

REPUBLIC OF THE PHILIPPINES  
Province of Pampanga  
**Municipality of San Simon**  
Office of the Sangguniang Bayan

**PROPOSED MUNICIPAL ORDINANCE NO. \_\_\_\_\_**  
Series of 2014

**AN ORDINANCE PRESCRIBING THE COMPREHENSIVE LAND USE AND ZONING OF THE MUNICIPALITY OF SAN SIMON PURSUANT TO THE LOCAL GOVERNMENT CODE OF 1991 AND OTHER PERTINENT LAWS.**

**WHEREAS**, Rule VII, Article 41 of the Implementing Rules and Regulations (IRR) of Republic Act 7160 or otherwise known as the Local Government Code of 1991 (LGC) provides that Local Government Units (LGUs) shall in conformity with existing laws continue to prepare their respective comprehensive land use plans enacted through a zoning ordinance which shall be the primary and dominant basis for future use of land resources;

**WHEREAS**, the Local Government Code further provides that the requirements for food production, human settlements, and industrial expansion shall be taken into consideration in the preparation of the comprehensive land use plan;

**WHEREAS**, as a policy recommending body of the Local Government Unit, the Local Development Council initiated the formulation and updating of the land use plan, in consultation with the concerned sectors in the municipality which was submitted to the Sangguniang Bayan for enactment into a zoning ordinance as provided for by Executive Order No. 72, Section 1 (a);

**NOW THEREFORE:**

BE IT ORDAINED, by the Sangguniang Bayan assembled that:

**Section 1.** This Ordinance shall be known as the San Simon Comprehensive Land Use Plan and Zoning.

**Section 2. AUTHORITY.** This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991 (RA 7160), Rule VII, Article 41 of its Implementing Rules and Regulations and the Executive Order No. 72 of the President of the Philippines.

**Section 3. PURPOSE.** This Ordinance is enacted to achieve the following purpose:

- a. To promote and protect public health, safety, peace, morale, comfort, convenience and the general welfare of the inhabitants of the municipality of San Simon;
- b. To guide, control and regulate the future growth and development of the municipality of San Simon located in the province of Pampanga;
- c. To protect the character and stability of residential, commercial, industrial, institutional, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same;
- d. To provide adequate light, air, privacy and convenience of access to property and to ensure safety from fire and other dangers;
- e. To prevent overcrowding on land and undue concentration of population;
- f. To regulate the location and use of buildings and land in such a manner as to obviate the danger to public safety caused by undue interference with existing or prospective traffic movement on streets and thoroughfares.

**Section 4. DECLARED ZONING PRINCIPLES.** Zoning is the division for the municipality into land use zones, the specification of patterns, nature and characteristics of uses and the provision of density, and environmental regulations in consonance with the approved development plans and strategies, as well as land use policies and objectives of the community which have been initiated by the Local Development Council prepared by the Municipal Planning and Development Office and adopted by the Sangguniang Bayan.

**ENACTED.**  
**AUGUST \_\_, 2014.**  
**MUNICIPALITY OF SAN SIMON, PAMPANGA.**

**APPROVED**

_____ Councilor	_____ Councilor	_____ Councilor
_____ Councilor	_____ Councilor	_____ Councilor
_____ Councilor	_____ Councilor	_____ Councilor
_____ Councilor	_____ ABC President	_____ SK President

I hereby certify the correctness of the  
Above Municipal Ordinance

\_\_\_\_\_  
Secretary  
Sangguniang Bayan

**ATTESTED AND CERTIFIED TO BE DULY APPROVED:**

\_\_\_\_\_  
Municipal Vice Mayor  
Presiding Officer, Sangguniang Bayan

**APPROVED this \_\_<sup>th</sup> day of \_\_\_\_\_, 2014**

\_\_\_\_\_  
Municipal Mayor

REPUBLIC OF THE PHILIPPINES  
Province of Pampanga  
**Municipality of San Simon**  
Office of the Sangguniang Bayan

**PROPOSED MUNICIPAL ORDINANCE NO. \_\_\_\_\_**  
Series of 2014

**AN ORDINANCE APPROVING ZONING REGULATIONS FOR THE MUNICIPALITY OF SAN SIMON AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.**

Be it ordained and enacted by the *Sangguniang Bayan ng SAN SIMON*:

**WHEREAS**, Section 20-c of Republic Act 7160 or otherwise known as the Local Government Code of 1991 (LGC) provides that Local Government Units (LGUs) shall in conformity with existing laws continue to prepare their respective comprehensive land use plans enacted through a zoning ordinance which shall be the primary and dominant bases for future use of land resources;

**WHEREAS**, the local government of SAN SIMON, in pursuit of its development goals and objectives, prepared its Comprehensive Land Use Plan which would require the enactment of regulatory measure to translate its planning goals and objectives into reality;

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

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

**NOW THEREFORE**, the Sangguniang Bayan of SAN SIMON, in a session assembled, hereby adopts the following Zoning Ordinance.

**ARTICLE I**  
**TITLE OF THE ORDINANCE**

**Section 1. Title of the Ordinance.** This Ordinance shall be known as the *Comprehensive Zoning Ordinance of the Municipality of San Simon* and shall be referred to as the Ordinance.

**ARTICLE II**  
**AUTHORITY AND PURPOSE**

**Section 2. Authority.** This Ordinance is enacted pursuant to the provisions of RA 7160, otherwise known as the Local Government Code as amended, specifically Sections 458 a.2 (7-9) and 447 a.2 (7-9), authorizing the municipality through the Sangguniang Bayan to adopt a Zoning Ordinance in consonance with the approved comprehensive land use plan subject to existing laws, rules and regulations and in conformity with Executive Order No. 72.

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

1. Guide, control and regulate the future growth and development of the municipality of San Simon located in the province of Pampanga in accordance with its Comprehensive Land Use Plan.
2. Protect the character and stability of residential, commercial, industrial, institutional, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.

3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the municipality.

**Section 4. General Zoning Principle.** This Zoning Ordinance is based on San Simon Comprehensive Land Use Plan as per Ordinance No. \_\_\_\_\_ dated \_\_\_\_\_ and duly enacted by the Sangguniang Bayan of the municipality of San Simon, Pampanga.

### **ARTICLE III DEFINITION OF TERMS**

**Section 5. Definition of Terms.** The definition of technical terms used in the Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental Code and other Implementing Rules and Regulations, promulgated by the Housing and Land Use Regulatory Board (HLURB). The words, terms, and phrases enumerated hereunder shall be understood to have the meaning corresponding to and indicated as follows:

**"Actual Use"** - refer to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.

**"Agricultural Zone (AGZ)"** – an area within a municipality intended for cultivation/fishing and pastoral activities e.g. fish, farming, cultivation of crops, goat/cattle raising, etc.

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

**"Accessory Use"** - A use customarily subordinate or incidental to the principal use of the building and located on the same lot with such principal use of the building.

**"Allowable Land Use"** - Land use that conforms with the uses allowed in a specific zone.

**"Aquaculture"** - fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas.

**"Block"** – The combined area of one or more lots forming a street block bounded by more than two streets.

**"Buffer Area"** – These consists of 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"** – Any structure having a roof supported by columns or walls. The term building includes the term structure.

**"Building Density"** – The quantity of a building/s distributed over a lot area controlled by a maximum Floor Area Ratio (FAR).

**"Building Footprint"** – The physical extent of a building outlined on the lot or property where it stands.

**"Building Height Limit (BHL)"** - the maximum height allowed for structures or buildings expressed as number of floors or stories.

**"Building Permit"** – Written permission issued by the proper municipal authority for the construction, repair, alteration or addition to a structure.

**"Built-up-area"** – A contiguous grouping of ten (10) or more structures.

**"Central Business District"** – Shall refer to areas designated principally for trade services and business purposes (Commercial 1 Zone).

**"Certificate of Non-Conformance"** – Certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance, which do not conform to a zone as per provision of the said Ordinance.

**"Corner Lot"** – A lot or parcel of land abutting upon two or more streets at their intersection or upon two parts of the same street.

**"Commercial Uses"** - uses that pertain to business, trade and service activities.

- **Low Density Commercial Zone (C-1)** - an area within the municipality principally for trade, services and business activities ordinarily referred to as the Central Business District.
- **Medium Density Commercial Zone (C-2)** - an area within the municipality with quasi-trade business activities and service industries performing complementary/supplementary functions to the principal commercial zone (CBD).

**"Compatible Uses"** - uses or activities capable of existing together harmoniously e.g. residential use and parks and playgrounds.

**"Comprehensive Land Use Plan (CLUP)"** – A document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan are the sectoral studies, i.e., Demography, Socio-Economic, Infrastructure and Utilities, Local Administration and Land Use.

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

**"Conforming Use"** – A use that is in accordance with the zone classification as provided for in the Zoning Ordinance.

**"DENR"** - shall mean the Department of Environment and Natural Resources.

**"Dominant Land Use"** – An allowable Land Use that conforms to the conditions set in this Ordinance as a dominant use of land.

**"Easement"** – Open space imposed on any land use/activities sited along waterways, roads-right-of-ways, cemeteries/memorial parks and utilities, and other similar areas.

**"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.

**"Environmental Critical Areas (ECA)"** – Refers to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 14, 1981, as follows:

- a. All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries;
- b. Areas set aside as aesthetic potential tourist spots;
- c. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
- d. Areas of unique historic, archaeological, or scientific interests;
- e. Areas which are traditionally occupied by cultural communities or tribes;
- f. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
- g. Areas classified as prime agricultural lands;

- h. Recharge areas of aquifers;
- i. 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.
- j. 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.
- k. 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 respective Initial Environmental Examination to concerned DENR Regional Offices. They may later be required by the DENR to submit an EIS, if necessary.

**"Environmental Critical Projects (ECP)"** – Refers to those projects which have a high potential for negative environmental impact 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.
- c. Fishery projects
  - dikes for/and fishpond development projects
- d. Infrastructure projects
  - major dams;
  - major power plants (fossil-fuelled, nuclear-fuelled, hydroelectric or geothermal); and
- e. Golf courses

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

**"Environmental Impact Statement (EIS) System"** - pursuant to PD 1586 to 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*

**"Exception"** – A device which grants a property owner relief from certain provisions of the Zoning Ordinance because 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.

**"Floor Area Ratio (FAR)"** – 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.

**"Funeral Establishment"** - includes funeral parlors, funeral chapels and any similar place used in the preparation, storage and care of the body of a deceased person for burial or cremation.

Funeral Establishments shall be classified as follows:

- a. Category I - funeral establishments with chapels and embalming facilities and offering funeral services;
- b. Category II - funeral establishments with chapels and offering funeral services without embalming facilities; and
- c. Category III - funeral establishments offering only funeral services from the house of the deceased to the burial place.

**"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, 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.

**"Historical Building, Structure or Landmark"** – A structure or place of outstanding historical and cultural significance and designated as such by the national or local government.

**"Historic Preservation Development"** – The protection, rehabilitation and restoration of districts, buildings, structures and artifacts significant in history, architecture, archeology or culture.

**"HLURB/Board"** – shall mean the Housing and Land Use Regulatory Board.

**"Industrial Uses"** - uses that pertain to light, medium and certain types of heavy industries, with the following definitions:

- **Light Industrial Uses (I-1)**- a subdivision of an area principally for the following types of industries: non-pollutive/non-hazardous and non-pollutive/hazardous.
- **Medium Industrial Uses (I-2)** - an area within the municipality principally for the following types of industries: pollutive/non-hazardous and pollutive/hazardous.
- **Heavy Industrial Uses (I-3)** - a subdivision of an area principally for the following types of industries: a. highly pollutive/non-hazardous, highly pollutive/hazardous, highly pollutive/extremely hazardous, pollutive/extremely hazardous, non-pollutive/extremely hazardous.

**"Institutional Uses"** - uses that pertain to the provision of government, social, religious, educational, cultural, police/military and other services such as, but not limited to, government offices, schools, hospitals/clinics, academic/research, convention centers and police stations.

**"Innovative Design"** - introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development (PUD), Newton, etc.

**"Inside Lot"** – A lot fronting one street or public alley with remaining sides bounded by lot lines.

**"LGC "**- shall mean the Local Government Code of 1991 (RA 7160)

**"Land Use"** - A manner by which land is occupied or utilized.

**"Locational Clearance"** – A clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.

**"Lot"** – A parcel of land on which a principal building and its accessories are or may be placed.

**"Maximum Building Height"** – The maximum height allowed for structures or buildings expressed in meters and measured according to the provisions of the National Building Code.

**"Maximum Lot Coverage"** – The maximum portion of a lot which, when viewed directly from above, is allowed to be covered by a building or any portion of a building.

**"Mitigating Device"** – A means to grant relief in compliance with certain provisions of the Ordinance.

**"n.e.c."** - not elsewhere classified

**"NEDA"** - shall mean the National Economic and Development Authority.

**"New Town"** - shall refer to a town deliberately planned and built which provides, in addition to houses, employment, shopping, education, recreation, culture and other services normally associated with a city or town.

**"Non-Conforming Use"** - Existing non-conforming uses/establishments in an area allowed to operate despite non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.

**"Notice of Non-Conformance"** - certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform to the provisions herein provided.

**"Official Zoning Map"** - A duly authenticated map delineating the different zones in which the whole municipality is divided.

**"Open Space"** - Unoccupied space open to the sky on the same lot with the building.

**"Parks and Recreation Zone (PRZ)"** - an area designed for diversion/amusements and for the maintenance of ecological balance of the community.

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

**"Principal Use"** - A specific land use/facility allowed in a zone/lot that serves as the dominant use in the zone/lot as defined in this Ordinance.

**"Public Utility Facility"** - Building, structure or facilities, including generating and switching stations, poles, lines, pipes, pumping stations, repeaters, antennas, transmitters and



receivers, valves and all buildings and structures relating to the furnishing of utility services such as electric, gas, telephone, water, sewer, and public transit to the public.

**"Residential Uses"** - uses that pertain to dwelling/housing purposes and their customary accessory facilities.

- **Low Density Residential Zone (R-1)** - an area within the municipality principally for dwelling/housing purposes with a density of 20 dwelling units and below per hectare.
- **Medium Density Residential Zone (R-2)** - an area within the municipality principally for dwelling/housing purposes with a density of 21 to 65 dwelling units per hectare.

**"Rezoning"** - A process of introducing amendments to or changes in the text and maps of the Zoning Ordinance. It also includes amendment or change in view of reclassification under Section 20 of RA 7160.

- *Section 20 of RA 7160 provides the following:*

"(a) A city or municipality may, through an ordinance passed by the Sanggunian after conducting public hearings for the purpose, authorize the reclassification of agricultural lands and provide for the manner of their utilization or disposition in the following cases: (1) when the land ceases to be economically feasible and sound for agricultural purposes as determined by the Department of Agriculture or (2) where the land shall have substantially greater economic value for residential, commercial, or industrial purposes, as determined by the Sanggunian concerned: Provided, That such reclassification shall be limited to the following percentage of the total agricultural land area at the time of the passage of the ordinance:

(1) xxx

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

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

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

- **Reclassification of Agricultural Land** - refers to the act of specifying how agricultural lands shall be utilized for non-agricultural uses such as, residential, industrial, commercial, as embodied in the land use plan, subject to the requirements and procedure for land use conversion, undertaken by a Local Government Unit (LGU) in accordance with Section 20 of RA 7160 and Joint Housing and Land Use Regulatory Board (HLURB), DAR, DA, and Department of Interior and Local Government (DILG) MC-54-1995. It also includes the reversion of non-agricultural lands to agricultural use.
- **Land Use Conversion** - refers to the act or process of changing the current physical use of a piece of agricultural land into some other use or for another agricultural use other than the cultivation of the soil, planting crops, growing of trees, including harvesting of produce therefrom, as approved by DAR. The same shall be in accordance with the provisions of Republic Act No. 6657 (Comprehensive Agrarian Reform Law of 1988), Republic Act No. 8435 (Agriculture and Fisheries Modernization Act), DAR Administrative Order No. 01-02 (The Comprehensive Rules on Land Conversion), as amended.
  - Section 4 of DAR AO No. 01-02 provides areas non-negotiable for conversion and applications shall not be given due course even when some portions thereof are eligible for conversion. The following are the areas:

1. Lands within protected areas designated under the NIPAS, including mossy and virgin forests, riverbanks, and swamp forests or marshlands, as determined by the DENR;
  2. All irrigated lands, as delineated by the DA and/or National Irrigation Administration (NIA) , where water is available to support rice and other crop production, and all irrigated lands where water is not available for rice and other crop production but are within areas programmed for irrigation facility rehabilitation by the government;
  3. All irrigable lands already covered by irrigation projects with firm funding commitments, as delineated by the DA and/or NIA; and
  4. All agricultural lands with irrigation facilities.
- Section 5 of DAR AO No. 01- 02 provides areas/projects classified as highly restricted from conversion. They are the following:
    1. Irrigable lands not covered by irrigation projects with firm funding commitment;
    2. Agro-industrial croplands, or lands presently planted to industrial crops that support the economic viability of existing agricultural infrastructure and agro-based enterprises;
    3. Highlands or areas located in elevations of five hundred (500) meters or above and which have the potential for growing semi-temperate or high value crops;
    4. Lands issued with notice of land valuation and acquisition, or subject of a perfected agreement between the landowner and the beneficiaries under the Voluntary Land Transfer (VLT)/Direct Payment Scheme (DPS) under the CARP; and
    5. Lands within an Environmentally Critical Area (ECA) or those involving the establishment of an Environmentally Critical Project (ECP). Applications for conversion under this sub-section shall require, apart from the standard, requirements, an Environmental Compliance Certificate (ECC) which the applicant must secure from the DENR prior to application (for ordinary applications) or prior to commencement of actual land development (for applications involving housing projects).

The Presidential Agrarian Reform Council (PARC) Land Use Technical Committee (PLUTC) shall participate in the deliberations when the application involves land that is highly restricted from conversion and with an area larger than five (5) hectares, except housing projects covered by EO-45-2001.

**"Rural Area"** – Area outside of a designated urban area.

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

**"Slaughterhouse/Abattoirs"** - premises that are approved and registered by the controlling authority in which food animals are slaughtered and dressed for human consumption. Pursuant to HLURB Resolution No. R-650, Series of 1999 (Amending Article 5, Sections 13, 14, 18 and 19 of the Model Zoning Ordinance (MZO) to include Slaughterhouse/Abattoir as an Allowable Use), the following conditions shall observed: (1) The Site and Location of slaughterhouse/abattoir shall be at least 200 meters from residential areas, schools, churches and other places of assembly courts or public office. It should be accessible to transportation; and (2) Abattoirs/slaughterhouse should be at least 25 meters from markets and other establishments.

**"Special Economic Zones (SEZ)"** - As defined under Republic Act 7916, referred to as ECOZONES, are selected areas with highly developed or which have the potential to be developed into agro-industrial, industrial, tourist/recreational, commercial, banking, investment and financial centers. An ECOZONE may contain any or all of the following: industrial estates (IEs), export processing zones (EPZs), free trade zones, and tourist recreational centers.

- **Industrial Estate (IE)** - refers to a tract of land subdivided and developed according to a comprehensive plan under a unified continuous management and with provisions for basic infrastructure and utilities, with or without pre-built standard factory buildings and community facilities for the use of community of industries.
- **Export processing zone (EPZ)** - a specialized industrial estate located physically and/or administratively outside customs territory, predominantly oriented to export production. Enterprises located in export processing zones are allowed to import capital equipment and raw materials free from duties, taxes and other import restrictions.
- **Free trade zone** - an isolated policed area adjacent to a port of entry (as a seaport) and/or airport where imported goods may be unloaded for immediate transshipment or stored, repacked, sorted, mixed, or otherwise manipulated without being subject to import duties. However, movement of these imported goods from the free-trade area to a non-free-trade area in the country shall be subject to import duties.

**"Socialized Housing Zone (SHZ)"** – Shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in R.A. 7279.

**"Through Lot"** - A lot fronts upon two parallel streets or that fronts upon two streets that do not intersect at the boundaries of the lot.

**"Transfer of Development Rights"** - The transfer of the right to develop or build, expressed in FAR, from one area to another where such transfer is permitted.

**"Transit Station/Terminal"** - Facility used primarily for the loading, unloading and commuter handling as well as supports incidental to public transportation systems.

**"Urban Area(s)"** – Includes all barangays or portion(s) thereof comprising the poblacion central business district [CBD] and other built up areas including the urbanizable land in and adjacent to said areas and where at least more than fifty percent (50%) of the population are engaged in non-agricultural activities. CBD shall refer to the areas designated principally for trade services and business purposes.

**"UDHA"** - refers to the Urban Development and Housing Act (RA 7279) of 1992.

**"Urban Zoning Map"** – A duly authenticated map delineating the different zones into which the urban area and its expansion area are divided.

**"Utility Zone (UTL)"** - An area delineated in this Zoning Ordinance used primarily for utilities, including all types of pipelines, telephone and electric cables and towers.

**"Variance"** - A special locational clearance which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical conditions of the property, compliance on height area, setback, bulk and/or density would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or desire to make more money.

**"Warehouse/Storage Facility"** - Storage and/or depository of those in business of performing warehouse services for others, for profit.

**"Water Zone (WZ)"** - are bodies of water within cities and municipalities which include rivers, streams, lakes and seas except those included in other zone classification.

**"Zone/District"** – An area within the municipality for specific land use as defined by manmade or natural boundaries.

**"Zone Boundaries"** - The extent of a zone defined by streets, structures, easements, other zone/lots, topographical features, etc.

**"Zoning"** - the legislative act of delineating areas or districts within the territorial jurisdictions of cities and municipalities that may be put to specific uses and their regulation, subject to the limitations imposed by law or competent authority.

**"Zoning Administrator/Zoning Officer"** - A municipal government employee responsible for the implementation/enforcement of the Zoning Ordinance in a community.

**"Zoning Map"** - a map that reflects the sub-divisions of a community into zones or districts according to present and potential uses of land to maximize, regulate and direct their use and development in accordance with the Comprehensive Land Use Plan of the municipality.

**"Zoning Ordinance"** - a local legal measure which embodies regulations affecting land use.

## **ARTICLE IV ZONE CLASSIFICATIONS AND BOUNDARIES**

**Section 6. Division into Zones and Sub-zones.** To effectively carry out the objectives of this Zoning Ordinance, the Municipality is hereby divided into the following zones and sub-zones as shown in the Official Zoning Map.

1. Low Density Residential Zone (R-1)
2. Medium Density Residential Zone (R - 2)
3. Low Density Commercial Zone (C-1)
4. Medium Density Commercial Zone (C-2)
5. Light Industrial Zone (I-1)
6. Medium Industrial Zone (I-2)
7. Heavy Industrial Zone (I-3)
8. Institutional Zone (IZ)
9. Agricultural Zone (AGZ)
10. Cemetery Zone
11. Socialized Housing Zone (SHZ)
12. Riverside Linear Park/Transition Zone
13. Utilities Zone (UTL)
14. Agro-Industrial Zone (AIZ)
15. Water Zone (WZ)
16. Roads and Bridges Zone
17. Buffer Zone

**Section 7. Description of Zones.** The intent and purpose of each zone is described below.

- 1) **Residential Zone** - This is a Zone principally for dwelling /housing purposes. Accessory Uses that will be allowed are those that provided basic support to residences to include home occupation as well as neighborhood scale retail, service, recreational and institutional activities.
  - a. Low Density Residential Zone (R-1)
  - b. Medium Density Residential Zone (R-2)
- 2) **Commercial Zone** - This is a Zone intended for commercial activities. Allowed within the zone are trade, service and business activities. This zone shall be characterized mainly by buildings/structures for commercial, trade and business activities.
  - a. Low Density Commercial Zone (C-1)
  - b. Medium Density Commercial Zone (C-2)
- 3) **Industrial Zone (INZ)** - This is a Zone intended for industrial purposes, including light, medium and certain types of heavy industrial activities. The Principal Use for this zone is industrial to include:

- a. Light Industrial Zone (I-1)
  - b. Medium Industrial Zone (I-2)
  - c. Heavy Industrial Zone (I-3)
- 4) **Institutional Zone (IZ)**- This is a Zone intended for community to national level institutional use or occupancy. This zone shall be characterized by low- to medium-rise buildings/ structures for, medical, government, educational, military, police and similar activities.
- 5) **Agricultural Zone (AGZ)** - This is a Zone intended for cultivation/fishing and pastoral activities.
- 6) **Special Land Use Zone**
- a. **Cemetery Zone** - This is a Zone intended for public and private cemeteries and columbaria.
  - b. **Socialized Housing Zone (SHZ)** - This is a Zone intended for socialized housing as defined in RA 7279.
  - c. **Riverside Linear Park Zone/Transition Zone** - This is a Zone intended for parks and recreation use and are specifically designed for diversion/amusements and for the maintenance of ecological balance.
  - d. **Utilities Zone (UTL)** - This is a Zone intended for a range of utilitarian/functional uses or occupancies characterized mainly as low- to medium-rise buildings/structures for community support functions, e.g. terminals and stations.
  - e. **Agro-Industrial Zone (AIZ)** - an area within a municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.
- 7) **Other Land Use Zone**
- a. **Water Zone (WZ)**- are bodies of water within cities and municipalities such as rivers, streams, lakes and seas, except those included in other zone classifications.
  - b. **Roads and Bridges Zone**- refers to areas allocated to roads and bridges.
  - c. **Buffer Zone**- This consists, of 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.

**Section 8. Zoning Map.** It is hereby adopted as an integral part of this Ordinance, the Official Zoning Map for the Municipality of San Simon wherein the designation, location, and boundaries of the zones and subzones herein established are shown and indicated. Such Official Zoning Map shall be signed by the Municipal Mayor and authenticated by the Sangguniang Panlalawigan/HLURB.

The Urban Zoning Maps shall be drawn to the scale of 1:2,000 m to 1:4,000 m and the General Zoning Map shall be drawn to the scale of 1:5,000 m; 1:10,000 m or 1:25,000 m.

The Official Zoning Map for the Municipality of San Simon is hereby defined in Annex A, which is attached herewith and made an integral part of this Ordinance.

**Section 9. Interpretation of the Zone Boundaries.** In the interpretation of the boundaries of any of the zones indicated on the Zoning Map, the following rules shall apply:

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the street or highway right-of-way, shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in the zoning map.
4. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed the railroad right-of-way.
5. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
6. Where a lot of one ownership, as of record at the effective date of this Ordinance, divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.
7. Where the zone boundary is indicated as one lot deep, said depth shall be construed to be the average lot depth of the lots involved within each particular municipal block. Where, however, any lot has a depth greater than the said average, the remaining portion of the said lot shall be construed as covered by the one-lot-deep zoning district provided the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot, then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

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

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

**Section 10. Zone Boundaries.** The locations and boundaries of the various zones into which the municipality has been divided are hereby identified and specified as follows:

Zone Boundaries:

ZONE CLASSIFICATION	LOCATION
<b>Residential Zones</b>	
<b>R-1</b>	Lots marked light yellow in the official Proposed General Land Use Map that are within all barangays.
<b>R-2</b>	Lots marked dark yellow in the official Proposed General Land Use Map that are within all barangays.

ZONE CLASSIFICATION	LOCATION
<b>Commercial Zones</b>	
<b>C-1</b>	Lots marked light red in the official Proposed General Land Use Map that are within the following barangays: Santa Monica, Santa Cruz and Santo Niño.
<b>C-2</b>	Lots marked dark red in the official Proposed General Land Use Map that is twenty (20) meters lot deep along San Simon National Road, Quezon Road and North Luzon Expressway. Also located within the proposed Commercial Hub along McArthur Highway particularly in Barangay San Agustin and portion of Barangay San Isidro.
<b>Institutional Zone (IZ)</b>	Lots marked blue in the official Proposed General Land Use Map. All areas which are current locations of the municipal government offices; all elementary, high school and colleges; all clinics and health care facilities; all ancillary government offices and facilities including barangay halls, senior citizen and day care centers, and the like; and all churches of any denomination; and other civic facilities. Also, the location of the proposed institutional center in the poblacion area.
<b>Industrial Zone (INZ)</b>	
<b>I-1</b>	Lots marked light violet in the official Proposed General Land Use Map. All lots located along Quezon Road in Barangay San Pablo Propio and portions in Barangay Santo Niño and Barangay San Pedro.
<b>I-2</b>	Lots marked dark violet in the official Proposed General Land Use Map. All lots located in the center of the proposed eighty-hectare (80-ha.) industrial zone in Barangays San Isidro and Dela Paz.
<b>I-3</b>	Lots marked royal blue in the official Proposed General Land Use Map. All lots located at Barangay San Isidro and a portion located at Barangay Santa Monica.
<b>Agricultural Zone (AGZ)</b>	Lots marked green in the official Proposed General Land Use Map. All lots located in the following barangays:

<b>ZONE CLASSIFICATION</b>	<b>LOCATION</b>
	<p>North- San Nicolas, San Pedro and San Pablo Libutad;</p> <p>West- Eastern part of Barangay Dela Paz;</p> <p>South- Santa Monica, San Juan, San Jose, Santo Niño, Santa Cruz and San Miguel;</p> <p>East- Concepcion.</p>
<b>Special Land Use Zones</b>	
<b>1. Cemetery Zone</b>	Lots marked dark gray (RGB 100, 75, 100) in the official Proposed General Land Use Map. Present site of the Public Cemetery located in Barangays San Juan and San Isidro.
<b>2. Socialized Housing Zone (SHZ)</b>	<p>Lots marked light orange in the official Proposed General Land Use Map.</p> <p>The proposed relocation site for informal settlers residing along the Pampanga River areas in Barangay San Pablo Libutad.</p>
<b>3. Riverside Linear Park Zone/Transition Zone</b>	Lots marked light green (RGB 100, 225, 100) in the official Proposed General Land Use Map. All lots located twenty (20) meters from each side of Pampanga River.
<b>4. Utilities Zone (UTL)</b>	Lots marked brown in the official Proposed General Land Use Map. The location of the proposed public transport terminal in Barangay San Agustin and the two proposed Municipal Material Recovery Facility (MRF) in Barangay San Isidro.
<b>5. Agro-Industrial Zone (AIZ)</b>	Lots marked dark purple in the Proposed General Land Use Map. The location of the proposed agro-industrial zone, the area located at the center portion of Barangay Concepcion.
<b>Other Land Use Zone</b>	
<b>a. Water Zone (WZ)</b>	Lots marked light blue in the Proposed General Land Use Map. All lots occupied by rivers, swamps, creeks and ponds.
<b>b. Roads and Bridges Zone</b>	Lots marked light gray in the Proposed General Land Use Map. All lots allocated to roads and bridges.
<b>c. Buffer Zone</b>	Lots marked dark green (RGB 0,100,0) in the Proposed General Land Use Map. All twenty-meter (20-m.) easements along Pampanga River, creeks and also lots between areas with conflicting uses (e.g. residential and industrial areas).



## ARTICLE V ZONE REGULATIONS

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

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

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

The allowable land uses and maximum building densities/heights in the zones and sub-zones defined in this Ordinance are enumerated in the succeeding sections:

1. Allowable land uses are specified according to Principal Uses and Accessory Uses. Principal Uses define the dominant use of a zone/lot while Accessory Uses support the Principal Uses allowed in a zone/lot.
2. A Principal Use/s shall be the dominant use/s in a lot. The dominant use of a lot shall be determined as follows:
  - a. In Residential and Institutional zones, the dominant use is the use that occupies the largest building Gross Floor Area in a lot.
  - b. In Commercial zones, the dominant use is the one that has the largest revenue raising capacity regardless of the area of the lot that is occupied by such use.
  - c. In all other zones, the dominant use is the use that occupies the largest area of the lot.
3. An Accessory Use shall be allowed only with the presence of a Principal Use in the same lot.
4. A use or structure that is indicated as both an Accessory Use and a Principal Use for a specific zone/lot shall be interpreted to be a Principal Use.
5. Building density shall be controlled by a maximum Floor Area Ratio. Floor Area Ratio (FAR) is defined as the ratio between the Gross Floor Area (GFA) of a building and the area of the lot on which it is built. The total GFA of any building or buildings in a lot should not exceed the prescribed maximum FAR multiplied by the lot area. Unless otherwise prescribed in this Ordinance, prescribed maximum FARs shall apply only to developable lots and not to roads and other lots or parcels of land not intended for vertical development.
6. In zones where no maximum FAR is prescribed, building density is limited by maximum building height and yard/setback restrictions.

**Section 12. Low Density Residential Zone. (R-1)-** An R-1 shall be used principally for housing/dwelling purposes so as to maintain the peace and quiet of the area within the zone with a density of 20 dwelling units and below per hectare. The following are allowable uses:

1. Principal Uses:
  - a. Detached Family Dwelling
  - b. Semi-detached family dwelling e.g. duplex, rowhouse
  - c. Customary accessory uses like:
    - Servants quarter
    - Private garage

- Guardhouse
- d. Home occupation for the practice of one's profession or for engaging an in-house 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 or premises;
    - No home occupation shall be conducted in any customary accessory uses cited above;
    - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard;
    - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage off the premises.
  - e. 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/nuisance;
    - Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);
    - Shall consider some provisions as enumerated in the last three provisions of letter d, Home Occupation, this section.
  - f. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
    - Swimming pool
    - Pelota court
    - Others
  - g. Religious use
  - h. Multi-purpose/Barangay hall
  - i. Pre-school
  - j. Sports club
  - k. Clinic, nursery and convalescing home, health center
  - l. Plant nursery

#### Building Height Limit

In R-1 Zone, no building or structure for human occupancy whether public or private shall be higher than ten (10) meters above the highest natural grade line in the property of front sidewalk (main entry) level; low rise dwellings are up to three storeys.

Exempted from the imposition of height regulations in the R-1 zone are church structures, covered courts, utility and other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

**Section 13. Medium Density Residential Zone (R-2).** R-2 zones shall be for housing/dwelling purposes and shall have a density of 21 to 65 dwellings units per hectare. The following are the allowable uses:

1. all uses allowed in R-1 zone
2. apartment
3. boarding house
4. dormitory
5. branch library and museum

6. elementary school
7. high school

Building Height Limit

Fifteen (15) meters per the National Building Code

Exempted from the imposition of height regulations in R-2 zone are church structures, covered courts, utility and other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

**Section 14. Low Density Commercial (C – 1).** Referred to as the Central Business District (CBD), a C-1 Zone shall be principally for trade, services and business activities. Enumerated below are the allowable uses:

1. Offices like:
  - a. office building
  - b. office condominium
2. General retail stores and shops like
  - a. department store/shopping center
  - b. bookstore and office supply shop
  - c. car shop
  - d. home appliance store
  - e. photo shop
  - f. flower shop
3. Food markets and shops like:
  - a. bakery and bake shop
  - b. wine store
  - c. grocery
  - d. supermarket
4. Personal services shops like:
  - a. beauty parlor
  - b. barber shop
  - c. sauna bath and massage clinic
  - d. dressmaking and tailoring shops
5. Recreational center/establishments like:
  - a. movie house /theater
  - b. play court e.g. tennis, bowling, billiard
  - c. swimming pool
  - d. day and night club
  - e. stadium, coliseum, gymnasium
  - f. other sports and recreational establishments
6. Restaurants and other eateries
7. Short term special education like:
  - a. dancing schools
  - b. schools for self-defense
  - c. driving schools
  - d. speech clinics
8. Storeroom and warehouse but only as may be necessary for the efficient conduct of the business
9. Commercial housing like:
  - a. hotel
  - b. apartment
  - c. apartel
  - d. boarding house
  - e. dormitory
  - f. pension house
  - g. club house
  - h. motel
10. Commercial condominium (with residential units in upper floors)
11. Embassy/consulate
12. Library, museum

13. Filling station/service station
14. Clinic
15. Vocational/technical school
16. Convention center and related facilities
17. Messengerial service
18. Security agency
19. Janitorial service
20. Bank and other financial institution
21. Radio and television station
22. Building garage
23. Commercial job printing
24. Typing and photo engraving services
25. Repair of optical instruments and equipment and cameras
26. Repair of clocks and watches
27. Manufacture of insignia, badges and similar emblems except metal
28. Plant nurseries
29. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities

#### Building Height Limit

Five storeys or 15 meters per the National Building Code

**Section 15. Medium Density Commercial (C – 2).** A C-2 Zone shall be for quasi-trade, business activities and service industries performing complimentary/supplementary functions to the principal Commercial Zone (CBD). Within the C-2 Zone the following uses are allowed:

1. All uses in C-1
2. Fuel filling station/service station (facility which sells petroleum, LPG, lubricants, etc.)
3. Repair shops like:
  - a. house appliances
  - b. motor vehicles and accessory
  - c. home furnishings shops
4. Transportation terminal/garage with repair
5. Publishing
6. Medium scale junk shop
7. Machinery display shop/center
8. Gravel and sand
9. Lumber/hardware
10. Manufacture of ice, ice blocks, cubes, tubes, crushed except dry ice
11. Manufacture of signs and advertising displays (except printed)
12. Chicharon factory
13. Welding shops
14. Machine shop service operations (repairing /rebuilding, or custom job orders)
15. Repair of motorcycles
16. Lechon or whole pig roasting
17. Biscuit factory- manufacture of biscuits, cookies, crackers and other similar dried bakery products
18. Doughnut and hopia factory
19. Other bakery products n.e.c.
20. Repacking of food products e.g. fruits, vegetables, sugar and other related products
21. Funeral parlors, mortuaries and crematory services and memorial chapels
22. Parking lots, garage facilities
23. Other commercial activities n.e.c.

#### Building Height Limit

Six storeys or 18 meters per the National Building Code

**Section 16. Industrial Zone.** This zone shall be used primarily for light, medium and heavy industrial use developments on a municipal and sub-regional scale of operations geared towards general industrial uses. The following uses are allowed:

*1. Principal Uses*

Light Industrial Uses (I-1)

*A. non-pollutive/non-hazardous industries*

1. Fish drying
2. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
3. Doughnut and hopia factory
4. Other bakery products n.e.c.
5. Manufacture of macaroni, spaghetti and vermicelli and other noodles
6. Life belts factory
7. Manufacture of luggage, handbags, wallets, and small leather goods
8. Manufacture of miscellaneous products of leather and leather substitutes and those n.e.c.
9. Manufacture of products of leather and leather substitutes, except footwear and wearing apparel
10. Manufacture of shoes except rubber, plastic or wood
11. Manufacture of slippers and sandals, except rubber and plastic
12. Manufacture of footwear, except vulcanized or molded rubber or plastic footwear
13. Printing, publishing and allied industries and those n.e.c.
14. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
15. Manufacture or assembly of electronic data processing machinery and accessories
16. Renovation and repair of office machinery
17. Manufacture or assembly of miscellaneous office machines and those n.e.c.
18. Manufacture of rowboats, bancas, sailboats
19. Manufacture of animal drawn vehicles
20. Manufacture of children vehicles and carriages
21. Manufacture of laboratory and scientific instruments, ammeters, barometers, chemical balance, etc.
22. Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taximeter, thermometer, etc.
23. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
24. Manufacture or assembly of surgical/medical supplies: adhesive tapes, antiseptic dressings, sanitary napkins, surgical gauge, etc.
25. Quick freezing and cold packaging for fruits and vegetables
26. Quick freezing and cold packaging for fish and other sea food
27. Manufacture of hats, gloves, handkerchiefs, neckwear and related clothing accessories
28. Manufacture of orthopedic and prosthetic appliances: abdominal supporter, ankle supports, arm support, artificial limb, kneecap supporter, etc.
29. Popcorn/rice factory
30. Manufacture of photographic equipment and accessories
31. Manufacture or assembly of optical instruments
32. Manufacture of optical lenses
33. Manufacture of eyeglasses and spectacles
34. Manufacture of watches and clocks
35. Manufacture of pianos
36. Manufacture of stringed instruments
37. Manufacture of wind and percussion instruments
38. Manufacture or assembly of electronic organs
39. Manufacture of sporting gloves and mitts
40. Manufacture of sporting balls not of rubber or plastic
41. Manufacture of gym and playground equipment
42. Manufacture of sporting tables: billiards, pingpong, pool
43. Manufacture of other sporting and athletic goods
44. Manufacture of dolls and toys except rubber and plastic moulds

45. Manufacture of pens, pencils and other office and artist materials
46. Manufacture of umbrella and canes
47. Manufacture of buttons except plastic
48. Manufacture of brooms, brushes and fans
49. Manufacture of needles, pens, fasteners and zippers
50. Manufacture of signs and advertising displays
51. Small-scale manufacture of ice cream
52. Manufacture of jewelries
53. Manufacture of concrete hollow blocks and other concrete products

*B. non-pollutive/ hazardous industries*

1. Manufacture of home furnishing and television receiving sets
2. Textile bag factories
3. Canvass bags and other canvass factory
4. Jute bag factory embroideries and weaving apparel
5. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
6. Manufacture of fiber batting, padding and upholstery filling except oil
7. Men's and boys' garment factory
8. Women's and girls' garment factory
9. Manufacture of rain coats and waterproof outer garments except jackets
10. Manufacture of miscellaneous wearing apparel except footwear and those n.e.c.
11. Manufacture of miscellaneous fabricated millwork and those n.e.c.
12. Manufacture of wooden and cane containers
13. Manufacture of bamboo, rattan and other cane baskets and wares
14. Sawali, nipa and split cane factory
15. Manufacture of cork products
16. Manufacture of wooden shoes, shoe lace and other similar products
17. Manufacture of miscellaneous wood products and those n.e.c.
18. Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
19. Manufacture of paper stationery, envelopes and related articles
20. Manufacture of dry ice
21. Repacking of industrial products e.g. paints, varnishes and other related products

Medium Industrial Uses (I-2)

*A. Pollutive/Non-Hazardous Industries*

1. Manufacturing and canning of ham, bacon and native sausage
2. Poultry processing and canning
3. Large scale manufacturing of ice cream
4. Corn mill/rice mill
5. Chocolate and cocoa factory
6. Candy factory
7. Chewing gum factory
8. Peanuts and other nuts factory
9. Other chocolate and confectionary products
10. Manufacturing of flavoring extracts
11. Manufacture of food products n.e.c (vinegar, vetsin)
12. Manufacture of fish meal
13. Oyster shell grading
14. Manufacture of medical and pharmaceutical preparations
15. Manufacture of stationery, art goods, cut stone and marble products
16. Manufacture of abrasive products
17. Manufacture of miscellaneous non-metallic mineral products n.e.c
18. Manufacture of cutlery, except table flatware
19. Manufacture of hand tools
20. Manufacture of general hardware
21. Manufacture of miscellaneous cutlery, hand tools and general hardware n.e.c
22. Manufacture of household metal furniture

- 23.Manufacture of office, store and restaurant metal furniture
- 24.Manufacture of metal blinds, screens and shades
- 25.Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c
- 26.Manufacture of fabricated structural iron and steel
- 27.Manufacture of architectural and ornamental metal works
- 28.Manufacture of boilers, tanks and other structural sheet metal works
- 29.Manufacture of other structural products n.e.c.
- 30.Manufacture of metal cans, boxes and containers
- 31.Manufacture of stamped coated and engraved metal products
- 32.Manufacture of fabricated wire and cable products
- 33.Manufacture of heating, cooking and lighting equipment except electrical
- 34.Sheet metal works generally manual operation
- 35.Manufacture of other fabricated metal products except machinery and equipment n.e.c.
- 36.Manufacture or assembly of agricultural machinery and equipment
- 37.Native plow and harrow factory
- 38.Repair of agricultural machinery
- 39.Manufacture or assembly of service industry machines
- 40.Manufacture or assembly of elevators and escalators
- 41.Manufacture or assembly of sewing machines
- 42.Manufacture or assembly of cooking ranges
- 43.Manufacture or assembly of water pumps
- 44.Refrigeration industry
- 45.Manufacture or assembly of other machinery and equipment except electrical n.e.c.
- 46.Manufacture or assembly of electrical apparatus
- 47.Manufacture or assembly of electrical cables and wires
- 48.Manufacture of other electrical industrial machinery and apparatus n.e.c.
- 49.Manufacture or assembly of electric equipment – radio, television, tape recorder, stereo
- 50.Manufacture or assembly of radio and television transmitting, signaling and detection equipment
- 51.Manufacture or assembly of telephone and telegraphic equipment
- 52.Manufacture of other electronic equipment and apparatus n.e.c.
- 53.Manufacture of industrial and commercial electrical appliances
- 54.Manufacture of household cooking, heating and laundry appliances
- 55.Manufacture of other electrical appliances n.e.c.
- 56.Manufacture of electric lamp fixtures
- 57.Slaughterhouse/Abattoir (Class A & AA)

*B. Pollutive/ Hazardous Industries*

1. Flour mill
2. Cassava flour mill
3. Manufacture of coffee
4. Manufacturing of unprepared animal feeds, other grain milling n.e.c.
5. Production prepared feeds for animals
6. Cigar and cigarette factory
7. Curing and redrying tobacco leaves
8. Miscellaneous processing tobacco leaves n.e.c.
9. Weaving hemp textile
- 10.Jute spinning and weaving
- 11.Miscellaneous spinning and weaving mills n.e.c.
- 12.Hosiery mill
- 13.Underwear and outwear knitting mills
- 14.Fabric knitting mills
- 15.Miscellaneous knitting mills n.e.c.
- 16.Manufacture of mats and mattings
- 17.Manufacture of carpets and rugs
- 18.Manufacture of cordage, rope and twine
- 19.Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
- 20.Manufacture of linoleum and other surface coverings
- 21.Manufacture of artificial leather, oil cloth and other fabrics except rubberized
- 22.Manufacture of coir
- 23.Manufacture of miscellaneous textile n.e.c.

24. Manufacture of rough lumber, unworked
25. Manufacture of worked lumber
26. Re-sawmills
27. Manufacture of veneer, plywood and hardwood
28. Manufacture of doors, windows and sashes
29. Treating and preserving of wood
30. Manufacture of charcoal
31. Manufacture of wood and cane blinds, screens and shades
32. Manufacture of containers and boxes of paper and paper boards
33. Manufacture of miscellaneous pulp and paper products n.e.c.
34. Manufacture of perfumes, cosmetics and other toilet preparations
35. Manufacture of waxes and polishing preparations
36. Manufacture of candles
37. Manufacture of inks
38. Manufacture of miscellaneous chemical products n.e.c.
39. Tire retreating and rebuilding
40. Manufacture of rubber shoes and slippers
41. Manufacture of industrial and molded rubber products
42. Manufacture of plastic footwear
43. Manufacture of plastic furniture
44. Manufacture of other fabricated plastic products n.e.c.
45. Manufacture of table and kitchen articles
46. Manufacture of pottery, china and earthen ware n.e.c.
47. Manufacture of flat glass
48. Manufacture of glass containers
49. Manufacture of miscellaneous glass and glass products n.e.c.
50. Manufacture of clay bricks, clay tiles and hollow clay tiles
51. Manufacture of miscellaneous structural clay products n.e.c.
52. Manufacture of structural concrete products
53. Manufacture of asbestos products
54. Manufacture of engines and turbines except motor vehicles, marine and aircraft
55. Manufacture of metal cutting, shaving and finishing machinery
56. Manufacture of wood working machinery
57. Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
58. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
59. Manufacture, assembly, rebuilding, repairing of paper industry machinery
60. Manufacture, assembly, rebuilding, repairing of trade machinery and equipment
61. Manufacture of rice mills
62. Manufacture of machines for leather and leather products
63. Manufacture of construction machinery
64. Manufacture of machines for clay, stove and glass industries
65. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
66. Manufacture of dry cells, storage battery and other batteries
67. Boat building and repairing
68. Ship repairing industry, dock yards, dry dock, shipways
69. Miscellaneous shipbuilding and repairing n.e.c.
70. Manufacture of locomotives and parts
71. Manufacture of railroad and street cars
72. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
73. Manufacture of wood furniture including upholstered
74. Manufacture of rattan furniture including upholstered
75. Manufacture of box beds and mattresses

Heavy Industrial Uses (I-3)

*A. Highly Pollutive/ Non-Hazardous Industries*

1. Meat processing, curing, preserving except processing of ham, bacon, sausage and chicharon
2. Milk processing plants (manufacturing filled, reconstituted, or recombined milk, condensed or evaporated)



3. Butter and cheese processing plants
4. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream-related products)
5. Other dairy products n.e.c.
6. Canning and preserving of fruits and fruit juices
7. Canning and preserving of vegetables and vegetable juices
8. Canning and preserving of vegetable sauces
9. Miscellaneous canning and preserving of fruits and vegetables n.e.c.
10. Fish canning
11. Patis factory
12. Bagoong factory
13. Processing, preserving and canning of fish and other seafoods n.e.c.
14. Manufacture of desiccated coconut
15. Manufacture of starch and its products
16. Manufacture of wines from juices of local fruits
17. Manufacture of malt and malt liquors
18. Manufacture of soft drinks carbonated water
19. Manufacture of instant beverages and syrups
20. Other non-alcoholic beverages n.e.c.
21. Other slaughtering, preparing and preserving meat products n.e.c.
22. Slaughterhouses/ Abattoirs (All Classes - AAA, AA, A)

*B. Highly Pollutive/ Hazardous Industries*

1. Vegetable oil mills, including coconut oil
2. Manufacture of refined cooking oil and margarine
3. Manufacture of fish, marine and other animal oils
4. Manufacture of vegetable and animal oils and fats n.e.c.
5. Sugar cane milling (centrifugal and refined)
6. Sugar refining
7. Muscovado sugar mill
8. Distilled, rectified and blended liquors n.e.c.
9. Cotton textile mill
10. Ramie textile mill
11. Rayon and other man-made fiber textile mill
12. Bleaching and drying mills
13. Manufacture of narrow fabrics
14. Tanneries and leather finishing plants
15. Pulp mill
16. Paper and paperboard mills
17. Manufacture of fiberboard
18. Manufacture of inorganic salts and compounds
19. Manufacture of hydraulic cement
20. Manufacture of lime and lime kilns
21. Manufacture of plaster
22. Products of blast furnaces, steel works and rolling mills
23. Products of iron and steel foundries
24. Manufacture of smelted and refined non-ferrous metals
25. Manufacture of rolled, drawn or extruded non-ferrous metals
26. Manufacture of non-ferrous foundry products

*2. Accessory Uses:*

- a. All Principal Uses allowed in R-2 Zone

Building Height Limit

As per the National Building Code, the following are the Building Height Limit (BHL) by character of Use or Occupancy:

I-1 : Fifteen (15) meters

- I-2: Twenty one (21) meters  
I-3: Twenty seven (27) meters

**Section 17. Institutional Zone (IZ).** In this Zone, the following uses shall be allowed:

1. Government center to house national, regional or local offices in the area
2. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
3. General hospitals, medical centers, multipurpose clinics
4. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
5. Convention centers and related facilities
6. Religious structures e.g. church, seminary, convents
7. Museums
8. Embassies/consulate
9. Student housing e.g. dormitories, boarding house

Building Height Limit

Five storeys or 15 meters per the National Building Code

**Section 18. Agricultural Zone (AGZ).** In Agricultural Zones, the following uses shall be permitted:

1. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
2. Growing of diversified plants and trees, such as fruits and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushroom culture, snake culture, piggery farm, poultry raising and the like
4. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
5. Ancillary dwelling units / farm house for tillers and laborers
6. Agricultural research and experimentation facilities such as breeding stations, nurseries, demonstration farms etc.
7. Pastoral activities such as goat raising and cattle fattening
8. Home occupation for the practice of one's profession or engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that.
  - 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;
  - 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 in a place other than the required front yard;
  - No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors electrical interference detectable to the normal senses and visual or audible interference in any radio or television receive or causes fluctuations in line voltage off the premises.
9. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservation, etc. provided that:
  - Such home industry shall not occupy more than thirty percent (30%) of floor area of the dwelling unit. There shall be no change or alternation in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
  - Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI)
  - Such shall consider same provisions as enumerated in the last three provisions of number 8, Home Occupation, this section.

10. Backyard raising of livestock and fowl, provided that:
  - For livestock - a maximum of 10 heads
  - For fowl - a maximum of 500 birds
11. Slaughterhouses/Abattoirs (Class A)

Building Height Limit

Fifteen (15) meters per the National Building Code

**Section 19. Special Land Use Zone- Cemetery Zone.** The following uses shall be allowed in Cemetery Zone.

1. Principal Uses

- a. Cemetery, with customary ancillary uses such as cemetery administration, service and maintenance facilities
- b. Crematorium
- c. Place of religious worship
- d. Mausoleum
- e. Columbarium
- f. Parks, pocket parks, parkway, promenade, garden, aviary, and other nature center

2. Accessory Uses:

- a. Parking structure
- b. Fire/Security Station
- c. Utility installation for use of zone/lot occupants
- d. Public utility facility

Provided, however, that the public or private land use shall be subject to the rules and regulations for memorial park/cemetery promulgated by the HLURB. Pursuant to Section 4, Rule III of the Implementing Rules and Regulations to Govern the Processing of Applications for Locational Clearance of Funeral Establishments, as amended and issued by the HLURB, the following are design standards and requirements for this zone, among others:

"Section 4. Design Standards and Requirements

A. General Guidelines

1. Site Criteria

1.1. Conformity with Zoning Ordinance/Land Use Plan

- a. Funeral Establishments shall be allowed in the following zones subject to Rule III Sec. 4. A. 1. 1c

- |              |   |  |
|--------------|---|--|
| Category I   | - | C2 (Medium Density Commercial Zone)  |
| Category II  | - | GRZ (General Residential Zone)<br>GCZ (General Commercial Zone)<br>C1 (Low Density Commercial Zone)<br>C2 (Medium Density Commercial Zone)<br>GIZ (General Institutional Zone)<br>SIZ (Special Institutional Zone) |
| Category III | - | GRZ (General Residential Zone)<br>GCZ (General Commercial Zone)<br>C1 (Low Density Commercial Zone)<br>C2 (Medium Density Commercial Zone)<br>GIZ (General Institutional Zone)<br>SIZ (Special Institutional Zone) |

- b. Category II & III must have an existing valid contract with a Category I establishment for embalming purposes.
- c. Any shift or change from a lower Category to a Higher Category shall be subject to Rule III Sec. 4.A.1.1.a; F and G of the rules.

1.2. Physical Suitability

No funeral establishment shall be allowed in flood prone areas.

1.3. Accessibility

- a. The site must be served by a road and accessible by public transport.
- b. Funeral establishment/s shall be at a minimum radial distance from the following: 1) restaurants, food center and other food establishments- at least 25 meters; 2) markets- at least 50 meters; 3) abattoirs, schools and hospitals - at least 200 meters.

xxx."

Memorial parks or cemeteries must also conform to the pertinent provisions of the Sanitation Code, Water Code, National Building Code of the Philippines and its referral codes, like the Accessibility Law, Plumbing Code, Electrical Code and other applicable laws and rules affecting related services.

Building Height Limit

There is no fixed building height limits except those prescribed by the Air Transportation Office (ATO) and other government regulations. Within these zones, building heights shall be based on the prescribed Floor Area Ratio (FAR).

**Section 20. Special Land Use - Socialized Housing Zone (SHZ).** An SHZ shall be used principally for socialized housing dwelling purposes for the underprivileged and homeless defined in RA 7279. Allowable uses include all uses allowed in R-1 and R-2 zones.

**Section 21. Special Land Use- Riverside Linear Park Zone/Transition Zone.** The following uses shall be allowed in this Zone.

- 1. Parks/gardens
- 2. Resort areas
- 3. Open air or outdoor sports activities and support facilities, including low-rise stadia, gyms, amphitheaters and swimming pools
- 4. Golf courses, ball courts, race tracks and similar uses
- 5. Memorial/shrine monuments, kiosks and other park structures
- 6. Sports club

Building Height Limit

Fifteen (15) meters per the National Building Code

**Section 22. Special Land Use- Utilities Zone (UTL).** The Utilities Zone shall be used for new development and/or expansion/alteration of community support functions such as transportation structures and other public utility uses.

The following uses shall be permitted:

- Power, water, transportation and other public utility uses.

Building Height Limit

Five storeys or 15 meters

**Section 23. Special Land Use- Agro-Industrial Zone (AIZ).** In Agri-I Zone the following uses shall be permitted:

1. All uses allowed in agriculture
2. Rice/corn mills (single pass)
3. Drying, cleaning, curing and preserving of meat and its by products and derivatives
4. Drying, smoking and airing of tobacco
5. Flour mill
6. Cassava flour mill
7. Manufacture of coffee
8. Manufacture of unprepared animal feeds, other grain milling n.e.c
9. Production of prepared feeds for animals
10. Cigar and cigarette factory
11. Curing and redrying tobacco leaves
12. Miscellaneous processing tobacco leaves n.e.c.
13. Weaving hemp textile
14. Jute spinning and weaving
15. Manufacture of charcoal
16. Milk processing plants (Manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
17. Butter and cheese processing plants
18. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
19. Other dairy products, n.e.c.
20. Canning and preserving of fruits and fruit juices
21. Canning and preserving of vegetables and vegetable juices
22. Canning and preserving of vegetable sauces
23. Miscellaneous canning and preserving of fruit and vegetables n.e.c.
24. Fish canning
25. Patis factory
26. Bagoong factory
27. Processing, preserving and canning of fish and other seafoods n.e.c.
28. Manufacture of desiccated coconut
29. Manufacture of starch and its products
30. Manufacture of wines from juices of local fruits
31. Vegetable oil mills, including coconut oil
32. Sugarcane milling (centrifugal and refines)
33. Sugar refining
34. Muscovado sugar mill
35. Cotton textile mill
36. Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
37. Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials, n.e.c.
38. Other accessory uses incidental to agro-industrial activities
39. Slaughterhouses/Abattoirs (Class AA & A)

Building Height Limit

Fifteen (15) meters per the National Building Code

**ARTICLE VI  
GENERAL DEVELOPMENT GUIDELINES**

**Section 24. Development Density** - Permitted density shall be based on the zones capacity to support development.

A. RESIDENTIAL ZONES

A.1. *LOW DENSITY RESIDENTIAL ZONE (R-1)* - In R-1 Zone, allowed density is twenty (20) dwelling units and below per hectare;

A.2. *MEDIUM DENSITY RESIDENTIAL ZONE (R-2)* - In R-2 Zone, allowed density is twenty one to sixty-five (21 to 65) dwelling units per hectare;

**B. ALL OTHER ZONES**

There is no fixed maximum density but should be based on the planned absolute level of density that is intended for each concerned zone based on the Comprehensive Land Use Plan.

**Section 25. Height Regulations** - Building heights must conform to the height restriction and requirements of the Air Transportation Office (ATO) as well as the requirements of the National Building Code, the Structural Code as well as all other laws, Ordinance, rules and regulations related to land development and building construction and the various safety codes.

**Section 26. Exemptions from Height Regulation in R-1 and R-2.** 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 Air Transportation Office (ATO).

**Section 27. Area Regulations.** Area regulations in all zones shall conform to the applicable minimum requirements of existing codes such as:

1. PD 957, "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations;
2. Batas Pambansa 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations;
3. RA 7279, Urban Development Housing Act;
4. PD 1096, National Building Code;
5. PD 1185, Fire Code;
6. PD 856, Sanitation Code;
7. RA 6541, Structural Code;
8. Plumbing Code
9. Batas Pambansa 344, Accessibility Law;
10. Republic Act No. 7586, "National Integrated Protected Areas System Act of 1992" and its Implementing Rules and Regulations;
11. Republic Act No. 8435, "Agriculture and Fisheries Modernization Act of 1997" and its Implementing Rules and Regulations;
12. Republic Act No. 10121, "Philippine Disaster Risk Reduction and Management Act of 2010" and its Implementing Rules and Regulations;
13. Rules and Regulations, Town Planning and Zoning Program; and
14. Other relevant guidelines promulgated by the national agencies concerned.

**Section 28. Road Setback Regulations.** The following road setback regulations shall be applied.

**ROAD SETBACK**

Zoning Classifications	Major Thoroughfares 30m & above	Secondary Roads	Tertiary
	National/Diversion Road	Provincial Road	Municipal/Barangay Road
Residential	10m.	10m.	3m.
Commercial	20m.	20m.	7m.
Industrial	30m.	25m.	10m.

Agricultural	20m.	20m.	7m.
Agro-Industrial	30m.	25m.	10m.
Institutional	20m.	20m.	10m.
Parks and Recreation	10m.	10m.	3m.
Special Conservation Area	30m.	25m	10m.

Source: DPWH, HLURB

The above setback requirements start from the edge of the road right-of-way. For major thoroughfares and roads with established grade, a 5-meter setback for residential areas is allowed. The required setbacks are already annotated on the title of the affected property.

**Section 29. Easements.** 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 and within a minimum zone of three (3) meters in urban areas; (2) twenty (20) meters in agricultural areas; and (3) forty (40) meters in forest areas, along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage.

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

There shall be a mandatory five-meter easement on both sides of the Valley Fault Trace and such other fault traces on the ground identified by PHIVOLCS.

Pursuant to the public pronouncement of President Benigno Aquino III and the administration's response to the devastating impacts brought about by storm surges and flooding, there shall be a forty-meter (40 m) "no-build/no dwelling" zone in coastal and river areas from the highest tidemark, subject to applicable rules and regulations.

Developments shall also observe and conform to the following provisions on easements (including easement of right of way) as may be required by:

1. National Power Corporation (NPC), on transmission lines;
2. Other public utility companies and other entities' right-of-way;
3. National/local government units for projects abutting national roads (primary roads) where adequate easement shall be provided for, including loading and unloading areas;
4. Other related laws.

**Section 30. Buffer Regulations.** A buffer of at least twenty (20) meters shall be provided along the entire boundary length between two or more conflicting zones (*e.g. residential and industrial zones*) allocating ten (10) meters from each side of the district 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 31. Specific Provisions in the National Building Code.** Specific provisions in the National Building Code (P.D. 1096), as amended thereto, relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

**Section 32. Use Regulations in Water Bodies.** The utilization of Municipal Waters shall be in accordance with the provision of the Fisheries Code, Water Code and related laws.

**Section 33. Performance Standards.** The following standards are intended to ensure land use and neighborhood compatibility. All developments shall exhibit compliance to these 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

Adjustment and Appeals (LZBAA) may require other standards, when deemed necessary, to ensure land use and neighborhood compatibility.

Further, all land uses, developments or constructions shall conform to the noise, vibration, smoke, dust, dirt and fly ash, odors and gases, glare and heat, industrial wastes, sewage disposal, storm drainage, pollution control, and other similar environmental standards of the National Building Code, the Clean Air Act, the Ecological Solid Waste Management Act, the Structural Code of the Philippines, and other applicable laws, rules and regulations.

1. *Environmental Conservation and Protection Standards.* It is the intent of this Ordinance to protect the natural resources of the municipality. In order to achieve this objective, all developments shall comply with the following regulations:
  1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
  2. Heavy water using industrial (e.g. soft drink bottling), recreational (golf courses, water theme parks and the like) and other facilities that will cause excessive and non-sustainable draw-out of groundwater shall not be allowed to locate within the municipality unless the proponent proves that their water requirement will not be detrimental to the residents;
  3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, regraded, developed, piped, diverted or built upon;
  4. All developments shall limit the rate of storm water runoff so that the rate of runoff generated is no more than that of the site in its natural condition;
  5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;
  6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR DAO No. 34 – Revised Water Usage and Classification/Ambient Water Quality Criteria;
  7. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be managed according to DENR DAO No. 35 – 91 – Establishing Effluent Quality Standards for Class “C” Inland Waters;
  8. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties;
  9. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
  10. Air quality at the point of emission shall be maintained at specified levels according to DENR DAO No. 14 - Revised Air Quality Standards of 1992.



2. *Site Performance Standards.* The municipality considers it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets. The quality of every neighborhood shall always be enhanced. The design, construction, operation and maintenance of every facility shall be in harmony with the existing and intended character of its neighborhood. It shall not change the essential character of the said area but will be a substantial improvement to the value of the properties in the neighborhood and the community.

Further, designs should consider the following:

- a. Sites, buildings and facilities shall be designed and developed with regard to safety, efficiency and high standards of design. The natural environmental character of the site and its adjacent properties shall be considered in the development of each building and facility.
- b. 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.
- c. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator prior to the granting of a Locational Clearance;
- d. 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.
- e. Developments that have lot areas of two hectares or more and/or which attract a significant volume of public modes of transportation, such as tricycles, PUJs, buses, etc., shall provide 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.
- f. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing machinery. Noise levels shall be maintained according to levels specified in DENR DAO No. 30 - Abatement of Noise and Other Forms of Nuisance as Defined by Law.
- g. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
- h. Fencing along roads shall be see-through and have a maximum height of 1.80 meters from the finish grade line. Fence base made of concrete, hollow blocks, rock or any opaque material shall have a height of no greater than 1.00 meter. Side and rear fencing between adjacent lots (not facing a road) shall also have a maximum height of 1.80 meters, except those used for Industrial purposes, and may be of opaque construction material.

The side and rear fences of properties within the Industrial Zone shall have maximum heights of 3.00 meters and may likewise be of opaque construction material.

- i. Except for developments covered by BP 220, row housing units (apartments, townhouses or the like) may be allowed provided that these shall not exceed six units per cluster or row.
3. *Infrastructure Capacities.* All developments shall not cause excessive requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. All developments shall exhibit that their requirements for public infrastructure (such as roads, water supply and the like) are within the capacities of the system/s serving them.

The Zoning Administrator shall require the following:

- a. Drainage Impact Statement

All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings, shopping centers, office areas and business parks, residential areas, schools, universities, and industrial estates, shall be required to submit Drainage Impact Statements.

- b. Traffic Impact Statement

Major, high intensity facilities such as commercial-residential buildings having four floors and above, shopping centers, schools, universities, industrial estates and/or other similar developments that are required to provide 20 or more vehicular parking slots by the National Building Code, shall be required to submit Traffic Impact Statements. Other traffic generating developments, as determined by the Zoning Administrator, shall be required to submit the same.

- c. Socio-Economic Impact Assessment

Major facilities such as industrial estates, industrial establishments, shopping centers and/or similar facilities that require 50 or more employees during operations shall be required to submit Socio-Economic Impact Assessments which shall form part of the requirements for Locational Clearance. Proponents shall establish that their developments will cause direct socio-economic benefits to the municipality such that they prioritize the hiring of qualified residents of the municipality, provide relevant employee housing facilities/assistance and/or prioritize the sourcing of materials and supplies from the municipality.

## Article VII INNOVATIVE TECHNIQUES

**Section 34. Innovative Techniques or Designs.** Applications for projects that promote urban renewal and restoration work, or introduce flexibility and creativity in design or plan, such as but not limited to Historic Preservation development, Planned Unit Development, etc., may be approved by the Office of the Municipal Zoning Administrator provided that:

1. The proposed land use will not alter the essential character of the zone, especially its population density, number of dwelling units per hectare, traffic and parking generation, and dominant land use of the zone.
2. Necessary environmental clearances and other government approvals are obtained.
3. Other plans or studies that may be required by the Office of the Municipal Zoning Administrator in order to assess the application are submitted.
4. The application follows the process prescribed by the Office of the Municipal Administrator.

**ARTICLE VIII  
MISCELLANEOUS PROVISIONS**

**Section 35. Projects of National Significance.** Projects may be declared by the National Economic and Development Authority (NEDA) Board as projects of national significance pursuant to section 3 of EO 72. When a project is declared by the NEDA Board as a project of national significance, the locational clearance shall be issued by HLURB pursuant to EO 72.

**Section 36. Environmental Compliance Certificate (ECC).** Notwithstanding the issuance of locational clearance under section 41 of this ordinance, environmentally critical projects, projects located in environmentally critical areas and all other projects covered under the Environmental Impact Assessment system shall not commence, or operate unless the requirements of ECC have been complied with.

**Section 37. Occupational Safety and Health Standards.** Pursuant to the authority granted to the Department of Labor and Employment under Article 162 of the Labor Code of the Philippines and notwithstanding the issuance of locational clearance under Section 41 of this Ordinance, all places of employment shall comply with the provisions of the Occupational Safety and Health Standards ("Standards"), as amended, except as otherwise provided in the Standards.

The following shall be the duties of employers, workers and other persons, among others, as prescribed in Rule 1005 of the Standards:

1. Each employer covered by the provisions of the Standards shall:
  - a. furnish his workers a place of employment free from hazardous conditions that are causing or are likely to cause death, illness or physical harm to his workers;
  - b. give complete job safety instructions to all his workers, especially to those entering the job for the first time, including those relating to the familiarization with their work environment, hazards to which the workers are exposed to and steps taken in case of emergency;
  - c. comply with the requirements of the Standards; and
  - d. use only approved devices and equipment in his workplace.
2. Every worker shall cooperate with the employer in carrying out the provisions of the Standards. He shall report to his supervisor any work hazard that may be discovered in his workplace.
3. Every worker shall make proper use of all safeguards and safety devices furnished in accordance with the provisions of this Standards for his protection and that of others, and shall follow all instructions given by the employer in compliance with the provisions of this Standards.
4. It shall be the duty of any person, including any builder or contractor or enforcement agent, who visits, builds, renovates, or installs devices, or conducts business in any establishment or workplace, to comply with the provisions of this Standards and all regulations of the employer issued there under as well as with other subsequent issuances of the Secretary.

**Section 38. Subdivision Projects.** All owners and/or developers of subdivision projects shall, in addition to securing a locational clearance under this Ordinance, be required to secure a development permit pursuant to provisions of Presidential Decree No. 957 and its implementing rules and regulations or Batas Pambansa Bilang 220 and its implementing rules and regulations in the case of socialized housing projects in accordance with the procedures laid down in Executive Order 71, Series of 1993.

**ARTICLE IX  
MITIGATING DEVICES**

**Section 39. Deviation.** Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

1. Variance
  - a. The property is unique and different from other properties in the adjacent locality and because of its uniqueness; the owner/s cannot obtain a reasonable return on the property.

This condition shall include at least three (3) of the following provisions:

- Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property due to the physical conditions of the property (topography, shape, etc.) which are not self-created.
- The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- The variance will not alter the physical character of the district or zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of the other properties in the same district or zone.
- That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- The variance will be in harmony with the spirit of this Ordinance.

2. Exceptions

- a. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development 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 property in the same district.
- d. The exception will not alter the essential character and general purpose of the district where the exception sought is located.

**Section 40. Procedures for Granting Exceptions and Variances.** The procedure for the granting of exception and/or variance is as follows:

- a. A written application for an exception or variance shall be filed with the Local Zoning Board of Adjustment and Appeals (LZBAA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.
- b. Upon filing of application, a visible project sign (indicating the name and nature of the proposed project) shall be posted at the project site.
- c. The LZBAA shall conduct preliminary studies on the application.
- d. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision for exception/variance.
- e. In case of objection, the LZBAA shall hold public hearings.

- f. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidence and testimonies.
- g. The LZBAA 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 in case of any objection to the granting of exception/variance.

## **ARTICLE X ADMINISTRATION AND ENFORCEMENT**

**Section 41. Locational Clearance.** All owners/developers shall secure locational clearance from the Zoning Administrator/Zoning Officer, or in cases of variances and exceptions, from the LZBAA prior to conducting any activity or construction on their property/land.

**Section 42. Building Permit.** No building permit shall be issued by the Local Building Official without a valid locational clearance issued in accordance with this Ordinance.

**Section 43. Business Permit.** The Business Permits and Licensing Office shall not issue a Business Permit unless a valid Locational Clearance has been issued.

**Section 44. Non-user of locational clearance.** Upon issuance of a locational clearance, the grantee thereof shall have one (1) year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of said clearance within the said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project applying for a new clearance.

**Section 45. Certificate of Non-Conformance.** A Certificate of Non-Conformance shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of the zoning ordinance by the HLURB or Sangguniang Panlalawigan (SP). Failure on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered to be an act in violation of the Zoning Ordinance and is subject to fine/penalties.

Upon approval of this Ordinance, the Zoning Administrator/Zoning Officer shall immediately notify the owners of known existing non-conforming use to apply for a Certificate of Non-Conformance.

**Section 46. Existing Non-Conforming Uses and Buildings.** The lawful uses of any building, structure or land at the time of the adoption or amendment of this Ordinance may be continued although such uses do not conform with the provision of this Ordinance provided:

1. That no such non-conforming use shall be enlarged or extended to occupy a greater area of land than that already occupied by such 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 if the adoption of this Ordinance.
2. That no such non-conforming use which has ceased operations for more than one (1) year be again revived as non-conforming use.
3. An idle/vacant structure may not be used for non-conforming activity.
4. That any non-conforming structure, or structures under one ownership which has been damaged may be reconstructed and used as before provided that such reconstruction is not more than fifty per cent (50%) of the replacement cost.

That should such non-conforming portion of the structure be destroyed by any means to an extent of more than fifty per cent (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 may be moved to displace any conforming use.
6. That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
7. That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved or relocated.

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

**Section 47. Responsibility for Administration and Enforcement.** There is hereby created a Zoning Division, under the Office of the Mayor, that shall be tasked with the administration and enforcement of this Ordinance. This division shall be headed by a Zoning Administrator/Zoning Officer who shall be appointed by the Mayor in accordance with existing rules and regulations on the subject. The division shall be manned by qualified personnel.

The Zoning Administrator/Zoning Officer should be a licensed Architect, Civil Engineer or Environmental Planner with at least one year of relevant work experience.

**Section 48. Powers and Functions of a Zoning Administrator/Zoning Officer.** Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Section 5, Paragraphs (a) and (d) and Section 7 of Executive Order No. 648 dated 7 February 1981, the Zoning Administrator/Zoning Officer shall perform the following functions, duties and responsibilities.

- I. Enforcement
  - A. Act on all applications for locational clearances for all projects.
    1. Issuance of Locational Clearance for projects conforming to zoning regulations.
    2. Recommend to the LZBAA the grant or denial of applications for variances and exceptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefor.
  - B. Monitor ongoing/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers or managers of projects that are violative of zoning ordinances and if necessary, pursuant to Section 3 of EO 72 and Section 2 of EO 71, refer subsequent actions thereon to the HLURB.
  - C. Call and coordinate with the Philippine National Police for the enforcement of all orders and processes issued in the implementation of this Ordinance.
  - D. Coordinate with the Municipal Attorney for other legal actions/remedies relative to the foregoing.
- II. Planning
  - A. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the zoning ordinances prior to adoption by the Sangguniang Bayan.

**Section 49. Action on Complaints and Oppositions.** A complaint for violations of any provision of the zoning ordinance or of any clearance or permit issued pursuant thereto shall be filed with the LZBAA.

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

**Section 50. Functions and Responsibilities of the Local Zoning Board of Adjustment and Appeals.** There is hereby created a Local Zoning Board of Adjustment and Appeals which shall perform the following functions and responsibilities:

- A. Act on applications of the following nature:
  - 1. Variances;
  - 2. Exceptions;
  - 3. Non-conforming uses; and
  - 4. Complaints and opposition to applications.
  
- B. Act on appeals on grant or denial of locational clearances by the Zoning Administrator/Zoning Officer.

Decisions of the LZBAA shall be appealable to the HLURB.

**Section 51. Composition of the Local Zoning Board of Adjustment and Appeals (LZBAA).** The Municipal Development Council shall create a sub-committee which shall act as the LZBAA composed of the following members:

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

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

**Section 52. Interim Provision.** Until such time that the LZBAA shall have been constituted, the HLURB shall act as the Local Zoning Board of Adjustment and Appeals. As an appellate board, the HLURB shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

**Section 53. Review of the Zoning Ordinance.** The Municipal Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC), that shall review

the Zoning Ordinance considering the Comprehensive Land Use Plan, as the need arises, based on the following reasons/situations:

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

**Section 54. Composition of the Local Zoning Review Committee (LZRC).** The Local Zoning Review Committee shall be composed of sectoral experts.

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

1. Municipal Planning and Development Coordinator;
2. Municipal Health officer;
3. Municipal Agriculturist;
4. President, Association of Barangay Captains;
5. Municipal Engineer;
6. Community Environment and Natural Resources Officer (CENRO);
7. Municipal Agrarian Reform Officer (MARO);
8. District School Supervisor;
9. Three (3) private sector representatives (Local Chamber of Commerce, Housing Industry and Homeowners' Association); and
10. Two (2) representatives from non-government organizations.

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

**Section 55. Functions of the Local Zoning Review Committee (LZRC).** The Local Zoning Review Committee shall have the following powers and functions:

- A. Review the Zoning Ordinance for the following purposes:
  1. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
  2. Determine changes to be introduced in the Comprehensive Land use Plan in the light of permits given, and exceptions and variances granted.
  3. Identify provisions of the Ordinance that are difficult to enforce or are unworkable.
- B. Recommend to the Sangguniang Bayan necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.
- C. Provide information to the HLURB that would be useful in the exercise of its functions.

**Section 56. Amendments to the Zoning Ordinance.** Changes in the Zoning Ordinance as a result of the review by the Local Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and review evaluation of the Local Zoning Review



Committee and shall be carried out through a resolution of three-fourths (3/4) vote of the Sangguniang Bayan. Said amendments shall take effect only after the approval and authentication by HLURB or the Sangguniang Panlalawigan.

**Section 57. Violation and Penalty.** Any person who violates any of the provisions of this Ordinance shall, upon conviction, be punished by a fine not exceeding Two Thousand Five Hundred (Php 2,500.00) Pesos or an imprisonment for a period not exceeding six (6) months or both at the discretion of the Court. In case of violation by a corporation, partnership or association, the penalty shall be imposed upon the erring officers thereof.

**Section 58. 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 instructions and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the Municipality of San Simon.

**Section 59. 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 60. 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 61. Effectivity Clause.** This Ordinance shall take effect upon approval by the Housing and Land Use Regulatory Board/Sangguniang Panlalawigan.

**ENACTED.**

**AUGUST \_\_, 2014.**

**MUNICIPALITY OF SAN SIMON, PAMPANGA.**

**APPROVED**

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Councilor

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ABC President

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SK President

I hereby certify to the correctness of the  
above Municipal Ordinance

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Secretary  
Sangguniang Bayan

**ATTESTED AND CERTIFIED TO BE DULY APPROVED:**

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Municipal Vice Mayor/  
Presiding Officer, Sangguniang Bayan

**APPROVED** this \_\_<sup>th</sup> day of \_\_\_\_\_, 2014

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Municipal Mayor



