

**REPUBLIC OF THE PHILIPPINES
CITY GOVERNMENT OF COTABATO
BARMM**



COTABATO CITY

**ZONING
ORDINANCE**

(C.Y. 2020 - 2029)

VOLUME 2



Republic of the Philippines
Bangsamoro Autonomous Region in Muslim Mindanao
TANGGAPAN NG SANGGUNIANG PANLUNGSOD
City of Cotabato



17th Sangguniang Panlungsod
City of Cotabato
107th Regular Session

EXCERPT FROM THE MINUTES OF THE REGULAR SESSION OF THE SANGGUNIANG PANLUNGSOD HELD AT THE SANGGUNIANG PANLUNGSOD CONFERENCE HALL, GEN. S.K. PENDATUN AVENUE, COTABATO CITY, ON TUESDAY, JULY 16, 2024, AT 10:53 IN THE MORNING.

Present:

Hon. Johari C. Abu	- City Vice Mayor & Presiding Chair
Hon. Florante L. Formento	- Majority Floor Leader
Hon. Kusin S. Taha	- Assistant Majority Floor Leader
Hon. Hunyn C. Abu	- 1 st Assistant Majority Floor Leader
Hon. Marouf A. Pasawiran	- Member
Hon. Abdulrakim O. Usman	- Member
Hon. Guiadzuri A. Midtimbang II	- Member
Hon. Henjie M. Ali	- Member
Hon. Datu Noriel B. Pasawiran	- Member, SK Representative
Hon. Abubakar D. Campong	- Member, IP Representative

Absent:

Hon. Japal G. Guiani III	- Minority Floor Leader
Hon. Danda N. Juanday	- Assistant Minority Floor Leader
Hon. Abdillah J. Lim	- Member
Hon. Solaiman U. Adtong	- Member, ABC President (O.B. - Island Garden City of Samal)

ORDINANCE NO. 5172
Series of 2024

Author: HON. MAROUF A. PASAWIRAN

ENACTING THE INTEGRATED ZONING ORDINANCE OF COTABATO CITY FOR THE YEARS 2020 TO 2029.

WHEREAS, the implementation of Comprehensive Land Use Plans requires the enactment of regulatory measures to translate into reality the planning goals and objectives of a local government unit and an integrated zoning ordinance is a regulatory measure necessary for the implementation of the said plan;

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

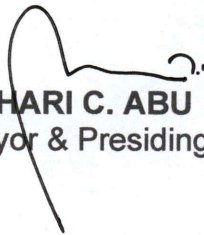
WHEREAS, the Integrated Zoning Ordinance of Cotabato City for years 2020-2029 provides the regulations, administration, and amendment thereof which is an important tool for the implementation of the approved Comprehensive Land Use Plan of the city;

-over-

NOW THEREFORE, the Sangguniang Panlungsod of Cotabato City, in its regular session assembled, hereby enacts the INTEGRATED ZONING ORDINANCE OF COTABATO CITY FOR THE YEARS 2020 to 2029, as submitted by the City Planning and Development Office, covering Articles I to IX (Article I - Title of the Ordinance; Article II - Authority and Purpose; Article III - Definition of Terms; Article IV - Zone Classifications; Article V - Zone Regulations; Article VI - General Regulations; Article VII - Performance Standards; Article VIII - Mitigating Devices; and Article IX - Administration and Enforcement) from Sections 1 to 58, including the provisions for amendment, violation and penalty, separability, repealing, and effectivity clauses thereof shall form as an integral part of this ordinance.

UNANIMOUSLY APPROVED AND ENACTED, July 16, 2024.

I HEREBY CERTIFY the correctness of the above-quoted Ordinance.


JOHARI C. ABU
City Vice Mayor & Presiding Chair 

ATTESTED:


YEOFEMIA GO-LIZADA, M.D.A.
Secretary to the Sanggunian

APPROVED:

MOHAMMAD ALI C. MATABALAO
City Mayor

Table of Contents

Article I. Title of the Ordinance.....	1
Section 1. Title of the Ordinance.....	1
Article II. Authority and Purpose.....	1
Section 2. Authority.....	1
Section 3. Purposes.....	1
Section 4. General Zoning Principles.....	1
Article III. Definition of Terms.....	2
Article IV. Zone Classifications.....	10
Section 5. Division into Zones or Sub Zones.....	10
Section 6. Base Zones.....	10
Section 7. Overlay Zones.....	11
Section 8. Zoning Maps.....	11
Section 9. Zone Boundaries.....	11
Section 10. Interpretation of Zone Boundaries.....	40
Article V. Zone Regulations.....	76
Section 11. General Provision.....	76
Section 12. Regulations in Base Zones.....	76
Section 13. Regulations in Overlay Zones.....	99
Section 14. Zoning Incentives.....	101
Article VI. General Regulations.....	101
Section 15. Height Regulations.....	101
Section 16. Area Regulations.....	101
Section 17. Easement.....	102
Section 18. Buffer Regulations.....	102
Section 19. Specific Provisions in the National Building Code.....	102

Article VII. Performance Standards.....	103
Section 20. Application of Performance Standards.....	103
Section 21. Environmental Conservation and Protection Standards....	103
Section 22. Agricultural Land Conservation and Preservation Criteria.	104
Section 23. Network of Green and Open Spaces.....	104
Section 24. Site Development Standards.....	104
Section 25. Infrastructure Capacities.....	105
Article VIII. Mitigating Devices	105
Section 26. Deviation.....	105
Section 27. Procedures for Evaluating Variances and/or Exceptions..	106
Article IX. Administration and Enforcement.....	106
Section 28. Approved Zoning Maps.....	106
Section 29. Locational Clearance.....	107
Section 30. Projects of National Significance.....	107
Section 31. Major and/or Innovative Projects.....	107
Section 32. Subdivision Projects.....	107
Section 33. Planned Unit Development Projects.....	107
Section 34. Environmental Compliance Certificate.....	107
Section 35. Building Permit.....	108
Section 36. Business Permit.....	108
Section 37. Occupancy Permit.....	108
Section 38. Validity of Locational Clearance.....	108
Section 39. Notice of Non-Conformance.....	108
Section 40. Existing Non-Conforming Uses, Buildings and Structures....	108
Section 41. Responsibility for Administration and Enforcement.....	109
Section 42. Qualifications of the Zoning Administrator/ Head of Zoning Division	109
Section 43. Powers and Functions of a Zoning Administrator/ Head of Zoning Division.....	109
Section 44. Complaints and Oppositions.....	110
Section 45. Functions and Responsibilities of the Local Zoning Board of Appeals.....	110
Section 46. Appeals to LZBA Decisions.....	110
Section 47. Composition of the Local Zoning Board of Appeals (LZBA).	110
Section 48. Review of the Zoning Ordinance.....	110
Section 49. Composition of the Local Zoning Review Committee	111

(LZRC).	
Section 50. Functions of the Local Zoning Review Committee.....	111
Section 51. Amendments to the Integrated ZO.....	111
Section 52. Violation and Penalty.....	112
Section 53. Suppletory Effect of Other Laws and Decrees.....	112
Section 54. Non-Diminution of National Standards.....	112
Section 55. Consistency between National and Local Plans, Programs And Projects.....	112
Section 56. Separability Clause.....	112
Section 57. Repealing Clause.....	112
Section 58. Effectivity Clause.....	112

Acronyms

AFMA	- Agriculture and Fisheries Modernization Act
AI-Z /Ag Ind Z	- Agri-Industrial 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
CAAP	- Civil Aviation Authority of the Philippines
CARL	- Comprehensive Agrarian Reform Law (RA 6657) of 1988
CCA	- Climate Change Adaptation
CBD	- Central Business District
CDMP	- Comprehensive Development Master Plan
C/MP-Z	- Cemetery/ Memorial Park Zone CLUP
	- Comprehensive Land Use Plan CMP
	- Community Mortgage Program
DA	- Department of Agriculture
DAO	- Department Administrative Order DAR
	- Department of Agrarian Reform
DENR	- Department of Environment and Natural Resources
DHSUD	- Department of Human Settlements and Urban Development
DRRM	- Disaster Risk Reduction and Management
DTI	- Department of Trade and Industry
ECA	- Environmentally Critical Area
ECC	- Environmental Compliance Certificate ECP - Environmentally Critical Project
EIS	- Environmental Impact Statement
EMB	- Environmental Management Bureau EO
	- Executive Order
FAR	- Floor Area Ratio
FL-SZ	- Foreshore Land Sub-Zone
FLD-OZ	- Flood OverlayZone
FLUP	- Forest Land UsePlan

FPE	- Flood Protection Elevation
FR	- Forest Reserve Sub-zone
FZ	- Forest Zone
GC-Z	- General Commercial Zone
GFA	- Gross FloorArea
GI-Z	- General Institutional Zone
GR-Z	- General Residential Zone
HLURB	- Housing and Land Use Regulatory Board
HUC	- Highly Urbanized City
I1-Z	- Industrial 1 Zone
ICCs	- Indigenous Cultural Communities
IP	- Indigenous People
IPRA	- Indigenous Peoples' Rights Act of 1997 (RA8371)
IRR	- Implementing Rules and Regulations
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
Mn-SZ	- Mangrove Sub-Zone
MR-SZ	- Military Reservation 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 (RA7586)
NPAAAD	- Network of Protected Areas for Agriculture and Agro-Industrial Development
NSCB	- National Statistics Coordination Board
OBO	- Office of Building Official
OS	- Open Space
OZ	- Overlay Zone
PAGASA	- Philippine Atmospheric, Geophysical, Astronomical Services Administration
PAMB	- Protected Area Management Board PAMP
	- Protected Area Management Plan
PD	- Presidential Decree
PDA-SZ	- Production Agricultural Sub-Zone PEZA

PHIVOLCS	- Philippine Economic Zone Authority
	- Philippines Volcanology and Seismology Research Institute
PNP	- Philippine National Police
PR-Z	- Parks and Recreation Zone
PTA-SZ	- ProtectionAgricultural Sub-Zone
PUD	- Planned Unit Development
PUV	- Public UtilityVehicle
RA	- RepublicAct
RFE	- Regional Flood Elevation
SAFDZ	- Strategic Agriculture and Fisheries Development Zone
SH-Z	- Socialized Housing Zone
SI-Z	- Special InstitutionalZone
SP	- Sangguniang Panlungsod / Panlalawigan
SU-SZ	- Special Use Sub-Zone
SUDS	- Sustainable Urban Drainage Systems
TLA	- Total Lot Area
TOD-OZ	- Transit - Oriented Development Overlay Zone
T-Z	- TourismZone
UDHA	- Urban Development and Housing Act (RA 7279) of1992
USA	- Unpaved Surface Area
UTS-Z	- Utilities, Transport and Services zone
ZO	- Zoning Ordinance

CITY ORDINANCE NO. _____
Series of _____

AN ORDINANCE ADOPTING THE INTEGRATED ZONING REGULATIONS OF THE CITY OF COTABATO 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 Panlungsod of Cotabato City.

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

comprehensive land use plan;

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

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

NOW THEREFORE, the Sangguniang Panlungsod of Cotabato City in a session assembled hereby adopts the following integrated Zoning Ordinance.

ARTICLE 1 TITLE OF THE ORDINANCE

Section 1 – Title of the Ordinance

This Zoning Ordinance shall be known as the amended Integrated Zoning Ordinance (ZO) of the City of Cotabato City and shall hereinafter be referred to as the Ordinance or ZO.

ARTICLE II Authority and Purpose

Section 2. Authority

This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160 Sections 447, 448 and 458 a.2 (7-9) dated 10 October 1991, "Authorizing the City, through the Sangguniang Panlungsod, to adopt a Zoning Ordinance subject to the provisions of existing laws" and in accordance with related laws such as but not limited to Commonwealth Act 141, RA 8550 Fisheries Code, PD 705 Forestry Code, PD 1067 Water Code, PD 1096 National Building Code, and Executive Order No. 72.

Section 3. Purposes

The ZO is enacted for the following purposes:

Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the City;

Guide, control and regulate the growth and development of public and private lands in Cotabato City 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 Philippine 13 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 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 No. _____ dated _____, as follows:

1. The Ordinance reflects the City's vision to be " **A SMART CITY WITH GOD FEARING**,

ENLIGHTENED DIVERSE PEOPLE LIVING IN A PEACEFUL, SECURE AND RESILIENT COMMUNITY WITH PROGRESSIVE ECONOMY AND GOOD GOVERNANCE.”

2. The local government unit recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Ordinance;
3. The Ordinance gives the free market the maximum opportunity to spur the City's development within a framework of environmental integrity and social responsibility;
4. The Ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
5. The Ordinance has been crafted in a manner that is fully responsive to the ever- changing conditions that the City continually face;
6. The Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
7. The Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
8. The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community's common good.

**ARTICLE III
Definition of Terms**

The definition of the 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).

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

Adaptive Reuse – utilization of buildings, other built-structures, and sites of value for purposes other than that for which they were originally intended, in order to conserve the site, its engineering integrity and authenticity of design.

AFMA – shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA8435.

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 the city intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with

such farming operations.

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

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

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

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

Aquaculture Sub-Zone (Aq-SZ)—an area within the Municipal Waters Zone of the city 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).

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 City and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

Billboards Overlay Zone (BB-OZ)— an area in the city designated for the regulated placement of billboards.

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

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 highestgrade.

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

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.

Civil Reservation 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.” (NSCB)

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 thecountry.

Class "A" Slaughterhouse/Abattoir – those with facilities and procedures of minimum adequacy that the livestock and the fowls slaughtered therein are suitable for distribution and sale only within the city or municipality where the slaughterhouse is located.

Commercial-1 Zone (C1-Z) – a low density commercial area within the city intended for neighborhood or community scale trade, service and business activities.

Commercial-2 Zone (C2-Z) – a medium to high density commercial area within the city 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 the city 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).

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

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

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

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

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

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

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 the city 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 andsanctuaries;
- b. Areas set aside as aesthetic potential touristspots;
- c. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora andfauna);
- d. Areas of unique historic, archaeological, or scientific interests;
- e. Areas which are traditionally occupied by cultural communities or tribes;
- f. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
- g. Areas with critical slopes;

- h. Areas classified as prime agricultural lands;
- i. Recharge areas of aquifers;
- j. Water bodies characterized by one or any combination of the following conditions:
 - tapped for domestic purposes;
 - within the controlled and/or protected areas declared by appropriate authorities; and
 - which support wildlife and fishery activities.
- k. Mangrove areas characterized by one or any combination of the following conditions:
 - with primary pristine and dense young growth;
 - adjoining the mouth of major river systems;
 - near or adjacent to traditional productive fry or fishing grounds;
 - which act as natural buffers against shore erosion, strong winds and storm floods; and
 - on which people are dependent on their livelihood.
- l. Coral reef characterized by one or any combination of the following conditions:
 - with 50% and above live coralline cover;
 - spawning and nursery grounds of fish; and
 - which acts as natural breakwater of coastlines.

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

Environmentally Critical Projects (ECP) – refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981, as follows:

- a. Heavy industries
 - non-ferrous metal industries;
 - iron and steel mills;
 - petroleum and petro-chemical industries including oil and gas; and
 - smelting plants.
- b. Resource extractive industries
 - major mining and quarrying projects; and
 - forestry projects such as logging, major wood processing, introduction of fauna (exotic animals) in public/private forests, forest occupancy, extraction of mangroves and grazing.
 - fishery projects (dikes for/and fishpond development projects)
- c. Infrastructure projects
 - Major dams;
 - major power plants (fossil-fuelled, nuclear-fuelled, hydroelectric or geothermal);
 - major reclamation projects, and
 - major roads and bridges.
- d. Golf course projects

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

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

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

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

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

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

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 the city that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.

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

Foreshore Land Sub-Zone (FL-SZ) –an area within the Municipal Waters Zone of the city 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” (FisheriesCode).

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 (DENRDAONo.99-53).

Forest Zone (FZ)—an area within the city which are intended primarily for forest purposes. This includes Forest Lands and areas outside of Forest Lands 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 the city intended for trading/services/ business purposes.

General Institutional Zone (GI-Z) – an area within the city 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 the city intended principally for dwelling/ housing purposes.

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

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

But excluding:

- Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present

- Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or jacuzzis, gardens, courts or plazas.

Impervious Surface – type of man-made surface which does not permit the penetration of water.

Industrial-1 Zone(I1-Z)–an area within the city intended for light manufacturing or production industries that are:

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

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).

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Network of Protected Areas for Agriculture and Agro-Industrial Development (NPAAAD)

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

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

Official Zoning Map – a duly authenticated map delineating the different zones into which the whole City 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 designed for diversion/ amusements and for the maintenance of ecological balance.

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

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

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

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

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

Protection Forest – an area within the city that are “forestlands outside NIPAS obtained essentially for their beneficial influence on soil and water in particular and the environment in general. (DENR DAO95-15)

Areas wholly or partially covered with woody vegetation manage 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)

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

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

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

Socialized Housing Zone (SH-Z) – an area in the city designated for socialized housing projects.

Special Institutional Zone (SI-Z) – an area in the city 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.

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

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 the city endowed with natural or man-made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

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

Urban Renewal – regeneration, modernization, or revitalization of an old, deteriorated or blighted portion of a city, with the objective of preparing the city for present and future demands of urban living. Urban renewal is also implemented to address urban problems or upgrade existing conditions that are no longer compatible with modern times, provided old buildings are adaptively re-used.

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 the city 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 the city for specific land use as defined by manmade or natural boundaries.

Zoning Administrator/ Head of Zoning Div. – a city 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 Classification

Section 5. Division into Zones or Sub-Zones

To effectively carry out the provisions of this Ordinance, the city is hereby divided into the following zones or districts as shown in the Official Zoning Map.

Section 6. Base Zones

The following are designated as Base Zones:

1. Forest Zone (FZ)
2. Agricultural Zone (AGZ)
 - Production Agricultural Sub-Zone (PDA-SZ)
3. Agri-industrial Zone (AgIndZ)
4. Waters Zone (WZ)
 - Foreshore Land Sub-Zone (FL-SZ)
 - Mangrove Sub-Zone (Mn-SZ)
 - Aquaculture Sub-Zone (Aq-SZ)
5. General Residential Zone (GR-Z)
6. Socialized Housing Zone (SH-Z)
7. General Commercial Zone (GC-Z)
8. Commercial–1 Zone (C1-Z)
9. Commercial–2 Zone (C2-Z)
10. Commercial – 3 Zone (C3-Z)
11. Industrial–1 Zone (I1-Z)
12. General Institutional Zone (GI-Z)
13. Special Institutional Zone (SI-Z)
14. Parks and Recreation Zone (PR-Z)
15. Cemetery/Memorial Park Zone(C/MP-Z)
16. Tourism Sites/Zone (T-Z)

Section 7. Overlay Zones

The following are designated as Overlay Zones:

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

Section 8. Zoning Maps

It is hereby adopted as an integral part of this Ordinance, the duly authenticated and Official Zoning Maps of the city showing location and boundaries of the BaseZones, Sub-zones and Overlay Zones herein established.

Section 9. Zone Boundaries

Table 1.1 Rosary Heights Mother

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z (GR-Z-1 to GR-Z-18)	North South West East	C-1 zone (reckoning 30 meters away from Ramon Rabago Street) Pansacala Street Bounded in the west by Manday River C-1 (reckoning 50 meters away from Sinsuat Avenue)	
GR-Z (GR-Z-18 to GR-Z-20)	Northeast Northwest South West	Oblates and DPWH compound Maria Clara Street Santos Street Oblate Drive	
GI-Z-1	North South West East	GR Z (Pk Sibuyan) GR Z (Pk Sibuyan) TV Juliano Street GR Z	Social Devt Center
GI-Z-2	North South West East	Sta. Maria Street GR-Z (Purok Sibuyan B) Soledad Sousa Circuit Road Sta Barbara Street	Office on Health Services
GI-Z-3	North South West East	Ramon Rabago Street GR-Z (Pk Maunawain) GR-Z (Pk Maunawain) GR-Z (Pk Maunawain)	Rosary Heights Parish Church
GI-Z-4	North South West East	C/MP – Z (Public Cemetery) Maria Clara Street Sinsuat Avenue Maria Clara Street/ GI-Z-5 (DPWH compound)	Sero E/S
GI-Z-5	North Northwest Southwest Southeast	Ramon Rabago Street Martinez Street Oblates Drive GR-Z	DPWH compound
C1-Z (C1-Z-1 to C1-Z-3)	North South West East	Ramon Rabago St GR-Z TV Juliano Avenue Sta Maria St.	40 mts depth along Ramon Rabago St

C1-Z-4 (Linear Strip)	North South West East	Ramon Rabago St Pascual St GR-Z-18 Sinsuat Avenue	40 mts deep along Ramon Rabago St 50 mts deep along Sinsuat Avenue
C1-Z-5 to C1-Z-6	North South West East	Pascual St C1-Z-1 of RH 10 GR-Z-17, GR-Z-18 Sinsuat Avenue	50 mts deep along Sinsuat Avenue
C/ MP Zone	North South West East	Ramon Rabago Street GI-Z-4 GI-Z-4 Martinez Street	Cot Public Cemetery
Legends: • GR Z = General Residential Zone • GI-Z = General Institutional Zone • C!-Z = Commercial I Zone • C/MP-Z = Cemetery/Memorial Park Zone			
Zones with Hazard Overlay • High Flood Overlay = GR-Z-1 • Modertate Flood Overlay = GR-Z-1 • Moderate Tsunami Overlay= GR-Z-1,2,3,4,5,6,7,8,9,10, =13 C1-Z-1,2,3 GI-Z-1,2,3 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.2 Rosary Heights 1 (Brgy Pedro Colina)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1	North	SI-Z	
	Southwest	C1-Z-2 along Sousa St	
	West	C1-Z-3 along TV Juliano St	
	East	Carmen Lumibao Access Road	
GR-Z-2	North	I1-Z(colight) and C/MP-Z	
	South	C1-Z-1	
	West	Carmen Lumibao St	
	East	C1-Z-1	
GI-Z	North South West East	GR-Z-1 GR-Z-1 GR-Z-1 GR-Z-1	Cot City Rojas H/S
SI-Z	North South West	Veterans Avenue GR-Z-1 and I1-Z TV Juliano Ave	

	East	Sinsuat Ave	
C1-Z-1	North South West East	C/MP-Z C1-Z-1 of RH XIII GR-Z-2 Sinsuat Avenue	30 mts deep along Sinsuat Ave
C1-Z-2	Northeast Southwest West East	GR-Z-1 Sousa St TV Juliano Ave C/MP-Z and I1-Z	20 mts deep along Sousa St
CI-Z-3	North Southwest West East	SI-Z C1-Z-2 TV Juliano Ave GR-Z-1	40 mts deep Along TV Juliano
C/MP-Z	North	I1-Z	
	South	GR-Z-2 and C1-Z-1	
	West	I1-Z and GR-Z-2	
	East	Sinsuat Avenue	
I1-Z	North	S1-Z	Cot Light and Power Comp
	South	GR-Z-2	
	West	Carmen Lumibao Access Rd	
	East	Sinsuat Ave	
PR-Zone	North	Veterans Avenue	Tantawan Park
	West and south	GI-Z	
	East	Sinsuat Ave	

Legends:

- GR-Z = General Residential zone
- GI-Z = General Institutional zone
- SI-Z = Special Institutional zone
- C1-Z = Commercial 1 zone
- C/MP-Z = Cemetery/ Memorial Park Zone

Zones with Hazard Overlay

- Moderate landslide Overlay Zone = SI-Z, I1-Z
- Moderate Tsunami Overlay Zone = GR-Z-1,2,3
C1-Z-2,3
GI-Z
C/MP-Z

(Please refer to annex zoning map for extent of hazard overlay)

Table 1.3 Rosary Heights 2 (Brgy Immaculada Concepcion)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1	North South	Clemente Alino St Angel Bacani St	

	West East	C3-Z C1-Z-1	
GR-Z-2 GR-Z-3	North South West East	C3-Z C2-Z-2 and C2-Z-3 Unnamed Road 1 and Road 2 C1-Z-2	
GR-Z-4 to GR-Z-9	North South West East	C3-Z, GI-Z-2, C2-Z-1 GR-Z-1 and GR-Z-2 of RH 4 Sinsuat Ave GI-Z-2 and C2-Z-6	
GI-Z-1	North South West East	Quezon Avenue C3-Z Sinsuat Ave C3-Z	Immaculate Concepcion Cathedral
GI-Z-2	North South West East	C3-Z Notre Dame Ave extn leading to overpass GR-Z-9 and C3-Z C2-Z-1 and C3-Z	United Doctors Hospital
C1-Z-1	Northwest Southeast West East	Clemente Alino St Angel Bacani St GR-Z-1 Notre Dame Ave	25 mts width along Notre Dame Ave
C1-Z-2	Northeast Southwest West East	C3-Z Notre Dame Ave extn leading to overpass GR-Z-2 and C2-Z-3 Notre Dame Ave	25 mts width along Notre Dame Ave
C2-Z-1	Northeast Southwest West East	C3-Z Notre Dame Ave extn leading to overpass GI-Z-2 Unnamed road 1	40 mts width along Notre Dame Ave To overpass
C2-Z-2	Northeast Southwest West East	GR-Z-3 Notre Dame Ave extn leading to overpass Unnamed road 1 Unnamed road 3	40 mts width along Notre Dame Ave To overpass
C2-Z-3	Northeast Southwest West East	GR-Z-2 Notre Dame Ave extn leading to overpass Unnamed road 3 C1-Z-2	40 mts width along Notre Dame Ave To overpass
C2-Z-4 to C2-Z-6	Northeast Southwest Northwest East	Notre Dame Ave extn leading to overpass GR-Z-4 and Dapdap road GR-Z-6 GI-Z-1 of RH III (Notre Dame Univ)	
C3-Z	North South	Quezon Ave GR-Z-9, C2-Z-1, C2-Z-2, GR-Z-2	

	West East	Sinsuat Ave GC-Z, GR-Z-1, Notre Dame Ave, Unnamed road 2	
GC-Z	North South West Northeast	Quezon Ave Clemente Alino St Clemente Alino St Notre Dame Ave	
Legends: • GR-Z = General Residential Zone • GI-Z = General Institutional Zone • C1-Z = Commercial 1 Zone • C2-Z = Commercial 2 Zone • C3-Z = Commercial 3 Zone • GC-Z = General Commercial Zone			
Zones with Hazard Overlay • No zone with hazard overlay			

Table 1.4 Rosary Heights 3 (Brgy Shariff Kabunsuan)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-17	Northeast Southwest Northwest East	GR-Z of Pob 3, GR-Z and GR-Z of RH V C1-Z-1, C1-Z-2, C1-Z-4, C1-Z-5 and C1-Z-6 Matampay River	
C1-Z-1	Northeast Southwest West East	Unnamed road 4 Sesame St De Mazenod Ave GR-Z-2	50 mts parallel to Sesame St extending 130 mts inward
C1-Z-2	Northeast Southwest West East	Road to San Vicente Unnamed Road 4 De Mazenod Ave GR-Z-2	50 mts width parallel To De Mazenod Ave
C1-Z-3	Northeast Southwest West	GI-Z-3 GR-Z of RH IV GI-Z-3	50 mts width parallel To De Mazenod Ave

	East	GR-Z of RH IV	
C1-Z-4	Northeast Southwest West East	Unnamed Road 3 Road to San Vicente De Mazenod Ave GR-Z-2	50 mts width parallel To De Mazenod Ave
C1-Z-5	Northeast Southwest West East	Lauban St Unnamed Road 3 De Mazenod Ave GR-Z-2	50 mts width parallel To De Mazenod Ave
C1-Z-6	Northeast Southwest West East	C1-Z of Pob III Lauban St De Mazenod Ave GR-Z-2	50 mts width parallel To De Mazenod Ave
GI-Z-1 To GI-Z-3	Northeast Southwest Northwest East	Notre Dame Ave GR-Z of RH IV C2-Z of RH II De Mazenod Avenue	Notre Dame University Compound
Legends: • GR-Z = General Residential Zone • C1-Z = Commercial 1 zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay • Moderate Flood Overlay Zone = GR-Z-7 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.5 Barangay Rosary Heights 4 (RH 4)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-2	Northeast Southwest West Southeast	GR-Z of RH II and GI-Z of RH III Pinsin Sero St C1-Z 5 to C1-Z-8 C1-Z-1 to C1-Z-4	
GR-Z-3 to	North Southwest	Pinsin Sero St Don E. Sero St	

GR-Z-6	West Southeast	Pinsin St extrn C1-Z-3 and C1-Z-4	
C1-Z-1 to C1-Z-2	Northeast Southwest Northwest Southeast	C1-Z-3 of RH III Pinsin Sero St GR-Z-2 De Mazenod St	20 mts width along De Mazenod St
	Northeast	Pinsin Sero St	
C1-Z-3 to	Southwest	GI-Z-2	20 mts width along
C1-Z-4	Northwest	GI-Z-3	De Mazenod St
	Southeast	De Mazenod St	
	North	C1-Z-6	
C1-Z-5	South	Pinsin Sero St	50 mts width along
	West	Sinsuat Avenue	Sinsuat Ave
	East	GR-Z-2	
	North	GI-Z-1	
C1-Z-6 to	Southeast	C1-Z-5	50 mts width along
C1-Z-8	Northwest	Sinsuat Avenue	Sinsuat Ave
	Northeast	GR-Z-1 and GR-Z-2	
GI-Z-1	Northeast South West East	GR-z-6 of RH 2 C1-Z-8 and GR-Z-1 Sinsuat Avenue GR-Z-1	Notre Dame College of Cot
GI-Z-2	Northeast south Northwest East	GR-Z-5 Ma, Clara St GR-Z-5 De Mazenod St	Dr. Ocampo Institute
GI-Z-3	North South Northwest Southeast	Pinsin Sero St C/MP-Z and GR-Z-5 Sinsuat Ave GR-Z-4	Cot City State Polytechnic Colege
	North	GI-Z-3	

C/MP-Z	South Northwest East	Ramon RAbago St Sinsuat Ave Ma Clara St	Chinese Cemetery
Legends: • GR-Z = General Residential Zone • C1-Z = Commercial I Zone • GI-Z = General Institutional Zone • C/MP-Z = Cemetery/Memorial Park			
Zones with Hazard Overlay • No zone with hazard overlay			

Table 1.6 Barangay Rosary Heights 5 (RH 5)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
FR-SZ	Northwest South West East	PDA-SZ-2 PDA-SZ-2 PDA-SZ-2 Kakar River	
PDA-SZ-1	North South West	GR-Z-11 Oof RH 3 Kakar river GR-Z-5 Kakar River	
PDA-SZ-2	Northeast Southwest West East	GR-Z-11 GR-Z-11 GR-Z-11 Kakar River	
GR-Z-1 to GR-Z-3	Northeast Southwest Northwest Southeast	GR-Z-1 oof RH 3 Don E. Sero St 1 st St, Don Sero St 5 th St.. Don E. Sero St	
GR-Z-4 to GR-Z-5	North Southwest Northwest Southeast	GR-Z-12 of RH 3 Pinhoy St 5 th St.. Don E. Sero St PDA-SZ-1 and Kakar River	
GR-Z-6 to GR-Z-9	Northeast Southwest Northwest Southeast	Pinhoy St PDA-SZ-2 GI-Z-3 and unnamed Road 5 PDA-SZ-2 AND Kakar River	
GR-Z-10 to GR-Z-`11	Northeast Southwest Northwest Southeast	Don E. Sero St GR-Zs of RH 6 1 st St, Don Sero St PDA-SZ-2	

C1-Z-1	Northeast Southwest Northwest Southeast	GI-Z-1 GI-Z-5 of RH MB De Mazenod Ave 1st St, Don Sero St	
C1-Z-2	Northeast Southwest Northwest Southeast	Don E. Sero St GI-Z-1 De Mazenod Ave 1st St, Don Sero St	
C1-Z-3	Northeast Southwest Northwest Southeast	Pinsin Sero St Don E. Sero St De Mazenod Ave 1st St, Don Sero St	
C1-Z-4	Northeast Southwest Northwest Southeast	GI-Z-2 Pinsin Sero St De Mazenod Ave 1st St, Don Sero St	
C1-Z-5	Northeast Southwest Northwest Southeast	GR-Z-3 Pinsin Sero St 2 nd St, Dn Sero St 3 rd St, Don Sero St	
GI-Z-1	Northeast Southwest Northwest Southeast	C1-Z-2 C1-Z-1 De Mazenod Ave GR-Z-11	Dr. Ocampo Institute
GI-Z-2	Northeast Southwest Northwest Southeast	GR-Z-1 of RH 3 C1-Z-4 De Mazenod Ave GR-Z-3	Church of Iglesia ni Kristo
GI-Z-3	Northeast Southwest Northwest Southeast	Pinhoy Sero St Don E. Sero St 5 th St, Don Sero St 7 th St, don Sero St	DICT and ABSCBN TV 5
GI-Z-4	Northeast Southwest Northwest Southeast	GR-Z-5 Pinhoy Sero St GR-Z-4 GR-Z-5	Don E. Sero E/S
Legends - FR-SZ = Forest Reserved Sub-Zoned - PDA-SZ = Production Agricultural Auib-Zone - GR-Z = General Residential Zone - C1-Z = Commercial 1 Zone - GI-Z = General Institutional Zone			
Zones with Hazard Overlay Moderate Flood Overlay Zone = FR-SZ			

= PDA-SZ-1, 2 = GR-Z-5, 6 (Please refer to annex zoning map for extent of hazard overlay)
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Table 1.7 Rosary Heights 6 (Brgy Pag-Asa)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-18	Northeast Southwest Northwest Southeast	GR-Z-11 of RH 5 Rosales St Ilang Ilang St and GI-Z-3 Kakar River	
GR-Z-19 to GR-Z-28	Northeast Southwest Northwest Southeast	Rosales St GR-Z of RH 7 Oblates Drive Kakar River	
C1-Z-1	Northeast Southwest Northwest Southeast	Rosales St C1-Z of RH 7 Sinsuat Ave Oblates Drive	
C1-Z-2	Northeast Southwest Northwest Southeast	C1-Z of RH 5 Rosales St Sinsuat Ave Oblates Drive	
GI-Z-1	Northeast Southwest Northwest Southeast	GR-Z-1 Rosales St Oblates Drive Ilang Ilang St	BJMP/ UNHCR
GI-Z-2	Northeast Southwest Northwest Southeast	GR-Z-2 GR-Z-1 Oblates Drive Ilang Ilang St	OMI
GI-Z-3	Northeast Southwest	GR-Z-2 GR-Z-2	The Church of Latter

	Northwest Southeast	Ilang Ilang St Jasmin St	Day Saints
GI-Z-4	Northeast Southwest Northwest Southeast	GR-Z-6 Rosales St GR-Z-6 GR-Z-6	NIA
GI-Z-5	Northeast Southwest Northwest Southeast	Krislamville Rd Unnamed Road 1 GI-Z-12 GI-Z-13	Brgy Hall RH 5/ Krislamville E/S
GI-Z-6	Northeast Southwest Northwest Southeast	C1-Z of RH 5 Krislamville Rd GI-Z-11 GI-Z-13	Krislamville Church
Legends:			
• GR-Z = General Residential Zone • C1-Z= Commercial 1 Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay: • Moderate Flood Overlay Zone = GR-Z-18 and 19 <i>(Please refer to annex zoning map for extent of hazard overlay)</i>			

Table 1.8 Barangay Rosary Heights 7 (RH 7)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR -Z	North South West East	Ortouse Street and Barangay Rosary Heights 6 G-I at Central (Purok 1), C-I and G-I zones at Purok 2, 6 and 7 Oblate Drive Kakar River	
C1-Z	North South West East	Ortouse Street Governor Gutierrez Avenue Sinsuat Avenue Oblate Drive	One block deep

C2-Z	North	Gonzalo Javier Street Pag-asa (Purok 8), Pagkakaisa (Purok 4) (GI Zone 2 and Gen Resl Zone Governor Gutierrez Avenue	60 mts along Gov. Gutierrez Ave leading to BARMM cmpd 40 mts deep on the west of Albert Einstein Road and 60 mts deep on the east of the same
	South		
	West	GSIS and Albert Einstein school G-I zone at Pag-asa (Purok 8)	
	East	GR-Z at Matigkel (Purok 6) G-I zone at Katatabang (Purok 9)	
C3-Z	North	Dona Avelina Street	City Mall/ Cot Cable Television Network
	South	Governor Gutierrez Avenue	
	West	MCWD compound and GR-Z	
	East	GSIS compound	
GI-Z-1	North	Gonzalo Javier Street extension	BARMM Compound
	South	GR-Z of Purok 9	
	West	GR-Z and C2-z	
	East	GR-Z	
GI-Z-2	North	GR-Z and C2-Z zone	GSIS
	South	Governor Gutierrez Avenue	
	West	C3-Z	
	East	GR-Z and C2-Z zone	
GI-Z-3	North	GR-Z	MCWD
	South	Governor Gutierrez Avenue	
	West	Oblate Drive	
	East	C3-Z	
GI-Z-4	North	GR-Z	Lord of Peace Learning Center
	South	GR-Z	
	West	Santan Street	
	East	C2-Z	

Table 1.9 Rosary Heights 8 (Brgy Notre Dame)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-9	North South West East	GR-Z of RH 7 Earth Street Bishop Mongeau St Kakar river	
GR-Z-10 to Gr-R-21	Northeast Southwest Northwest Southeast	GR-Z-7, GR-Z-8, GR-Z-9 GI-Z-3 and Tarbung River Bishop McSorly St Kakar River	
GR-Z-22 to GR-Z-39	Northeast Southwest Northwest Southeast	Guadalupe St Tarbung River GI-Z-1 and GR-Z-1 of RH 9	
CI-Z-1 to C1-Z-3	Northeast Southwest Northwest Southeast	Guadalupe St Unnamed Road 6 GI-Z-2 GR-Z-18, GR-Z-19	15 mts width along road shoulder
C1-Z-4	Northeast Southwest Northwest Southeast	Unnamed Road 6 Unnamed Road 7 Bshop Mcsorly St (Right side of ND Gym) GR-z--16	15 mts width along road shoulder
C1-Z-5	Northeast Southwest Northwest Southeast	Bshop Mcsorly St (fronting ND Gym) GR-Z-21 Bshop Mcsorly St (Left side of ND Gym) C1-Z-4	Public Market
C1-Z-6 to C1-Z-7	Northeast Southwest Northwest Southeast	C1-Z-28 C1-Z-27 Fr Egilde Beugon St Bshop Mcsorly St	15 mts width on both sides of road

GI-Z-1	Northeast Southwest Northwest Southeast	Diversion Rd of RH 9 GR-Z-37 GR-Z-7 of RH 9	Notre Dame Village E/S
GI-Z-2	Northeast Southwest Northwest Southeast	Guadalupe St Bshop Mcsorly St (fronting public market) Bshop Mcsorly St Bshop Mcsorly St (Right side of ND Gym)	St Joseph the Worker Parish & ND Gym
GI-Z-3	Northeast Southwest Northwest Southeast	San Herminigildo St Tarbung River GR-Z-33 GR-Z-11	Notre Dame National H/S
Legends: • GR-Z = General Residential Zone' • C1-Z = Commercial 1 Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay: • High Flood Overlay Zone = GR-Z-9, GR-Z-11, GR-Z-33 = GI-Z-3 • Moderate Flood OverlayZone = GR-Z-9, GR-Z-11, GR-Z-33 = GI-Z-3 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.10 Barangay Rosary Heights 9 (RH 9)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-6	Northeast South West Southwest	C1-Z-1, C1-Z-2,C1-Z-3,C1-Z-4 Sinsuat Ave to Bishop Mongeau Circumferential Road C3-Z, GI-Z-1,C1-Z-6 ,C1-Z-7 GR-Z of RH 7	
GR-Z-7 to GR-Z-18	North South West East	Sinsuat Ave to Bishop Mongeau Circumferential Road Tarbung river C1-Z-5, C2-Z-2 GI-Z-1 of RH 8	

C1-Z-1 to C1-Z-4	Northeast Southwest Northwest Southeast	Gov. Gutierrez blvd GR-Z-2, GR-Z-5, GR-Z-6 C3-Z GI-Z of RH 7	50 mts along Gov Gutierrez blvd
C1-Z-5	Northeast Southwest Northwest Southeast	Sinsuat Ave to Bishop Mongeau Circumferential Road C2-Z-2 Sinsuat Ave GR-Z-18	
C1-Z-6	Northeast Southwest Northwest Southeast	GR-Z-2 Sinsuat Ave to Bishop Mongeau Circumferential Road Sinsuat Ave GR-Z-2	
C2-Z-1	Northeast Southwest Northwest Southeast	Unnamed Road 18 Tarbung River Sinsuat Ave GR-Z-18	
C2-Z-2	Northeast Southwest Northwest Southeast	C1-Z-5 Unnamed Road 18 Sinsuat Ave GR-Z-18	
C3-Z	Northeast Southwest Northwest Southeast	Gov. Gutierrez Blvd GI-Z-1, GR-Z-2 Sinsuat Ave GR-Z-2. GR-Z-3. GR-Z-4, GR-Z-5	
GI-Z-1	Northeast South West East	C3-Z GR-Z-1 Sinsuat Ave GR-Z-2	Notre Dame Hospital
GI-Z-2	Northeast Southwest Northwest	GR-Z-2 GR-Z-2 GR-Z-2	San Vicente Academy

	Southeast	GR-Z-2	
GI-Z-2	Northeast	GR-Z of RH 7	St. Benedict College
	Southwest	GR-Z-2	
	Northwest	GR-Z-2	
	Southeast	GR-Z of RH 8	
Legends:			
• GR-Z = General Residential • C1-Z = Commercial 1 Zone • C2-Z = Commercial 2 Zone • C3-Z = Commercial 3 Zone • GI-Z = General Institutional			
Zones with Hazard Overlay			
• High Flood Overlay Zone = GR-Z-17 = C2-Z-1 • Moderate Flood Overlay Zone = GR-Z-17 • = C2-Z-1			
(Please refer to annex zoning map for extent of hazard overlay)			

Table 1.11 Barangay Rosary Heights 10 (Brgy San Isidro)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-9	Northeast	Pansacala St	
	Southwest	San Isidro St	
	Northwest	GR-Z-2 of RH 11	
	Southeast	C1-Z-1, CI-Z-2	
GR-Z-10 to GR-Z-12	Northeast	San Isidro St	
	Southwest	Rufo Manara St	
	Northwest	Andres Alonzo St	
	Southeast	C1-Z-3, C1-Z-4	
GR-Z-13 to GR-Z-14	Northeast	Rufo Manara St	
	Southwest	LR Sebastian Rd	
	Northwest	Andres Alonzo St	
	Southeast	C1-Z-5, C1-Z-6	
SH-Z	North	PUD-Z-4	
	South	Tarbung River	
	West	Tarbung River	

	East	PUD-Z-6	
C1-Z--1	Northeast Southwest Northwest Southeast	C1-Z-6 of RH MB GI-Z-2 GR-Z-3 Sinsuat Ave	40mts width along Sinsuat Ave
C1-Z-2 to C1-Z-5	Northeast Southwest Northwest Southeast	GI-Z-2 GI-Z-3 GR-Z-12, GR-Z-13 Sinsuat Ave	40mts width along Sinsuat Ave
C1-Z-6	Northeast Southwest Northwest Southeast	GI-Z-3 LR Sebastian Rd GR-Z-13 Sinsuat Ave	40mts width along Sinsuat Ave
C1-Z-7	Northeast Southwest Northwest Southeast	GI-Z-6 Datu Udtog Matalam PUD-Z-1 Sinsuat Ave	100 mts width along Sinsuat Ave
C2-Z-1	Northeast Southwest Northwest Southeast	Pansacala St Catalina Austria St GR-Z-1 GR-Z-2	
C2-Z-2	Northeast Southwest Northwest Southeast	Road to Children's Park Tarbung River Tarbung River Sinsuat Ave	
GI-Z-1	Northeast Southwest Northwest Southeast	Catalina Austria St Amado Papa GR-Z-1 GR-Z-1	Hog Slaugtherhouse
GI-Z-2	Northeast Southwest Northwest	Pansacala St GR-Z-4 GR-Z-2, GR-Z-5	Archbishop Mongeau Center/ STI Pansacala

	Southeast	Sinsuat Ave	
GI-Z-3	Northeast Southwest Northwest Southeast	GR-Z-4, C1-Z-5 GR-Z-13, C1-Z-6 GR-Z-13 Sinsuat Ave	Episcopla Churh/ School
GI-Z-4 to GI-Z-6	Northeast Southwest Northwest Southeast	LR Sebastian Rd PUD-Z-1 Andres Alonzo Sinsuat Ave	CRMC
GI-Z-7 to GI-Z-9	Northeast Southwest Northwest Southeast	Datu Udtog Matalam Road to Children's Park PUD-Z-2 Sinsuat Ave	People's Palace/ Regional Evac Center/
GI-Z-10	Northeast Southwest Northwest Southeast	Road to Children's Park PUD-Z-6 PUD-Z-6 PR-Z	Isolation Faciltiy/Philfida/ Pagasa/ others
GI-Z-11	Northeast Southwest Northwest Southeast	Rufo Nanara St GR-Z-14 GR-Z-14 GR-Z-14	Mandanas E/S
PUD-Z-1 to PUD-Z-6	Northeast Southwest Northwest Southeast	GI-Z-6 GI-Z-9, SH-Z-3, Tarbung River GR-Z-8 of RH 11 GI-Z-9, GI-Z-10, C1-Z-7	City Owned Property
PR-Z	Northeast Southwest Northwest Southeast	Road to Children's Park C2-Z-2 GI-Z-10 C2-Z-2	Children's Park
C/MP-Z	Northeast Southwest Northwest	Datu Udtog Matalam PUD-Z-5 PUD-Z-5	Malagapas Cemetery

	Southeast	PUD-Z-5	
UTS-Z	Northeast	C/MP-Z	Prop Sewerage Treatment Facility
	Southwest	PUD-Z-5	
	Northwest	C/MP-Z	
	Southeast	PUD-Z-5	
Legends:			
• GR-Z = General Residential • SH-Z = Socialized Housing • C1-Z = Commercial 1 Zone • C2-Z = Commercial 2 Zone • GI-Z = General Institutional Zone • PUD-Z = Planned Unit Development Zone • PR-Z = Parks and Recreation Zone • C/MP = Cemetery/ Memorial Park Zone • UTS-Z = Utilities, Transportation, and Services Zone			
Zones with Hazard Overlay			
• High Flood Overlay Zone = along Tarbung River • Moderate Flood Overlay Zone = PUD-Z-4, PUD-Z-4 SH-Z-7 C2-Z-2 • Moderate Tsunami Overlay Zone = PUD-Z-1, PUD- Z-2, PUD- Z-3, PUD- Z-4, PUD- Z-5, PUD- Z-6 SH-Z-1, SH-Z-2 , SH-Z-3, SH-Z-4, SH-Z-5, SH-Z-6, SH-Z-7 C1-Z-7 GI-Z-7, GI-Z-8, GI-Z-9, GI-Z-10 PR-Z C/MP-Z UTS-Z			
(Please refer to annex zoning map for extent of hazard overlay)			

Table 1.12 Barangay Rosary Heights 11 (RH 11)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
PDA-SZ-1	North	Bagua River	
	South	Tarbung River	
	West	Junction of Tarbung/Bagua River	
	South	Tarbung River	
PDA-SZ-2	North	Tarbung River	
	South	Tarbung River	
	West	GR-Z-20	

GR-Z-1 to GR-Z-28-23	North Southwest West Southeast	Bagua River Manara St extn PDA-SZ-2 Pelican St	
GR-Z-2, GR-Z-34-39, GR-Z-48-50	North South Northwest Southeast	Bagua River Manara St extn Pelican St Penafrancia Rd	
GR-Z-40 to GR-Z-47	Northeast Southwest Northwest Southeast	GR-Z-1 of RH 10 Manara St extn Penafrancia 3 rd Rd C1-Z-1 and C1-Z-5	
GR-Z-3 to GR-Z-5	Northeast Southwest Northwest Southeast	GR-Z-10 of RH 10 C1-Z-4 C1-Z-2, C1-Z-3, C1-Z-4 GR-Z-10 of RH 10	
GR-Z-6 – 11, GR-Z-22 - 25	Northeast Southwest Northwest Southeast	Manara St extn, CI-Z-6, CI-Z-7 Tarbung River Road 4 GR-Z-10, GI-Z-6 of RH 10	
GR-Z-12 – 21, GR-Z-26 - 27	Northeast Southwest Northwest Southeast	Manara St extn Tarbung River PDA-SZ-1 Road 4	
C1-Z-1, C1-Z-5, C1-Z-6	Northeast Southwest Northwest Southeast	GR-Z-10 of RH 10 Manara St extn GR-Z-42, GR-Z-43, GR-Z-44 Andres Alonzo St	40 mts width Andres Alonzo St
C1-Z-2, C1-Z-3, C1-Z-4	Northeast Southwest Northwest	GR-Z-10 of RH 10 Manara St extn GR-Z-42, GR-Z-43	40 mts width Andres Alonzo St

	Southeast	GR-Z-3, GR-Z-4, GR-Z-5	
C1-Z-7	Northeast Southwest Northwest Southeast	Manara St extn GR-Z-6 Andres Alonzo St GR-Z-10 of RH 10	
C1-Z-8	Northeast Southwest Northwest Southeast	Manara St extn LR Sebastian Rd GR-Z-24 Andres Alonzo St	
GI-Z-1	Northeast Southwest Northwest Southeast	CI-Z-4 CI-Z-4 Andres Alonzo St GR-Z-5	Our Lady of Penafrancia
GI-Z-2	Northeast Southwest Northwest Southeast	LR Sebastian Rd Datu Udtog Matalam GR-Z-6 GI-Z-6 of RH 10	Part of CRMC of RH 10
GI-Z-3	Northeast Southwest Northwest Southeast	GR-Z-15 GR-Z-12 GR-Z-15 GR-Z-13	San Pablo Sacred Heart Church
GI-Z-4	Northeast Southwest Northwest Southeast	GR-Z-26 GR-Z-26 4 th Rd Purveyor Penafrancia 3 rd Rd	LR Sebastian E/S
Legends: • PDA-SZ = Production Agricultural Sub Zone • GR-Z = General Residential Zone • C1-Z = Commercial Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay • High Flood Overlay Zone = along Tarbung River • Moderate Flood Overlay Zone = GR-Z-8, GR-Z-12, GR-Z-20, GR-Z-27 = PDA-SZ-1, PDA-SZ-2 • Moderate Tsunami Overlay Zone = GR-Z-1, GR-Z-2, GR-Z-3, GR-Z-4 GR-Z-5 GR-Z-8,			

GR-Z-14, GR-Z-15, GR-Z-16, GR-Z-17, GR-Z-19, GR-Z-20, GR-Z-26, GR-Z-27, GR-Z-28, GR-Z-29, GR-Z-30, GR-Z-31, GR-Z-32, GR-Z-33, GR-Z-34, GR-Z-35, GR-Z-36, GR-Z-37, GR-Z-38, GR-Z-39, GR-Z-40, GR-Z-41, GR-Z-42, GR-Z-43, GR-Z-44, GR-Z-45, GR-Z-46, GR-Z-47, GR-Z-48, GR-Z-49, GR-Z-50 <i>(Please refer to annex zoning map for extent of hazard overlay)</i>

Table 1.13 Barangay Rosary Heights 12 (RH 12)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GRT-Z-1	Northeast Southwest Northwest Southeast	Tulingan St Sousa St Manday River Rosario Rojas St, Teofilo Rojas St, C1-Z-2	
GRT-Z-2	Northeast Southwest Northwest Southeast	Sousa St San Gregorio St Manday River C1-Z-3	
GRT-Z-3 to GRT-Z-5	Northeast Southwest Northwest Southeast	San Gregorio St Pastor Kimpo St Manday River 1 st st AR Pacheco	
GRT-Z-6	Northeast Southwest Northwest Southeast	Pastor Kimpo St Quiambao Subd Rd Manday River C1-Z-5, C1-Z-6	
GRT-Z-7	Northeast Southwest Northwest Southeast	C2-Z Ramon Rabago St Manday River TV Juliano Ave	
C1-Z-1	North Southwest West	Tulingan St Teofilo Rojas St Rosario Rojas St	1 block deep along TV Juliano

	East	TV Juliano Ave	
C1-Z-2	Northeast Southwest Northwest Southeast	GI-Z Sousa St GR-Z-1 TV Juliano Ave	45 mts width along TV Juliano
C1-Z-3	Northeast Southwest Northwest Southeast	Sousa St San Gregorio St GR-Z-2 TV Juliano Ave	45 mts width along TV Juliano
C1-Z-4	Northeast Southwest Northwest Southeast	San Gregorio St Pasto Kimpo St 1 st St AR Pacheco TV Juliano Ave	1 block deep along TV Juliano
C1-Z-5	Northeast Southwest Northwest Southeast	Pasto Kimpo St Quaimbao Subd Rd GR-Z-6 TV Juliano Ave	45 mts width along TV Juliano
C1-Z-6	Northeast Southwest Northwest Southeast	Quaimbao Subd Rd C2-Z GR-Z-6 TV Juliano Ave	45 mts width along TV Juliano
C2-Z	Northeast Southwest Northwest Southeast	GR-Z-6 GR-Z-7 Manday River TV Juliano Ave	
GI-Z	Northeast Southwest Northwest Southeast	Teofilo Rojas St GR-Z-1, C1-Z-2 Teofilo Rojas St TV Juliano Ave	Rojas
Legends: • GR-Z = General Residential Zone • C1-Z = Commercial 1 Zone • C2-Z = Commercial 2 Zone			

GI-Z = General Institutional Zone
Zones with Hazard Overlay - Very High Flood Overlay Zone = GR-Z-1 C1-Z-1 - High Flood Overlay Zone = GR-Z-1, GR-Z-6, GR-Z-7 C2-Z - Moderate Flood Overlay Zone = GR-Z-1, GR-Z-2, GR-Z-6, GR-Z-7 C2-Z - Moderate Tsunami Overlay Zone = GR-Z-1, GR-Z-2, GR-Z-6, GR-Z-7 C2-Z <i>(Please refer to annex zoning map for extent of hazard overlay)</i>

Table 1.14 Barangay Rosary Heights 13 (Brgy Don Antonio Sousa)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-6	Northeast Southwest Northwest Southeast	G1-Z-1 C1-Z-10 C1-Z-1, C1-Z-10, C1-Z-11, C1-Z-12 San Juan St	
GR-Z-7 to GR-Z-11	Northeast Southwest Northwest Southeast	G1-Z-2, G1-Z-3 Felicita Millan St San Juan St GI-Z-3	
GR-Z-12 to GR-Z-20	Northeast Southwest Northwest Southeast	Felicita Millan St C-Z-6, C1-Z-7, C1-Z-8, C1-Z-9 San Juan St C-Z-4, C-Z-5, C-Z-6	
C1-Z-1 to C1-Z-2	Northeast Southwest Northwest Southeast	Sousa St GR-Z-6, GR-Z-7 TV Juliano Ave San Isidro St	20 mts width along Sousa St
C1-Z-3	North to Northwest South to Southeast Northwest Northeast	Sousa St GR-Z-8 San Isidro St Sinsuat Avenue	20 mts width along Sousa St

C1-Z-4 to C1-Z-5	Northeast Southwest Northwest Southeast	GI-Z-3 Rosales St GR-Z-12, GR-Z-13 Sinsuat Ave	40 mts width along Sinsua Ave
C1-Z-6 (Diagonal)	Northeast Southwest Northwest Southeast	Rosales St Ramon Rabago St GR-Z-15 Sinsuat Ave	40 mts width along Sinsua Ave
C1-Z-6 (Horizontal)	Northeast Southwest Northwest Southeast	GR-Z-15 Ramon Rabago St Soledad Sousa Circuit Rd Sinsuat Ave	30 mts width along Ramon Rabago St
C1-Z-7 to C1-Z-9	Northeast Southwest Northwest Southeast	GR-Z-18, GR-Z-19, GR-Z-20 Ramon Rabago St San Juan St Soledad Sousa Circuit Rd	30 mts width along Ramon Rabago St
C1-Z-10 (Horizontal)	Northeast Southwest Northwest Southeast	GR-Z-1 Ramon Rabago St TV Juliano Ave San Juan St	30 mts width along Ramon Rabago St
C1-Z-10 (Vertical)	Northeast Southwest Northwest Southeast	Pastor Kimpo St Ramon Rabago St TV Juliano Ave GR-Z-1, GI-Z-1	50 mts width along TV Juliano Ave
C1-Z-11 to C1-Z-12	Northeast Southwest Northwest Southeast	San Jose St Pastor Kimpo St TV Juliano Ave San Roque St, GR-Z-5	1 block deep
GI-Z-1	Northeast Southwest Northwest	C1-Z-10, GR-Z-1 C1-Z-10, GR-Z-1 C1-Z-10	Comm on Audit

	Southeast	GR-Z-1	
GI-Z-2	Northeast Southwest Northwest Southeast	San Isidro St GR-Z-9 San Juan St GR-Z-9	Kimpo E/S
GI-Z-3	Northwest Southeast Southwest Northeast	GR-Z-8 GR-Z-12 Pastor Kimpo (back of ND RVM) Sinsuat Ave	ND RVM College of Cot City
Legends: • GR-Z = General Residential Zone • C1-Z = Commercial Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay • Moderate Tsunami Overlay Zone = GR-Z-1, GR-Z-2, GR-Z-3, GR-Z-4, GR-Z-5, GR-Z-6, GR-Z-7, GR-Z-8, GR-Z-9, GR-Z-10, GR-Z-11, GR-Z-18, GR-Z-19, GR-Z-20 C1-Z-1, C1-Z-2, C1-Z-7, C1-Z-8, C1-Z-9, C1-Z-10, C1-Z-11, C1-Z-18, C1-Z-19, C1-Z-20 GI-Z-1, GI-Z-2, GI-Z-3 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.15 Barangay Poblacion Mother

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-2	Northeast Southwest Northwest Southeast	Matampay River Bullao 1 Rd C2-Z-2, C2-Z-3 Anacleto Badoy St extn	
GR-Z-3	Northeast Southwest Northwest Southeast	Matampay River GR-Z-3 of Pob 2 Anacleto Badoy St extn Matampay River	
GR-Z-4 to GR-Z-5	Northeast Southwest Northwest	Bullao 1 Rd, GI-Z GR-Z-3 of Pob 2 Anacleto Badoy St extn	

	Southeast	Lumayon St	
GR-Z-6	Northeast Southwest Northwest Southeast	Bullao 1 Rd GR-Z-3 of Pob 2 C2-Z-3 Anacleto Badoy St extn	
C2-Z-1	Northeast Southwest Northwest Southeast	Matampay River Jose Lim s=St. St., Bullao 2 Rd Quezon Ave GR-Z-1	
C2-Z-2	Northeast Southwest Northwest Southeast	Bullao 2 Rd Bullao 1 Rd Unnamed Road 2 GR-Z-2	
C2-Z-3	Northeast Southwest Northwest Southeast	Bullao 1 Rd SK Pendatun Ave extn Dona Blanco St GR-Z-6	
C2-Z-4	Northeast Southwest Northwest Southeast	Bullao 2 Rd Bullao 1 Rd Dona Blanco St Unnamed Road 2	
C2-Z-5	Northeast Southwest Northwest Southeast	Jose Lim Sr St SK Pendatun Ave extn Martinez St Dona Blanco St	
C2-Z-6 to C2-Z-7	Northeast Southwest Northwest Southeast	Jose Lim Sr St SK Pendatun Ave extn Quezon Ave Martinez St	
GI-Z	Northeast Southwest Northwest	GR-Z-3 GR-Z-4 Lumayon 4	J. Marquez National H/S

	Southeast	Lumayon 1	
Legends: • GR-Z = General Residential Zone • C2-Z = Commercial 2 Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay • Very High Flood Overlay Zone = GR-Z-2, GR-Z-4, GR-Z-5, GR-Z-6 C2-Z-1, C2-Z-2, C2-Z-3, C2-Z-4, C2-Z-5, C2-Z-6, C2-Z-7 • High Flood Overlay Zone = G-R-1, G-R-3, G-R-4 = GI-Z (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.16 Barangay Poblacion 1 (Brgy Anding S. Lim)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1	North South West East	Rio Grande de Mindanao Pk Lushin Khan Rd C2-Z PDA-SZ-2	
GR-Z-2	Northeast Southwest West East	Turion 1 Rd A Badoy extn (Rd to Delta Bridge) A Badoy extn (Rd to Delta Bridge) PDA-SZ-2	
GR-Z-3	Northeast South West East	PDA-SZ-2 Matampay River A Badoy extn (Rd to Delta Bridge) Matampay River-Rio Grande de Mindanao	
GR-Z-4	Northeast Southwest Northwest East	RS Buan St Matampay River C1-Z-1 A Badoy extn (Rd to Delta Bridge)	
	North	Pk Lushin Khan Rd	

GR-Z-5	Southwest West East	GR-Z-4 Pk Lushin Khan Rd A Badoy extn (Rd to Delta Bridge)	
GI-Z	Northeast Southwest Northwest Southeast	C1-Z-3, GR-Z-6 RS Buan St Quezon Ave Pk Lushin Khan Rd	Cot City Institute
PDA-SZ-1	Northeast Southeast Northwest Southeast	Rio Grande de Mindanao Matampay River Matampay River-Rio Grande de Mindanao Pob 9	
PDA-SZ-2	Northeast Southeast Northwest Southeast	Rio Grande de Mindanao GR-Z-3 GR-Z-2 Matampay River-Rio Grande de Mindanao	
Legends: • PDA-SZ = Production Agricultural Sub Zone • GR-Z = General Residential Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay • High Flood Overlay Zone = GR-Z-3, GR-Z-4 C1-Z-1, C1-Z-2 PDA-SZ-1, PDA-SZ-2 • Moderate Flood Overlay Zone = GR-Z-3, GR-Z-4 PDA-SZ-1, PDA-SZ-2 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.17 Barangay Poblacion 2 (Brgy Anacleto Badoy Sr.)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-2	Northeast Southwest Northwest Southeast	SK Pendatun Ave extn Diocesan St GR-Z-2, C2-Z-4 Anacleto Badoy St	

GR-Z-3	Northeast Southwest Northwest Southeast	SK Pendatun Ave extn Diocesan St, & Suraik Macmod St Anacleto Badoy St Matampay River	
GR-Z-4	Northeast Southwest Northwest Southeast	Suraik Macmod St GR-Z-2 of Pob 3 Unnamed Road 1 Matampay River	
GR-Z-5 to GR-Z-7	Northeast Southwest Northwest Southeast	Tiburcio Chavez St Dona Theresa St Faustino Tamse St Anacleto Badoy St	
GR-Z-8 to GR-Z-9	Northeast Southwest Northwest Southeast	Diocesan St Aurorat Soriano St Anacleto Badoy St Unnamed Road 1	
GR-Z-10	Northeast Southwest Northwest Southeast	Diocesan St Tiburcio Chavez St Faustino Tamse St Anacleto Badoy St	
Legends: GR-Z = General Residential			
Zones with Hazard Overlay - Very High Flood Overlay Zone = GR-Z-1, GR-Z-2, GR-Z-3, GR-Z-4, GR-Z-5, GR-Z-6, GR-Z-7 GR-Z-8, GR-Z-9, GR-Z-10 - High Flood Overlay Zone = GR-Z-4 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.18 Barangay Poblacion 3

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
	Northeast	Dona Theresa St	
GR-Z-1 to	Southwest	Don Jesus St & Estella St	
GR-Z-2	Northwest	Faustino Tamse St	
	Southwest	Matampay River	

	Northeast	Estella St	
GR-Z-3	Southwest	Don Abelardo St	
	Northwest	Anacleto Badoy St	
	Southwest	Matampay River	
	Northeast	Don Abelardo St	
GR-Z-4 to	Southwest	GR-Z-3 of RH 3	
GR-Z-5	Northwest	Shariff Road	
	Southwest	Matampay River	
	Northeast	Don Abelardo St	
GR-Z-6	Southwest	Notre Dame Ave	
	Northwest	Anacleto Badoy St	
	Southwest	Shariff Road	
	Northeast	Don Jesus St	
GR-Z-7 to	Southwest	C1-Z-3	
GR-Z-9	Northwest	Faustino Tamse St	
	Southwest	Anacleto Badoy St	
	Northeast	Notre Dame Ave	
GI-Z-1	Southwest	C1-Z-4 of RH 3	
	Northwest	Faustino Tamse St	
	Southwest	GR-Z-6	
	Northeast	GR-Z-6	
GI-Z-2	Southwest	Notre Dame Ave	
	Northwest	Anacleto Badoy St	
	East	GR-Z-6	
		Don Abelardo St & GR-Z-6	
GI-Z-3		Notre Dame Ave	
		Faustino Tamse St	
		Anacleto Badoy St	
Legends:			
• GR-Z = General Residential Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay			
• High Flood Overlay Zone = GR-Z-2, GR-Z-3, GR-Z-4			

(Please refer to annex zoning map for extent of hazard overlay)

Table 1.19 Barangay Poblacion 4 (Brgy Don Tomas T. Martinez)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 & GR-Z-3	Northeast Southwest Northwest Southeast	Fatima St, C2-Z-5, C2-Z-6 Dona Piilar St & Dona Cesar St C1-Z-4 Faustino Tamse St	
GR-Z-2	Northeast Southwest Northwest Southeast	Atienza St Diocesan St Faustino Tamse St GR-Z-1 of Pob 2	
GR-Z-4	Northeast Southwest Northwest Southeast	Don Cesar St Don Abelardo St GI-Z-2 Faustino Tamse St	
GR-Z-5	Northeast Southwest Northwest Southeast	Don Cesar St Don Abelardo St C1-Z-2 GI-Z-2	
GR-Z-6	Northeast Southwest Northwest Southeast	Dona Pilar St Don Cesar St C1-Z-3 Dopn Jesus vilo St	
GC-Z	Northeast Southwest Northwest Southeast	C2-Z-1 C1-Z-4 Quezon Ave GR-Z-1	
C1-Z-1	Northeast Southwest	Don Abelardo St Notre Dame Ave	

	Northwest Southeast	Notre Dame Ave extn Faustino Tamse St	
C1-Z-2	Northeast Southwest Northwest Southeast	Don Cesar St Don Abelardo St Notre Dame Ave extn GR-Z-5	
C1-Z-3	Northeast Southwest Northwest Southeast	Dona Pilar St Don Cesar St Notre Dame Ave extn GR-Z-6	
C1-Z-4	Northwest Southwest West East	Quezon Ave Dona Pilar St Notre Dame Ave extn GR-Z-1	
C2-Z-1	Northeast Southwest Northwest Southeast	SK Pendatun Ave extn Fatima St Quezon Ave Martinez St	
C2-Z-2	Northeast Southwest Northwest Southeast	SK Pendatun Ave extn Fatima St Martinez St Dona Blanco St	
C2-Z-4	Northeast Southwest Northwest Southeast	SK Pendatun Ave extn Atienza St Faustino Tamse St GR-Z-2 of Pob 2	
C2-Z-3. C2-Z-5, & C2-Z-6	Northeast Southwest Northwest Southeast	SK Pendatun Ave extn GR-Z-1 Dona Blanco St Faustino Tamse St	
Legends: • GR-Z = General Residential zone			

• GC-Z = General Commercial Zone • C1-Z = Commercial 1 Zone • C2-Z = Commercial 2 Zone • GI-Z = General Institutional Zone
Zones with Hazard Overlay • Very High Flood Overlay Zone = GR-Z-1, GR-Z-2, GR-Z-3 GC-Z C1-Z-2, C1-Z-4 C2-Z-1, C2-Z-2, C2-Z-3, C2-Z-4 (Please refer to annex zoning map for extent of hazard overlay)

Table 1.20 Barangay Poblacion 5

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GC-Z-1	Northeast Southwest Northwest Southeast	C2-Z-2 Don Rufino Alonzo St C1-Z-1 Quezon Ave	50 mts width along Quezon Ave
GC-Z-2	Northeast Southwest Northwest Southeast	Don Rufino Alonzo St SK Pendatun St C1-Z-2 Quezon Ave	50 mts width along Quezon Ave
GC-Z-3	North South West East	SK Pendatun St Quezon Ave C1-Z-3 Quezon Ave	
GC-Z-4	North South West East	C1-Z-3 Quezon Ave Japal Guiani St Road to Centro	
C1-Z-1	Northeast Southwest Northwest Southeast	C2-Z-2 Don Rufino Alonzo St Maguindanao Creek GC-Z-1	
C1-Z-2	Northeast Southwest Northwest	Don Rufino Alonzo St SK Pendatun St Maguindanao Creek	

	Southeast	GC-Z-2	
C1-Z-3	Northeast Southwest Northwest South	SK Pendatun St Quezon Ave Japal Guiani St Quezon Ave	
C1-Z-4	Northeast Southwest Northwest Southeast	SK Pendatun St Quezon Ave Sinsuat Ave Japal Guiani St	
C1-Z-5	Northeast Southwest Northwest Southeast	Don Rufino Alonzo St SK Pendatun St Japal Guiani St Maguindanao Creek	
C2-Z-1	Northeast Southwest Northwest Southeast	Matampay River Jose Lim Sr St Maguindanao Creek Quezon Ave	
C2-Z-2	Northeast Southwest Northwest Southeast	Jose Lim Sr St C1-Z-1 Maguindanao Creek Quezon Ave	50 mts width along Jose Lim Sr St
GI-Z-1	Northeast Southwest Northwest Southeast	C1-Z-2 SK Pendatun St C1-Z-2 C1-Z-2	Queen of Peace Chapel Legislative Bldg
GI-Z-2	Northeast Southwest Northwest Southeast	C1-Z-5 C1-Z-5 Japal Guiani St Maguindanao Creek	Agape School
PR-Z	Northeast Southwest Northwest Southeast	Don Rufino Alonzo St SK Pendatun St Sinsuat Ave Japal Guiani St	City Plaza (Stage)
UTS-Z	Northeast Southwest	Matampay River Rajah Tabunaway blvd	PPA

	Northwest Southeast	UTS-Z of Pob 6 C2-Z-1	
Legends: • GC-Z = General Commercial • C1-Z = Commercial 1 Zone • C2-Z = Commercial 2 Zone • GI-Z = General Institutional Zone • PR-Z = Parks and Recreation Zone • UTS-Z = Utilities, Transportation, and Services Zone •			
Zones with Hazard Overlay • No hazard overlay <i>(Please refer to annex zoning map for extent of hazard overlay)</i>			

Table 1.21 Barangay Poblacion 6 (Brgy Sentral)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
C1-Z-1	Northeast Southwest Northwest Southeast	Jose Lim Sr St SK Pendatun St Manday River Mabini St	
C1-Z-2	Northeast Southwest Northwest Southeast	Rio Grande de Mindanao Jose Lim Sr St Manday River Mabini St	
C1-Z-3	Northeast Southwest Northwest Southeast	Rajah Tabunaway blvd Jose Lim Sr St Mabini St Bonifacio St	
C1-Z-4 to C1-Z-6	Northeast Southwest Northwest Southeast	UTS-Z Jose Lim Sr St Bonifacio St Sinsuat Ave	
C1-Z-7 to	Northeast Southwest	UTS-Z Jose Lim Sr St	

C1-Z-8	Northwest Southeast	Don Roman Vilo St Sinsuat Ave	
C1-Z-9 to C1-Z-10	Northeast Southwest Northwest Southeast	Jose Lim Sr St Don Rufino Alonzo St Don Roman Vilo St Sinsuat Ave	
C1-Z-11	Northeast Southwest Northwest Southeast	Jose Lim Sr St Don Rufino Alonzo St Bonifacio St Don Roman Vilo St	
C1-Z-12	Northeast Southwest Northwest Southeast	Jose Lim Sr St Don Rufino Alonzo St Mabini St Bonifacio St	
C1-Z-13 to C1-Z-14	Northeast Southwest Northwest Southeast	Don Rufino Alonzo St SK Pendatun St Bonifacio St Don Rufino Alonzo St	
C1-Z-17	Northeast Southwest Northwest Southeast	Aguinaldo St TV Juliano Ave Mabini St Palma St	
C1-Z-18	Northeast Southwest Northwest Southeast	SK Pendatun St Aguinaldo St Mabini St Salem Bagis Sr St	
C1-Z-19 to C1-Z-20	Northeast Southwest Northwest Southeast	SK Pendatun St Aguinaldo St Salem Bagis Sr St Palma St	
GI-Z-1	Northeast Southwest	C1-Z-3 C1-Z-3	STI

	Northwest Southeast	Bonifacio St C1-Z-3	College
GI-Z-2	Northeast Southwest Northwest Southeast	T-Z SK Pendatun St Don Roman Vilo St Dorotheo St	Police Sub station
GI-Z-3	Northeast Southwest Northwest Southeast	SK Pendatun St Heroes Ave Palma St Sinsuat Ave	Cot City Central Pilot School
PR-Z	Northeast Southwest Northwest Southeast	Don Rufino Alonzo St SK Pendatun St Dorotheo St Sinsuat Ave	City Plaza (Rizal Park)
T-Z	Northeast Southwest Northwest Southeast	Don Rufino Alozo St GI-Z-2 Don Roman Vilo St Dorotheo St	Old City Hall
UTS-Z	Northeast Southwest Northwest Southeast	Rio Grande de Mindanao Rajah Tabunaway blvd C1-Z-2 UTS-Z of Pob 5	PPA
Legends: • C1-Z = Commercial 1 Zone • GI-Z = General Institutional Zone • PR-Z = Parks and Recreation Zone • T-Z = Tourism Zone • UTS-Z = Utilities, Transportation and Services Zone			
Zones with Hazard Overlay • High Flood Overlay Zone = C1-Z-1, = C1-Z-2, C1-Z-3, C1-Z-4, C1-Z-5, C1-Z-6, C1-Z-7, C1-Z-8, C1-Z-9, C1-Z-10, = C1-Z-11, = C1-Z-12, C1-Z-13 = GI-Z-1 • Moderate Flood Overlay Zone = GI-Z-1 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.22 Barangay Poblacion 7

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1	North Southwest Northwest East	Rio Grande de Mindanao Matampay River Junction of Rio Grande de Mindanao & Matampay River GI-Z, C2-Z-1	
GR-Z-2	North Southwest Northwest East	Rio Grande de Mindanao C2-Z-2, C2-Z-3 GI-Z, C2-Z-2 C1-Z-1	
GR-Z-3	Northeast Southwest Northwest Southeast	Datu Siang St Matampay River C2-Z-3 C1-Z-2	
GR-Z-4	North Southwest West East	Rio Grande de Mindanao & Datu Siang St Matampay River Junction of Rio Grande de Mindanao & Matampay River C2-Z-3	
C1-Z-1	Northeast Southwest Northwest Southeast	Rio Grande de Mindanao Datu Siang St GR-Z-2 Quezon Ave	
C1-Z-2	Northeast Southwest Northwest Southeast	Datu Siang St Matampay River GR-Z-3 Quezon Ave	
C2-Z-1	North South	GI-Z Datu Siang St	

	West Southeast	GR-Z-1 Road to Datu Siang E/S	
C2-Z-2	North South West Southeast	GR-Z-2 Datu Siang St Road to Datu Siang E/S GR-Z-2	
C2-Z-3	North Southwest West Southeast	Datu Siang St Matampay River GR-Z-4 GR-Z-3	
GI-Z	Northeast South West East	Rio Grande de Mindanao C2-Z-1 GR-Z-1 GR-Z-2	
Legends: • GR-Z = General Residential Zone • C1-Z = Commercial 1 Zone • C2-Z = Commercial 2 Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay • Very High Flood Overlay = GR-Z-1, GR-Z-2, GR-Z-3, GR-Z-4, C2-Z-1, C2-Z-2, C2-Z-3, GI-Z (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.23 Poblacion 8 (Brgy Datu Sema Balabaran Kalantungan)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
PDA-SZ	Northeast South West East	GR-Z-4 PUD-Z GR-Z-3 PUD-Z	
GR-Z-1	Northeast South West	Rosales St Gonzalo Javier St GR-Z-19 of Rh 6	

	East	GR-Z-2	
GR-Z-2	Northeast South West East	Rosales St Gonzalo Javier St GR-Z-1 Road 1	
GR-Z-3	Northeast South West East	Rosales St Saturn St extn Road 1 Cot City East Diversion Rd	
GR-Z-4	North South West East	Rosales St PDA-SZ and PUD-Z Cot City East Diversion Rd PUD-Z	
GR-Z-5	North South West East	Saturn St extn GR-Z-1 of Tam 2 GR-Z-8 of RH 8 Cot City East Diversion Rd	
GI-Z	North South West East	Road 1 GR-Z-3 Cot City East Diversion Rd GR-Z-3	KITFI
PUD-Z	North South West East	GR-Z-4 PUD-Z-1 of Tam 2 PDA-SZ and Cot City East Diversion Rd PDA-SZ-1 of Tam 3	
Legends: • PDA-SZ = Production Agricultural Sub Zone • GR-Z = General Residential Zone • GI-Z = General Institutional Zone • PUD-Z = Planned Unit Development Zone			
Zones with Hazard Overlay • High Flood Overlay Zone = GR-Z-5 • Moderate Flood Overlay Zone = GR-Z-5, GR-Z-6 PUD-Z (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.24 Poblacion 9 (Brgy Biniruan)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
FR-SZ	North South West East	PDA-SZ-1 PDA-SZ-2 PDA-SZ-1 FR-SZ of Tam 4	
PDA-SZ-1	North South West East	Rio Grande de Mindanao Matampay River and FR-SZ Matampay River FR-SZ	
PDA-SZ-2	North South West East	Matampay River Rd to landfill Matampay River PDA-SZ-2 of Tam 4	
PDA-SZ-3	Northeast Southwest Northwest Southeast	Rd to landfill GR-Z-4 of Pob 8 GR-Z-4 Rd to landfill and UTS-Z	
PDA-SZ-4	Northeast Southwest Northwest Southeast	GR-Z-3 GR-Z-4 Cot City East Diversion Rd GR-Z-3	
GR-Z-1 to GR-Z-2	Northeast Southwest Northwest Southeast	Matampay River GR-Z-6 Kakar River GR-Z-5	
GR-Z-3 to GR-Z-4	Northeast Southwest Northwest Southeast	Matampay River PDA-SZ-3 PDA-SZ-4 PDA-SZ-3	

GR-Z-5	Northeast Southwest Northwest Southeast	PDA-SZ-4 PDA-SZ-4 Cot City East Diversion Rd PDA-SZ-4	
GR-Z-6	Northeast Southwest Northwest Southeast	GR-Z-1 GR-Z-4 of Pob 8 Kakar River Cot City East Diversion Rd	
GI-Z	Northeast Southwest Northwest Southeast	Matampay River GR-Z-3 Cot City East Diversion Rd PDA-SZ-1	
I1-Z	Northeast Southwest Northwest Southeast	Matampay River GR-Z-1 GR-Z-1 Cot City East Diversion Rd	
UTS-Z	Northeast Southwest Northwest Southeast	PDA-SZ-3 PDA-SZ-1 of Tam 3 PDA-SZ-3 PDA-SZ-3	
Legends: • FR-SZ = Forest Reserve Sub-Zone • PDA-SZ = Production Agricultural Sub-Zone • GR-Z = General Residential Zone • GI-Z = General Institutional Zone • I1-Z = Industrial Zone • UTS-SZ = Utilities, Transportation, and Services Zone			
Zones with Hazard Overlay • Very High Flood Overlay Zone = PDA-SZ-1 FR-SZ • High Flood Overlay Zone = FR-SZ • Moderate Flood Overlay = GI-Z, GR-Z-3 <i>(Please refer to annex zoning map for extent of hazard overlay)</i>			

Table 1.25 Barangay Bagua Mother

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1	Northeast Southwest Northwest Southeast	C2-Z-1 Pamang Creek GR-Z-3 of Bag 1 Datu Kaka Datumanong St	
GR-Z-2	Northeast Southwest Northwest Southeast	C2-Z-2 Kima Rd Datu Kaka Datumanong St C2-Z-2 and Del Pilar St	
GR-Z-3	North South West East	C2-Z-4 Manday River C2-Z-4 Manday River	
GR-Z-4	Northeast Southwest Northwest Southeast	Kima Rd Pamang Creek Datu Kaka Datumanong St Manday River	
C2-Z-1	Northeast Southwest Northwest Southeast	Jose Lim Sr St GR-Z-1 C2-Z-5 of Bag 1 Datu Kaka Datumanong St	40 mts width along Jose Lim Sr St
C2-Z-2	Northeast Southwest Northwest Southeast	Jose Lim Sr St GR-Z-2 Datu Kaka Datumanong St Del Pilar St	40 mts width along Jose Lim Sr St and 30 mts width along Del Pilar St
C2-Z-3	Northeast Southwest Northwest Southeast	Rio Grande de Mindanao Jose Lim Sr St C2-Z-1 of Bag 1 Manday River	
	Northeast	Jose Lim Sr St	40 mts along Jose

C2-Z-4	South West East	GR-Z-3 Del Pilar St Manday River	Lim Sr St 40 mts width along Del Pilar St
C2-Z-5	North South West East	SK Pendatun St GR-Z-4 Del Pilar St Manday River	
GI-Z-1	Northeast Southwest Northwest Southeast	Zailon St GR-Z-4 Pk Palmera St Datu Kaka Datumanong St	Kutawato Darussalam College Inc. (Mahad
GI-Z-2	Northeast Southwest Northwest Southeast	GR-Z-1 GR-Z-1 GR-Z-1 GR-Z-1	Rasheeda H/S
Legends: • GR-Z = General Residential Zone • C2-Z = Commercial 2 Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay • High Flood Overlay Zone = GR-Z-1, GR-Z-2, GR-Z-3, GR-Z-4 C2-Z-1, C2-Z-2, C2-Z-3, C2-Z-4 GI-Z-1, GI-Z-2, GI-Z-3 • Moderate Tsunami Overlay Zone = same as above • 2m Storm Surge Overlay Zone = along Rio Grande de Mindanao (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.26 Barangay Bagua 1 (Brgy Lugay-Lugay)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1 to GR-Z-2	Northeast Southwest Northwest Southeast	C2-Z-2 and C2-Z-3 Road 1 Lugay Lugay River Road 1	
GR-Z-3 to	Northeast Southwest	C2-Z-4 and C2-Z-5 Road 2	

GR-Z-4	Northwest Southeast	Lugay Lugay St GR-Z-1 of Bag MB	
GR-Z-5	Northeast Southwest Northwest Southeast	Road 2 GI-Z-2 GI-Z-2 GR-Z-1 of Bag 2	
GR-Z-6 to GR-Z-7	Northeast Southwest Northwest Southeast	Road 2 Bagua River PDA-SZ GR-Z-20 of Bag 2	
GR-Z-8	Northeast Southwest Northwest Southeast	PDA-SZ Lugay lugay St PDA-SZ Lugay lugay St	
C2-Z-1	Northeast Southwest Northwest Southeast	Rio Grande de Mindanao Shariff kabunsuan blvd Lugay lugay River C2-Z-3 of Bag MB	From road shoulder to bank of Rio Grande de Mindanao
C2-Z-2 to C2-Z-3	Northeast Southwest Northwest Southeast	Shariff kabunsuan blvd GR-Z-1 and GR-Z-2 Lugay lugay River Road to Rasheeda H/S	40 mts width along Shariff Kabunsuan blvd
C2-Z-4 to C2-Z-5	Northeast Southwest Northwest Southeast	Shariff kabunsuan blvd GR-Z-3 Road to Rasheeda H/S C2-Z-1 of Bag MB	40 mts width along Shariff Kabunsuan blvd
GI-Z-1	Northeast Southwest Northwest Southeast	GR-Z-1 GR-Z-3 GR-Z-3 GR-Z-3	Rasheeda H/S
GI-Z-2	Northeast Southwest	GR-Z-3 GR-Z-7	Shariff Kabunsuan

	Northwest Southeast	GR-Z-6 GR-Z-44 of Bag 2	College
GI-Z-3	Northeast Southwest Northwest Southeast	GR-Z-8 PDA-SZ PDA-SZ GR-Z-8	Lugay Lugay E/S
Legends : • GR-Z = General Residential Zone • C2-Z = Commercial 1 Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay • High Flood Overlay Zone = GR-Z-1, GR-Z-2, GR-Z-3, GR-Z-4, GR-Z-5, GR-Z-6, GR-Z-7 GR-Z-8 C2-Z-1, C2-Z-2, C2-Z-3, C2-Z-4, C2-Z-5 GI-Z-1, GI-Z-2, GI-Z-3 PDA-SZ • High Tsunami Overlay Zone = PDA-SZ • Moderate Tsunami Overlay Zone = GR-Z-1, GR-Z-2, GR-Z-3, GR-Z-4, GR-Z-5, GR-Z-6, GR- Z-7, GR-Z-8 C2-Z-1, C2-Z-2, C2-Z-3, C2-Z-4, C2-Z-5 GI-Z-1, GI-Z-2, GI-Z-3 PDA-SZ (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.27 Barangay Bagua 2 (Brgy Datu Usman Mampen)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
PDA-SZ-1	Northeast South West East	GR-Z-18 Manday River Tarbung River Manday River	
PDA-SZ-2	Northeast South Northwest East	PDA-SZ-3 Tarbung River Tarbung River GR-Z-18	
PDA-SZ-3	Northeast Southwest West Southeaste	GR-Z-18 PDA-SZ-2 Tarbung River PDA-SZ-2	
PDA-SZ-4	North South Northwest East	Bagua River GR-Z-19 Tarbung River Bagua River	
PDA-SZ-5	Northeast Southwest Northwest Southeast	GR-Z-19 GR-Z-19 Bagua River GR-Z-19	
PDA-SZ-6	Northeast Southwest Northwest Southeast	GR-Z-20 GR-Z-20 Bagua River GR-Z-20	
GR-Z-1 to GR-Z-16; GR-Z-21 to Gr-z-46	Northeast Southwest Northwest Southeast	Bagua River GR-Z-17 and GR-Z-20 Bagua River Manday River	
GR-Z-17 to	Northeast Southwest	GR-Z-16 and GR-Z-21 Manday River	

GR-Z-18	Northwest Southeast	GR-Z-19 and GR-Z-20 Manday River	
GR-Z-19 to GR-Z-20	Northeast Southwest Northwest Southeast	GR-Z-29 to GR-Z-32 Magungan Road PDA-SZ-5 and PDA -SZ-6 Magungan Road	
GI-Z	Northeast Southwest Northwest Southeast	GR-Z-7 GR-Z-15 GR-Z-15 GR-Z-15	Usman E/S
Legends: • PDA-SZ = Production Agricultural Zone (PDA-SZ) • GR-Z = General Residential Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay • High Flood Overlay Zone = PDA-SZ-1, PDA-SZ-2, PDA-SZ-3, PDA-SZ-4, PDA-SZ-5, PDA-SZ-6 All of GR-Z GI-Z (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.28 Barangay Bagua 3 (Brgy Piansa H. Ali)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1	North South West East	SK Pendatun St Tulingan St Manday River C1-Z-1, C1-Z-3, C1-Z-4, TV Juliano Ave	
GR-Z-2	North South West East	Bajunaid St Interior Mabini St Road 1 C1-Z-2	
C1-Z-1	Northeast Southwest	SK Pendatun St Bajunaid St	45 mts width

	Northwest Southeast	GR-Z-1 Mabini St	along Mabini St
C1-Z-2	Northeast Southwest Northwest Southeast	Bajunaid St Interior Mabini St Interior Mabini St and GR-Z-2 Mabini St	45 mts width along Mabini St
C1-Z-3	Northeast Southwest Northwest Southeast	Interior Mabini St GR-Z-1 GR-Z-1 Mabini St	45 mts width along Mabini St
C1-Z-4	Northeast Southwest Northwest Southeast	Spring Rd Tulingan St GR-Z-1 TV Juliano Ave	40 mts width along TV Juliano Ave
Legends: - GR-Z = General Residential Zone - C1-Z = Commercial 1 Zone			
Zones with Hazard Overlay - High Flood Overlay Zone = GR-Z-1 - Moderate Flood Overlay Zone = GR-Z-1 C1-Z-1 - Moderate Tsunami Overlay Zone = All zones (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.29 Barangay Tamontaka MB (Brgy Datu Balabaran Rajah Inkgong)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1	Northeast Southwest Northwest Southeast	Tarbung River C1-Z-1 I1-Z-2 C2-Z-1	
GR-Z-2 to GR-Z-3	Northeast Southwest Northwest	C2-Z-2 Tamontaka-Bubong Rd C2-Z-2	

	Southeast	GR-Z-4 of Tam 1	
GR-Z-4	Northeast Southwest Northwest Southeast	Tamontaka-Bubong Rd GR-Z-5 and GR-Z-6 C2-Z-3 GR-Z-4 of Tam 1	
GR-Z-5 to GR-Z-8	Northeast Southwest Northwest Southeast	GR-Z-4 Tamonraka E/S Road C2-Z-7 and C2-Z-9 GR-Z-4 of Tam 1	
GR-Z-9	Northeast Southwest Northwest Southeast	Tamonraka E/S Road Tamontaka River GI-Z-1 GR-Z-4 of Tam 1	
GR-Z-10	Northeast Southwest Northwest Southeast	Tamonraka E/S Road Tamontaka River C2-Z-8 GI-Z-1	
GR-Z-11 to GR-Z-12	Northeast Southwest Northwest Southeast	CI-Z-2 Tamontaka River I1-Z-3 C2-Z-4 and C2-Z-5	
C1-Z-1	Northeast Southwest Northwest Southeast	GR-Z-1 Tamontaka-Bubong Rd I1-Z-2 C2-Z-1	30 mts width along Tamontaka-Bubong Rd
C1-Z-2	Northeast Southwest Northwest Southeast	Tamontaka-Bubong Rd GR-Z-12 I1-Z-3 C2-Z-4	40 mts width along Tamontaka-Bubong Rd
C2-Z-1	Northwest Southwest West	GR-Z-1 Tamontaka-Bubong Rd GR-Z-1	40 mts width along National Highway

	Southeast	National Highway (Sinsuat Ave)	
C2-Z-2	Northwest Southwest West Southeast	National Highway (Sinsuat Ave) Tamontaka-Bubong Rd Road to CCEDR GR-Z-2	40 mts width along National Highway
C2-Z-3 and C2-Z-5	Northeast Southwest Northwest Southeast	Road to CCEDR Tamontaka Road National Highway (Sinsuat Ave) GR-Z-4	40 mts width along National Highway
C2-Z-4, C2-Z-6 and C2-Z-8	Northeast Southwest Northwest Southeast	Tamontaka-Bubong Rd Tamontaka River GR-Z-12 National Highway (Sinsuat Ave)	40 mts width along National Highway
C2-Z-7 and C2-Z-9	Northeast Southwest Northwest Southeast	Tamontaka Road Tamontaka River National Highway (Sinsuat Ave) GR-Z-6 and GR-Z-10	40 mts width along National Highway
GI-Z-1	Northeast Southwest Northwest Southeast	Headstart College Road C2-Z-5 C2-Z-5 GR-Z-6	Headstart College
GI-Z-2	Northeast Southwest Northwest Southeast	Tamontaka E/S Road Tamontaka River GR-Z-10 GR-Z-9	Tamontaka E/S
I1-Z-1 to I1-Z-2	Northeast Southwest Northwest Southeast	Garpas River Tamontaka-Bubong Rd Pinagtimbakan Creek GR-Z-1	
I1-Z-3	Northeast Southwest Northwest	Tamontaka-Bubong Rd Tamontaka River Miwary River	

	Southeast	GR-Z-12	
T-Z	Northeast	GR-Z-12	Tamontaka Church
	Southwest	GR-Z-12	
	Northwest	GR-Z-12	
	Southeast	GR-Z-12	
Legends:			
• GR-Z = General Residential Zone • C1-Z = Commercial 1 Zone • C2-Z = Commercial 2 Zone • GI-Z = General Institutional Zone • I1-Z = Light Industrial Zone • T-Z = Tourism Zone			
Zones with Hazard Overlay:			
• High Flood Overlay Zone = All zones • Moderate Flood Overlay Zone = GR-Z-9 • Moderate Tsunami Overlay Zone = All zones			
(Please refer to annex zoning map for extent of hazard overlay)			

Table 1.33 Barangay Tamontaka 1 (Brgy Datu Mama Sa Buayan)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1	Northeast	Tarbung River	
	Southwest	Tamontaka Rd	
	Northwest	GR-Z-2, GR-Z-3, GR-Z-4 of Tam MB (Old Tamontaka Rd)	
	Southeast	GR-Z-1 of Tam 2	
GR-Z-2	Northeast	Tamontaka Rd	
	Southwest	Tamontaka River	
	Northwest	GR-Z-2, GR-Z-3, GR-Z-4 of Tam MB (Old Tamontaka Rd)	
	Southeast	GR-Z-1 of Tam 2	
GR-Z-3	Northeast	Tamontaka-Bubong Rd	
	Southwest	Tamontaka Rd	
	Northwest	GR-Z-2, GR-Z-3, GR-Z-4 of Tam MB (Old Tamontaka Rd)	
	East	Road 3	
SH-Z-1	North	GR-Z-1	
	South	GR-Z-1	

	West	GR-Z-1	
	East	GR-Z-1	
SH-Z-2	Northeast Southwest Northwest East	GR-Z-1 Tamontaka Rd GR-Z-1 GR-Z-1	
C2-Z	Northeast Southwest Northwest Southeast	Tarbung River GR-Z-1 C2-Z-2 of Tam MB GR-Z-1	
GI-Z-1	North South West East	Tamontaka-Bubong Rd GR-Z-3 Road 2 GR-Z-3	Madrasah Al Uloom Wal Hikma
GI-Z-2	Northeast Southwest Northwest Southeast	GR-Z-1 Tamontaka Rd GR-Z-1 GR-Z-1	Cot City Science Technology H/S [1]
GI-Z-3	Northeast Southwest Northwest Southeast	Tamontaka Rd GR-Z-2 GR-Z-2 GR-Z-2	Cot City Science Technology H/S [2]
Legends: • GR-Z = General Residential Zone • SH-Z = Socialized Housing Zone • C2-Z = Commercial 2 Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay: • High Flood Overlay Zone = All zones • Moderate Flood Overlay Zone = GR-Z-1, GR-Z-2 • Moderate Tsunami Overlay Zone = All zones (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.34 Barangay Tamontaka 2 (Brgy Datu Sapiol “Datu Pio” Pangilan)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
GR-Z-1	North South West East	Pagalamatan Creek Tamontaka Rd GR-Z-1 of Tam 1 East Diversion Rd	
GR-Z-2	Northeast Southwest Northwest Southeast	SH-Z-1 Tamontaka Rd Tamontaka Rd SH-Z-1	
GR-Z-3	Northeast Southwest Northwest Southeast	Tamontaka Rd Tamontaka River GRT-Z-2 of Tam 2 East Diversion Rd	
SH-Z-1	Northeast Southwest Northwest Southeast	PUD-Z-1 Tamontaka Rd East Diversion Rd & GR-Z-2 PUD-Z-1	
SH-Z-2	Northeast Southwest Northwest Southeast	Tamontaka Rd Tamontaka River GR-Z-3 PUD-Z-2	
PUD-Z-1	North South West	Pagalamatan Creek Tamontaka Rd East Diversion Rd	

	East	Pagalamatan Creek	
PUD-Z-2	Northeast Southwest Northwest Southeast	Tamontaka Rd Tamontaka River SH-Z-2 Pagalamatan Creek	
Legends: • GR-Z = General Residential Zone • SH-Z = Socialized Housing Zone • PUD-Z = Planned Unit Development			
Zones with Hazard Overlay: • High Flood Overlay Zone = All zones • Moderate Flood Overlay Zone = GR-Z-1, GR-Z-2 PUD-Z-1, PUD-Z-2 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.35 Barangay Tamontaka 3 (Brgy Pagalamatan)

Zone	Direction of boundaries	Location and Description of boundaries	Landmark and/or depth of linear zone
PDA-SZ-1	Northeast Southwest Northwest Southeast	Gusan Creek GR-Z-1 Pagalamatan Creek Dangkalangan Creek	
PDA-SZ-2	Northeast Southwest Northwest Southeast	GR-Z-2 Tamontaka River GR-Z-2 Dangkalangan Creek	
GR-Z-1	Northeast Southwest Northwest Southeast	PDA-SZ-1 Tamontaka Rd GR-Z-1 of Tam 2 Dangkalangan Creek	30 mts wide along Tamontaka Rd
GR-Z-2	Northeast Southwest Northwest Southeast	Tamontaka Rd Tamontaka River GR-Z-2 of Tam 2 Dangkalangan Creek	30 mts wide along Tamontaka Rd

UTS-SZ-1	Northeast	Gusan Creek	
	Southwest	PDA-SZ-1	
	Northwest	PDA-SZ-1	
	Southeast	PDA-SZ-1	
UTS-SZ-2	Northeast	Gusan Creek	
	Southwest	PDA-SZ-1	
	Northwest	PDA-SZ-1	
	Southeast	PDA-SZ-1	
Legends: • PDA-SZ = Production Agricultural Sub-Zone • GR-Z = General Residential Zone • UTS-Z = Utilities, Transportation, and Services Zone			
Zones with Hazard Overlay: • Very High Flood Overlay Zone = PDA-SZ-1, PDA-SZ-2 GR-Z-1, GR-Z-2 • High Flood Overlay Zone = PDA-SZ-1, PDA-SZ-2 GR-Z-1, GR-Z-2 UTS-Z-1, UTS-Z-2 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.36 Barangay Tamontaka 4 (Brgy Tuan A. Barakat)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
FR-SZ	Northeast	PDA-SZ-5	Per MENRE/ DENR classification
	Southwest	FR-SZ of Tam 5	
	Northwest	Dangkalangan Creek	
	Southeast	Pantakan Creek	
PDA-SZ-1	Northeast	Tamontaka Rd	
	Southwest	Tamontaka River	
	Northwest	Dangkalangan Creek	
	Southeast	PDA-SZ-2	
PDA-SZ-2	Northeast	FR-SZ	
	Southwest	Tamontaka Rd	
	Northwest	Dangkalangan Creek	
	Southeast	PDA-SZ-3	
	Northeast	FR-SZ	

PDA-SZ-3	Southwest Northwest Southeast	Tamontaka Rd PDA-SZ-2 Pantakan Creek	
PDA-SZ-4	Northeast Southwest Northwest Southeast	Tamontaka Rd Tamontaka River PDA-SZ-1 Pantakan Creek	
PDA-SZ-5	Northeast Southwest Northwest Southeast	Matampay River FR-SZ FR-SZ PDA-SZ-1 of Tam 5	
Legends: - FR-SZ = Forest Reserved Sub-Zone - PDA-SZ = Production Agricultural Sub-Zone			
Zones with Hazard Overlay: - Very High Flood Overlay Zone = FR-SZ PDA-SZ-5 - High Flood Overlay Zone = FR-SZ PDA-SZ-1, PDA-SZ-2, PDA-SZ-4, PDA-SZ-5 - Moderate Flood Overlay Zone = FR-SZ PDA-SZ-3 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.37 Barangay Tamontaka 5 (Brgy Diocolano)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
FR-SZ	Northeast Southwest Northwest Southeast	FR-SZ of Tam 4 PDA-SZ-1 Pantakan Creek PDA-SZ-1	
PDA-SZ-1	Northeast Southwest Northwest Southeast	FR-SZ and Rio Grande de Mindanao Tamontaka Rd Pantakan Creek Rio Grande de Mindanao	
PDA-SZ-2	Northeast Southwest	Tamontaka Rd Tamontaka River	

	Northwest Southeast	Pantakan Creek Tamontaka River	
Legends: - FR-SZ = Forest Reserved Sub-Zone - PDA-SZ = Production Agricultural Sub-Zone			
Zones with Hazard Overlay: - Very High Flood Overlay Zone = All zones - High Flood Overlay Zone = FR-SZ PDA-SZ-1 - Moderate Flood Overlay Zone = FR-SZ PDA-SZ-1 (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.30 Barangay Kalanganan MB

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
PDA-SZ-1	Northeast Southwest Northwest Southeast	GR-Z Kalanganan River Aq-SZ-1 Lugay lugay River	
PDA-SZ-2	Northeast Southwest Northwest Southeast	Bagua River Bagua River Aq-SZ-2 Miwaray River	
M-SZ-1	Northeast Southwest Northwest Southeast	Illana Bay Illana Bay Illana Bay Aq-SZ-1	
M-SZ-2	Northeast Southwest Northwest Southeast	Illana Bay Miwaray River Illana Bay Aq-SZ-2	
Aq-SZ-1	North South West East	GR-Z Kalanganan River Illana Bay PDA-SZ-1	

Aq-SZ-2	North South West East	Kalanganan River Miwaray River Illana Bay Miwaray River	
GR-Z	Northeast Southwest Northwest Southeast	Rio Grande de Mindanao Aq-SZ-2 & PDA-SZ-1 Illana Bay Lugay lugay River	A strip extending up to Rio Grande de Mindanao and 50 mts strip extending southwest
SH-Z	North South West East	PDA-SZ-1 Kalanganan River Aq-SZ-2 Aq-SZ-2	City owned Property (formerly Doruelo's)
GI-Z	North South West East	Kalanganan Rd Aq-SZ-2 GR-Z GR-Z	Datu Ayunan E/S & H/S
Legends: • PDA-SZ = Production Agricultural Sub-Zone • M-SZ = Mangrove Sub-Zone • Aq SZ = Aquaculture Sub Zone • GR-Z = General Residential Sub-Zone • SH-Z = Socialized Housing Zone • GI-Z = General Institutional Zone			
Zones with Hazard Overlay: • High Flood Overlay Zone = All zones • High Tsuanmi Overlay Zone = All zones (Please refer to annex zoning map for extent of hazard overlay)			

Table 1.31 Barangay Kalanganan 1

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
PDA-SZ	North Southwest Northwest Southeast	Mun of Sultan Kudarat Rio Grande de Mindanao Illana Bay Mun of Sultan Kudarat	
	Northeast	PDA-SZ	

Aq-SZ-1	Southwest	PDA-SZ	
	Northwest	PDA-SZ	
	Southeast	PDA-SZ	
Aq-SZ-2	Northeast	PDA-SZ	
	Southwest	PDA-SZ	
	Northwest	PDA-SZ	
	Southeast	PDA-SZ	
Aq-SZ-3	Northeast	PDA-SZ	
	Southwest	Rio Grande de Mindanao	
	Northwest	PDA-SZ	
	Southeast	PDA-SZ	
Aq-SZ-4	Northeast	PDA-SZ	
	Southwest	Rio Grande de Mindanao	
	Northwest	PDA-SZ	
	Southeast	PDA-SZ	
Aq-SZ-5	Northeast	PDA-SZ	
	Southwest	PDA-SZ	
	Northwest	PDA-SZ	
	Southeast	PDA-SZ	
Aq-SZ-6	Northeast	PDA-SZ	
	Southwest	PDA-SZ	
	Northwest	PDA-SZ	
	Southeast	PDA-SZ	
GR-Z	Northeast	PDA-SZ	
	Southwest	Rio Grande de Mindanao	
	Northwest	PDA-SZ	
	Southeast	Mun of Sultan Kudarat	
SH-Z	Northeast	PDA-SZ	
	Southwest	Rio Grande de Mindanao	
	Northwest	Rio Grande de Mindanao	
	Southeast	PDA-SZ	
Legends:			

• PDA-SZ = Production Agricultural Sub Zone • Aq SZ = Aquaculture Sub Zone • GR-Z = General Residential Zone • SH-Z = Socialized Housing Sub- Zone
Zones with Hazard Overlay: • High Flood Overlay Zone = PDA-SZ GR-Z Aq-SZ-1, Aq-SZ-2, Aq-SZ-3, Aq-SZ-4, Aq-SZ-6 • High Tsunami Overlay Zone = PDA-SZ Aq-SZ-3, Aq-SZ-4, Aq-SZ-6 SH-Z
(Please refer to annex zoning map for extent of hazard overlay)

Table 1.32 Barangay Kalanganan 2 (Brgy Datu Sarip Sinsuat)

Zone	Direction of boundaries	Location and Description of Boundaries	Landmark and/or depth of linear zone
FR-SZ	North South West East	Miwaruy River Rd to seaport Illana Bay Aq-SZ-1	Timako Hill
PDA-SZ-1	North South West East	Aq-SZ-6 Tamontaka River Aq-SZ-6 PUD-SZ-2	
PDA-SZ-2	North South West East	Aq-SZ-8 PUD-SZ-2 Aq-SZ-6 PUD-SZ-2	
PDA-SZ-3	North South West East	Aq-SZ-1 PUD-SZ-1 Aq-SZ-1 GR-Z	
PDA-SZ-4	North South West East	Aq-SZ-1 & Miwaruy River GR-Z Aq-SZ-2 Pinagtimbakan Creek	

PDA-SZ-5	North South West East	Tarbung River Garpat River Pinagtimbakan Creek Tarbung River	
Aq-SZ-1	North South West East	Miwaruy River PDA-SZ-3 FR-SZ PDA-SZ-4	
Aq-SZ-2	North South West East	PDA-SZ-4 GR-Z PDA-SZ-4 & GR-Z PDA-SZ-4	
Aq-SZ-3	North South West East	PDA-SZ-3 PDA-SZ-3 PDA-SZ-3 GR-Z	
Aq-SZ-4	North South West East	PDA-SZ-3 PDA-SZ-3 PDA-SZ-3 GR-Z	
Aq-SZ-5	North South West East	PDA-SZ-3 PDA-SZ-3 PDA-SZ-3 PDA-SZ-3	
Aq-SZ-6	Northeast Southwest Northwest Southeast	M-SZ-4 PDA-SZ-1 & PUD-Z-2 PDA-SZ-1 PDA-SZ-2	
Aq-SZ-7	Northeast Southwest Northwest	Rd to seaport Aq-SZ-6 Illana Bay	

	Southeast	M-SZ-3	
Aq-SZ-8	Northeast Southwest Northwest Southeast	Rd to seaport Aq-SZ-6 M-SZ-4 Aq-SZ-1	
Aq-SZ-9	North South West East	Aq-SZ-1 PDA-SZ-2 PDA-SZ-2 PUD-Z-2	
M-SZ-1 to M-SZ-3	Northeast Southwest Northwest Southeast	M-SZ-4 PUD-Z-3 Illana Bay Road 3	
M-SZ-4	Northeast Southwest Northwest Southeast	Road to seaport M-SZ-3 Illana Bay Aq-SZ-8	
GR-Z	Northeast South West Southeast	PDA-SZ-3 & PDA-SZ-4 Tamontaka River PDA-SZ-3 SH-Z	30 mts both sides Of Tamontaka- Bubong Road
SH-Z	North South West East	PDA-SZ-4 Tamontaka-Bubong Rd GR-Z Pinagtimbakan Creek	
GI-Z-1	Northeast Southwest Northwest Southeast	PDA-SZ-1 Tamontaka-Bubong Rd PDA-SZ-1 PUD-SZ-2	Cot City National High School Buaya Buaya Site
GI-Z-2	Northeast Southwest Northwest	Tamontaka-Bubong Rd PUD-SZ-3 PDA-SZ-1	Grand Mosque

	Southeast	PDA-SZ-1	
PUD-Z-1	Northeast	PDA-SZ-3	
	Southwest	PDA-SZ-3	
	Northwest	PUD-Z-2	
	Southeast	PDA-SZ-3	
PUD-Z-2	North	PDA-SZ-2 & Aq-SZ-6	
	Southwest	GR-Z	
	Northwest	PDA-SZ-1 & Aq-SZ-6	
	Southeast	PDA-SZ-4	

Legends:

- FR-SZ = Forest Reserved Sub-Zone
- PDA-SZ = Production Agricultural Sub-Zone
- Aq-SZ = Aquaculture Sub Zone
- M-SZ = Mangrove Sub-Zone
- GR-Z = General Residential Zone
- SH-Z = Socialized Housing Zone
- GI-Z = General Institutional Zone
- PUD-Z = Planned Unit Development Zone

Zones with Hazard Overlay:

- High Flood Overlay Zone = All zones except FR-SZ
- High Tsunami Overlay Zone = All zones except FR-SZ and PDA-SZ-5

(Please refer to annex zoning map for extent of hazard overlay)

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 or highway, the streets or highways right-of-way lines shall be construed to be the 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 a river, said boundary line should be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated.

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 is vague refer to 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

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 and that are provided with a list of allowable uses and regulations on building density and bulk, among others

Section 12.1 Regulations in Forest Zone

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

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. This does not include areas reclassified to non agricultural use by the Sangguian Panlungsod prior to the passage of this Ordinance.

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 12.2.1 Production Agricultural Sub-Zone

These are areas that are outside of NPAAAD and declared by the City 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
- Backyard raising of livestock and fowl, provided that:
 - For livestock – maximum of 1 sow and 10 heads
 - For fowl – a maximum of 500 heads
- Rice/corn mill (single pass such as conomill)
- 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 (Eco Zone)

These are areas within the City intended primarily for integrated farm operations and/or related product processing and packaging activities.

Allowable Uses/Activities

- 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
- Flourmill
- 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 rawmaterials
- Other accessory uses incidental to agri-industrialactivities
- 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
- Class "AAA" slaughterhouse/abbatoir
- Similar agri-industrial uses supportive of halal industry
- Other utilities/facilities to support an Economic Zone such as but not limited to power substation, water supply, administration building, transport terminal, market, housing, etc)
- Light Industrial (I-1) uses

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 the City's Waters Zone

This includes the city's surface and tidal waters which are not included within the protected areas as defined under Republic Act 7586 (The NIPAS Law), public forest, timbertlands, or fishery reserve.

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 Foreshore Land Sub-Zone

This is a string of land margining a body of water; the part of the 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 *beach scarp* or *berm*.

Allowable Uses/ Activities

Legal Eastment

Building Regulations

Except for duly-approved protective coastal structures, no other permanent building structures are allowed.

Section 12.4.2 Mangrove Sub-Zone

A community of intertidal plants including all species of trees, shrubs, vines and herbs found on the coast.

Allowable Uses/Activities

Mangrove plantations

Building Regulations

No permanent buildings or structures are allowed

Section 12.4.3 Aquaculture Sub-zone

Per the Fisheries Code, this an area within the city 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
- Regeneration of marine life

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 12.5 Regulations in General Residential Zone

This is an area within the city 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
- BP 220 subdivisions
- 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 the owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall be more than 20% of the building to 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
- Sport club
- Religious Use, to include
 - Mosque/ Masjid
 - Church/Chapels
- Multi-purpose/Barangay hall
- Clinic, nursing and convalescing home, health center
- Plant nursery
- Parking buildings (above ground/ underground)
- Car wash
- Small restaurants/eateries
- Water stations
- 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
- Stock rooms/houses
- Water tanks/reservoir
- Telecommunication tower with setback
- Power substation with sufficient setback
- Military/Police outpost

Building Regulations

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

Section 12.6 Regulations in Socialized Housing Zone

An area within the city designated to housing [programs and] projects covering houses and lots or homelots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA)

Allowable Uses

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

Building Regulations

- Applicable provisions of BP 220.

Section 12.7 Regulations in General Commerical Zone

An area within the city 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
 - Photoshops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, laptops, home appliances, and the like
 - Drugstores
- Food market and shops like:
 - Bakery, cake, pastry and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets
 - Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor
 - Barbershop

- Wellness facilities such as sauna, spa, massage, and facial clinics
- Dressmaking and tailoring shops
- Bayad centers
- Laundries
- Internet café and cyberstations
- Photo/video, lights & sound services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Repair shops like:
 - House furniture and appliances repair shops, motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers, and the like
- Recreational centers/ establishments like:
 - Movie house/theater
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms, and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishment
- Restaurants and other eateries
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Lotto terminals, off-fronton, online bingo outlets, and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades, and playlots
- Plant nurseries
- Vocational/technical schools
- Special Education (SPED)school
- Short term special education like:

- Dance schools
- Schools for self-defense
- Driving school
- Speech clinics
- Tutorial centers
- Embassies/consulates
- Libraries/museums
- Exhibit halls
- Convention centers and related facilities
- Financial institutions/services like:
 - Banks
 - Stand-alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops
- Offices
- Business Process Outsourcing services
- Radio and television stations
- Parking lots, garage facilities
- Parking buildings (aboveground/ underground)
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto repair, tire, vulcanizing shops and carwash
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Gasoline filling stations/service stations
- Vehicle emission testing center
- Machinery display shop/ center
- Machine shop service operation (repairing/ rebuilding or custom job orders)
- Welding shops
- Medium scale junkshop
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops

- Manufacture of insignia, badges and similar emblems except metal
- Glassware and metalware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/ typesetting, copiers and duplicating services
- Recording and film laboratories
- Construction supply stores/depots
- Gravel, sand and CHB stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dryice
- Lechon stores
- Chicharon factory
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hope 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
- 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
- Telecommunication tower with setback
- Power substation with sufficient setback
- 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 12.8 Regulations in Commercial -1 (C-1) Zone

A low-density commercial area within the city intended for neighborhood or community scale trade, service, and business activities.

Allowable Uses

- Retail stores and shops like:
 - Department stores
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photoshops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, laptops, home appliances, and the like
- Drugstores
- Food market and shops like:
 - Bakery, cake, pastry, and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets
 - Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/ non-hazardous finished products
- Personal service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor
 - Barber shop
 - Wellness facilities such as sauna, spa, massage and facial clinics
 - Dressmaking and tailoring shop
- Bayad centers

- Laundries
- Internet café and cyber stations
- Photo/video, lights & sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Photo and portrait studios
- Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops
 - Tire shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/ establishments like
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
- Restaurants and other eateries
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Plant nurseries
- Vocational/ technical school
- Special Education (SPED) school
- Short term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
- Embassies/consulates
- Libraries/museums
- Financial institutions/services like:

- Banks
- Stand-alone automated teller machines
- Insurance
- Foreign exchange
- Money lending
- Pawnshops
- Offices
- Parking lots/garage facilities
- Parking buildings (aboveground/ underground)
- Auto repair, tire, vulcanizing shops and carwash
- 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 General 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.
- 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. Unless Certified by the Structural Engineer/City Engineering Office pursuant to the code analysis/ Soil analysis a height of more than 10.00 meters is justified.
- Subject to national locational guidelines and standards of concerned agencies.

Section 12.9 Regulations in Commercial -2 (C-2) Zone

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

Allowable Uses

- All uses allowed in C-1 Zone
- Wholesale stores
- Wet and dry markets
- Shopping centers, malls and supermarkets
- Recreational center/establishments like:
 - Movie house/theater
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishments
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Exhibit halls
- Convention centers and related facilities
- Business Process Outsourcing services
- Radio and television stations
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks, and buses
- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boatstorage
- Vehicle emission testing center
- Machinery display shop/center
- Weldingshops
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shop
- Medium scale junkshop
- 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 dryice
- Lechon stores
- Chicharon factory
- Biscuit factory—manufacture of biscuits, cookies, crackers, and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - Motel
 - Condotel
- All uses allowed in General Residential 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 the highest grade as provided in the NBC. Unless Certified by the Structural Engineer/City Engineer pursuant to the code analysis/ Soil analysis a height of more than 10.00 meters is justified.
- Subject to national locational guidelines and standards of concerned agencies.

Section 12.10 Regulations in Commercial 3 (C-3) Zone

A high density commercial area in the city intended for regional shopping centers such as large malls and other commercial and business activities which has regional influence. High rise hotels, sportstadium or sports complexes area also allowed in this zone.

Allowable Uses

- All uses allowed in C-1 and C-2 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 the highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 12.11 Regulations in Industrial -1 (I-1) Zone

An area in the city intended for light manufacturing or production industries that are:

Allowable Uses

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

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/ricefactory
- Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
- Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
- Manufacture of photographic equipment and accessories
- Manufacture or assembly of optical instruments
- Manufacture of eyeglasses and spectacles
- Manufacture of optical lenses
- Manufacture of watches and clocks
- Manufacture of pianos
- Manufacture of string instruments
- Manufacture of wind and percussion instruments
- Manufacture or assembly of electronic organs
- Manufacture of sporting gloves and mitts
- Manufacture of sporting balls (not of rubber or plastic)
- Manufacture of gym and playground equipment
- Manufacture of sporting tables (billiards, pingpong, pool)
- Manufacture of other sporting and athletic goods (n.e.c.)
- Manufacture of toys and dolls except rubber and mold plastic
- Manufacture of pens, pencils and other office and artist materials
- Manufacture of umbrella and canes
- Manufacture of buttons except plastic
- Manufacture of brooms, brushes and fans
- Manufacture of needles, pens, fasteners and zippers
- Manufacture of insignia, badges and similar emblems (except metal)
- Manufacture of signs and advertising displays (except printed)

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

Non-Pollutive/Hazardous Industries

- Manufacture of house furnishing
- Textile bag factories
- Canvass bags and other canvass products factory
- Jute bagfactory
- 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, neck wear 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 corkproducts
- Manufacture of wooden shoes, shoe lace and other similarproducts
- Manufacture of miscellaneous wood products and those n.e.c.
- Manufacture of miscellaneous furniture and fixture except primarily of metals and thosen.e.c.
- Manufacture of paper stationery, envelopes and relatedarticles
- 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 12.12 Regulations in General Institutional Zone

The area in the city 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 with significant area, such as churches, mosques, temples, shrines
- 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 12.13 Regulations in Special Institutional Zone

An area within the city 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
- Gen. Instl allowable uses

Building Density and Bulk Regulations

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

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

Section 12.14 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 out door sports activities and support facilities, including low rise stadia, gyms, amphitheatres, bicycle lane, swimming pools and administration building of park facility
- Ball courts, skating rinks and similar uses
- Memorial/Shrines monuments, kiosks and other park structures
- Sports clubs
- Fitness area
- 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 12.15 Regulations in Cemetery Zone

An area in the city intended for the interment of the dead. namely:

1. Cotabato Public Cemetery
2. Chinese Cemetery
3. Catholic Cemetery
4. Malagapas Cemetery

Allowable Uses

- 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 12.16 Tourism Sites/Spots

No project or other non-tourism projects/ activities shall be allowed in Tourism Sites unless developed or undertaken in coordination with the City Tourism Office and/ or in compliance with the Department of Tourism (DOT) Guidelines and Standards. The following are tourism sites/zone

1. Old City Hall
2. Tamontaka Church
3. Tanawan Park
4. Kutawato Cave
5. Sultan Haji Hassanal Bolkiah Masjid (Grand Mosque)
6. Takumi Butai Memorial shrine
7. Old Provincial Capitol
8. Colorful houses of PC Hill

Allowable Uses

- tree parks and botanical gardens
- Tourism accommodation such as:
 - Cottages
 - Lodging inns
 - Restaurants
 - Home stays
- Souvenir shops
- Open air or outdoor sports activities
- Parking areas

The above are additional allowable uses to the zoning classification of the tourism sites/spots.

Section 13. Regulations in Overlay Zones

A “transparent zone” that is overlain on top of the Basic Zone or another rOverlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations may pertain to additionally allowable uses, building density and bulk and building/ structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

Section 13.1 Landslide Overlay Zone (LSD-OZ)

Objective

- LSD-OZ regulations are applied in areas identified in the CLUP as highly susceptible to landslides. The objectives of these regulations are to avoid/minimize potentials for landslide occurrence, and to protect lives and properties from its impacts.

Allowable Uses

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

Building Density and Bulk Regulations

- The Maximum Allowable Percentage of Site Occupancy (MAPSO) (defined in the NBC as the area of ground coverage of Allowable Maximum Building Footprint), expressed as a percentage of the total lot area, shall be:
 - 20% for 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.

Building/Structure Design Regulations

Site development shall be designed with consideration to avoiding/minimizing (1) risks that it will be affected by landslides; (2) its adverse impacts to the soil; (3) and risks that it will cause landslides to nearby areas/properties.

- Buildings and structures should be laid out and designed to harmonize with the terrain to minimize earth moving activities
- Appropriate slope, erosion and soil stabilization measures shall be applied, either through hard or soft engineering measures
- Indigenous and mature vegetation should be retained
- Natural drainage patterns should not be altered; and
- Use sustainable drainage systems to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

Section 13.2 Flood Overlay Zone (FLD-OZ)

Objective

- FLD-OZ regulations are applied in areas that have been determined in the CLUP as flood-prone. The objective of the Flood Overlay Zone is to protect lives and properties from the harmful effects of flood.

Allowable Uses

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

Building Density and Bulk Regulations

- MAPSO: (xx)% ofTLA
- USA: not less than (xx)% ofTLA

Building/Structure Design Regulations

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

Section 13.3 Billboards Overlay zone (BB-OZ)

Objectives

The Billboards Overlay Zone includes all lots fronting the National Road/ Sinsuat Avenue. The objectives of these regulations are:

- To rationalize the location of billboards to minimize their potentials to create hazards to lives and properties
- To ensure that billboards would not constitute nuisance to adjoining property owners, distract motorists or constitute as hazard to public safety
- To ensure that billboards are in harmony with the intended urban character of the Base Zone.
- To ensure that the billboards does not obstruct the view of tourism sites

Design Regulations

- Setback Requirements. Regulated Signs shall be subject to the front, side and rear Setback requirements which may be determined later through a Sanggunian Panlungsod Ordinance.
- Minimum Distance Between Signs. No billboard or billboard structure shall be located within the distance of one hundred (100.00) meter radius from another;
- Non-obstruction of Traffic Signs. No Regulated Sign shall be erected in such a manner as to confuse or obstruct the view or interpretation of any official Traffic Sign, signal, or device.
- Non obstruction of Landscape. No Regulated Sign shall be constructed as to unduly obstruct the natural view of the landscape, distract or obstruct the view of the public as to constitute a traffic hazard, or otherwise defile, debase or offend aesthetic and cultural values and traditions.
- In the absence of Ordinance, billboard size should be based on DPWH standards.

Section 14. Zoning Incentives

Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that use CCA/DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems through an approved Investment Code

Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites.

ARTICLE VI

GENERAL REGULATIONS

Section 15. Height Regulations

Notwithstanding the Building Height provisions of this ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP).

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

Section 16. Area Regulations

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 Town Planning and Zoning Program
10. CA 141 or Public Land Act – Public lands, including foreshore and reclaimed lands;
11. PD 705 or Revised Forestry Code – Forest lands;
12. PD 1076 or Water Code of the Philippines – Inland and coastal waters, shorelines and river bank easements;
13. RA 6657 or Comprehensive Agrarian Reform Law – Agrarian reform lands.
14. RA 7279 or Urban Development and Housing Act (UDHA) – Socialized housing and settlements development;
15. RA 7586 or National Integrated Protected Areas Act – Protected areas in both land and seas;
16. RA 8371 or Indigenous People's Rights Act (IPRA) – Ancestral lands;
17. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
18. RA 8550 or Revised Fisheries Code – Municipal waters and coastal zones;
19. RA 9593 or Philippine Tourism Act – Tourism zones and estates
20. RA 9729 or Philippine Climate Change Act, as amended;
21. RA 10066 or Philippine Cultural Heritage Act – Cultural and heritage zones/areas; and
22. RA 100121 or Disaster Risk Reduction and Management Act – Disaster-prone and geo-hazard

- areas;
23. Other relevant guidelines promulgated by the national agencies concerned.

Section 17. Eastment

Pursuant to the provisions of the Water Code: 1) the banks of rivers and streams and the shores of the seas and lakes throughout their entire length within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easements of public use in the interest of recreation, navigation, floatage, fishing and salvage.

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

Mandatory five-meter easement on both sides of earthquake fault traces on the ground identified by PHIVOLCS.

Section 18. Buffer Regulations

A buffer of four (4) meters (or as declared by the City) shall be provided along entire boundary length between two or more conflicting zones/ sub-zones allocating two (2) meters from each side of the zone/sub-zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 19. Specific Provisions in the National Building Code

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

ARTICLE VII PERFORMANCE STANDARDS

Section 20. Application of Performance Standards

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

These shall be enforced through the Implementing Guidelines that is made part of this ZO.

Section 21. Environmental Conservation and Protection Standards

It is the intent of the ZO to protect the natural resources of the City. In order to achieve this objective, all developments shall comply with the following 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. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses shall not be altered, re-graded, developed, piped, diverted or built upon.
3. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
4. All developments shall undertake the protection of rivers or streams from sedimentation and erosion damage;
5. 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;

6. Industrial wastewater effluents shall not discharge into surface and groundwater unless it is 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;
7. 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;
8. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
9. 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.
10. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
11. Industrial processes/activities should not cause negative impacts to the environment. The Zoning Administrator/Head of Zoning Division may request for descriptions of these as part of the requirements for Locational Clearance.

Section 22. Agricultural Land Conservation and Preservation Criteria

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

Section 23. Network of Green and Open Spaces

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

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

Section 24. Site Development Standards

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

Further, designs should consider the following:

1. The height and bulk of buildings and structures shall be so designed that it does not impair the

entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.

2. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator/Zoning Officer prior to the granting of a Locational Clearance;
3. The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
4. Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.
6. 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.
7. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.

Section 25. Infrastructure Capacities

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

The Zoning Administrator shall require the following:

1. Drainage Impact Assessment Study

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

2. Traffic Impact Statement

Major, high intensity facilities such as commercial, residential buildings or condominiums 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 VIII MITIGATING DEVICES

Section 26. 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 27. Procedures for Evaluating Variances and/or Exceptions

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

1. The project proponent shall file a written application for Variance and/or Exception with the LZBA citing the section(s) of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site. This sign shall be maintained until the LZBA has rendered a decision on the application.
3. The LZBA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.
4. A written affidavit of no objection to the project by the owners of the properties immediately in front of and abutting the project site shall be filed by the applicant with the LZBA within fifteen (15) days upon filing of application.
5. The LZBA shall hold public hearing(s) to be held in the concerned barangay.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing(s).

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

ARTICLE IX

ADMINISTRATION AND ENFORCEMENT

Section 28. Approved Zoning Map

The Approved City Zoning Map, printed in standard color codes shall be posted at the following offices:

- Office of the Mayor
- City Planning and Development Office
- City Assessor's Office
- City Engineer's Office
- City Agriculture Office
- City Environment Office

Zoning maps for each barangay shall be posted at respective barangay halls for public information and guidance of barangay officials.

Section 29. Locational Clearance

All owners/developers shall secure Locational Clearance from the Zoning Administrator/ Head of Zoning Division 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 Forest Lands, 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 30. Projects of National Significance

Based on established national standards and priorities, the HLURB (DHSUD) 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 EO72)

Section 31. Major and/or Innovative Projects

The Zoning Administrator 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 32. Subdivision Projects

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

Proposed subdivision projects shall prepare their respective Deed Restrictions (to include, among others, regulations pertaining to allowable uses within their project sites. The list of allowable uses within subdivisions shall be within the list of allowable uses within the Zone. Proof of compliance of future projects with the provisions of the Deed Restrictions for the said subdivision shall form part of the requirements for Locational Clearance.

Section 33. Planned Unit Development Projects

Proposed Planned Unit Developments (PUD) projects shall, preferably, 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 layout so fall utilities such as those for potable water, storm drainage, sewerage, power supply, telecommunication and solid waste management.

Allowable uses in the PUD shall include land uses contained in this Ordinance including those not appearing in the Zoning map such as Industrial 1, mangrove zones, etc

CDMPs shall also be provided with Deed Restrictions where, upon approval of the Zoning Administrator 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 34. 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. In the absence of ECC, a proponent may be allowed to show proof, if project is non ECP, that an application for ECC/IEE has been filed with the appropriate agency upon the discretion of the Zoning Administrator.

Section 35. Building Permit

No Building Permit shall be issued by the City Building Official without a valid Locational Clearance in accordance with the integrated ZO.

Section 36. 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 37. Occupancy Permit

No Occupancy Permit shall be issued by the Local Building Official without certification from the Zoning Administrator/Head of Zoning Division that the building has complied with the conditions stated in the Locational Clearance.

Section 38. Validity of Locational Clearance

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

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

Section 39. Notice of Non-conformance

Upon approval of this Ordinance, the Zoning Administrator/Head of Zoning Division 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. 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 40. Existing Non-Conforming Uses, Building and Structures

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

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

Section 41. Responsibility for Administration and Enforcement

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

Section 42. Qualifications of Zoning Administrator/ Head of Zoning Division

The City Planning and Development Coordinator with concurrent capacity as Zoning Administrator should preferably be a registered and licensed Environmental Planner in accordance with RA No. 10587 also known as the Environmental Planning Act of 2013, or must possess the qualifications for taking the licensure examination as provided therein within five (5) years after the effectivity of this Act. The head of the Zoning Control or his Zoning Officer shall have sufficient trainings on Zoning Administration

Section 43. Powers and Functions of a Zoning Administrator/Head of Zoning Division

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, through the Head of Zoning division, 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 City Fiscal and/or City Legal Officer for other legal actions/remedies relative to the foregoing.

2. Planning

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

Section 44. 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 45. Functions and Responsibilities of the Local Zoning Board of Appeals

There is hereby created a LZBA which shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
 - a. Variances
 - b. Exceptions
 - c. Non – Conforming Uses
 - d. Complaints and Oppositions to Application/s
2. Act on appeals on Grant or Denial of Locational Clearance by the Zoning Administrator/ Head of Zoning Division.
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 46. Appeals to LZBA Decisions

Decisions of the LZBA shall be appealable to the DHSUD.

Section 47. Composition of the Local Zoning Board of Appeals (LZBA)

The LZBA shall be composed of the following members:

1. City Mayor as Chairman
2. City Administrator as Acting-Chairman (in the absence of the City Mayor)
3. SP Committee Chairperson on Land Use/Zoning

4. City Legal Officer
5. City Assessor
6. City Engineer
7. City Planning and Development Coordinator
8. City Community Environment and Natural Resources Officer
9. Disaster Risk Reduction and Management Officer
10. Two (2) representatives of the private sector nominated by their respective organizations
11. Two (2) representatives from non-government and civil society Organizations nominated by their respective organizations.

The City Planning and Development Office through the Zoning Division shall serve as the Secretariat to the LZBA.

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

Section 48. Review of the Zoning Ordinance

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

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

Section 49. Composition of the Local Zoning Review Committee (LZRC)

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

1. Sangguniang Panlungsod Chairperson on Land Use/Zoning (or equivalent committee)
2. City Planning and Development Coordinator
3. City Assessor
4. City Legal Officer
5. City Engineer
6. City Community Environment and Natural Resources Officer
7. Disaster Risk Reduction and Management Officer
8. City Agriculturist
9. President, Association of Barangay Captains
10. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe.
11. Two (2) non-government and civil society organization representatives

The City 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 50. Functions of the Local Zoning Review Committee

The Local Zoning Review Committee shall have the following functions:

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

Section 51. 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 Panlungsod.

Any amendment shall take effect only after approval and authentication by DHSUD or/and Sangguniang Panlungsod.

Section 52. Violation and Penalty

Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding the latest HLURB Schedule of Fees and Fines or an imprisonment for a period not exceeding six (6) months (for municipalities) and not exceeding one (1) year for cities or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

Section 53. 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 city.

Section 54. 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 55. 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 56. 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 57. 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 58. Effectivity Clause

This Zoning Ordinance takes effect upon approval by the Sangguniang Panlungsod (SP) /DHSUD and after compliance with the publication requirements of the Local Government Code.

