and minimize property losses from such flooding. More specifically the objectives of the FHO zone are:

- To protect human life and health.
- To minimize public and private property damage.
- To minimize surface and groundwater pollution which affects human, animal, or plant life.
- To warn individuals against constructing buildings in high flood hazard areas.
- To control development which will, when acting alone or in combination with similar development, create an additional burden to the public to pay the costs of rescue,

¹ <https://planningforhazards.com/overlay-zoning>

relief, emergency preparedness measures, sandbagging, pumping, and temporary dikes or levees.

The Zoning Ordinance provides for the 'permitted use' within the FHO Zone

Green Building Overlay (GBO) Zone

Proposed establishments/developments within the identified GBO zone will have to consider green building concepts and practices in their project design, construction, operations and maintenance. For compliance and to ensure that such requirement will be implemented, buildings/establishments must secure a green building certification from a notable certification body. Exemptions will also be considered such as buildings with floor areas below 5,000 square meters don't have to apply for green building certificate. Details for the implementation of standards for GBO zone shall be decided by the Local Green Building Management Council or as provided for in a Green Building Ordinance.

Transit-Oriented Development and/or 20-minute Neighborhood

Transit Oriented Developments (TODs) are higher density mixed use residential and commercial developments set within walking distance of key transit nodes such as rail or bus stations or around activity centres such as major shopping centres/offices.

The proposed Urban Mass Rapid Transit System along the Cebu North Road and the Mandaue-Consolacion-Liloan Diversion Road (with connection to Lapu-lapu City through the proposed 4th Mactan Bridge) –coupled with Brgy Lamac/Cansaga shopping centers and the proposed Seafront City/NCICP developments in Brgy Tayud, provides for opportunities to develop a TOD in these two areas.

TODs aim to encourage, to efficiently integrate land use and transport, and to create integrated liveable communities, and increased ridership in public transport.

Policy and regulatory instruments and the use of incentives shall be considered by the LGU to encourage/promote high-density mixed-use development, diverse type of establishments, and walkable neighborhood-with pocket parks and open spaces (implementing the concept of the liveable 20-minute neighborhood).

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

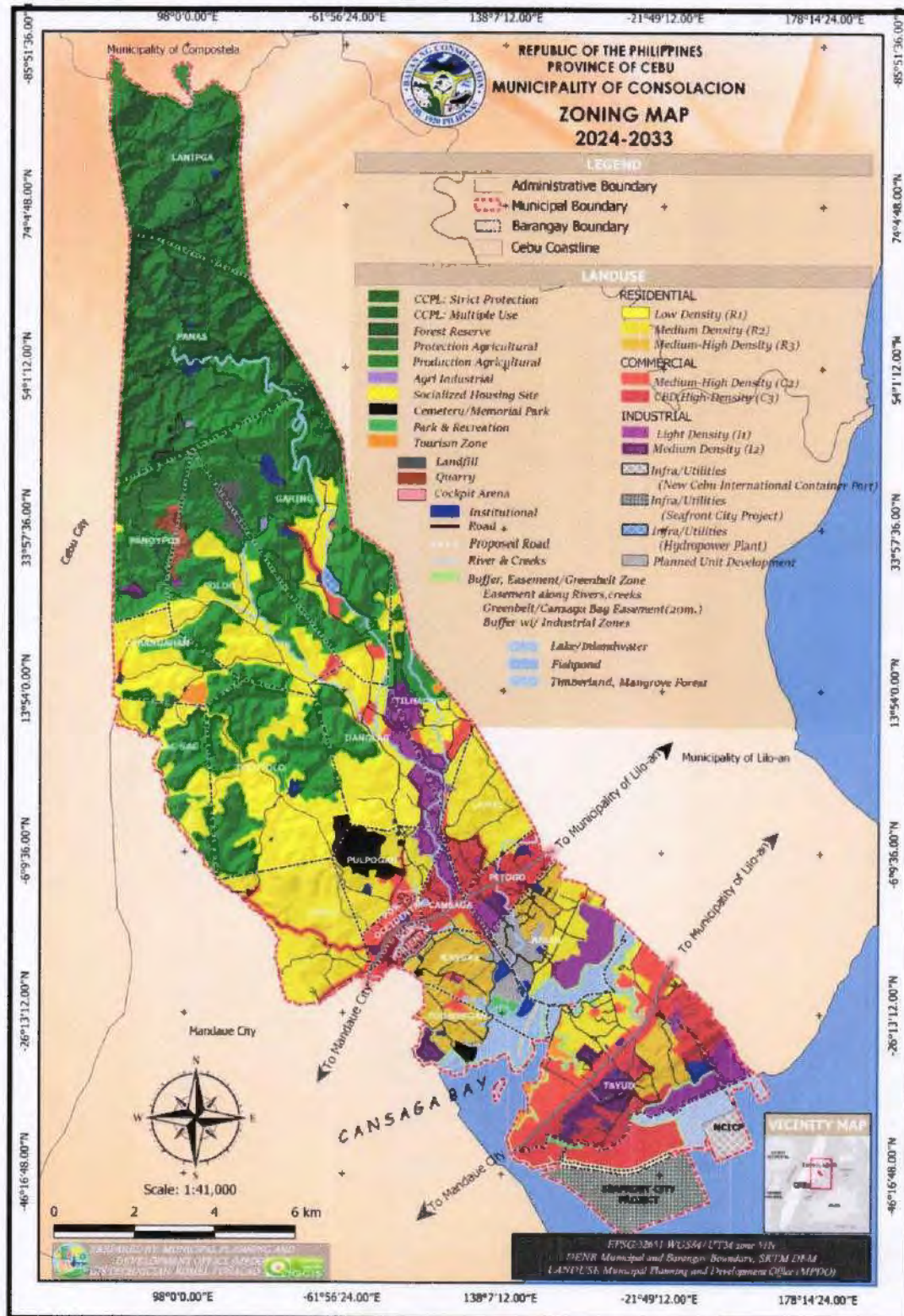


Figure 1 Zoning Map 2024-2033

Section 9. Zoning Boundaries. The locations and boundaries of the above-mentioned zones into which the City/Municipality has been subdivided are identified and specified as follows:

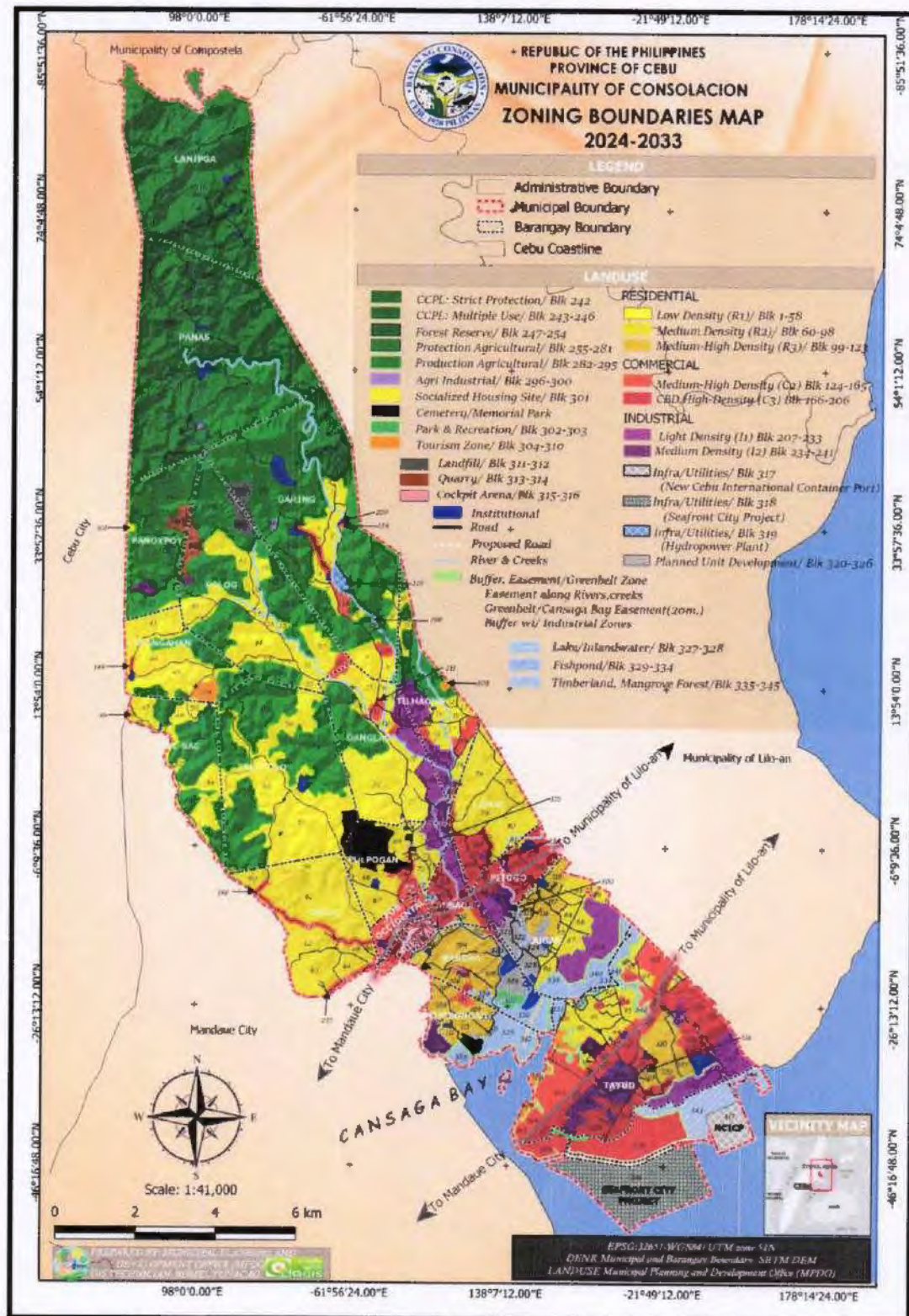


Figure 2 Zoning Boundaries

ZONING BOUNDARIES

NIPAS/CCPL: Strict Protection

Located in Barangay Lanipga Block 242

North: Block 243-244

South: Block 262

East: Boundary with Municipality of Lilo-an

West: Boundary with Cebu city

NIPAS/CCPL: Multiple Use

Located in Barangay Lanipga Block 243 to 246

Block 243

North: Boundary with Municipality of Compotela

South: Block 242

East: Block 242

West: Boundary with Cebu city

Block 244

North: Boundary with Municipality of Compotela

South: Block 242

East: Boundary with Municipality of Lilo-an

West: Block 242

Block 245

North: Block 242

South: Block 247

East: Barangay Road

West: Block Boundary with Cebu city

Block 246

North: Barangay Road

South: Barangay Road

East: Boundary with Municipality of Lilo-an

West: Barangay Road

Forest Reserve

Located in Barangay Lanipga - Block 247-248 Panas - Block 249 to 253 Garing - Block 254

Block 247

North: Block 245

South: Barangay Road

East: Barangay Road

West: Boundary with Cebu city

Block 248

North: Barangay Road

South: Barangay Boundary Panas

East: Boundary with Municipality of Lilo-an

West: Barangay Road

Block 249

North: Barangay Boundary with Lanipga

South: Barangay Road

East: Barangay Road

West: Barangay Road

Block 250

North: Barangay Road

South: Barangay Boundary with Garing

East: Boundary with Municipality of Lilo-an

West: Barangay Road

Block 251

North: Barangay Road

South: Block 252

East: Block 250

West: Barangay Boundary with Panoypoy

Block 252

North: Barangay Road

South: Barangay Boundary with Garing

East: Barangay Road

West: Boundary with Cebu city

Block 253

North: Barangay Road

South: Barangay Boundary with Garing

East: Barangay Road

West: Barangay Road

Block 254

North: Barangay Boundary with Panas

South: Block 1

East: Boundary with Municipality of Lilo-an

West: River/Waterway

West: Barangay Boundary with Cabangahan

Protection Agricultural

Located in Barangay

Panas – Block 255

Panoypoy -Block 259-261

Polog -Block 258-267-268-269-275

Garing -Block 256-257-262 to 266

Cabangahan -Block 270-271-274

Sac-sac -Block 272-273-280-281

Tolotolo -Block 276-278-279

Danglag -Block 277

Tilhaong -Block 265

Block 255

North: River/Waterway
South: Barangay Boundary with Garing
East: River/Waterway
West: Barangay Road

Block 256

North: Barangay Boundary with Panas
South: Block 3
East: River
West: Barangay Road

Block 257

North: Barangay Boundary with Panas
South: Barangay Road / Block 259
East: Barangay Road
West: Barangay Boundary with Polog / Block 312

Block 258

North: Barangay Boundary with Panas
South: Block 40
East: Barangay Boundary with Garing / Block 311
West: Barangay Boundary with Panoypoy / Block 314

Block 259

North: Barangay Boundary with Panas
South: Barangay Road
East: Barangay Boundary with Polog / Block 313
West: Barangay Road

Block 260

North: Barangay Road
South: Barangay Road / Block 207
East: Barangay Road
West: Boundary with Cebu city

Block 261

North: Barangay Road
South: Barangay Road
East: Barangay Boundary with Polog
West: Boundary with Cebu city

Block 262

North: Barangay Road
South: Barangay Road
East: Barangay Road / Block 126
West: Barangay Boundary with Polog / Barangay Road

Block 263

North: Barangay Road
South: Block 9
East: Barangay Road
West: Barangay Road / Block 209-124

Block 264

North: Boundary with Municipality of Lilo-an
South: Block 9
East: Barangay Boundary with Tilhaong
West: Barangay Road

Block 265

North: Boundary with Municipality of Lilo-an
South: Block 10
East: Barangay Boundary with Tilhaong
West: Barangay Boundary with Garing

Block 266

North: Boundary Road
South: Block 7
East: Barangay Road / Block 5
West: Barangay Boundary with Polog

Block 267

North: Barangay Boundary with Garing
South: Barangay Road
East: Barangay Boundary with Garing
West: River/Waterway / Block 39

Block 268

North: Barangay Boundary with Garing
South: Block 3S-283-32
East: Barangay Boundary with Garing
West: River/Waterway / Barangay Road

Block 269

North: Barangay Road / Block 42
South: Barangay Boundary with Cabangahan
East: Barangay Road / Block 34
West: Barangay Boundary with Cabangahan

Block 270

North: Block 44
South: Barangay Road
East: Barangay Boundary with Polog
West: Block 44

Block 271

North: Block 45
South: Barangay Boundary with Sac-sac
East: Barangay Road / Block 45
West: Block 45

Block 272

North: Barangay Road / Block 49
South: Block 54
East: Barangay Boundary with Tolotolo
West: Block 47

Block 273

North: Barangay Boundary with Cabangahan
South: Block 47
East: Barangay Road
West: Barangay Road / Block 49-52

Block 274

North: Barangay Boundary with Polog
South: Block 282
East: Barangay Boundary with Polog
West: Block 46

Block 275

North: Block 33
South: Barangay Boundary with Tolotolo
East: Block 275
West: Barangay Boundary with Cabangahan

Block 276

North: Barangay Boundary with Cabangahan - Polog
South: Block 56
East: Block 56
West: Barangay Road / Block 56

Block 277

North: Barangay Road
South: Block 22
East: Block 22
West: Barangay Boundary with Tolotolo

Block 278

North: Block 56
South: Block 56
East: Barangay Boundary with Danglag
West: Block 56

Block 279

North: Block 56
South: Barangay Boundary with Casili / Block 58
East: Block 56
West: Barangay Boundary with Sac-sac

Block 280

North: Block 54
South: Boundary in Mandaue City
East: Barangay Boundary with Tolotolo
West: Barangay Road / Block 53

Block 281

North: Block 54
South: Block 54
East: Block 54
West: Barangay Road / Block 53

Production Agricultural

Located in Barangay

Cabangahan -Block 282
Polog -Block 283
Garing -Block 285 to 289
Tilhaong -Block 290 to 295

Block 282

North: Block 274
South: Barangay Boundary with Tolotolo
East: Block 274
West: Block 304

Block 283

North: Block 268
South: River\Waterway
East: Block 32
West: River\Waterway

Block 284

North: Block 319
South: River\Waterway
East: Barangay Road
West: River\Waterway

Block 285

North: Block 128
South: Block 6
East: River\Waterway
West: Block 128

Block 286

North: Block 6
South: Block 298
East: River\Waterway
West: Barangay Road

Block 287

North: Block 298
South: Barangay Road
East: Barangay Road
West: Block 266

Block 289

North: Barangay Road
South: Block 129
East: Barangay Boundary with Tilhaong
West: Barangay Road

Block 290

North: Block 10
South: Block 11
East: Boundary with Municipality of Lilo-an
West: Barangay Road

Block 291

North: Block 11
South: Block 11 -294
East: Boundary with Municipality of Lilo-an
West: Block 11

Block 292

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Barangay Boundary with Garing

Block 293

North: Block 11
South: Block 213
East: Block 294
West: Block 292

Block 294

North: Barangay Road
South: Block 213
East: River/Waterway
West: Barangay Road

Block 295

North: Barangay Road
South: Block 12
East: Boundary with Municipality of Lilo-an
West: River/Waterway

Agri-Industrial

Located in Barangay

Panas -Block 296
Garing -Block 297 – 298
Pitogo -Block 300

Block 296

North: Block 255
South: Barangay Road
East: Block 255
West: Barangay Road

Block 297

North: Block 257
South: Barangay Road
East: Barangay Road
West: Block 257

Block 298

North: Block 286
South: Block 287
East: River/Waterway
West: Block 286

Block 300

North: Block 236
South: Barangay Boundary with Jugan
East: Block 236
West: Barangay Road

Socialized Housing Site

Located in Barangay Panoypoy -Block 301

North: Block 260
South: Block 260
East: Block 260
West: Boundary with Cebu city

Residential Low Density (R-1)

Located in Barangay

Garing -Block 1 to 9
Tilhaong -Block 10 to 19
Danglag - Block 20 to 29
Polog - Block 30 to 42
Cabangahan - Block 43 to 46

Sac-sac - Block 47 to 50, 52 to 54
Tolotolo - Block 51, 55 to 59

Block 1

North: Barangay Road
South: Barangay Road
East: Block 263
West: River

Block 2

North: River
South: River
East: River
West: Barangay Road

Block 3

North: Block 256
South: Block 125
East: Barangay Road
West: Block 125

Block 4

North: Block 126
South: Barangay Road
East: Block 127
West: Block 262

Block 5

North: Barangay Road
South: Block 266
East: Barangay Road
West: Block 266

Block 6

North: River
South: Barangay Road
East: Block 286
West: Block 285

Block 7

North: Barangay Road
South: Barangay Boundary with Tilhaong
East: Barangay Road
West: Block 266

Block 8

North: Block 129
South: Barangay Boundary with Danglag
East: River
West: Barangay Road

Block 9

North: Block Barangay Road
South: Block 263
East: Barangay Boundary with Tilhaong
West: Block 263

Block 10

North: Block 265
South: Block 290
East: Boundary with Mun. of Liloan
West: Barangay Road

Block 11

North: Block 290
South: Block 293
East: Barangay Road
West: Barangay Road

Block 12

North: Block 295
South: Barangay Road
East: Barangay Road
West: River

Block 13

North: Boundary with Mun. of Liloan
South: Barangay Road
East: Boundary with Mun. of Liloan
West: Barangay Road

Block 14

North: Barangay Road
South: Block 134
East: Barangay Boundary with Lamac
West: Barangay Road

Block 15

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: River

Block 16

North: Block 294
South: Barangay Road
East: River
West: Barangay Road

Block 17

North: Barangay Road
South: Block 134
East: Barangay Road
West: River

Block 18

North: Block 213
South: Barangay Road
East: Barangay Road
West: Block 213

Block 19

North: Barangay Road
South: Block 216
East: River
West: Block 133

Block 20

North: River
South: Barangay Road
East: Block 19
West: Barangay Road

Block 21

North: Barangay Road
South: Barangay Boundary with Pulpogan
East: Barangay Road
West: Barangay Road

Block 22

North: Block 277
South: Barangay Boundary with Pulpogan
East: Barangay Road
West: Barangay Boundary with Tolotolo

Block 23

North: Barangay Road
South: Block 132
East: Barangay Road
West: River

Block 24

North: Block 131
South: River
East: River
West: River

Block 25

**North: Barangay Boundary with Garing
South: Barangay Road
East: Buffer Easement
West: River**

Block 26

**North: Barangay Boundary with Garing
South: Block 211
East: River
West: Barangay Road**

Block 27

**North: Barangay Boundary with Garing
South: River
East: Barangay Road
West: River**

Block 28

**North: River
South: Block 277
East: River
West: Block 277**

Block 29

**North: Barangay Boundary with Polog
South: Block 277
East: Block 277
West: Barangay Boundary with Polog**

Block 30

**North: Barangay Road
South: Barangay Boundary with Tolotolo
East: Barangay Boundary with Danglag
West: Block 275**

Block 31

**North: River
South: Barangay Road
East: River
West: Barangay Road**

Block 32

**North: Block 268
South: River
East: Block 130
West: Block 283**

Block 33

North: Barangay Road
South: Block 275
East: Barangay Road
West: Barangay Road

Block 34

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Block 269

Block 35

North: Block 268
South: River
East: Block 283
West: River

Block 36

North: River
South: Barangay Road
East: River
West: Barangay Road

Block 37

North: River
South: Barangay Road
East: River
West: Barangay Road

Block 38

North: River
South: River
East: River
West: Barangay Road

Block 39

North: Block 267
South: Block 267
East: Block 267
West: River

Block 40

North: Block 258
South: River
East: Barangay Road
West: Barangay Road

Block 41

North: Barangay Road
South: Boundary Barangay with Cabangahan
East: Barangay Road
West: Barangay Road

Block 42

North: Barangay Road
South: Block 269
East: Block 269
West: Barangay Boundary with Cabangahan

Block 43

North: Barangay Boundary with Panoypoy
South: Barangay Road
East: Barangay Boundary with Polog
West: Boundary with Cebu City

Block 44

North: Block 43
South: Barangay Road
East: Block 270
West: Block 149

Block 45

North: Barangay Road
South: Block 271
East: Barangay Road
West: Boundary with Cebu City

Block 46

North: Barangay Road
South: Block 304
East: Block 282
West: Barangay Road

Block 47

North: Barangay Boundary with Cabangahan
South: Barangay Road
East: Block 272
West: Barangay Road

Block 48

North: Barangay Road
South: Boundary with Mandaue City
East: Barangay Road
West: Boundary with Cebu City

Block 49

North: Barangay Road
South: Block 273
East: Block 273
West: Barangay Road

Block 50

North: Barangay Boundary with Cabangahan
South: Barangay Road
East: Barangay Boundary with Tolotolo
West: Barangay Road

Block 51

North: Block 276
South: Barangay Road
East: Block 276
West: Barangay Boundary with Sac-sac

Block 52

North: Block 273
South: Block 273
East: Block 273
West: Barangay Road

Block 53

North: Barangay Road
South: Boundary with Mandaue City
East: Barangay Road
West: Boundary with Mandaue City

Block 54

North: Block 273
South: Block 280
East: Barangay Boundary with Tolotolo
West: Barangay Road

Block 55

North: Barangay Road
South: Block 279
East: Barangay Road
West: Boundary Barangay with Sac-sac

Block 56

North: Barangay Boundary with Polog
South: Barangay Road
East: Block 278
West: Block 276

Block 57

North: Barangay Road
South: Barangay Boundary with Casili
East: Barangay Road
West: Buffer Easement

Block 58

North: Block 279
South: Barangay Boundary with Casili
East: Block 60
West: Boundary with Mandaue City

Block 59

North: Barangay Boundary with Tolotolo
South: Block 61
East: Block 61
West: Barangay Road

Residential Medium Density (R-2)

Located in Barangay

Casili -Block 60 to 66
Pulpogan -Block 67 to 74
Tilhaong -Block 75
Lamac -Block 76 to 81
Pitogo -Block 82
Jugan -Block 83 to 89
Tayud -Block 90 to 98

Block 60

North: Boundary Barangay with Tolotolo
South: Barangay Road / Block 148
East: Barangay Road
West: Barangay Road

Block 61

North: Block 59
South: Block 147
East: Barangay Road
West: Barangay Road / Block 147

Block 62

North: Block 147
South: Barangay Road
East: Barangay Road
West: Boundary in Mandaue City

Block 63

North: Barangay Road
South: Boundary in Mandaue City
East: Barangay Road
West: Boundary in Mandaue City

Block 64

North: Barangay Road
South: Block 146
East: Barangay Road
West: Barangay Road

Block 65

North: Block 147
South: Block 144
East: Block 66
West: Barangay Road

Block 66

North: Block 147
South: Block 143
East: Boundary Barangay with Pob. Occidental
West: Barangay Road

Block 67

North: Barangay Road
South: Boundary Barangay with Pob. Occidental
East: Barangay Road
West: Boundary Barangay with Casili

Block 68

North: Cemetery
South: Barangay Road
East: Block 138
West: Barangay Road

Block 69

North: Boundary Barangay with Danglag
South: Cemetery
East: Institutional / Cemetery / Block 139,137
West: Cemetery

Block 70

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Block 36

Block 71

North: Barangay Road
South: Block 327
East: Barangay Road
West: Block 139

Block 72

North: Barangay Road
South: Boundary Barangay with Cansaga
East: Barangay Road
West: Barangay Road

Block 73

North: Barangay Road
South: Block 343
East: Buffer Easement
West: Barangay Road

Block 74

North: Boundary Barangay with Danglag
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 75

North: Barangay Road
South: Boundary Barangay with Lamac
East: Boundary Barangay with Danglag
West: Barangay road

Block 76

North: Boundary Barangay with Tilhaong
South: Barangay Road
East: Barangay Road
West: Boundary Barangay with Tilhaong

Block 77

North: Boundary in Municipality of Lilo-an
South: Barangay Road
East: Boundary in Municipality of Lilo-an
West: Barangay Road

Block 78

North: Barangay Road
South: Barangay Road
East: Boundary in Municipality of Lilo-an
West: Boundary in Municipality of Lilo-an

Block 79

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 80

North: Barangay Road
South: River/Waterway
East: Boundary in Municipality of Lilo-an
West: Block 170

Block 81

North: River/Waterway
South: Boundary Barangay with Pitogo
East: River/Waterway
West: River/Waterway

Block 82

North: Boundary Barangay with Lamac
South: Block 172
East: Block 173
West: Block 172

Block 83

North: Boundary in Municipality of Lilo-an
South: Barangay Road
East: Boundary in Municipality of Lilo-an
West: Barangay Road

Block 84

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 85

North: Block 116
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 86

North: Barangay Road
South: Greenbelt Easement Cansaga Bay
East: Barangay Road
West: Barangay Road

Block 87

North: Barangay Road
South: Buffer Easement
East: Buffer Easement
West: Barangay Road

Block 88

North: Barangay Road
South: Buffer Easement
East: Buffer Easement
West: Barangay Road

Block 89

North: Boundary in Municipality of Lilo-an
South: Buffer Easement
East: Boundary in Municipality of Lilo-an
West: Buffer Easement

Block 90

North: Boundary Barangay with Jugan
South: Block 238
East: Barangay Road
West: Greenbelt Easement Cansaga Bay

Block 91

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 92

North: Greenbelt Easement Cansaga Bay
South: Barangay Road
East: Barangay Road
West: Greenbelt Easement Cansaga Bay

Block 93

North: Greenbelt Easement Cansaga Bay
South: Block 59
East: Greenbelt Easement Cansaga Bay
West: Barangay Road & Block 156

Block 94

North: Barangay Road
South: Block 160
East: Barangay Road
West: Barangay Road

Block 95

North: Greenbelt Easement Cansaga Bay
South: Block 162
East: Barangay Road
West: Block 162

Block 96

North: Greenbelt Easement Cansaga Bay
South: Block 157
East: Barangay Road
West: Block 157

Block 97

North: Block 158
South: Block 158
East: Block 158
West: Barangay Road

Block 98

North: Block 196
South: Block 197
East: Boundary in Municipality of Lilo-an
West: Block 197

Residential Medium-High Density (R-3)

Located in Barangay

Sac-sac -Block 99
Nangka -Block 100-101-103 to 106
Cansaga -Block 102
Tugbongan -Block 107 to 112
Jugan -Block 113 to 118
Tayud -Block 120 to 123

Block 99

North: Boundary in Mandaue City
South: Block 48
East: Barangay Road
West: Boundary in Mandaue City

Block 100

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Boundary in Mandaue City

Block 101

North: Boundary Barangay with Cansaga
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 102

North: Block 180
South: Boundary Barangay with Nangka
East: Block 180
West: Block 186

Block 103

North: Boundary Barangay with Cansaga
South: River/Waterway
East: Block 180
West: River/Waterway

Block 104

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 105

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 106

North: Barangay Road / Block 150 - 228
South: Boundary Barangay with Tugbongan
East: Barangay Road
West: Boundary in Mandaue City

Block 107

North: Boundary Barangay with Nangka
South: Barangay Road / Block 152
East: Boundary Barangay with Nangka
West: Barangay Road

Block 108

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Boundary in Mandaue City

Block 109

North: Boundary Barangay with Nangka /Block 152
South: Barangay Road
East: Block 337
West: Barangay Road

Block 110

North: Block 338
South: Boundary Barangay with Tugbongan
East: Block 338
West: Boundary Barangay with Tugbongan

Block 111

North: Barangay Road
South: Buffer Easement
East: Barangay Road
West: Barangay Road

Block 112

North: Barangay Road
South: Greenbelt Easement Cansaga Bay
East: Barangay Road
West: Greenbelt Easement Cansaga Bay

Block 113

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Block 324

Block 114

North: Boundary Barangay with Pitogo
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 115

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Block 324

Block 116

North: Barangay Road
South: Block 342 & Block 85
East: Barangay Road
West: Block 342

Block 117

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Barangay Road & Institutional

Block 118

North: Barangay Road
South: Block 83
East: Barangay Road & Block 87
West: Barangay Road & Block 126

Block 119

North: Boundary Barangay with Pitogo
South: Barangay Road
East: Boundary in Municipality of Lilo-an
West: Barangay Road

Block 120

North: Block 195
South: Block 122
East: Block 121
West: Barangay Road

Block 121

North: Barangay Road
South: Greenbelt Easement Cansaga Bay
East: Block 198
West: Block 120

Block 122

North: Block 120
South: Block 200
East: Block 121
West: Barangay Road

Block 123

North: Block 316
South: Block 201
East: Barangay Road
West: Barangay Road

Commercial Medium-High Density (C-2)

Located in Barangay

Garing -Block 124 to 129
Polog -Block 130
Danglag -Block 131 to 132
Tilhaong -Block 133 to 135
Pulpogan -Block 136 to 140
Pob Occidental -Block 141 to 143
Casili -Block 144, 146 to 148
Pob Oriental -Block 145
Cabangahan -Block 149
Nangka -Block 150 to 151
Tugbongan -Block 152
Jugan -Block 153 to 154

Tayud -Block 155 to 165

Block 124

North: Block 209
South: Block 263
East: Block 263
West: Barangay Road

Block 125

North: Block 3
South: Block 126
East: Block 2
West: Block 262

Block 126

North: 125
South: Block 127
East: Block 2
West: Block 262

Block 127

North: Block 2
South: Barangay Road
East: River
West: Block 4

Block 128

North: River
South: Barangay Road
East: Block 285
West: Barangay Road

Block 129

North: Block 289
South: Block 8
East: River
West: Barangay Road

Block 130

North: Barangay Boundary with Garing
South: Barangay Boundary with Danglag
East: Barangay Boundary Garing
West: Block 32

Block 131

North: Barangay Road
South: River
East: River
West: Barangay Road

Block 132

North: Barangay Road
South: River
East: Block 214
West: Block 23

Block 133

North: Barangay Road
South: Barangay Road
East: Block 19
West: Barangay Boundary with Danglag

Block 134

North: Block 14
South: Barangay Road
East: Barangay Road
West: River

Block 135

North: Block 219
South: Barangay Boundary with Lamac
East: Barangay Boundary with Lamac
West: Barangay Road

Block 136

North: Barangay Road
South: Block 137
East: Block 73
West: Block 69

Block 137

North: Block 136
South: Barangay Road
East: Block 70
West: Block 69

Block 138

North: Cemetery
South: Barangay Road
East: Block 139
West: Block 68

Block 139

North: Block 71
South: Block 140
East: Block 327
West: Barangay Road

Block 140

North: Block 139
South: Barangay Boundary with Pob. Occidental
East: Block 327
West: Barangay Road

Block 141

North: Barangay Boundary with Pulpogan
South: National Road
East: Barangay Boundary with Cansaga
West: Block 142

Block 142

North: Barangay Boundary with Pulpogan
South: Block 190
East: National Road
West: Barangay Boundary with Casili

Block 143

North: Block 142
South: Barangay Boundary with Pob. Oriental
East: National Road
West: Barangay Boundary with Casili

Block 144

North: Barangay Road
South: Boundary with Mandaue City
East: Barangay Boundary with Pob. Oriental
West: Barangay Road

Block 145

North: Block 172
South: Boundary with Mandaue City
East: Boundary with Mandaue City
West: Barangay Boundary with Casili

Block 146

North: Block 61
South: Block 62
East: Block 65
West: 148

Block 147

North: Block 60
South: Boundary in Mandaue city
East: Block 49
West: Boundary in Mandaue city & Block 85

Block 148

North: Block 60
South: Boundary with Mandaue city
East: Barangay Road
West: Boundary with Mandaue City

Block 149

North: Barangay Road
South: Institutional
East: Block 44
West: Boundary with Cebu City

Block 150

North: Block 105
South: Block 106
East: Block 228
West: Barangay Road

Block 151

North: Block 106
South: Barangay Boundary with Tugbongan
East: Block 338
West: Block 106

Block 152

North: Barangay Boundary with Nangka
South: Block 109
East: Block 109
West: Block 107

Block 153

North: Barangay Road
South: Block 176
East: Block 154
West: Block 152

Block 153

North: Barangay Boundary with Nangka
South: Block 89
East: Block 89
West: Block 83

Block 154

North: River
South: Barangay Road
East: River
West: Municipal Road

Block 155

North: Barangay Road
South: Block 91
East: Block 91
West: Barangay Road

Block 156

North: Block 93
South: Block 93
East: Block 93
West: Barangay Road

Block 157

North: Block 96
South: Buffer Easement
East: Barangay Road
West: Buffer Easement

Block 158

North: Boundary with Mun. of Liloan
South: Barangay Road
East: National Road
West: Barangay Road

Block 159

North: Barangay Road
South: National Road
East: National Road
West: Buffer Easement

Block 160

North: Block 94
South: National Road
East: National Road
West: Barangay Road

Block 161

North: Barangay Road
South: National Road
East: National Road
West: Barangay Road

Block 162

North: Block 95
South: National Road
East: National Road
West: Barangay Road

Block 163

North: Greenbelt Easement
South: National Road
East: National Road
West: Buffer Easement

Block 164

North: Greenbelt Easement
South: National Road
East: National Road
West: Block 165

Block 165

North: Greenbelt Easement
South: National Road
East: Block 164
West: Buffer Easement

Commercial CBD High-Density (C-3)

Located in Barangay

Lamac -Block 166 to 170
Pitogo -Block 171 to 179
Cansaga -Block 180 to 186
Pob. Oriental -Block 187 to 189 & 172
Pob. Occidental -Block 190
Tayud -Block 191 to 206

Block 166

North: Barangay Boundary with Danglag
South: Block 168
East: Block 76
West: Barangay Boundary with Danglag

Block 167

North: Barangay Road
South: Barangay Road
East: Barangay Road & Block 227
West: Barangay Road

Block 168

North: Barangay Road
South: Barangay Boundary with Pitogo
East: Barangay Boundary with Danglag
West: Barangay Boundary with Cansaga

Block 169

North: Barangay Road
South: Block 80
East: Block 80
West: Barangay Road

Block 170

North: Barangay Road
South: Barangay Road
East: Block 80
West: Barangay Road

Block 171

North: Barangay Boundary with Lamac
South: National Road
East: River/Waterway
West: Barangay Boundary with Cansaga

Block 172

North: Block 82
South: National Road
East: Barangay Road
West: River/Waterway & Institutional

Block 173

North: Barangay Boundary with Lamac
South: National Road
East: Boundary with Municipality of Lilo-an
West: Barangay Road

Block 174

North: National Road
South: Barangay Boundary with Jugan
East: Boundary with Municipality of Lilo-an
West: Barangay Road

Block 175

North: National Road
South: Barangay Boundary with Jugan
East: Barangay Boundary with Jugan
West: Block 235

Block 176

North: National Road
South: Barangay Road
East: Block 235
West: Barangay Road

Block 177

North: Barangay Road
South: Barangay Boundary with Jugan
East: Barangay Road
West: River/Waterway

Block 178

North: National Road
South: Block 236
East: River/Waterway
West: Barangay Road

Block 179

North: National Road
South: Block 227
East: Barangay Road
West: Block 227

Block 180

North: National Road
South: Block 102
East: Municipal Road
West: River/Waterway

Block 181

North: Block 226
South: National Road
East: Municipal Road
West: River/Waterway

Block 182

North: Barangay Boundary with Pulpogan
South: River/Waterway
East: River/Waterway
West: Barangay Road

Block 183

North: Barangay Boundary with Pulpogan
South: National Road
East: Barangay Road
West: Block 328

Block 184

North: Block 328
South: Block 185
East: Barangay Road
West: Barangay Boundary with Pob. Occidental

Block 185

North: Block 184
South: National Road
East: Barangay Road
West: Barangay Boundary with Pob. Occidental

Block 186

North: National Road
South: River/Waterway
East: River/Waterway
West: Barangay Road

Block 187

North: National Road
South: Private Road
East: Barangay Boundary with Cansaga
West: Block 189

Block 188

North: Block 187
South: Barangay Boundary with Nangka
East: Barangay Boundary with Cansaga
West: Barangay Road

Block 189

North: National Road
South: Private Road
East: Private Road
West: Block 145

Block 190

North: Block 142
South: National Road
East: Block 1187
West: Institutional

Block 191

North: National Road
South: Barangay Boundary with New District
East: Proposed Road
West: Cansaga Bridge

Block 192

North: National Road
South: Block 242
East: Proposed Road
West: Proposed Road

Block 193

North: National Road
South: Block 240
East: Barangay Road
West: Barangay Road

Block 194

North: National Road
South: Barangay Road
East: Barangay Road
West: Barangay Road

Block 195

North: National Road
South: Block 120
East: Barangay Road
West: Barangay Road

Block 196

North: National Road
South: Block 98
East: Barangay Road
West: Barangay Road

Block 197

North: Barangay Road
South: Block 232
East: Boundary with Municipality of Lilo-an
West: Proposed Road & Block 230

Block 198

North: Block 198
South: Institutional
East: Proposed Road
West: Block 121

Block 199

North: Barangay Road
South: Barangay Road
East: Barangay Road & Block 239
West: Barangay Road

Block 200

North: Block 122
South: Greenbelt Easement Cansaga Bay
East: Block 122
West: Barangay Road

Block 201

North: Block 123
South: Greenbelt Easement Cansaga Bay
East: Barangay Road
West: Proposed Road

Block 202

North: Barangay Road
South: Barangay Boundary with New District
East: Barangay Boundary with New District
West: Barangay Road

Block 203

North: Block 241
South: Barangay Road
East: Block 241
West: Block 241

Block 204

North: Barangay Boundary with New District
South: Barangay Boundary with New District
East: Block 241
West: Block 241

Block 205

North: Barangay Boundary with Tayud
South: Greenbelt Easement Cansaga Bay
East: Greenbelt Easement Cansaga Bay
West: Greenbelt Easement Cansaga Bay

Block 206

North: Barangay Boundary with Tayud
South: Greenbelt Easement Cansaga Bay
East: Greenbelt Easement Cansaga Bay
West: Greenbelt Easement Cansaga Bay

Industrial Light-Density (I-1)

Located in Barangay

Panoypoy -Block 207
Polog -Block 208
Garing -Block 209
Casili -Block 210
Danglag -Block 211 to 212, 214, 217, 220, 221, 223
Tilhaong -Block 213, 215, 216, 218, 219
Lamac -Block 222
Pulpogan -Block 224 to 225
Cansaga -Block 226
Pitogo -Block 227
Nangka -Block 228
Jugan -Block 229
Tayud -Block 230 to 233

Block 207

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Block 260

Block 208

North: Block 314
South: Block 258
East: Block 258
West: Block 258

Block 209

North: Barangay Road
South: Block 124
East: Block 263
West: Barangay Road

Block 210

North: Barangay Road
South: National Road
East: Block 146
West: Boundary with Mandaue City

Block 211

North: Block 26
South: Block 131
East: River
West: Barangay Road

Block 212

North: Barangay Road
South: Barangay Road
East: Barangay Boundary with Tilhaong
West: Barangay Road

Block 213

North: Barangay Road
South: Barangay Road
East: Barangay Road
West: Barangay Boundary with Danglag

Block 214

North: Barangay Road
South: River
East: Barangay Boundary with Tilhaong
West: River

Block 215

North: Block 133
South: River
East: Barangay River
West: Block 250

Block 216

North: Block 19
South: Barangay Road
East: River
West: Barangay Road

Block 217

North: River
South: River
East: Barangay Boundary with Tilhaong
West: Barangay Road

Block 218

North: River
South: River
East: River
West: Barangay Boundary with Danglag

Block 219

North: Block 75
South: Greenbelt Easement Cansaga Bay
East: Block 220
West: Greenbelt Easement Cansaga Bay

Block 220

North: River
South: Barangay Road
East: Barangay Road
West: River

Block 221

North: Barangay Road
South: Barangay Boundary with Pulpogan
East: Barangay Road
West: River

Block 222

North: Block 167
South: Block 167
East: Barangay Road
West: Barangay Road

Block 223

North: Barangay Road
South: Barangay Boundary with Pulpogan
East: River
West: Barangay Road

Block 224

North: Barangay Boundary with Danglag
South: Block 73
East: River
West: Block 73

Block 225

North: Barangay Boundary with Danglag
South: River
East: Barangay Boundary with Lamac
West: River

Block 226

North: Barangay Road
South: Block 181
East: Barangay Road
West: River

Block 227

North: Block 179
South: Barangay Road
East: Barangay Boundary with Jugan
West: Barangay Boundary with Cansaga

Block 228

North: Block 150
South: Block 106
East: Barangay Boundary with Lamac
West: Buffer Easement

Block 229

North: Buffer Easement
South: Greenbelt Easement Cansaga Bay
East: Greenbelt Easement Cansaga Bay
West: Buffer Easement

Block 230

North: Block 197
South: Proposed Road
East: Block 197
West: Block 197

Block 231

North: Proposed Road
South: Block 198
East: Block 198
West: Buffer Easement

Block 232

North: Block 197
South: Barangay Boundary with New District
East: Boundary with Mun. of Liloan
West: Proposed Road

Block 233

North: Buffer Easement
South: Barangay Boundary with New District
East: Proposed Roads
West: Barangay Boundary with New District

Industrial Medium Density (I-2)

Located in Barangay

Pitogo -Block 234 to 236
Tugongan -Block 237
Tayud -Block 238 to 241

Block 234

North: Barangay Boundary with Lamac
South: Barangay Road
East: Block 172
West: Barangay Road

Block 235

North: National Road
South: Barangay Road
East: Barangay Road
West: Block 176

Block 236

North: Block 178
South: Barangay Boundary with Jugan
East: River
West: Barangay Road

Block 237

North: Buffer Easement
South: Greenbelt Easement Cansaga Bay
East: Buffer Easement
West: Buffer Easement

Block 238

North: Block 90
South: Barangay Road
East: Block 161
West: Barangay Road

Block 239

North: Barangay Road
South: Block 199
East: Barangay Road
West: Block 199

Block 240

North: Barangay Road
South: Block 203
East: Barangay Road
West: Block 193

Block 241

North: Block 241
South: Proposed Road
East: Barangay Road
West: Proposed Road, Block 192

Tourism

Located in Barangay

Cabangahan -Block 304
Tilhaong -Block 305
Tayud -Block 306 to 309

Block 304

North: Block 46
South: Barangay Boundary with Sac-sac
East: Block 282
West: Barangay Road

Block 305

North: Block 295
South: Block 295
East: Boundary with Municipality of Lilo-an
West: Block 295

Block 306

North: Municipal Road
South: Block 90
East: Block 90
West: Municipal Road

Block 307

North: Greenbelt Easement Cansaga Bay
South: Greenbelt Easement Cansaga Bay
East: Greenbelt Easement Cansaga Bay
Sest: Boundary Cansaga Bay

Block 308

North: Boundary Cansaga Bay
South: Greenbelt Easement Cansaga Bay
East: Greenbelt Easement Cansaga Bay
West: Boundary Cansaga Bay

Block 309

North: Boundary Cansaga Bay
South: Greenbelt Easement Cansaga Bay
East: Boundary Cansaga Bay
West: Boundary Cansaga Bay

Landfill

Located in Barangay Polog -Block 311 & Barangay Garing -Block 312

Block 311

North: Barangay Boundary with Garing
South: Block 258
East: Barangay Boundary with Garing
West: Block 258

Block 312

North: Block 257
South: Block 277
East: Block 277
West: Barangay Boundary with Polog

Quarry

Located in Barangay Panoypoy -Block 313 & Barangay Polog -Block 314

Block 313

North: Block 259
South: Block 259
East: Barangay Boundary with Garing
West: Block 259

Block 314

North: Barangay Boundary with Panoypoy
South: Block 208
East: Block 258
West: Barangay Boundary with Polog

Cockpit Arena

Located In Barangay Pulpogan -Block 315 & Barangay Tayud -Block 315

Block 315

North: Block 69
South: Barangay Road
East: Block 69
West: Block 69

Block 316

North: Barangay Road
South: Block 123
East: Block 123
West: Block 123

Infra/Utilities (New Cebu International Container Port)

Proposed New District in Consolacion

Block 317

North: Block 343
South: Cansaga Bay
East: Cansaga Bay
West: Seafront City Project

Infra/Utilities (Seafront City Project)

Proposed New District in Consolacion

Block 318

North: Barangay Bondary with Tayud
South: Cansaga Bay
East: NCICP
West: Cansaga Bay

Infra/Utilities (Hydropower Plant)

Located in Barangay Garing

Block 319

North: River/Waterway
South: River/Waterway
East: Barangay Road & Block 263
West: River/Waterway

Planned Unit Development (PUD)

Located in Barangay

Nangka -Block 320 & 326
Jugan -Block 321 To 325

Block 320

North: Block 104
South: Barangay Road
East: Barangay Road
West: Block 104

Block 321

North: Barangay Boundary with Pitogo
South: Barangay Boundary with Nangka
East: Barangay Road
West: Barangay Boundary with Nangka

Block 322

North: Barangay Road
South: River/Waterway
East: River/Waterway
West: Barangay Road

Block 323

North: Barangay Boundary with Pitogo
South: Barangay Road
East: River/Waterway
West: Barangay Road

Block 324

North: Block 115 & 116
South: Barangay Road
East: Barangay Road & Block 116
West: River/Waterway

Block 325

North: Barangay Road
South: River/Waterway
East: River/Waterway
West: Barangay Road

Block 326

North: Institutional
South: Block -302
East: Barangay Boundary with Jugan
West: River/Waterway

Lake/Inlandwater Zone

Located in Barangay

Pulpogan -Block 327
Pob. Occidental -Block 328
Cansaga -Block 328

Block 327

North: Block 139 & 71
South: Barangay Boundary with Pob. Occidental
East: Block 71
West: Block 139 & 140

Block 328

North: Barangay Boundary with Pulpogan
South: Block 141
East: Barangay Boundary with Cansaga
West: Block 141

Block 328

North: Block 183

South: Block 184

East: Block 183

West: Barangay Boundary with Pob. Occidental

Fishpond

Located in Barangay

Tugbongan -Block 329

Nangka -Block 330

Tayud -Block 331 to 333

Jugan -Block 334

Block 329

North: Barangay Boundary with Nangka

South: Boundary with Cansaga Bay

East: Greenbelt Easement Cansaga Bay

West: Block 336

Block 330

North: Institutional

South: Barangay Boundary with Tugbongan

East: Greenbelt Easement Cansaga Bay

West: Municipal Road

Block 331

North: Barangay Boundary with Jugan

South: Municipal Road

East: Municipal Road

West: Barangay Boundary with Tugbongan

Block 332

North: Barangay Boundary with Jugan

South: Greenbelt Easement Cansaga Bay

East: Greenbelt Easement Cansaga Bay

West: Greenbelt Easement Cansaga Bay

Block 333

North: Barangay Boundary with Jugan

South: Greenbelt Easement Cansaga Bay

East: Greenbelt Easement Cansaga Bay

West: Greenbelt Easement Cansaga Bay

Block 334

North: Greenbelt Easement Cansaga Bay

South: Greenbelt Easement Cansaga Bay

East: Barangay Boundary with Tayud

West: Block 340

Mangrove Forest

Located in Barangay

Tugbongan -Block 335 To 337 & 345

Nangka -Block 338

Jugan -Block 339 & 340

Tayud -Block 341 & 342

New District -Block 343 & 344

Block 335

North: Greenbelt Easement Cansaga Bay

South: Boundary with Cansaga Bay

East: Greenbelt Easement Cansaga Bay

West: Greenbelt Easement Cansaga Bay

Block 336

North: Municipal Road

South: Block 329

East: Block 329

West: Block 329

Block 337

North: Block 109

South: Municipal Road

East: Block 109

West: Block 109

Block 338

North: Block 106

South: Municipal Road

East: Block 106

West: Block 110

Block 339

North: Greenbelt Easement Cansaga Bay

South: River/Waterway

East: Greenbelt Easement Cansaga Bay

West: Greenbelt Easement Cansaga Bay

Block 340

North: River/Waterway

South: Block 334

East: Block 334

West: Block 334

Block 341

North: Barangay Boundary with Jugan

South: Greenbelt Easement Cansaga Bay

East: Greenbelt Easement Cansaga Bay

West: Barangay Boundary with Jugan

Block 342

North: Greenbelt Easement Cansaga Bay
South: Greenbelt Easement Cansaga Bay
East: Greenbelt Easement Cansaga Bay
West: Greenbelt Easement Cansaga Bay

Block 343

North: Barangay Boundary with Tayud
South: NCICP
East: Proposed Road
West: Greenbelt Easement Cansaga Bay

Block 344

North: Barangay Boundary with Tayud
South: Cansaga Bay
East: Cansaga Bay
West: Proposed Road

Block 345

North: Cansaga Bay
South: Cansaga Bay
East: Cansaga Bay
West: Cansaga Bay

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

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

Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.

Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.

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

Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line should be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.

Where a lot of one ownership, as of record the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.

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

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

Article V Zone Regulations

Section 11. General Provisions. Zone regulations refer to Use and Building Regulations as described below:

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

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

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

Section 12. Regulations in Base Zones. Base Zones refer to the primary zoning classification of areas within the City/Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

Section 12.1 Regulations in Forest Zones. The Forest Zone includes the Protection Forest and Production Forest. The following regulations shall be applied in accordance with the relevant provisions of the Revised Forestry Code, Revised Public Land Act of 1937, NIPAS Act of 1992, and specific proclamations of Forest Reservations, and related issuances as well as the approved City/Municipality Forest Land Use Plan (FLUP).

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

Allowable Uses/Activities:

- Reforestation
- Religious ceremonies of Indigenous Peoples (IPs)
- Burial sites of IPs
- Scientific studies that do not involve gathering of species or any alteration in the area
- Other activities permitted in the Forest Land Use Plan (FLUP)

Building Regulations:

- No permanent buildings or structures are allowed.

Section 12.1.2 National Park Sub-Zone. Per the NIPAS Act, this "refers to a forest land reservation essentially of primitive or wilderness character which has been withdrawn from settlement or occupancy and set aside as such exclusively to preserve the scenery, the natural

and historic objects and the wild animals or plants therein, and to provide enjoyment of these features in such a manner as will leave them unimpaired for future generations.”

Allowable Uses/Activities:

- Reforestation
- Religious ceremonies of Indigenous Peoples (IPs)
- Burial sites of IPs
- Scientific studies that do not involve gathering of species or any alteration in the area

Building Regulations:

- No permanent buildings or structures are allowed.

Section 12.1.3 NIPAS/CCPL: Strict Protection Sub-Zone. Per the NIPAS Act, this is an area that have “...high bio-diversity value which shall be closed to all human activity except for scientific studies and/ or ceremonial or religious use by indigenous communities.”

Allowed Uses/Activities

Allowable uses/activities shall be in accordance with the Protected Area Management Plan (PAMP) as approved by the Protected Area Management Board (PAMB). These may include:

- Scientific studies
- Ceremonial or religious use by indigenous communities

Building Regulations

- No permanent buildings or structures are allowed.

Section 12.1.4 NIPAS/CCPL: Multiple Use Sub-Zone. This is an area “where the following may be allowed consistent with the protected area management plan; settlement, traditional and/ or sustainable land use, including agriculture, agroforestry and other income generating or livelihood activities.” (10.3.2, DENR Administrative Order No. 2008-26)

Allowable Uses/Activities

Allowable uses/activities shall be in accordance with the Protected Area Management Plan (PAMP) as approved by the Protected Area Management Board (PAMB). These may include:

- Existing settlement, traditional and/or sustainable land use, including agriculture, agroforestry and other income generating or livelihood activities.
- Areas of high recreational tourism
- Areas of educational or environmental awareness values
- Areas consisting of existing installations of national significance/interest such as development of renewable energy sources, telecommunication and electric power lines

Building Regulations. When allowed, buildings and structures shall be designed, constructed and operated in accordance with the requirements of the PAMP, NBC and with the provisions of this Ordinance

Section 12.1.5 Forest Buffer Sub-Zone. Per the NIPAS Act, this is an area “outside the boundaries and immediately adjacent to designated protected areas that need special development control in order to prevent or minimize harm to the protected area.”

Per the NIPAS Act’s IRR, these are “areas outside the protected area but adjoining it that are established by law (Section 8 of the Act) and under the control of the DENR through the Park Area Management Board. These are effectively multiple-use zones that are to be managed to provide a social fence to prevent encroachment into the protected area by outsiders.

Allowable Uses/Activities. Allowable uses/activities shall be in accordance with the Protected Area Management Plan (PAMP) as approved by the Protected Area Management Board (PAMB). These may include:

- Settlement, traditional and/or sustainable land use, including agriculture, agroforestry, extraction activities, and other income generating or livelihood activities.

Building Regulations. When allowed, buildings and structures shall be designed, constructed and operated in accordance with the requirements of the PAMP, NBC, and with the provisions of this ordinance.

Section 12.1.6 Special Use Sub-Zone. Per DENR DAO No. 2004-59, this is an area where “all types of legal uses of the forestlands other than the production of timber and non-timber resources which are covered by other agreements, such as, but not limited to Integrated Forest Management Agreement (IFMA), Socialized Industrial Forest Management Agreement, etc.” may be allowed.

Allowed Uses/Activities

- Bodega/Warehouse site
- Industrial Processing site
- Herbal/Medicinal Plantation
- Nipa Plantation
- Fish drying site
- Communication Station site
- Mineral storage and/or crushing site (outside MPSA area)
- Mining Waste Disposal site (outside MPSA area)
- Motor pool site
- Plant nursery site
- Power Station site
- Right-of-Way (including but not limited to Transmission Line Right-of-Way (TLRW), Communication Right-of-Way (CRW))
- School site
- Water reservoir or impounding dam
- Other lawful purposes

Building Regulations. When allowed, buildings and structures shall be designed, constructed and operated in accordance with the requirements of the DENR, NBC and with the provisions of this ordinance.

Section 12.1.7 Cockpit Establishment. This ordinance is enacted in accordance with DENR DAO No. 2004-59, which allows cockpits to be established within Special Use Sub-Zones, provided they comply with zoning, environmental, and building regulations.

Cockpit establishments may be permitted for the following uses:

Allowable Uses/Activities

- Facilities designated for lawful cockfighting events.
- Areas for the training and conditioning of gamefowl.
- Offices for management, record-keeping, and operational activities.
- Designated sections for legal wagering activities as regulated by local laws.
- Grandstands, seating arrangements, and food/beverage concession areas.
- Spaces for gamefowl storage, veterinary checks, and quarantine zones.
- Adequate parking spaces for spectators, staff, and delivery vehicles.
- Soundproofing measures to minimize noise pollution affecting nearby areas.
- Proper disposal of animal waste, litter, and other refuse in compliance with environmental laws.
- Compliance with air quality and water runoff management guidelines to prevent contamination.
- Maintenance of greenery or tree-lined buffer zones to mitigate environmental impact.

Building Regulations. A cockpit must maintain a minimum buffer zone of 200 meters from residential areas and other restricted locations. All buildings and structures shall be designed and constructed in accordance with the DENR, NBC (National Building Code), and local building ordinances. Adequate parking space and traffic management plans must be provided to avoid congestion in surrounding areas.

Section 12.2 Regulations in Agricultural Zone. The Agricultural Zone includes areas intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations... (AFMA). These include Protected Agricultural Areas (as defined by AFMA, CARL and related issuances) as well as Production Agricultural Areas as may be declared by cities/ municipalities.

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

Section 12.2.1 Protection Agriculture Sub-Zone. Per the AFMA, these include the Network of Protected Areas for Agriculture and Agro- industrial Development (NPAAAD) which are “agricultural areas identified by the Department (Agriculture) through the Bureau of Soils and Water Management (BSWM) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth.”

Allowable Uses/Activities

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

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

Section 12.2.2 Production Agricultural Sub-Zone, these are areas that are outside of NPAAAD and declared by the City/Municipality for agricultural use.

Allowable Uses/Activities

- Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava, and the like
- Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, 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

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

Section 12.3 Regulations in Agri-Industrial Zone. These are areas within Cities/Municipalities intended 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
- Allowable uses in Industrial 1 (light) and Industrial 2 (medium Industries) Zones
- Rice/corn mills
- Rice/corn mill warehouses & solar dryers
- Agricultural and/or agri-industrial research & experimentation facilities
- Drying, cleaning, curing and preserving of meat and its by-products and derivatives
- Drying, smoking and airing of tobacco
- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacture of unprepared animal feeds and other grain milling
- Production of prepared feeds for animals
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing of tobacco leaves n.e.c.
- Weaving hemp textile
- Jute spinning and weaving
- Manufacture of charcoal
- Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
- Butter and cheese processing plants
- Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
- Other dairy products n.e.c.
- Canning and preserving of fruits and fruit juices
- Canning and preserving of vegetables and vegetable juices
- Canning and preserving of vegetable sauces
- Miscellaneous canning and preserving of fruit and vegetables n.e.c.

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

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

Section 12.4 Regulations in City/Municipal Waters Zone. Per Republic Act No. 8550 or the Philippines Fisheries Code of 1998, and as amended by Republic Act No. 10654, this zone covers the City/Municipal Waters which “include not only streams, lakes, inland bodies of water, and tidal waters within the City/Municipality which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS Law), public forest, timber lands, forest reserves, or fishery reserves, but also marine waters...(boundary delineation defined in the Fisheries Code).”

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

Section 12.4.1 Fishery Refuge and Sanctuary Sub-Zone. Per the Fisheries Code, these are designated areas “where fishing and other forms of activities which may damage the ecosystem of the area is prohibited and human access may be restricted.”

Allowable Uses/Activities

- Regeneration of marine life

- Marine Resource Assessment may be allowed on a per need basis to be determined by the Municipality's Marine Protected Area Advisory Council or the PAMB, whichever is applicable

Building Regulations. No permanent buildings or structures are allowed.

Section 12.4.2 Foreshore Land Sub-Zone. Per the Fisheries Code, this is "a string of land margining a body of water; the part of a seashore between the low-water line usually at the seaward margin of a low tide terrace and the upper limit of wave wash at high tide usually marked by a beach scarp or berm."

Allowable Uses/Activities

- Legal Easement
- Temporary or Transitory berthing area for small scale fishing boats to be determined and regulated by the Cities/Municipality's Agriculture Office and/or the Barangay LGU concerned

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

Section 12.4.3 Mangrove Sub-Zone. Per the Fisheries Code, this zone is characterized as "a community of intertidal plants including all species of trees, shrubs, vines and herbs found on coasts, swamps or border of swamps."

Allowable Uses/Activities

- Mangrove plantations
- Eco-friendly Bee-keeping
- Mangrove Educational Walks (on boardwalks)
- Coastal Resource / Marine Habitat Assessments

Building Regulations. No permanent buildings or structures are allowed.

Section 12.4.4 Fishery Reserve Sub-Zone. Per the Fisheries Code, this is "a designated area where activities are regulated and set aside for educational and research purposes."

Allowable Uses/Activities

- Regeneration of marine life
- Regulated educational and research activities

Building Regulations

- No permanent buildings or structures are allowed.

Section 12.4.5 Delta/Estuary Sub-Zone. These are landforms at the mouth of a river (Mananga and Pinggan River) where it flows into an ocean, sea, estuary, lake, or reservoir that is formed by deposition of sediments carried by the river.

Allowable Uses/Activities

- Shell gathering
- Regulated fishing (only subsistence or city/municipal fishing)

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

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

Allowable Uses/Activities

- Regulated fishing
- Aquaculture

Building Regulations

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

Section 12.4.7 Aquaculture Sub-Zone. Per the Fisheries Code, this an area within the City/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.”

Allowable Uses/Activities

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

Section 12.4.8 City/Municipal Fishing Sub-Zone. An area within the City/Municipal Waters Zone of a City/Municipality where only city/municipal fishing, as defined in the Fisheries Code, is allowed.

Allowable Uses/Activities

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

Building Regulations. No permanent buildings or structures are allowed.

Section 12.4.9 Sea Lane Sub-Zone. An area within the City/Municipal Waters Zone of a City/Municipality that is designated as an established route for water vessels traversing the city/municipal waters. It may also be referred to as Navigational Lane.

Allowable Uses/Activities

- Navigation of water vessels

Building Regulations

- No buildings or structures are allowed.

Section 12.5 Regulations in General Residential Zone. This is an area within a City/Municipality intended principally for dwelling/housing purposes.

Allowed Uses

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Townhouses
- Apartments
- Residential condominium
- PD 957 Subdivisions
- PD 957 Condominiums
- Boarding houses
- Dormitories
- Pension houses
- Hotel apartments or apartels
- Hotels
- Museums
- Libraries
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed 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
- High school
- Vocational school
- Tutorial services
- Sports club
- Religious Use
- Multi-purpose/Barangay Hall
- Clinic, nursing and convalescing home, health center
- Plant nursery
- Parking buildings (aboveground/underground)
- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
 - Servants quarters
 - Private garage
 - Guardhouse
 - Laundries
 - Non-commercial garages

- Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
- Pump houses
- Generator houses

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

Section 12.6 Regulations in Residential–1 (R-1) Zone. An area within cities or municipalities 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
- Upgrading/improvement/urban renewal of existing Residential subdivisions
- New Residential Subdivisions and Medium-Rise Buildings for Socialized Housing program
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and, in a place, other than the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry, provided that:
 - Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - It shall be classified as non-pollutive/non-hazardous as provided in this integrated ZO;
 - Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.

- Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - Swimming pool
 - Tennis courts
 - Basketball courts
- Parks and Open Spaces
- Nursery/Elementary School
- Tutorial services
- Sports club
- Religious use
- Multi-purpose/Barangay hall
- Clinic, nursing and convalescing home, health center
- Plant nursery
- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
 - Servants quarters
 - Private garage
 - Guardhouse
 - Laundries
 - Non-commercial garages
 - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - Pump houses
 - Generator houses

Building Regulations

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

Section 12.7 Regulations in Residential–2 (R-2) Zone. An area within 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
- Medium Storage Facilities

Building Regulations

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

Section 12.8 Regulations in Residential -3 (R3) Zone. An area within cities or municipalities intended for medium to high density residential. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types. In accordance with this, compliance with Civil Aviation Authority of the Philippines (CAAP) requirements is essential to ensure safety and adherence to zoning ordinances by regulating airspace usage and minimizing aviation-related risks.

Allowable Uses

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

Building Regulations

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

Section 12.9 Regulations in Residential-4 (R-4) Zone. An area within cities or municipalities intended for medium to high density residential. Per the National Building Code, R4 Zone is characterized mainly by low-rise townhouse building/Structures for exclusive use as multi-family dwellings.

Allowable Uses

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

Building Regulations

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is four (4) as provided in the NBC

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

Section 12.10 Regulations in Residential-5 (R-5) Zone. An area within cities or municipalities intended for very high density residential. Per the National Building Code, R5 Zone is characterized mainly as a medium-rise or high-rise condominium buildings/ structures for exclusive use as multi-family dwellings.

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

Building Regulations

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

Section 12.11 Regulations in Socialized Housing Zone. An area within the City/Municipality designated to housing programs and projects covering houses and lots or home lots only undertaken by the City/Municipality and other Government entities or the private sector for the underprivileged and homeless citizens (UDHA).

Allowable Uses. All uses allowed according to the provisions of BP 220 and Socialized Housing Program

Building Regulations. Applicable provisions of BP 220.

Section 12.12 Regulations in Urban Renewal Area (URA). A URA or Slum Improvement Settlement Areas on on-site redevelopment for socialized housing/dwelling purposes, with the following accessory uses:

- A. Parking space, pocket garden
- B. Hospital, Health/community clinic
- C. Playground (children's)
- D. School
- E. Parks, sports field/court, garden
- F. Cooperatives' store
- G. Community Hall/Clubhouse
- H. multi-purpose/barangay hall
- I. Police/Fire Stations

BUILDING REGULATIONS

- A. The number of allowable storeys/floors is four (4)
- B. The Building Height Limit is fifteen (15) meters above highest grade.

Section 12.13 Regulations in General Commercial Zone. An area within a City/Municipality intended for trading/services/business purposes.

Allowable Uses

- Wholesale stores
- Wet and dry markets
- Shopping center, malls, and supermarkets
- Retail stores and shops like:
 - Department store
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, lap tops, home appliances, and the like
 - Drugstores
- Food market and shops like:
 - Bakery, cake, pastry, and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets
 - Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
 - 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/theatre
 - 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, and 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-defence
 - 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/Metal Fabrication
- 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 metal ware stores, household equipment, and appliances
- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Recording and film laboratories
- Construction supply stores/ depots
- Gravel, sand and CHB stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- Lechon stores
- Chicharon factory
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops repacking of food products e.g. fruits, vegetables, sugar, and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Manufacture or assembly of paper cups
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Hotel
 - Apartment
 - Apartel
 - Boarding house
 - Dormitory
 - Pension house
 - Motel
 - Condotel
- All uses allowed in all Residential Zones

- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Parking lots/Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Regulations

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

Section 12.14 Regulations in Commercial – 1 (C-1) Zone. A low-density commercial area within a City/Municipality intended for neighborhood or community scale trade, service and business activities.

Allowable Uses

- Retail stores and shops like:
 - Pump houses
 - Generator houses
 - 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
 - Jewellery 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 halls
 - 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-defence
 - 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 guidelines and standards of concerned agencies

Section 12.15 Regulations in Commercial – 2 (C-2) Zone. A medium to high density commercial area within a City/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, and 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/Metal Fabrication
- 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
- Manufacture or assembly of paper cups
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Motel

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

Building Regulations

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

Section 12.16 Regulations in Commercial – 3 (C-3) Zone. A high-density commercial area within a City/Municipality intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadium or sports complexes area also allowed in this zone. This zone may also be called as the Central Business District (CBD). In accordance with this, compliance with Civil Aviation Authority of the Philippines (CAAP) requirements is essential to ensure safety and adherence to zoning ordinances by regulating airspace usage and minimizing aviation-related risks.

Allowable Uses

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

Building Density and Bulk Regulations

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

Section 12.17 Regulations in Low Density Mixed-Use Development Zone (MD-1A)

Allowable Uses

- All uses allowed in C-1 Zone
- All uses allowed in R-1 and R-2 Zones, except residential subdivisions (single-detached, attached, duplex, rowhouses)
- Townhouses
- Medium Rise Building/Development for Socialized Housing program

Building Density and Bulk Regulations

- Per relevant provisions of the NBC and this Ordinance.

- The number of allowable storeys/floors above established grade is five (5), provided, only the 1st storey is allowed for commercial use
- The Building Height Limit is 15.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 12.18 Regulations in Low Density Mixed-Use Development Zone (MD-1B)

Allowable Uses

- All uses allowed in C-1 Zone
- All uses allowed in R-1 and R-2, except residential subdivisions (single-detached, attached, duplex, rowhouses)
- Townhouses
- Medium Rise Building/Development for Socialized Housing program
- Learning facilities such as training centers, seminar halls, and libraries
- Museums, exhibition halls, and art galleries
- Civic centers and community centers
- Places of worship, such as churches, mosques, temples, shrines, chapels,

Building Density and Bulk Regulations

- Per relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is seven (7), provided, only the 1st and 2nd floor/storey is allowed for commercial use
- The Building Height Limit is 21.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 12.19 Regulations in Medium Density Mixed-Use Development Zone (MD-2)

Allowable Uses

- All uses allowed in C-1 Zone
- All uses allowed in R-1, R-2 and R3, except residential subdivisions (single-detached, attached, duplex, rowhouses)
- Townhouses
- Medium Rise Building/Development for Socialized Housing program
- Learning facilities such as training centers, seminar halls, and libraries
- Museums, exhibition halls, and art galleries
- Civic centers and community centers
- Places of worship, such as churches, mosques, temples, shrines, chapels,

Building Density and Bulk Regulations

- Per relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is twelve (12), provided, only the 1st and 2nd floor/storey is allowed for commercial use

- The Building Height Limit is 36.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 12.20 Regulations in High Density Mixed-Use Development Zone (MD-3)

Allowable Uses

- All uses allowed in C-2 Zone
- All uses allowed in R-1, R-2 and R3, except residential subdivisions (single-detached, attached, duplex, rowhouses)
- Townhouses
- Medium Rise Building/Development for Socialized Housing program
- Learning facilities such as training centers, seminar halls, and libraries
- Museums, exhibition halls, and art galleries
- Civic centers and community centers
- Places of worship, such as churches, mosques, temples, shrines, chapels,

Building Density and Bulk Regulations

- Per relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is twelve (12), provided, only the 1st and 2nd floor/storey is allowed for commercial use
- The Building Height Limit is 36.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 12.21 Regulations in General Industrial Zone. An area within cities or municipalities intended for light manufacturing or production industries purposes.

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 orthopaedic 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, Ping-Pong, 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

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
- Feed mill to Corn mill/rice mill.
- 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

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.

Pollutive/Hazardous Industries

- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacturing of unprepared animal feeds, other grain milling n.e.c.
- Production prepared feeds for animals
- Grains and cement silos
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing tobacco leaves n.e.c.
- Textile and fiber spinning mills
- Weaving hemp textile
- Jute spinning and weaving

- Miscellaneous spinning and weaving mills n.e.c.
- Hosiery mill
- Underwear and outerwear knitting mills
- Garment and undergarment factories
- Fabric knitting mills
- Miscellaneous knitting mills n.e.c.
- Manufacture of mats and mattings
- Manufacture of carpets and rugs
- Manufacture of cordage, rope and twine
- Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
- Manufacture of linoleum and other surface coverings
- Manufacture of artificial leather, oil cloth, and other fabrics except rubberized
- Manufacture of coir
- Manufacture of miscellaneous textile n.e.c.
- Manufacture of rough lumber, unworked
- Manufacture of worked lumber
- Re-sawmills
- Woodworking establishments, lumber, and timber yards
- Planing mills and sawmills, veneer plants
- Manufacture of veneer, plywood, and hardwood
- Manufacture of doors, windows, and sashes
- Treating and preserving of wood
- Wood drying kilns
- Manufacture of charcoal
- Manufacture of wood and cane blinds, screens, and shades
- Pulp, paper and paperboard factories
- Manufacture of containers and boxes of paper, and paper boards
- Wood and cardboard box factories
- Manufacture of miscellaneous pulp and paper products n.e.c.
- Manufacture of perfumes, cosmetics, and other toilet preparations
- Manufacture of waxes and polishing preparations
- Manufacture of candles
- Manufacture of inks
- Manufacture of miscellaneous chemical products n.e.c.
- Tire retreating and rebuilding
- Manufacture of rubber shoes and slippers
- Manufacture of industrial and molded rubber products
- Manufacture of plastic footwear
- Manufacture of plastic furniture
- Manufacture of other fabricated plastic products n.e.c.
- Manufacture of table and kitchen articles
- Manufacture of pottery, china and earthen ware n.e.c.
- Manufacture of flat glass
- Manufacture of glass containers
- Manufacture of miscellaneous glass and glass products n.e.c.

- Manufacture of clay bricks, clay tiles and hollow clay tiles
- Manufacture of miscellaneous structural clay products n.e.c
- Manufacture of structural concrete products
- Manufacture of asbestos products
- Manufacture of engines and turbines except motor vehicles, marine, and aircraft
- Manufacture of metal cutting, shaving and finishing machinery
- Manufacture of wood working machinery
- Manufacture, assembly, rebuilding, and repairing of food and beverage making machinery
- Manufacture, assembly, rebuilding, and repairing of textile machinery and equipment
- Manufacture, assembly, rebuilding, and repairing of paper industry machinery
- Manufacture, assembly, rebuilding, and repairing of trade machinery and equipment
- Manufacture of rice mills
- Manufacture of machines for leather and leather products
- Manufacture of construction machinery
- Manufacture of machines for clay, stove, and glass industries
- Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
- Manufacture of dry cells, storage battery, and other batteries
- Boat building and repairing
- Ship repairing industry, dock yards, dry dock, shipways
- Miscellaneous shipbuilding and repairing n.e.c.
- Manufacture of locomotives and parts
- Manufacture of railroad and street cars
- Manufacture or assembly of automobiles, cars, buses, trucks, and trailers
- Factories for engines and turbines and attached testing facilities
- Hangars
- Manufacture and assembly plants of aircraft engine
- Repair and testing shops for aircraft engines and parts
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Dry cleaning plants using flammable liquids
- Paint stores with bulk handling
- Paint shops and spray-painting rooms
- Signs and billboards painting shops
- Warehouses where highly combustible materials are stored
- Factories where loose combustible fiber or dirt are manufactured, processed or generated
- Warehouse for pollutive/hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities

- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses
- Class "A" slaughterhouse/abattoir
- Class "AA" slaughterhouse/abattoir

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 21 meters above highest grade as provided in the NBC.

Section 12.22 Regulations in Industrial – 1 (I-1) Zone. An area within cities or municipalities intended for light manufacturing or production industries that are:

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

Allowable Uses

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 orthopaedic 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, Ping-Pong, pool)
- Manufacture of other sporting and athletic goods n.e.c.
- Manufacture of toys and dolls except rubber and mold plastic
- Manufacture of pens, pencils and other office and artist materials
- Manufacture of umbrella and canes
- Manufacture of buttons except plastic
- Manufacture of brooms, brushes and fans
- Manufacture of needles, pens, fasteners, and zippers
- Manufacture of insignia, badges, and similar emblems (except metal)
- Manufacture of signs and advertising displays (except printed)
- Small-scale manufacturing of ice cream
- Dairies and creameries
- Warehouse/Storage facility for non-pollutive/non-hazardous industries
- Parks, playgrounds, pocket parks, parkways, and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses
- Non-Pollutive/Hazardous Industries
- Manufacture of house furnishing
- Textile bag factories
- Canvass bags and other canvass products factory

- Jute bag factory
- Manufacture of miscellaneous textile goods, embroideries, and weaving apparel
- Manufacture of fiber batting, padding, and upholstery filling except coir
- Men's and boys' garment factory
- Women's and girls' and ladies' garments factory
- Manufacture of hats, gloves, handkerchief, neckwear, and related clothing accessories
- Manufacture of raincoats and waterproof outer garments except jackets
- Manufacture of miscellaneous wearing apparel except footwear
- Manufacture of miscellaneous fabricated mill work and those n.e.c.
- Manufacture of wooden and cane containers
- Sawali, nipa and split cane factory
- Manufacture of bamboo, rattan, and other cane baskets and wares
- Manufacture of cork products
- Manufacture of wooden shoes, shoe lace, and other similar products
- Manufacture of miscellaneous wood products and those n.e.c.
- Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
- Manufacture of paper stationery, envelopes and related articles
- Manufacture of dry ice
- Repackaging of industrial products e.g. paints, varnishes, and other related products
- Pumping plants (water supply, storm drainage, sewerage, irrigation, and waste treatment plants)
- Warehouse/Storage Facility for non-pollutive/hazardous industries
- Parks, playgrounds, pocket parks, parkways, and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

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

Section 12.23 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

Pollutive/Hazardous Industries

- Flour mill
- Cassava flour mill
- Manufacture of coffee
- Manufacturing of unprepared animal feeds, other grain milling n.e.c.
- Production prepared feeds for animals
- Grains and cement silos
- Cigar and cigarette factory
- Curing and re-drying tobacco leaves
- Miscellaneous processing tobacco leaves n.e.c.
- Textile and fiber spinning mills
- Weaving hemp textile
- Jute spinning and weaving
- Miscellaneous spinning and weaving mills n.e.c.
- Hosiery mill
- Underwear and outwear knitting mills
- Garment and undergarment factories

- Fabric knitting mills
- Feed mill to Corn mill/rice mill.
- Miscellaneous knitting mills n.e.c.
- Manufacture of mats and mattings
- Manufacture of carpets and rugs
- Manufacture of cordage, rope and twine
- Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
- Manufacture of linoleum and other surface coverings
- Manufacture of artificial leather, oil cloth, and other fabrics except rubberized
- Manufacture of coir
- Manufacture of miscellaneous textile n.e.c.
- Manufacture of rough lumber, unworked
- Manufacture of worked lumber
- Re-sawmills
- Woodworking establishments, lumber, and timber yards
- Planing mills and sawmills, veneer plants
- Manufacture of veneer, plywood, and hardwood
- Manufacture of doors, windows, and sashes
- Treating and preserving of wood
- Wood drying kilns
- Manufacture of charcoal
- Manufacture of wood and cane blinds, screens, and shades
- Pulp, paper and paperboard factories
- Manufacture of containers and boxes of paper, and paper boards
- Wood and cardboard box factories
- Manufacture of miscellaneous pulp and paper products n.e.c.
- Manufacture of perfumes, cosmetics, and other toilet preparations
- Manufacture of waxes and polishing preparations
- Manufacture of candles
- Manufacture of inks
- Manufacture of miscellaneous chemical products n.e.c.
- Tire retreating and rebuilding
- Manufacture of rubber shoes and slippers
- Manufacture of industrial and molded rubber products
- Manufacture of plastic footwear
- Manufacture of plastic furniture
- Manufacture of other fabricated plastic products n.e.c.
- Manufacture of table and kitchen articles
- Manufacture of pottery, china and earthen ware n.e.c.
- Manufacture of flat glass
- Manufacture of glass containers
- Manufacture of miscellaneous glass and glass products n.e.c.
- Manufacture of clay bricks, clay tiles and hollow clay tiles
- Manufacture of miscellaneous structural clay products n.e.c.
- Manufacture of structural concrete products

- Manufacture of asbestos products
- Manufacture of engines and turbines except motor vehicles, marine, and aircraft
- Manufacture of metal cutting, shaving and finishing machinery
- Manufacture of wood working machinery
- Manufacture, assembly, rebuilding, and repairing of food and beverage making machinery
- Manufacture, assembly, rebuilding, and repairing of textile machinery and equipment
- Manufacture, assembly, rebuilding, and repairing of paper industry machinery
- Manufacture, assembly, rebuilding, and repairing of trade machinery and equipment
- Manufacture of rice mills
- Manufacture of machines for leather and leather products
- Manufacture of construction machinery
- Manufacture of machines for clay, stove, and glass industries
- Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
- Manufacture of dry cells, storage battery, and other batteries
- Boat building and repairing
- Ship repairing industry, dock yards, dry dock, shipways
- Miscellaneous shipbuilding and repairing n.e.c.
- Manufacture of locomotives and parts
- Manufacture of railroad and street cars
- Manufacture or assembly of automobiles, cars, buses, trucks, and trailers
- Factories for engines and turbines and attached testing facilities
- Hangars
- Manufacture and assembly plants of aircraft engine
- Repair and testing shops for aircraft engines and parts
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Dry cleaning plants using flammable liquids
- Paint stores with bulk handling
- Paint shops and spray-painting rooms
- Signs and billboards painting shops
- Warehouses where highly combustible materials are stored
- Factories where loose combustible fiber or dirt are manufactured, processed or generated
- Warehouse for pollutive/hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses

- Generator houses
- Class "A" slaughterhouse/abattoir
- Class "AA" slaughterhouse/abattoir

Building Density and Bulk Regulations

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

Section 12.24 Regulations in General Institutional Zone

An area within a City/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

Building Density and Bulk Regulations

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

Section 12.25 Regulations in Special Institutional Zone. An area within a City/Municipality intended principally for particular types of institutional establishments e.g. welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservation/bases/training grounds, etc.

Allowable Uses

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

Building Density and Bulk Regulations

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

Section 12.26 Regulations in Parks and Recreation Zone. An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

Allowable Uses

- Parks, playgrounds, pocket parks, parkways, promenades and playlots; gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities

- Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheatres, and swimming pools
- Ball courts, skating rinks and similar uses
- Memorial/Shrines monuments, kiosks, and other park structures
- Sports clubs
- Parking structures/facilities
- Open space buffers and easements
- Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

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

Section 12.27 Regulations in Cemetery/Memorial Park Zone. An area in a City/Municipality intended for the interment of the dead.

Allowable Uses

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

Building Density and Bulk Regulations

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

Section 12.28 Regulations in Utilities, Transportation, and Services Zone. An area in cities designated for “a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g. terminals, inter-modals, multi- modals, depots, power and

water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like” (NBC).

Allowable Uses

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

Building Density and Bulk Regulations

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

Section 12.29 Tourism Zone. No tourism project or tourist related activities shall be allowed in Tourism Zones unless developed or undertaken in compliance with the Department of Tourism (DOT) Guidelines and Standards.

Allowable Uses

- Agri-tourism
- Resort areas, e.g. beach/mountain resort including accessory uses
- Theme parks
- Heritage and Historical Sites
- Other related activities such as tree parks and botanical gardens
- Tourism accommodation such as:
 - Cottages
 - Lodging Inns
 - Restaurants
 - Home stays

- Souvenir shops
- Open air or outdoor sports activities
- Food production and processing activities such as vegetables, fruits and plantation crop and fish production to sustain tourism industry
- Parking areas

Section 12.30 Planned Unit Development. This zone shall specifically refer to RECLAMATION AREAS wherein the project site must have a Master Development Plan that permits flexibility in planning/urban design, building siting, complementary of building types and land uses, usable open spaces for general public use and the preservation of significant natural land features, if feasible. The City/Municipality's identified PUDs are created incorporating smart growth principles. The PUDs will have distinct themes, which all or any of these themes could be developed in the PUD, depending on the suitable Master Development Plan that will be developed, namely:

- Trade and Residential Center.** A mixed of high density commercial and residential area intended to be a development creating vibrant commercial and residential activities. This area is a mixed-use of Central Business District and High Density Residential.

Allowable Uses for Commercial-3 (C3) Zone (Section 12.15 of this Ordinance)

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

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
 - The number of allowable storeys/floors above established grade is sixty (60) as provided in the NBC
 - The Building Height Limit is 180.00 meters above highest grade as provided in the NBC.
 - Subject to national locational guidelines and standards of concerned agencies.
 - Subject to the 'Green Building Overlay Zone' use regulations
 - Large establishments are to provide living quarters within working sites.
 - Establishments employing at least 100 number of personnel shall be required to provide living quarters at least 20% of its employees within the premises of the work site.
 - Establishments with less than the minimum required number of personnel but voluntarily provide living quarters will be recommended to avail of the tax incentive.
 - Establishments along major thoroughfares should have rear parking spaces.
 - Large establishments should have loading and unloading bays.
- Institutions** – intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.

Allowable Uses:

- All uses allowed in General Institutional Zone (Section 12.18 of this Ordinance)

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
 - Subject to the 'Green Building Overlay Zone' use regulations
 - Large establishments are to provide living quarters within working sites.
 - c. Establishments employing at least 100 number of personnel shall be required to provide living quarters at least 20% of its employees within the premises of the work site.
 - d. Establishments with less than the minimum required number of personnel but voluntarily provide living quarters will be recommended to avail of the tax incentive.
 - Establishments along major thoroughfares should have rear parking spaces.
 - Large establishments should have loading and unloading bays.
- c. **Parks and Recreation Zone.** An area designed for diversion/amusements and for the maintenance of ecological balance.

Allowable Use

- All uses allowed in Regulations in Parks and Recreation Zone (Section 12.20 of this Ordinance)

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
- d. **Industrial Park:** Non-pollutive/Non-Hazardous Industries Light Manufacturing or production

Allowable Uses

- All uses allowed in Industrial-1 (I-1) Zone (Section 12.16 of this Ordinance)

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC
- 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.
- Subject to the 'Green Building Overlay Zone' use regulations
- Large establishments are to provide living quarters within working sites.
 - e. Establishments employing at least 100 number of personnel shall be required to provide living quarters at least 20% of its employees within the premises of the work site.
 - f. Establishments with less than the minimum required number of personnel

but voluntarily provide living quarters will be recommended to avail of the tax incentive.

- Establishments along major thoroughfares should have rear parking spaces.
- Large establishments should have loading and unloading bays.

- e. **Utilities, Transportation and Services Zone.** 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, multimodal, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like” (NBC)

Allowable Uses

All uses allowed in Regulations in Utilities, Transportation and Services Zone (Section 12.23 of this ordinance)

Building Density and Bulk Regulations

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

Section 12.31 Greenbelts and Waterways (Environmental Protection Zones - EPZ)

To ensure the sustainable use and conservation of greenbelts and waterways, the following allowable uses shall be permitted within these designated areas under the Zoning Ordinance:

Allowable Uses

1. Residential Zones (RZ)

Greenbelts and waterways within residential areas shall be preserved as open spaces and community amenities to enhance the quality of life. The following uses are allowed:

- Parks, playgrounds, and green open spaces for community recreation
- Walkways, jogging trails, and bike lanes to promote sustainable mobility
- Retention ponds and rain gardens to control flooding and improve water absorption
- Urban gardens and tree-lined buffers to reduce noise and air pollution

Prohibited Uses:

- Expansion of residential structures into designated greenbelt and waterway easements
- Dumping of household waste or wastewater discharge into waterways

2. Commercial Zones (CZ)

In commercial areas, greenbelts and waterways shall serve as aesthetic and functional landscape elements to enhance the urban environment. Allowable uses include:

- Linear parks and promenades adjacent to commercial establishments
- Public seating areas and landscaped buffers to enhance walkability
- Waterfront commercial developments with sustainable designs (e.g., eco-friendly dining areas, open-air markets)
- Stormwater management systems, including retention basins and permeable surfaces

Prohibited Uses:

- Construction of permanent commercial structures within designated greenbelt and waterway setbacks
- Direct wastewater discharge from commercial establishments into waterways

3. Industrial Zones (IZ)

Within industrial zones, strict environmental regulations must be followed to prevent pollution and degradation of greenbelt and waterway areas. Permitted uses include:

- Mandatory buffer zones between industrial sites and water bodies (e.g., tree-lined perimeters, constructed wetlands)
- Sustainable drainage systems to manage industrial runoff and prevent contamination
- Erosion control structures to stabilize riverbanks near industrial facilities
- Dedicated eco-corridors to mitigate industrial emissions and noise pollution

Prohibited Uses:

- Industrial expansion into designated greenbelt and waterway easements
- Unregulated wastewater discharge, hazardous waste dumping, or chemical spills
- Heavy construction that may disrupt natural water flow and ecosystem balance

4. Agricultural Zones (AZ)

In agricultural zones, greenbelts and waterways play a critical role in supporting soil conservation, irrigation, and sustainable farming. Allowable uses include:

- Agroforestry and riparian buffer planting to reduce erosion and improve soil health
- Sustainable aquaculture and fisheries along designated water bodies
- Irrigation canals and water retention areas to support farming activities
- Eco-friendly farm tourism and educational centers

Prohibited Uses:

- Excessive use of pesticides or fertilizers near protected waterways

- Conversion of riparian buffers into farmland, leading to soil degradation

5. Mixed-Use and Institutional Zones

For areas designated as mixed-use or institutional zones, greenbelts and waterways provide environmental resilience and aesthetic value. Allowed uses include:

- Eco-parks and green infrastructure as part of urban development projects
- Educational nature reserves and research centers for conservation awareness
- Stormwater retention systems and climate-adaptive landscaping

Prohibited Uses:

- Encroachment of buildings, parking lots, or infrastructure into designated greenbelt and waterway easements
- Conversion of protected green spaces into commercial or high-density developments

Section 13 Regulations in Overlay Zones. A “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations may pertain to additionally allowable uses, building density and bulk and building/ structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

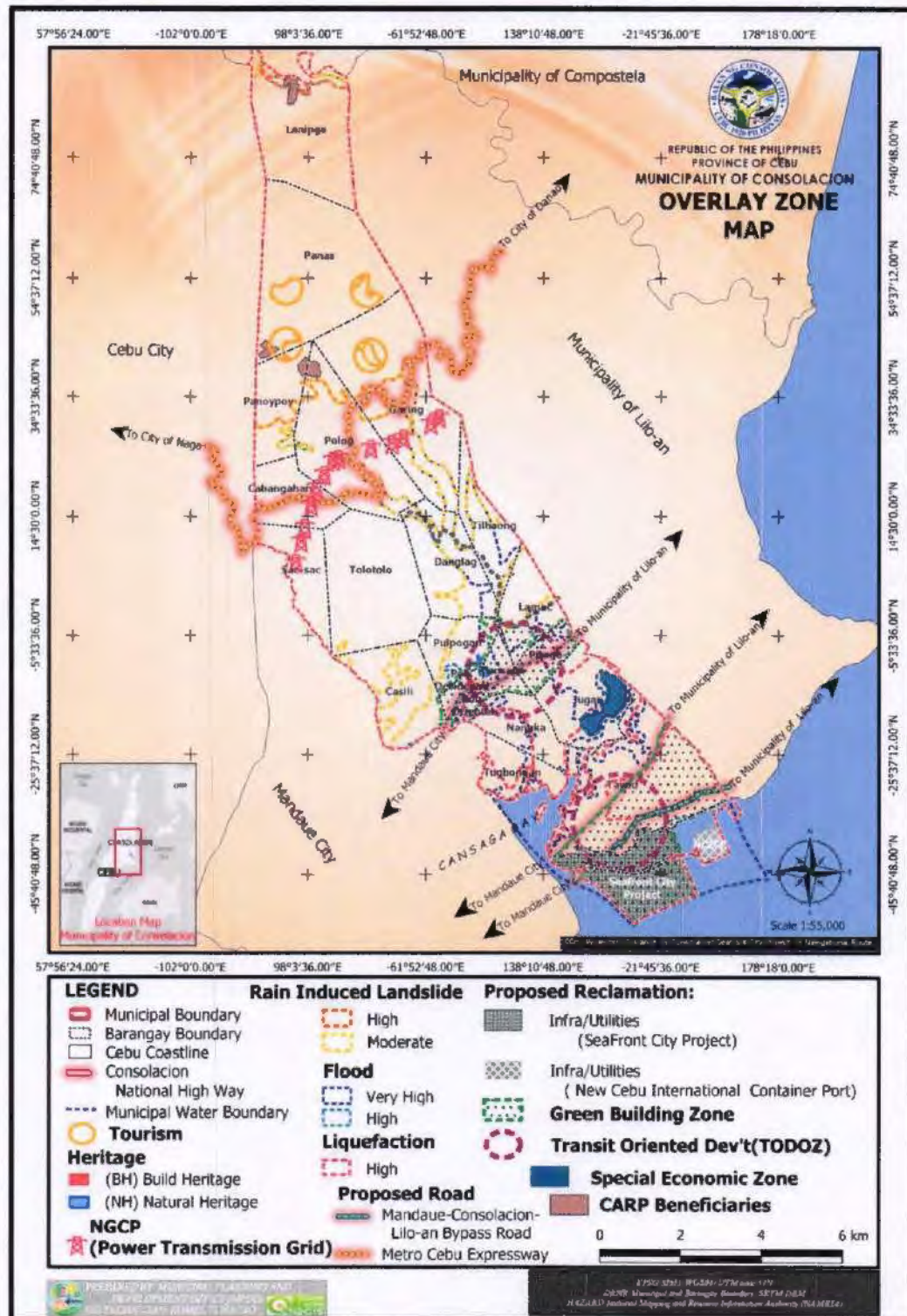


Figure 3 Overlay Zone Map

Section 13.1 Rain-Induced Landslide Overlay Zone (LSD-OZ). LSD-OZ regulations are applied in areas identified in the CLUP as highly susceptible to landslides. The objectives of these regulations are to avoid/minimize potentials for landslide occurrence, and to protect lives and properties from its impacts.

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

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

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

The MAPSO shall include all buildings and structures built or to be built on the lot. The Unpaved Surface Area (USA) of developments shall:

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

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

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

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

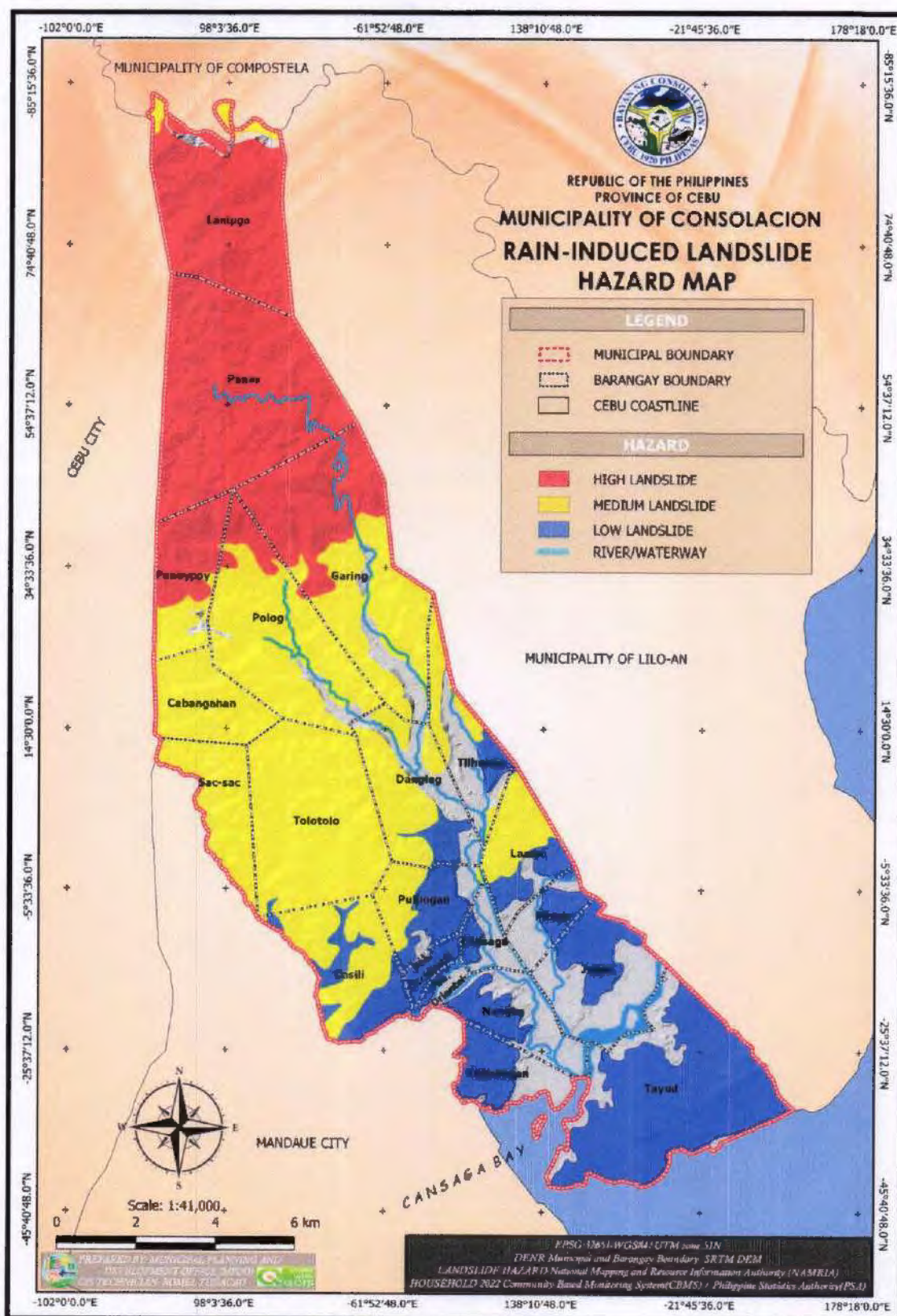


Figure 4 RAIN-INDUCED LANDSLIDE HAZARD MAP

Section 13.2 Flood Overlay Zone (FLD-OZ). FLD-OZ regulations are applied in areas that have been determined in the CLUP as having susceptibility to flooding. The objective of the Flood Overlay Zone is to protect lives and properties from the harmful effects of flood.

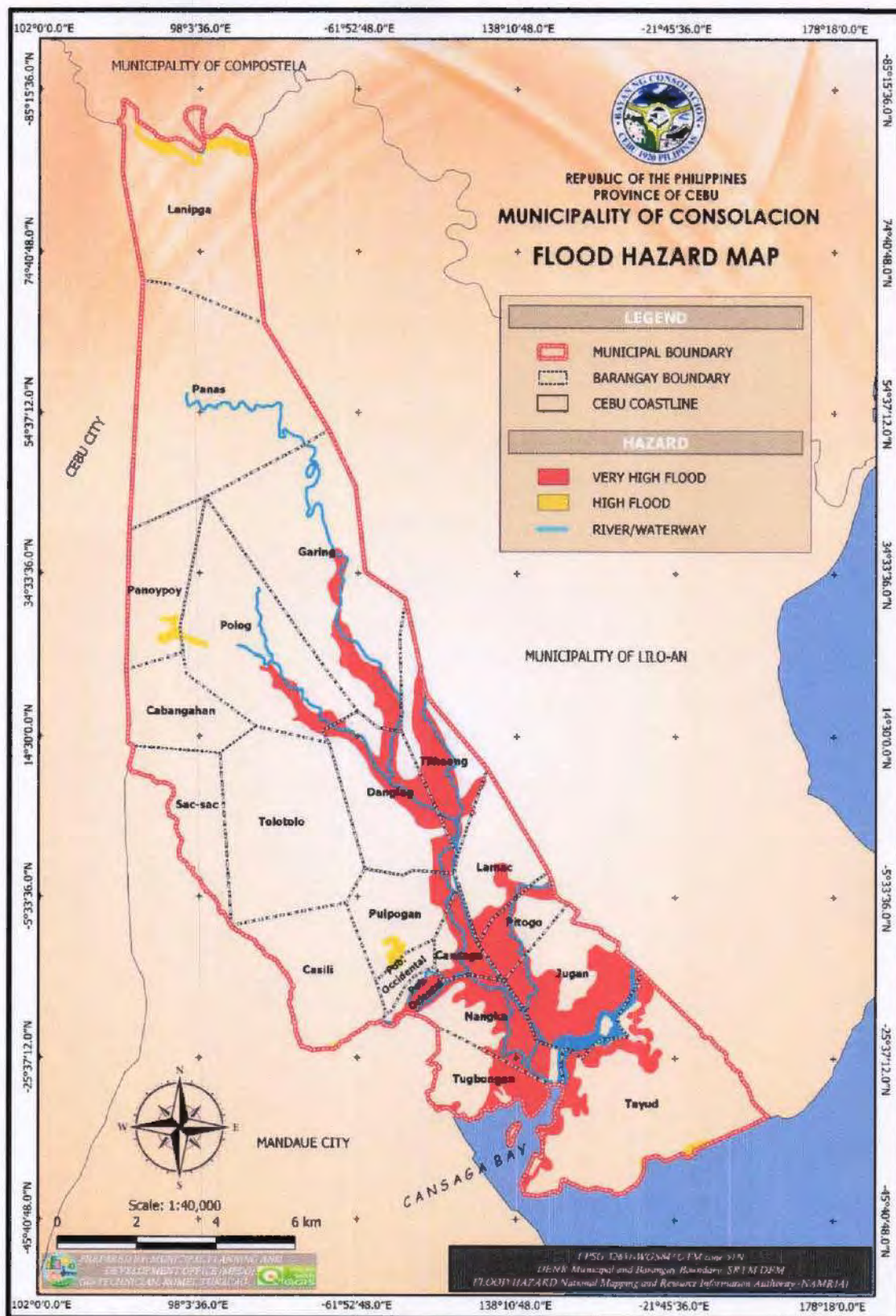
Allowable Uses is subject to the following limitations:

- 1) In very high susceptibility to flooding (floodway), no new building construction shall be undertaken, allowable uses include:
 - Rural
 - Recreation
 - Open-space environment
- 2) High susceptibility to flooding:
 - Recreation
 - Open-space environment
 - Commercial (with conditions-building/structure design regulations)
 - Industrial (with Conditions- building/structure design regulations)
- 3) Low to Moderate susceptibility. Allowable uses shall be as provided in the respective Base Zone,

Allowable uses are subject to the following additional regulations:

Building/Structure Restrictions/Design Regulations. Buildings shall be made flood proof through any or combination of the following means:

- 1) High to very high susceptibility to flooding/major hazard
 - No building or expansion of structures and facilities
 - Use restrictions for existing structures
 - Rebuilding and functional changes only with conditions to reduce hazards
 - Rebuilding of destroyed structures only as exceptions with conditions noted
- 2) **Low to Moderate hazard/Susceptibility to flooding:**
 - Raising the lowest floor line at or above the Flood Protection Elevation (FPE) as determined by the DPWH either through fill or by using stilts;
 - Providing roof decks that can be used for evacuation purposes;
 - Natural drainage patterns should not be altered; and
 - Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.



Section 13.3 Heritage Overlay Zone (HTG-OZ). The HTG-OZ is applied in areas with historic centers/heritage zones, including heritage houses. The objectives are: (1) to preserve existing historic structures/sites; and (2) to harmonize the design and construction of new ones with the design of these historic structures/sites.

Allowable Uses

- Uses allowed under Rule II. Land Use Policies and Regulations of the Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones by the National Historical Commission of the Philippines (NHCP) shall apply to sites that the NHCP or National Museum (NM) has declared Historic Centers or Heritage Zones, by virtue of RA 10066 (Heritage Act)
- For declared heritage houses, allowable uses shall be limited to:
 - Single-detached residential
 - Museum
 - Shops, offices, restaurants, craftsmen's workshops and retail outlets (only at the ground floor)
 - For new construction, allowable uses shall be as provided in the base R-1 Zones.

Building Density and Bulk Regulations

- The following regulations supersede those provided in the base R-1 zone:
- For declared heritage houses:
 - The height and floor area of the existing building shall not be altered.
- For new construction:
 - BHL: Building height limit for buildings within the buffer zone shall not be more than the roof apex of the declared heritage structure (Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones, NHCP 2012)

Building/Structure Design Regulations

- Rule III. Building Requirements of the Guidelines, Policies and Standards for the Conservation and Development of Historic Centers/Heritage Zones by the National Historical Commission of the Philippines (NHCP) shall apply to sites that the NHCP or National Museum (NM) has declared Historic Centers or Heritage Zones, by virtue of RA 10066 (Heritage Act).
- For declared heritage houses:
 - Repair and renovation work, to include building and landscape, shall ensure that the original architectural design at the interior and exterior are maintained.
 - The size and appearance of business and other signs shall be made to blend with the period design of the house.
- For new construction:
 - Designs, to include building and landscape, shall be made similar to the period designs of the declared houses of ancestry.

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

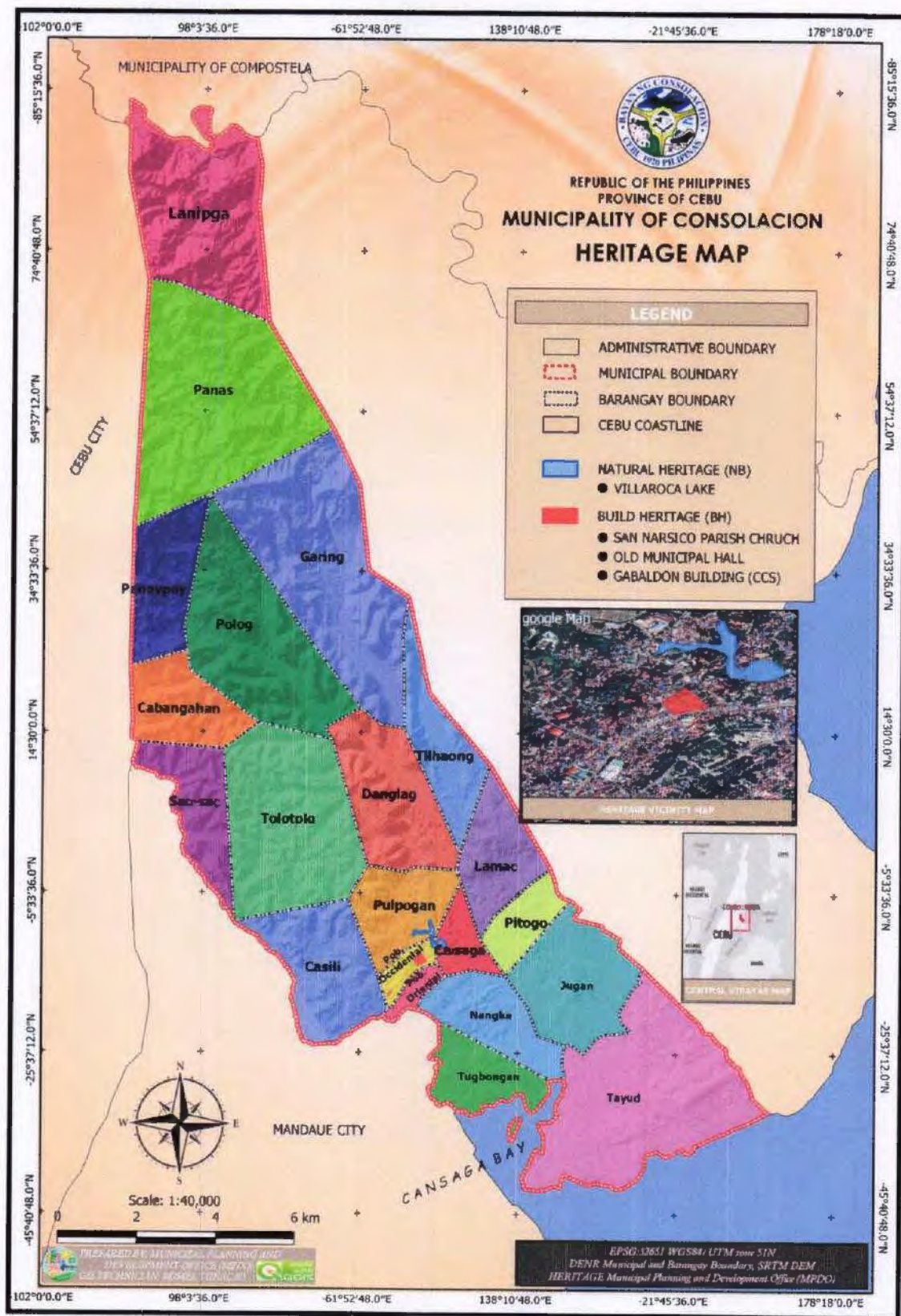


Figure 6 HERITAGE MAP

Section 13.4 Ecotourism Overlay Zone (ETM-OZ). The objective for this Overlay Zone is to ensure that the dual goals of environmental conservation and tourism economic development are attained.

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

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

Building Density and Bulk Regulations

- Ecotourism facilities such as resorts should have heights of no greater than (xx) meters from highest grade to roof apex line.
- The minimum setback of buildings from the inland foreshore line is (xx) meters.
- The maximum building footprint shall be (xx)% of the total lot area.

Building/Structure Design Regulations

- Ecotourism facilities such as hotels, resorts, should be made of light indigenous materials.
- Designs should conform to the applicable standards of the Department of Tourism or DOT.
- Only single-detached or duplex structures shall be allowed.
- The freeboard elevation of buildings shall be 600mm measured from the outermost building line facing the foreshore to the building's finish floor line.
- Buildings on stilts are encouraged.
- Electrical appliances should be raised with a minimum height of 600mm from each building's finish floor line.
- The use of impermeable paving materials outside of building envelopes shall not be allowed.
- Only picket fences made of wood or bamboo and with heights no greater than 600mm shall be allowed.
- The use of firewalls along property lines shall not be allowed.

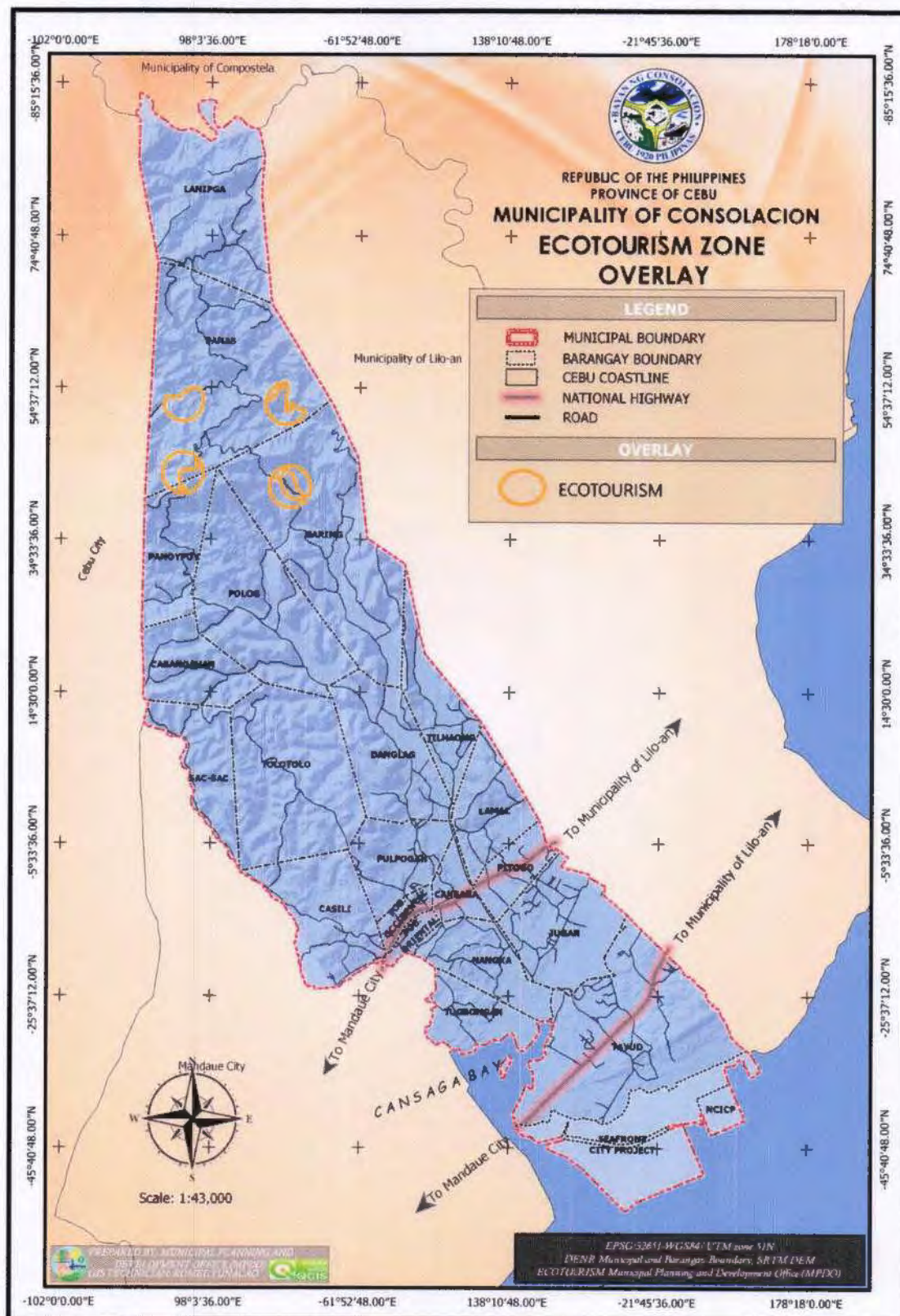


Figure 7 ECOTOURISM ZONE OVERLAY MAP

Section 13.5 Sustainable Neighborhood and Transit Oriented Development

District-Overlay Zone. The Sustainable Neighborhood District Zone (SNDZ) covered areas identified as: a) Twenty (20) Minutes Walkable Neighborhood (TMN), and b) Transit-Oriented Development (TOD). There are four TMN areas in the City/Municipality, with three (3) also serving as TOD areas.

The Twenty Minutes Neighborhood (TMN) and Transit-Oriented Development (TOD) covers an area within a walkable-bikeable radius of Eight Hundred to One-Kilometer where residents have easy, convenient access to many places and services they use daily including grocery stores, restaurants, schools and parks. The TOD's radius is reckon from a Multi-Modal Terminal or Stations (e.g. BRT or MRT stations), which present an opportunity for development into a TMN.

The TMN and TOD could be linked/connected by pedestrian-bicycle route to form a network of Sustainable Urban Neighborhoods within the City/Municipality.

The objectives of this SNDZ Regulations are:

- To facilitate the development of a walkable, bikeable and compact urban centers thereby reducing opportunities for urban sprawl
- To encourage the use of Non-Motorized Transport modes thereby reducing vehicular traffic volumes
- To provide be safe, accessible and well connected for pedestrians and cyclists to optimise active transport
- offer high-quality public realm and open spaces
- provide services and destinations that support local living
- facilitate access to quality public transport that connects people to jobs and higher-order services
- deliver housing/population at densities that make local services and transport viable
- facilitate thriving economies
- Residents practices energy and water conservation measures, recycling and reuse of wastes, urban gardening and responsible consumption and production.
- ensure that neighbourhoods are well looked after, and do not 'cost the earth'. Climate-proofing a development will include provision of green infrastructure to promote biodiversity and reduce environmental impact, as well as measures to save energy

Allowable Uses

- Allowable uses shall be as provided in the applicable Base Zone subject to additional regulations which may be provided-supported by relevant ordinances and use regulations.

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- TMN and TOD shall have walkable streets/roads with clear pedestrian zone of 2meters or wider, furniture zone of 0.6m to 1.2 meters and frontage zone.
- TMN and TOD shall have bicycle lanes (dedicated or shared) and bike stations as identified in the Bicycle Network Plan (BNP) of the City/Municipality

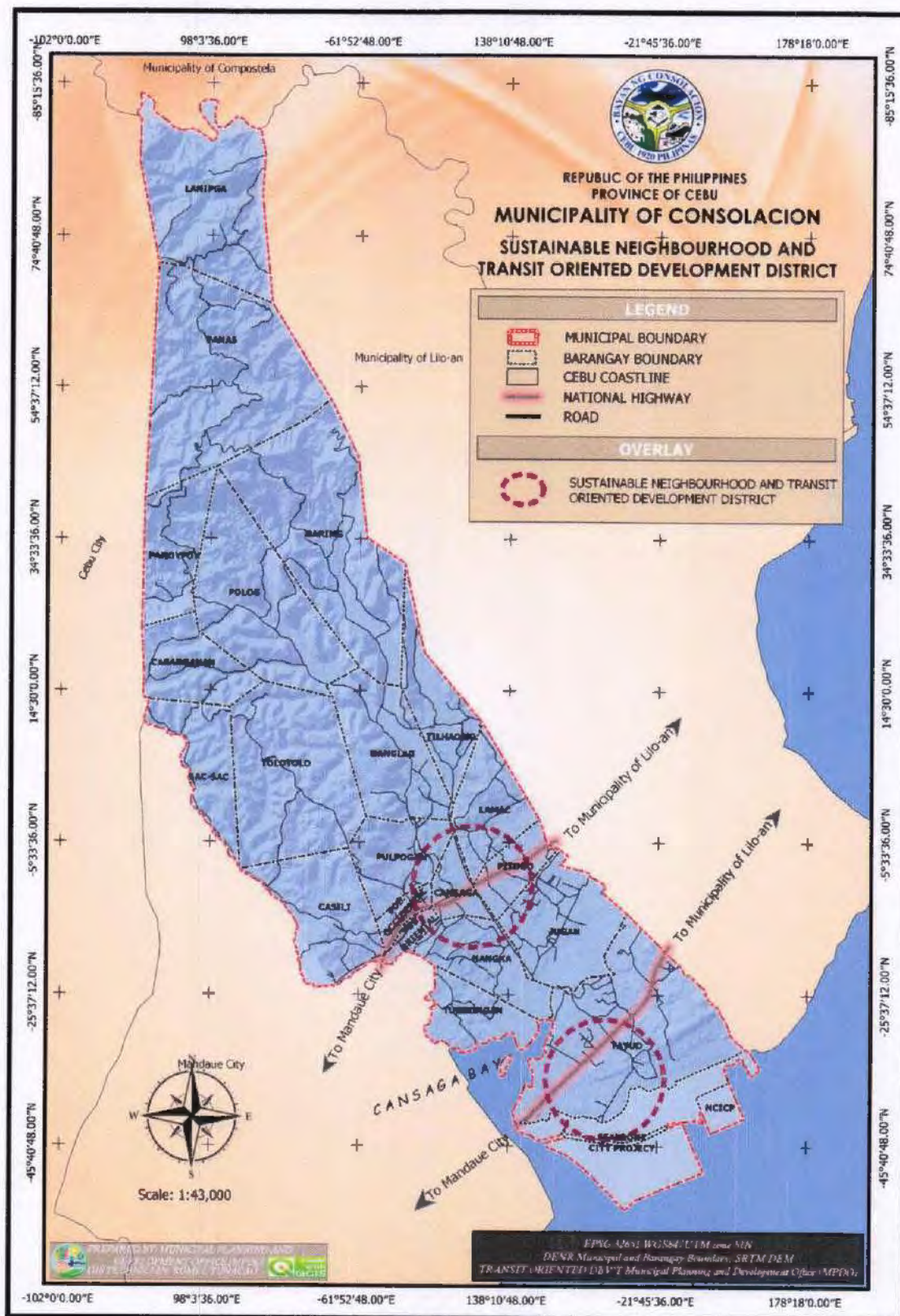


Figure 8 Sustainable Neighborhood and Transit Oriented Development District-Overlay Zone

Section 13.6 Green Building Overlay Zone (GB-OZ). The objective for this Overlay Zone is to ensure that developments in identified/designated locations mainstream/integrated green building concepts into the design, operations, and maintenance of buildings and establishments. The purpose and intent of this provide is to provide green building standards which promote sustainable construction, water efficiency, energy efficiency, sustainable material selections and improved indoor environmental quality for new development and redevelopment projects.

Covered (meeting the criteria for the GB program applicability) new buildings and developments located within the Green Building Overlay zone will be required to comply and meet with the Green Building (GB) program standard requirements as set forth by the pertinent provisions of the Consolacion Municipality Green Building Ordinance.

The Green Building Overlay Zone covered the following area/base zones: a) Areas along the CSCR and the N. Bacalso/CSR designated as Commercial 3, Institutional, and MD3 Zones; and b) Sustainable Neighborhood and Transit-Oriented Development Districts.

Allowable Uses. Allowable uses shall be as provided in the applicable Base Zone subject to additional regulations which may be provided-supported by relevant ordinances and use regulations.

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- Per the bulk density and bulk regulations of the base zone, or otherwise, superseded by relevant provisions of the Green Building code of the City/Municipality

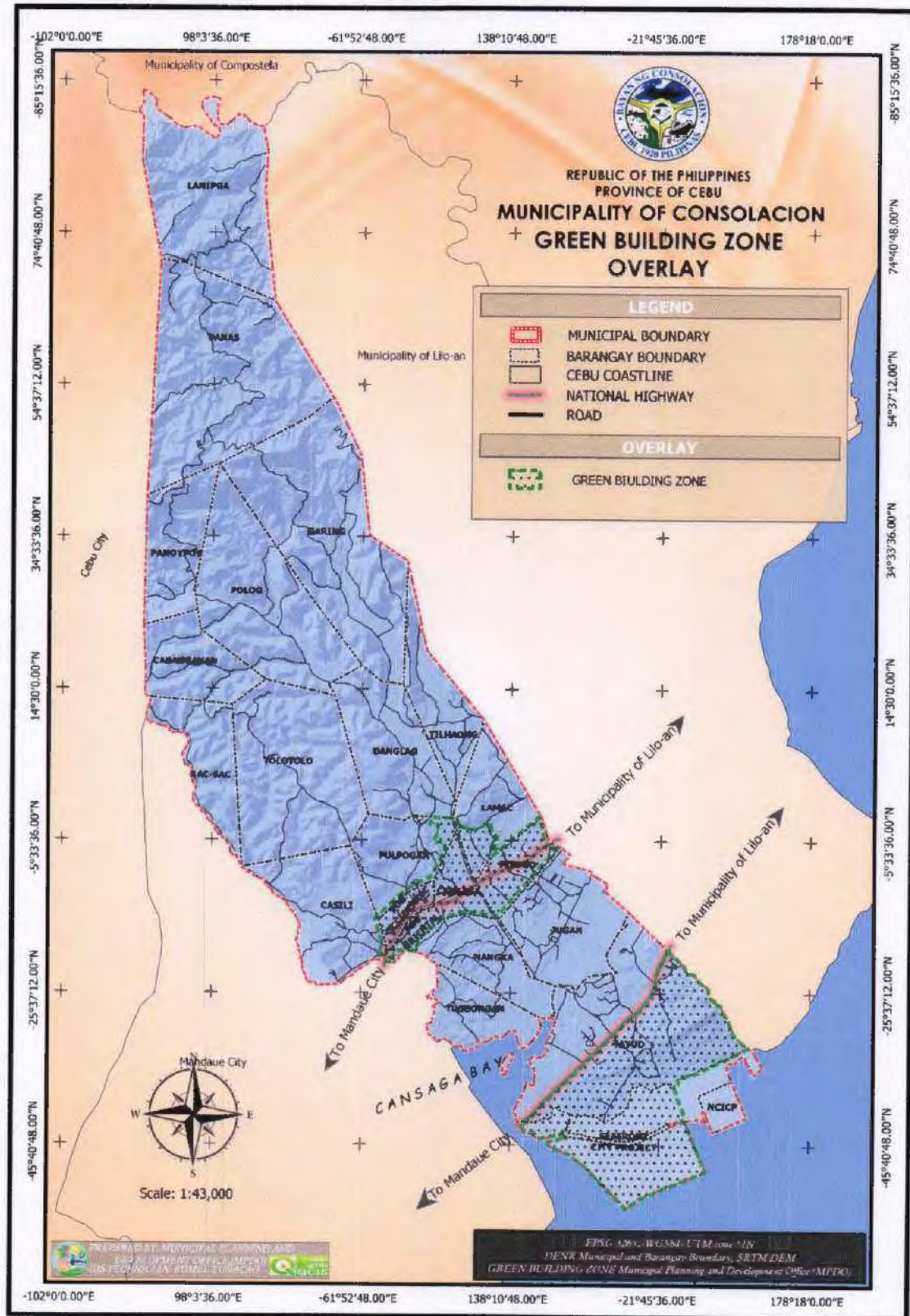


Figure 9 Green Building Overlay Zone

Section 13.7 Comprehensive Agrarian Reform Program (CARP) and Agrarian Reform Communities (ARCs) Overlay Zone. CARP and ARC Overlay Zone regulations are applied to designated agrarian reform areas to ensure the protection and sustainability of agricultural lands, promote equitable land distribution, and support the development of agrarian reform beneficiaries (ARBs).

These overlay regulations are intended to:

- Preserve agricultural land for food security and livelihood sustainability.
- Ensure compliance with agrarian reform laws and policies under the **Comprehensive Agrarian Reform Law (RA 6657)**.
- Promote the development of Agrarian Reform Communities (ARCs) through infrastructure, support services, and community empowerment.
- Prevent unauthorized land conversion that may compromise agricultural productivity.

Allowable Uses

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

Land Use and Development Regulations

- Agricultural land within CARP and ARC areas shall be primarily used for farming, agro-forestry, and related agribusiness activities.
- Land conversion for non-agricultural purposes shall be strictly regulated and subject to approval from the Department of Agrarian Reform (DAR) and relevant local government units.
- Residential, commercial, or industrial developments within ARCs must align with agrarian reform policies and provide benefits to agrarian reform beneficiaries (ARBs).
- Infrastructure projects within ARCs shall prioritize farm-to-market roads, irrigation systems, and post-harvest facilities to support agricultural productivity.

Fencing and Land Management Regulations

- Fences within the CARP Overlay Zone shall not exceed 1.5 meters in height and must allow for accessibility by farmers and agrarian reform beneficiaries.
- Perimeter fencing should use non-restrictive materials such as live hedges or low wire fencing to maintain community access while protecting crops and livestock.
- No high walls or solid barriers shall be allowed if they obstruct farm access roads or natural water flow.
- Areas designated for communal farming or cooperative use shall remain open for authorized beneficiaries.

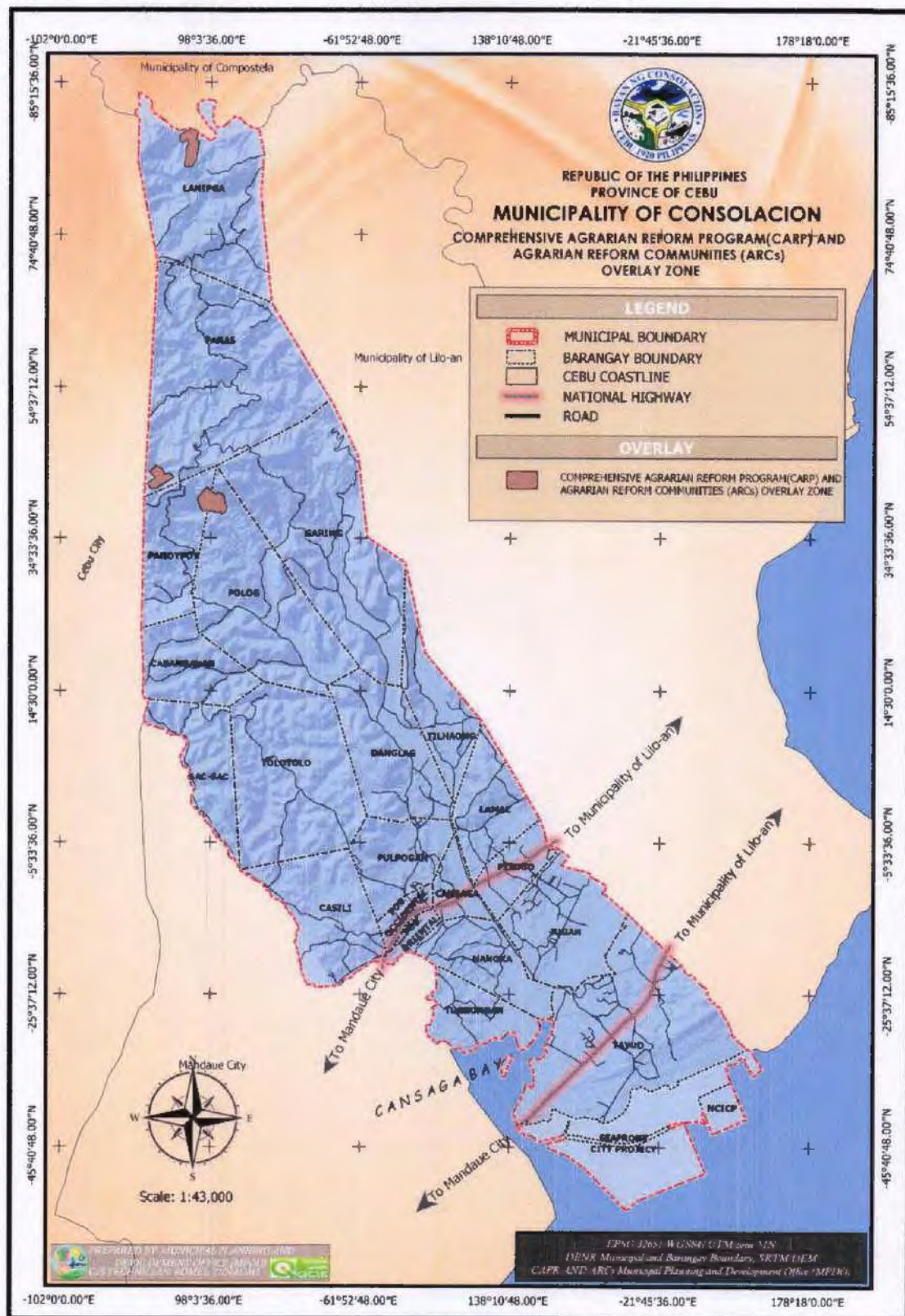


Figure 10 Comprehensive Agrarian Reform Program (CARP) and Agrarian Reform Communities (ARCs) Overlay Zone

Section 13.8 Power Transmission Overlay Zone (PTOZ). PTOZ regulations are applied to properties located within the designated power transmission corridors to ensure the safety, reliability, and efficiency of the power grid.

These overlay regulations are intended to:

- Protect public safety by maintaining adequate clearance from high-voltage power lines.
- Prevent the construction of structures that may interfere with power transmission infrastructure.
- Ensure that land use within the transmission corridor is compatible with power infrastructure requirements.
- Promote the efficient use of land while maintaining environmental and aesthetic considerations.

Allowable Uses

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

Setback and Clearance Requirements

- No permanent structures shall be allowed within the designated power transmission corridor.
- The specific setback distance from the outer edge of the transmission line right-of-way is determined by the Board of Electrical Engineering and approved by the Department of Energy (DOE), in accordance with the current Philippine Electrical Code.
- No activities involving flammable or hazardous materials shall be permitted within the transmission corridor.
- Agricultural activities may be allowed provided that no trees exceeding 3 meters in height are planted within the corridor.

Fencing and Safety Regulations

- **Fence Height Restrictions:** While specific fence height restrictions within the transmission corridor are not detailed in the provided sources, it is essential to ensure that any fencing does not interfere with the safe operation and maintenance of power lines. Consulting local regulations or the Philippine Electrical Code for specific guidelines is recommended.
- Signage indicating "High Voltage – Keep Out" shall be installed at regular intervals along the corridor.
- Any maintenance access points shall be coordinated with the appropriate transmission authority.

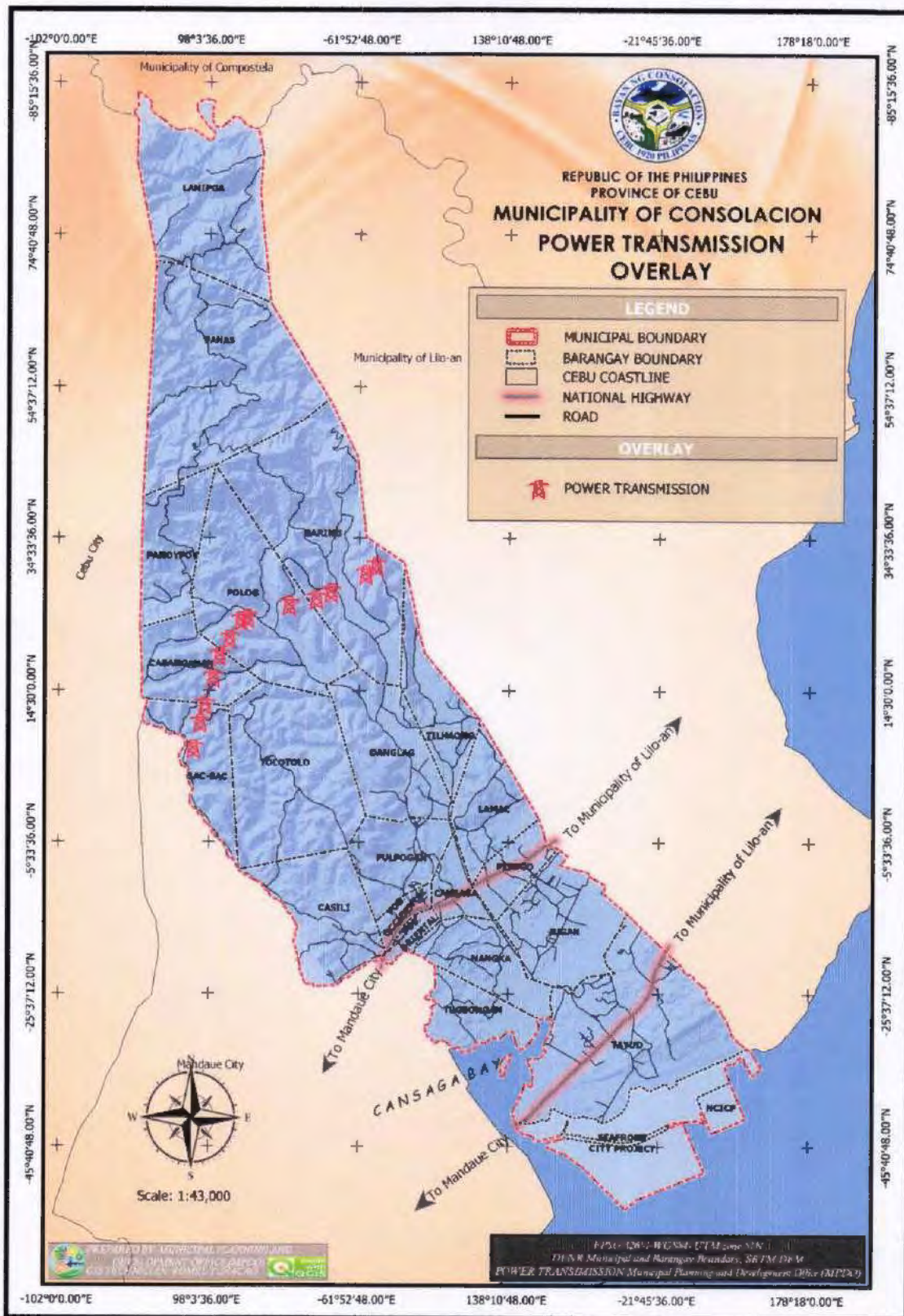


Figure 11 Power Transmission Overlay Zone

Section 14. Zoning Incentives. Although Republic Act 10121 or the DRRM Law is silent with regards to incentives for the utilization of CCA/DRRM related innovations and applications, the Philippine Green Building Code or Presidential Decree No. 1096, as well as Republic Act No. 1077,1 otherwise known as the Philippine Green Jobs Act of 2016, are well recognized by the Bureau of Internal Revenue (BIR), in that these laws can lead to better Climate Change Adaptation, as well as better Disaster Risk Reduction and Management.

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

Tax deductions may also be given as BIR Revenue Regulation No. 5-2019 allows for tax deductions for establishments that qualify and comply with the Green Jobs Act and those that are engaged or implement Green Building technologies.

Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites. Sections 35-37 in Article IX of Republic Act No. 10066 or the National Cultural Heritage Act of 2009 provides for tax exemptions on donations of properties with cultural heritage value. It also includes financial assistance (in the form of grants) for national heritage resources. Awards and citations are also given to encourage preservation of national heritage sites and/or properties. The City/Municipality's Tax/Revenue and Investment Code may provide for the actual schedule of rates for this purpose.

Article VI. General Regulations

Section 15. Height Regulations. Notwithstanding the Building Height provisions of this ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP).

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

Section 16. Area Regulations. Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

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

6. PD 856 – Sanitation Code
7. RA 6541 – Structural Code
8. Batas Pambansa 344 – Accessibility Law
9. Rules and Regulations – HLURB Locational Guidelines and CLUP Guidebook 2013- 2014
10. CA 141 or Public Land Act – public lands, including foreshore, and reclaimed lands;
11. PD 705 or Revised Forestry Code – forestlands;
12. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines, and riverbank easements;
13. RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands.
14. RA 8749 – Clean Air Act
15. RA 9003 – Ecological Solid Waste Management Act
16. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
17. RA 7942 or Philippine Mining Act – mining areas;
18. RA 8371 or Indigenous People’s Rights Act (IPRA) – ancestral lands;
19. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
20. RA 8550 or Revised Fisheries Code – city/municipal waters and coastal zones;
21. RA 9593 or Philippine Tourism Act – tourism zones and estates
22. RA 9729 or Philippine Climate Change Act, as amended;
23. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas; and,
24. RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.
25. Other relevant guidelines promulgated by the national agencies concerned.

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

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

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

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

Section 18. Vehicular Entrance/ Exit

Properties along major roads shall be provided with a single lane driveway for vehicular entrance and a single lane driveway for vehicular exit or a two-lane combined entrance/ exit

driveway at any convenient location along its frontage for access of parking spaces within the property. Parking slots directly accessed from the road for more than two (2) vehicles shall not be permitted. (See Figure 5)

Section 19. Parking. All traffic generating activities allowed in any of the districts must provide for minimum parking spaces for the employees, clients and visitors as follows:

a. Multi-family living units (Condominium, MRBs)	1 slot for every two (2) dwelling units	
Single family living unit (Townhouses, Apartments, Rowhouses with 1-2 storey type) with individual lot titles	1 slot/ living unit	
b. Supermarkets	1 slot/ 75 m ² of shopping floor area	
c. Wet and dry markets	1 slot/ 50 m ² of stall area plus 1 delivery parking slot per 300 m ² of stall area	
d. Restaurants, fast food centers, bars and beerhouses, eateries	1 slot/ 15 m ² of customer area 1 slot 50 m ² of office area including kitchen	
e. Nightclubs, super clubs, and theater restaurants	1 slot/ 15 m ² of customer area	
f. Office building s	1 slot/50 m ² of rentable space	
g. Other buildings in business/commercial zones	1 slot/ 50 m ² of rentable space	
h. Public assembly buildings such as theaters, cinemas, auditoria, stadia, etc	1 slot/ 25 m ² of spectator area	
i. Funeral Parlors/mortuaries	10 slots/ chapel	
Places of Worship	2 slots/50 m ² of congregation area	
j. Schools Elementary Schools High School Technical School Vocational School	*slot/10 classrooms	*1 slot/5 classrooms *2 queued shuttle bus/100 students
Colleges & Universities	*1 slot/5 classrooms *2 shuttle buses *1 bus/200 students	*slot/3 classrooms *2 shuttle bus/100 students
k. Tertiary Hospitals	1 slot/25 beds	
l. Recreational facilities i. Bowling Alleys ii. Amusement Center iii. Clubhouses and the like	1 slot/4 alleys 1 slot/25 m ² of GFA 1 slot/50 m ² of GFA	
m. Commercial/Shopping Malls	1 slot/70 m ² TFA	
n. Factories, manufacturing establishments, mercantile, building and warehouses, storage bins	1 slot/250 m ² of GFA + 1 delivery truck parking slot/300 m ²	
o. Hotels/Apartelles	1 slot/3 rooms; 2 tourist buses/ hotel	

p. Dormitory	1 slot/5 rooms
q. Pensions/lodging/boarding houses	1 slot/20 beds
r. Columbarium	1 slot/50 niches
s. Nursing homes for ambulatory patients, school and home for the children/orphanage	1 slot/12 beds
t. Terminals. Intermodal or multimodal, depots and thee likes	1 slot/500 m ² of GFA

Section 20. Buffer Regulations. A buffer of four (4) meters (or as declared by the LGU) shall be provided along entire boundary length between two or more conflicting zones/sub-zones allocating two (2) meters from each side of the zone/sub-zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 21. Road Standards. Road Setback and Right of Way (RROW) of national, provincial, City/Municipality & barangay roads shall conform with the requirements set by DPWH standards and local existing ordinances.

Section 21.1. City/Municipality and Barangay Road Standard. The standard for City/Municipality Road as stipulated by S.P. Resolution No. 1432 (S. 2018) will be twenty (20) meters wide, while the Barangay Road will be 10 - 13.3 m. wide

Section 21.2. Structures in the Road Right of Way No building structures shall be allowed to be constructed within the Road Right of Way (RROW).

Section 22. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D. 1096), as amended thereto, relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on rear lots, access yard requirements, and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observe

Section 23. Advertising, Billboards and Business Signs. No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without locational clearance from the Zoning Administrator/Zoning Officer. Locational clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot. Obnoxious signs that would constitute nuisance to adjoining property owners, distract motorists or constitute as hazards to public safety shall not be allowed in any area. No sign should project to public property unless expressly allowed by the Zoning Administrator/Zoning Officer. Temporary signs and billboards for not more than two months may be allowed by the Zoning Officer/Administrator upon payment of corresponding fees to the

City/Municipality. The permit for such sign shall indicate the location, size, slope, contents and type of construction.

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

Article VII. Supplementary Regulations

Section 24. Innovative Techniques or Designs. When it is impractical to apply the requirements of this Zoning Ordinance to certain developments, the proponent may apply for a permit with the Zoning Official on grounds of innovative development techniques, provided that the following conditions are complied with:

1. The proposed land use will not alter the essential character of the zone, especially its population density, number of dwelling units per hectare, and the dominant land use of the zone.
2. Preliminary and final development plans must be submitted to the Zoning Official for evaluation and recommendation.
3. The preliminary plan must generally set forth any existing or proposed arrangements of lots, streets, access points, buffer strips, and rail, water, highway or other transportation arrangements and the relationship of the tract of land involved to surrounding properties.
4. In addition to the above cited requirements, the final plan must describe the noise, smoke, odor, vibration, dust, dirt, obnoxious gases, glare and heat, fire hazards, industrial wastes and traffic which may be produced by the development.
5. The area subject of the application is a consolidated parcel of land of at least two hectares
6. The recommendations of the Zoning Official shall be reviewed by the Committee on City/Municipality Planning, Building and Zoning Regulations and shall be subject to a resolution by the City/Municipality Council if favorably considered.

Article VIII. Performance Standards

Section 25. 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 neighbourhood compatibility.

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

Section 26. Environmental Conservation and Protection Standards. It is the intent of the ZO to protect the natural resources of the City/Municipality. In order to achieve this objective, all developments shall comply with the following regulations:

1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing, and landscaping.
2. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.
3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological
4. Characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, re-graded, developed, piped, diverted, or built upon.
5. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
6. All developments shall undertake the protection of rivers, streams, lakes, and ponds from sedimentation and erosion damage;
7. 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;
8. City/Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters;
9. 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;
10. 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;
11. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
12. 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.
13. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
14. Industrial processes/activities should not cause negative impacts to the environment. The Zoning Administrator/Zoning Officer may request for descriptions of these as part of the requirements for Locational Clearance.

Section 27. 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/Municipality shall not be prematurely re-classified.

Requests for re-classification shall be evaluated on the merits of conditions prevailing at the time of application, compatibility with the CLUP, and subject to the provisions of Memorandum Circular No. 54 Prescribing the Guidelines Governing Section 20 of RA 7160...Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses.

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

Section 28. Network of Green and Open Spaces. The City/Municipality intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following provisions, as applicable:

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.

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.

Roof decks of all buildings shall be landscaped, as applicable.

Parking lots having at least 20 car parking slots shall be:

- 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.
- 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like

Section 29. Site Development Standards. The City/Municipality consider it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets.

Further, designs should consider the following:

1. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
2. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator/Zoning Officer prior to the granting of a Locational Clearance;

3. The cap City/Municipality of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
4. Developments, such as shopping malls, schools, places of worship, markets, sports stadia, and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.
5. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing operations. Noise levels shall be maintained according to levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
6. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
7. Fencing along roads shall be see-through. Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

Section 30. 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/Erosion and Sediment Control or Stormwater Management Plan.** All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings or condominiums, shopping malls, public markets, schools, universities, residential and industrial, and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by duly licensed Civil Engineers, Sanitary Engineers, or Environmental Planners.

For minor projects located in flood prone areas and rain-induced landslide areas shall be required to submit an Erosion and Sediment Control or Stormwater Management Plan (whichever is appropriate) as requisite for the issuance of Locational Clearance.

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

Article IX. Mitigating Devices

Section 31. Deviation. Variances and/ or Exceptions from the provisions of this Ordinance may be allowed by the Local Zoning Board of Appeals (LZBA) only when the following terms and conditions exist:

1. **Variances** (deviation from applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards)

Variance may be allowed provided that proposals satisfy all of the following provisions:

- a. Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property (topography, shape, etc.), which is not self-created.
- b. The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- c. The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like.
- d. That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- e. The variance will be in harmony with the spirit of this Ordinance.

2. **Exceptions** (deviations from Allowable Use provisions)

Exceptions may be allowed provided that proposals satisfy all of the following conditions:

- a. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community.
- b. The proposed project shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.
- c. The exception will not adversely affect the appropriate use of adjoining properties in the same zone such as generating excessive vehicular traffic, causing overcrowding of people, or generating excessive noise and the like.
- d. The exception will not alter the essential character and general purpose of the zone where the exception sought is located.

Section 32. 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.

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.

2. The LZBA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.
3. 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.
4. The LZBA shall hold public hearing(s) to be held in the concerned barangay.
5. 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.
6. 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).
7. All expenses to be incurred in evaluating proposals for Variances and/ or Exceptions shall be shouldered by the project proponent.

Article X. Administration and Enforcement

Section 33. Approved Zoning Maps. The Approved City/Municipality Zoning Maps, printed in standard color codes and with minimum dimensions of 1.20m x 1.20m, shall be posted at the following offices:

- Office of the Mayor
- Office of the Zoning Administrator
- City/Municipality Planning and Development Office
- City/Municipality Assessor's Office
- City/Municipality Engineer's Office
- City/Municipality Agrarian Reform Office
- City/Municipality Agriculture Office
- City/Municipality Environment Office

Zoning maps for each barangay shall be posted at respective barangay halls for public information and guidance of barangay officials. These should similarly be printed in standard color codes and minimum dimensions of 1.20m x 1.20m.

Section 34. Locational Clearance. All owners/developers shall secure Locational Clearance from the Zoning Administrator/ Zoning Officer or, in cases of Variances and/or Exceptions, from the LZBA prior to conducting any activity or construction on their property/land. This will include property/land located in Forestlands, Special Economic Zones and other areas administered by national and special agencies, except for facilities for national security as certified by the Department of National Defense.

Section 35. Projects of National Significance. Based on established national standards and priorities, the HLURB shall continue to issue locational clearances for projects considered to be of vital and national or regional economic or environmental significance. Unless otherwise declared by the NEDA Board, all projects shall be presumed locally-significant. (Para. 2 Section 3a, of EO 72)

Section 36. Major and/or Innovative Projects. The Zoning Administrator/Zoning Officer or the LZBA, as the case may be, may seek the assistance of the HLURB or external consultants in the evaluation of proposed Major and/or Innovative Projects such as seaports, airports, oil depots, reclamation areas, shopping malls, special economic zones, tourism enterprise zones, and the like.

Section 37. 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 (for high end projects) or BP 220 and its Implementing Rules and Regulations (for Economic and Socialized Housing projects) and in accordance with the procedures laid down in EO 71, Series of 1993.

Section 37.1. Housing Balance Requirement. No Development Permit shall be granted for subdivision projects and no building permit shall be issued for residential condominium projects unless compliance for the Housing Balance requirement is complied with under R.A. 10884 and R.A. 7279 and City/Municipality's local ordinance

Section 37.2. Deed Restrictions Proposed subdivision projects shall prepare their respective Deed Restrictions (to include, among others, regulations pertaining to allowable uses within their project sites). The list of allowable uses within subdivisions shall be within the list of allowable uses within the Zone. Proof of compliance of future projects with the provisions of the Deed Restrictions for the said subdivision shall form part of the requirements for Locational Clearance.

Section 37.3. Affected Residential Subdivision. No locational clearance permit shall be issued for project in commercial and/or residential subdivisions altered and affected by the revision of this zoning ordinance unless an alteration plan (in accordance with the new zoning ordinance) and a written conformity of the community association, or in the absence proponent thereof by the majority of the lot buyers therein are submitted to the Zoning Administrator by the proponent. In the absence of lot buyers therein, an affidavit to this effect shall be submitted by the project proponent. However, if they are changes in configuration of the subdivision plan, the project proponent is required to apply for the alteration of the subdivision project in accordance with the procedure provided by law.

Section 37.4 Tax Declaration & Realty Tax Clearance. No Preliminary Approval and Locational Clearance (PALC) shall be issued unless tax declaration of the property is change

to the use for which the project is applied for is intended and the realty tax up to the current year correspondingly paid and tax clearance is consequently issued.

Section 38. Planned Unit Development Projects. Proposed Planned Unit Developments (PUD) projects shall be accompanied by Comprehensive Development Master Plans (CDMPs) showing, at the minimum, proposed land uses, building density and bulk, road network layout, road and sidewalk section details, and master layouts of all utilities such as those for potable water, storm drainage, sewerage, power supply, telecommunication, and solid waste management.

CDMPs shall also be provided with Deed Restrictions where, upon approval of the Zoning Administrator/Zoning Officer or LZBA, as the case may be, proof of compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

Section 39. Environmental Compliance Certificate. No Locational Clearance shall be issued to proposals covered by the EIS System unless the requirements of ECC have been complied with.

Section 40. Building Permit. No Building Permit shall be issued by the City/Municipality Building Official without a valid Locational Clearance in accordance with the integrated ZO.

Section 41. Business Permit. The Business and Licensing Division shall require a Locational Clearance for new developments.

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

Section 42. Occupancy Permit. No Occupancy Permit shall be issued by the Local Building Official without certification from the Zoning Administrator/Zoning Officer that the building has complied with the conditions stated in the Locational Clearance.

Section 43. Validity of Locational Clearance. Upon issuance of a Locational Clearance or LC, the grantee thereof shall have one (1) 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 44. Notice of Non-Conformance. Upon approval of this Ordinance, the Zoning Administrator/Zoning Officer shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings, or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same Notice shall also inform the owner of said non-conforming use, building or

structure of the conditions for the continued use of the same as provided in the following section.

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

Section 45. 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 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 46. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered by the Local Chief Executive or City/Municipality Mayor through the Zoning Administrator/Zoning Officer who shall be appointed by the former in accordance with existing rules and regulations on the subject.

Section 47. Qualifications of the Zoning Administrator/Zoning Officer. The Zoning Administrator/Zoning Officer must be a reputable person with moral character and must possess specialized knowledge, training, and/or experience in the field of physical planning and zoning for at least five (5) years. He/she must comply with the requirements of RA No. 10587, also known as the Environmental Planning Act of 2013. The Zoning Administrator/Zoning Officer must be a licensed Environmental Planner provided, however that no elective official shall be appointed to such capa City/Municipality.

Section 48. Powers and Functions of a Zoning Administrator/Zoning Officer. Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following:

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

Section 49. Complaints and Oppositions. A complaint for violation of any provision of the integrated ZO or any clearance or permit issued pursuant thereto shall be filed with the LZBA.

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

Section 50. Appeals to LZBA Decisions. Decisions of the LZBA shall be appealable to the HLURB.

Section 51. Composition of the Local Zoning Board of Appeals (LZBA). The LZBA shall be composed of the following members:

1. City/Municipality Mayor as Chairman
2. SP Committee Chairperson on Land Use/Zoning (If said committee is non-existent, the SP may elect a representative)
3. City/Municipality Legal Officer

4. City/Municipality Assessor
5. City/Municipality Engineer
6. City/Municipality Planning and Development Coordinator (if other than the Zoning Administrator/Zoning Officer)
7. City/Municipality Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
8. Two (2) representatives of the private sector nominated by their respective organizations
9. Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.
10. The City/MUNICIPALITY Planning and Development Office shall serve as the Secretariat to the LZBA.

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

Section 52. Review of Zoning Ordinance. The Local Zoning Review Committee (LZRC) is hereby created under the City/Municipality 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/Municipality-wide land use implications
4. Petition for re-zoning/re-classification with City/Municipality-wide implications
5. Increasing number of applications/issuances invoking Variances and Exceptions

Section 53. Composition of the Local Zoning Review Committee (LZRC). The Local Zoning Review Committee shall be composed of the following:

1. Sangguniang Bayan Chairperson on Land Use/Zoning (or equivalent committee)
2. City/Municipality Planning and Development Coordinator
3. City/Municipality Zoning Administrator/Zoning Officer
4. City/Municipality Assessor
5. City/Municipality Legal Officer
6. City/Municipality Engineer
7. City/Municipality Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
8. City/Municipality Agriculturist
9. City/Municipal Agrarian Reform Officer
10. President, Association of Barangay Captains
11. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe.
12. Two (2) non-government and civil society organization representatives

The City/Municipality Planning and Development Office shall serve as the Secretariat to the LZRC.

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

Section 54. Functions of the Local Zoning Review Committee (LZRC)

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

Section 55. Amendments to the integrated ZO. Changes in the integrated ZO, as a result of the review by the LZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the Sangguniang Bayan.

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

Section 56. Functions and Responsibilities of the Local Zoning Board of Appeals. There is hereby created a LZBA which shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
 - a. Variances
 - b. Exceptions
 - c. Non – Conforming Uses
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 57. Processing Fee. All processing fees shall be in accordance with the schedule prescribed under the existing Amended Tax Code of Consolacion Municipality and shall be paid directly to the Office of the City/Municipality Treasurer

Section 58. Administrative Penalty. An administrative penalty of five hundred (P500.00) pesos shall be imposed against any person who undertakes pre development or pre-construction of a project in any area or land without Locational Clearance or Preliminary Approval and Locational Clearance (PALC) and/or Development Permit (DP) reckoned from start of the conduct of any activity of the construction on the land or property to be determined by the Zoning Administrator.

Section 59. Violation and Penalty. In addition to the administrative penalty, any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine of not less than ten percent (10%) but not more than fifty per cent (50%) of the project cost or imprisonment of not less than six (6) months but not exceeding one (1) year as provided under the Local Government Code or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the officer-in-charge of the construction and president thereof.

Section 60. Suppletory Effect of Other Laws and Decrees. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

Section 61. 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 62. 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 63. 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 64. 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 65. Effectivity Clause. This Zoning Ordinance takes effect upon approval by the Sangguniang Panlalawigan (SP)/Housing and Land Use Regulatory Board (HLURB) and after compliance with the publication requirements of the Local Government Code.

Approved this ____ day of _____, 20XX in XXX

APPROVED BY:

Municipality Vice-Mayor

SIGNATURES OF SB MEMBERS

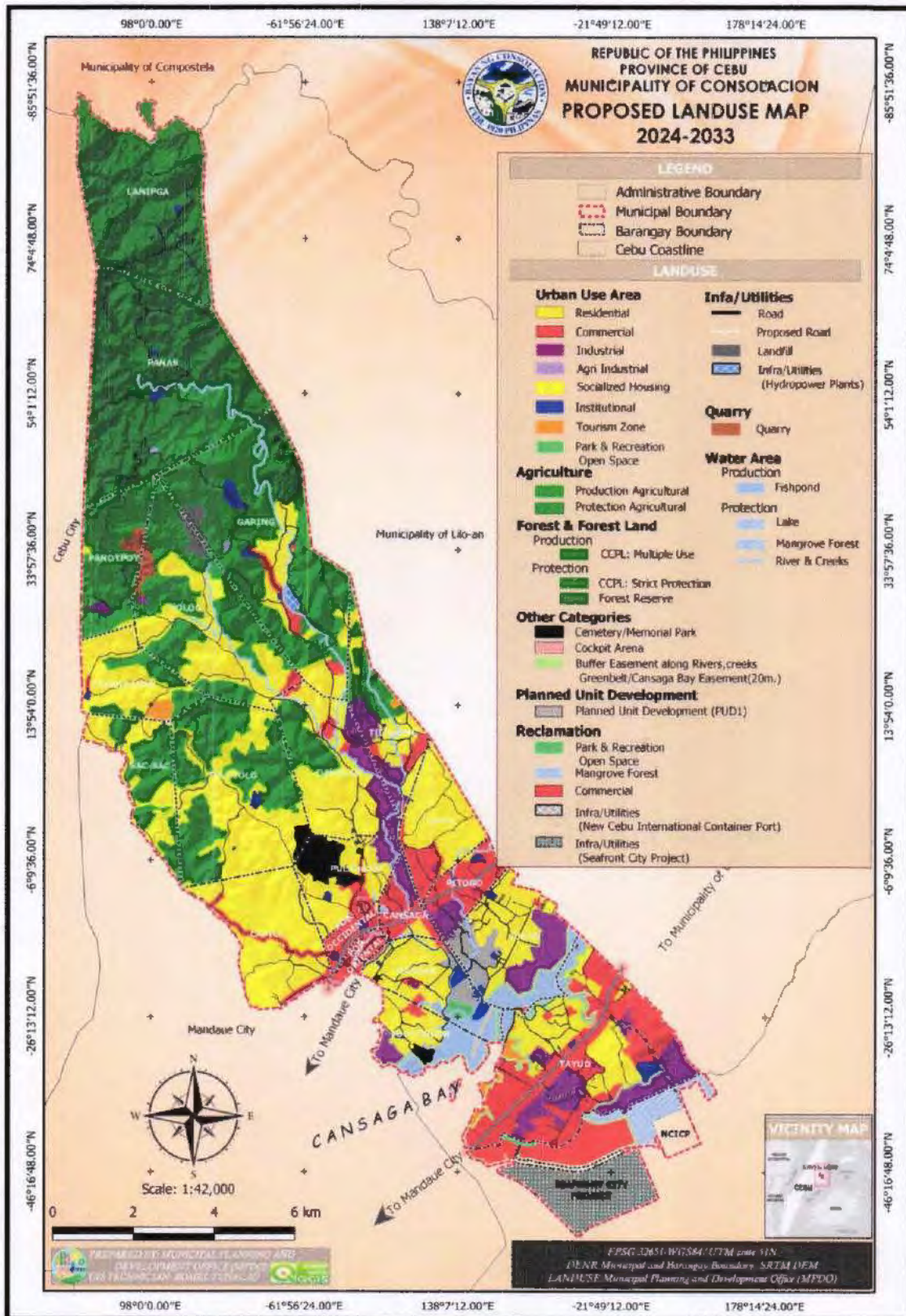
ATTESTED BY:

Sangguniang Panglungsod Secretary

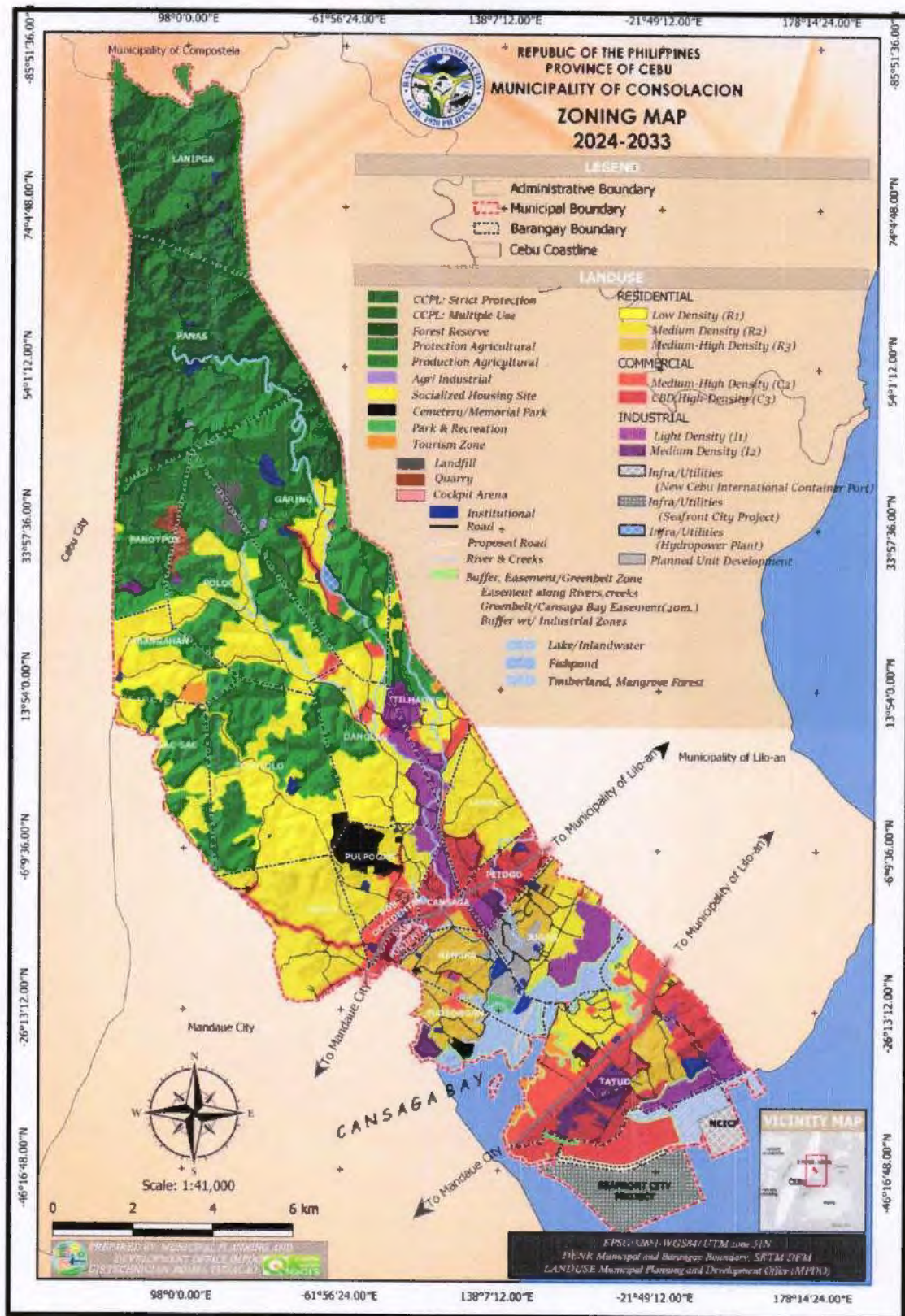
APPROVED BY:

Municipality Mayor

ANNEX



ANNEX 2 Proposed Land Use Map 2024-2033



ANNEX 3 Zoning Map 2024-2033