

**COMPREHENSIVE ZONING ORDINANCE OF THE MUNICIPALITY OF  
GENERAL TRIAS (2012-2021)**

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***Republic of the Philippines***  
***Region IV-A (Calabarzon)***  
***Province of Cavite***  
***Municipality of General Trias***  
**OFFICE OF THE SANGGUNIANG BAYAN**

**MUNICIPAL ORDINANCE NO.13-02**

***Authors: SB Member Richard R. Parin***  
***SB Member Maurito C. Sison***

**AN ORDINANCE ENACTING THE ZONING REGULATIONS OF THE MUNICIPALITY OF GENERAL TRIAS AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.**

***WHEREAS***, Section 5 of Article II of 1987 Philippine Constitution provides the maintenance of peace and order, the protection of life, liberty, and property, and the promotion of the general welfare as essential for the enjoyment by all the people of the blessings of democracy.

***WHEREAS***, Section 20-c of the Local Government Code provides that local government units shall continue to prepare their respective Land Use Plans enacted through Zoning Ordinances which shall be the primary and dominant bases for the future use of land resources;

***WHEREAS***, Section 447 of the Local Government Code of 1991 provides as police power the Sangguniang Bayan to:

- "xxx (vi) Prescribe reasonable limits and restraints on the use of property within the jurisdiction of the municipality;
- (vii) Adopt a comprehensive land use plan for the municipality: Provided, that the formulation, adoption, or modification of said plan shall be in coordination with the approved provincial comprehensive land use plan;
- (viii) Reclassify land within the jurisdiction of the municipality, subject to the pertinent provisions of this Code;
- (ix) Enact integrated zoning ordinances in consonance with the approved comprehensive land use plan, subject to existing laws, rules and regulations; establish fire limits or zones, particularly in populous centers; and regulate the construction, repair or modification of buildings within said fire limits or zones in accordance with the provisions of the Fire Code;
- (x) Subject to national law, process and approve subdivision plans for residential, commercial, or industrial purposes and other development purposes, and collect processing fees and other charges, the proceeds of which shall accrue entirely to the municipality: provided, however, That, where approval by a national agency or office is required, said approval shall not be withheld for more than thirty (30) days from receipt of the



application. Failure to act on the application within the period stated above shall be deemed as approval thereof;

**WHEREAS**, the local governments are mandated to mainstream disaster risk reduction management and climate change adaptation in development processes such as policy formulation, socioeconomic development planning, budgeting, and governance, particularly in the areas of environment, agriculture, water, energy, health, education, poverty reduction, land-use and urban planning, and public infrastructure and housing;

**WHEREAS**, General Trias is globally competitive, a center of sustainable economic activity in the region where God-fearing, dynamic and cooperative people live in a safe green, and healthy environment, with sufficient and modern infrastructure facilities, led by responsible leaders;

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

**WHEREAS**, the Housing and Land Use Regulatory Board (HLURB) has spearheaded and now assists in coordinating the activities of local governments in comprehensive land use planning;

**WHEREFORE**, on motion of SB Member Richard R. Parin as seconded by SB Member \_\_\_\_\_ hereby enacts the following Zoning Ordinance:

## **Municipal Ordinance No. 13-02**

### **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 General Trias for 2012-2021 and shall be referred to as the Municipal Ordinance No. 13-02.

### **ARTICLE II**

#### **AUTHORITY AND PURPOSE**

**Section 2. Authority.** This ordinance is enacted pursuant to the provisions of the New Local Government Code, RA 7160 Section 447 a.2 (vi-x) dated 10 October 1991, "Authorizing the Municipality through the Sangguniang Bayan to adopt Zoning Ordinance subject to the provisions of existing laws", and in conformity with E.O. No. 72 also known as – Rationalizing the Agencies under or attached to the Office of the President;

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

1. Guide, control and regulate future growth and development of General Trias in accordance with its Comprehensive Land Use Plan.
2. Protect the character and stability of residential, commercial, industrial, institutional, tourism, 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 and comfort, convenience and general welfare of the inhabitants in the locality.
4. Ensure the protection and sustainability of the environment taking into consideration climate change adaptation in synergy with disaster risk reduction and management programs, principles of biodiversity, and preservation of historical and cultural heritage, in all development processes.

**Section 4. General Zoning Principle.** This zoning regulation is based on the approved General Land Use Plan as per Resolution No. \_\_\_\_\_ dated \_\_\_\_\_ for General Trias, Cavite.

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

The definition of the technical terms used in the Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Urban Development Housing Act (UDHA), Philippine Environmental Code, Climate Change Act 2009, Disaster Risk Reduction and Management Act of 2010 and other Implementing Rules and Regulations promulgated by the HLURB. The words, terms and phrases enumerated hereunder shall be understood to have the corresponding meaning indicated as follows:

1. Agricultural Zone (AGZ) – an area intended for cultivation/fishing and pastoral activities, e.g. fish, farming, cultivation of crops, goat/cattle raising, etc..
2. Agro-Industrial Development Zone (AIDZ) - an area primarily intended for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugarcane, etc..
3. Allowable Impervious Surface Area Ratio (AISAR) - the ratio between the coverage of ground level impervious surfaces to the total lot area. This is expressed as a percentage over and above the resultant Percentage of Land Occupancy (PLO) for each development. The computation of impervious surface area coverage shall include spaces outside the building envelope, such as driveways, walks, parking areas, etc., subject for exemption.
4. Buffer Area - these are yards, parks or open spaces intended to separate incompatible elements or uses and to control pollution or related nuisance.
5. Building Height Limit (BHL) - the maximum height allowed for structures or buildings expressed as number of floors or storeys.
6. Cemetery Zone – shall mean a public or private area intended for the burial of the dead and other uses indicated for cemetery purposes.
7. Central Business District – the focal point of the municipality found in the Poblacion area. It is the commercial, office, retail and cultural center of the municipality and usually is the center point for transportation networks, education, economic, political and religious activities.
8. Climate Change - a change in climate that can be identified by changes in the mean and/or variability of its properties and that persists for an extended period typically decades or longer, whether due to natural variability or as a result of human activity.



9. Commercial Development Zone - shall refer to new areas principally categorized for trade, services and business purposes.
10. Certificate of Non-Conformance - certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform to the provisions provided herein.
11. Certificate of Zoning Classification - a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.
12. Compatible Uses - uses or activities capable of existing together harmoniously e.g. residential use and parks and playground.
13. Comprehensive Land Use Plan (CLUP) - a document embodying specific proposals towards guidance, regulation, growth and developmental vision of the municipality. The main components of the CLUP in this usage are the sectoral studies i.e. Environment, Social, Economic, Land Use, Transport, Infrastructure and Local Administration.
14. Conflicting Uses - uses or land activities with contrasting characteristics sited adjacent to each other e.g. residential units adjacent to industrial plants.
15. Conforming Use - a use that is in accordance with the zone regulations as provided for in the Zoning Ordinance.
16. Disaster Risk Reduction –the concept and practice of reducing disaster risks through systematic efforts to analyze and manage the causal factors of disasters, including through reduced exposures to hazards, lessened vulnerability of people and property, wise management of land and the environment, and improved preparedness for adverse events.
17. Easement - open space imposed on any land use/activities sited along waterways, road right-of-ways, cemeteries/memorial parks, utilities and the like.
18. Environmentally Critical Areas - refers to those areas which are environmentally sensitive and are listed in Proclamation 2146 dated 14 December 1981 which can be found in the municipality as follows:
  - a. All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries;
  - b. Areas set aside as aesthetic potential tourist spots;
  - c. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
  - d. Areas of unique historic, archaeological, or scientific interests;
  - e. Areas which are traditionally occupied by cultural communities or tribes;
  - f. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
  - g. Areas with critical slopes;
  - h. Areas classified as prime agricultural lands;
  - i. Recharge areas of aquifers;
  - j. Water bodies characterized by one or any combination of the following conditions:
    - tapped for domestic purposes;
    - within the controlled and/or protected areas declared by appropriate authorities; and
    - which support wildlife and fishery activities.

19. **Environmentally Critical Projects** - refers to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated 14 December 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 mangrove products 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
    - major roads and bridges.
  - e. **Golf Courses**
20. **Exception** - a device which grants a property owner relief from certain provisions of the Zoning Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
21. **Floor/Area Ratio(FAR)** -is the ratio between the Gross Floor Area of a building and the area of the lot on which it stands, determined by dividing the Gross Floor Area of the building and the area of the lot. The Gross Floor Area of any building should not exceed the prescribed Floor Area Ratio (FAR) multiplied by the lot area.
22. **General Commercial Zone (GCZ)** – an area intended for trading, services and business purposes.
23. **General Institutional Zone (GIZ)** – an area principally for general types of institutional establishments, e.g. government offices, schools, hospitals/clinics, academic/research, convention centers.
24. **General Residential Zone (GRZ)** – an area principally for dwelling/housing purposes.
25. **Government Institution Expansion Zone** – an area principally categorized for government institutions and facilities.
26. **Greater Poblacion Zone** - an area intended for the urban expansion of Poblacion.
27. **Gross Floor Area (GFA)** - the GFA of a building is the total floor space within the perimeter of the permanent external building walls (inclusive of main and auxiliary buildings), occupied by:
- a. Office areas;
  - b. Residential areas;
  - c. Corridors;
  - d. Lobbies;
  - e. Mezzanine;



- f. Vertical penetrations which shall mean stairs, fire escapes, elevator shafts, pipe shafts, vertical shafts, vertical ducts, and the like and their enclosing walls;
- g. Machine room and closets;
- h. Storage rooms and closets;
- i. Covered balconies and terraces; and
- j. Interior walls and columns, and other interior features.

Excluding the following:

- k. Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are located; and
- l. Uncovered areas for air conditioning cooling towers, overhead water tanks, roof deck laundry areas and cages, wading or swimming pools, whirlpool or jacuzzis, gardens, courts or plazas.

28. HLURB/BOARD - shall mean the Housing and Land Use Regulatory Board.
29. Impervious Surface - type of man-made surface which prevent the penetration of water underground.
30. Industrial Development Zone –new areas categorized for industrial expansion.
31. Institutional Development Zone - new areas categorized for private/government institutions.
32. Innovative Design – introduction and/or application of new/creative designs and techniques in development projects, e.g. Planned Unit Development (PUD), New Town, etc..
33. Land Use - rational and deliberate allocation of lands to various uses.
34. Land Use Intensity Controls (LUIC) – refer to controls on open spaces (PLO), building bulk (FAR), building height (BHL) and impervious surfaces (AISAR) imposed to control, among others, traffic generation, requirements on utilities, over-building, over-crowding, visual access and to attain the desired zone character. The LUIC is applied as follows:
- a. Maximum Allowable Building Area Per Floor in Square Meters = Lot Area x Allowable PLO
  - b. Maximum Allowable Gross Floor Area in Square Meters = Lot Area x Allowable FAR
  - c. In determining the maximum number of floors per building, BHL regulations shall apply.
- For planned unit development schemes, residential subdivisions and the like, the LUIC shall apply to individual lot parcels. Gross open spaces (defined as common areas, roads, etc.) shall be governed by the requirements of PD 957, BP 220, EO 648 and related regulations. For large scale projects on single blocks, i.e. those that have no lot/parcellary subdivisions, the LUIC shall apply to the gross lot area of the block and the gross floor area of the buildings to be put up therein.
35. Light Industrial Zone (I-1) – a subdivision of an area principally for the following type of industries:
- a. non-pollutive/non-hazardous
  - b. non-pollutive/hazardous

36. Locational Clearance - a clearance issued to a project that is allowed under the provisions of the Zoning Ordinance as well as other standards, rules and regulations on land use. This clearance is required prior to issuance of Building Permit.
37. Medium Industrial Zone (I-2) – an area principally for the following types of industries:
  - a. pollutive/non-hazardous
  - b. pollutive/hazardous
38. Mitigating Device - a means to grant relief in complying with certain provisions of the Zoning Ordinance.
39. Mixed-Use - specific land use being utilized for various uses like residential area with motor shop, residential subdivision with equipment and repair yard, pencil point building of different floor uses.
40. New Residential Development Zone – new area categorized for residential development with basic support services.
41. Non-Conforming Use - existing non-conforming uses/establishments in an area allowed to operate in spite of the non-conformity to the provisions of the Zoning Ordinance subject to the conditions stipulated in the Locational Clearance.
42. Northern/Southern Mixed-Use Development Zone – an area categorized for different but conforming to land development as shown in the Zoning Map.
43. Network of Protected Areas for Agriculture and Agro-Industrial Development (NPAAAD) – refers to agricultural areas identified by the Department of Agriculture in coordination with the National Mapping and Resource Information Authority in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth. The NPAAAD covers the following:
  - a. All irrigated areas;
  - b. All irrigable lands already covered by irrigation projects with firm funding commitments;
  - c. All alluvial plain land highly suitable for agriculture whether irrigated or not;
  - d. Agro-industrial croplands or lands presently planted to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises;
  - e. Highlands or areas located at an elevation of 500 meters or above and have the potential for growing semi-temperate and high-value crops;
  - f. All agricultural lands that are ecologically fragile, the conversion of which will result in serious environmental degradation; and
  - g. Mangrove areas and fish sanctuaries.
44. Official Zoning Map - a duly authenticated map delineating the different zones in which the whole Municipality is divided. Shall also refers to General Zoning Map.
45. Parks and Recreation Zone (PRZ) - an area wherein uses are designed for diversion/amusements and for the maintenance of the ecological balance of the community.
46. Percentage of Land Occupancy (PLO) - defined as a percentage of the maximum allowable floor area of any building (at any floor level) to the total lot size including the main and auxiliary buildings. In case of discrepancy between the specified PLO in this Zoning Ordinance and the Light and Ventilation provisions of the National Building Code, the lesser allowable floor area shall prevail.



47. **Rezoning** – the process of amending or changing the texts and maps of the Zoning Ordinance which includes reclassification procedures under Section 20 of RA 7160.
48. **Rural Area** – area outside of the categorized urban area.
49. **Strategic Agriculture and Fisheries Development Zone (SAFDZ)** – refers to areas within the NPAAAD identified for production, agro-processing and marketing activities to help develop and modernize, with the support of government, the agriculture and fisheries sectors in an environmentally and socio-culturally sound manner.
50. **Setback** - the open space left between the building and property/boundary lines as provided in National Building Code and other subdivision laws.
51. **Socialized Housing Zone (SHZ)** – shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279.
52. **Tourism Oriented and Recreational Zone** – are sites within the municipalities endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.
53. **Urban Area(s)** – refers to all cities regardless of their population density and to municipalities with a population density of at least 500 persons per square kilometer.
54. **Urbanizable Land** – are designated as suitable for urban expansion by virtue of land use studies conducted.
55. **Variance** - a Special Locational Clearance granting 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 a desire to make more money.
56. **Warehouse** – refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.
57. **Waste Disposal Zone** –area categorized for sanitary landfill, waste processing center, hazardous waste treatment facilities can be allowed.
58. **Water Zone (WZ)** – bodies of water that include rivers and creeks except those included in other zone classifications.
59. **Zone/District** -an area within the Municipality as defined by man-made or natural boundaries where specific land use regulations are applied.
60. **Zoning** – division of a community into various districts or zones where allocated land uses are allowed.
61. **Zoning Administrator** - a Municipal government employee responsible for the implementation/enforcement of the Zoning Ordinance.
62. **Zoning Map** – a duly authenticated map delineating the different zones into which the urban area and its expansions are divided.
63. **Zoning Ordinance** – a local legislative measure which embodies regulations affecting land use.

## ARTICLE IV

### ZONE CLASSIFICATIONS

**Section 5. Division into Zones or Districts.** The Municipality of General Trias is hereby divided into 17 general zones, namely, Agro-industrial Development Zone, Commercial Development Zone, Cemetery Zone, General Agriculture Zone, Government Institution Expansion Zone, Greater Poblacion Zone, General Residential Zone, Industrial Development Zone, Institutional Development Zone, Northern Mixed Used Development Zone, NPAAAD Zone, New Residential Development Zone, SAFDZ, Southern Mixed Used Development Zone, Tourism Oriented and Recreational Zone, Waste Disposal Zone, and Socialized Housing Zone. Said divisions are for the purposes of the following:

1. Implementing the General Trias CLUP;
2. Defining specific areas of the Municipality of General Trias, each requiring different standards of development to meet different circumstances present within the zone;
3. Serving the purposes and intent of the Zoning Ordinance.

Unlike conventional zones, which segregate various land uses, the Zoning Ordinance allows mixed uses and places the emphasis on minimizing or buffering any nuisance factors between such uses. The provisions contained herein anticipate the likelihood and desirability of mixing land uses. Further provisions impose criteria to resolve any possible problems and eliminate what might be negative impacts where dissimilar uses are located in proximity. Zones are distinguished according to allowable land use intensities, which are discussed in detail in succeeding articles.

**Section 6. Description of Zones.** The intent and purpose of each zone are described below. The regulations governing each zone are specified in the succeeding articles:

#### **1. Agro-Industrial Development Zone (AIDZ)**

The AIDZ is the existing commercial piggery farm in Barangay San Francisco and is located along Ylang-Ylang River, the boundary between General Trias and Dasmariñas. As the site is encircled by the Southern Mixed – Use Development Area, General Residential Development Area and General Agricultural Area, strict environmental control measures shall be observed for the AIDZ. Regular monitoring with regards to waste disposal, general hygiene, air quality, water quality and the like shall be undertaken.

#### **2. Commercial Development Zone (CDZ)**

The Commercial Development Area comprises Barangays Pasong Camachile I and Pasong Camachile II. This will be the new economic site in the eastern half of the municipality due to the future needs of the residents in the area aside from the plans of putting industrial zone and residential subdivision development thereat, in view of the ongoing 30-meter Advincula public road and CALA road project of the national government.

The other commercial area expected to emerge is situated along Arnaldo Highway in Barangays Pasong Camachile II and Santiago. The existence of SLDIP (NIA Open Canal) will trigger development thereat as an alternate route linking the Poblacion, Governor's Drive and adjoining cities and municipalities. The area is considered to



have high development capability in view of the ongoing Amaia Subdivision and other real estate development in different barangays.

### **3. Cemetery Zone (CZ)**

The Cemetery Zone is located in Barangays Pasong Camachile II, Bacao I, Buenavista III, Manggahan, Vibora, Pinagtipunan and Pasong Kawayan I. The new cemetery site will be located in Barangay San Francisco which shall be developed according to the guidelines of the HLURB.

### **4. General Agricultural Zone (GAZ)**

The General Agricultural Zone is the remaining area of the previously classified Agricultural Development Zone after deducting the SAFDZ, NPAAAD and re-classified properties. Allowed uses shall be under the General Agricultural classification of HLURB. These areas are located in Barangays Navarro, Pasong Camachile I and II, Santiago, Pasong Kawayan I and II, San Francisco, Panungyanan and Alingaro.

### **5. Government Institution Expansion Zone (GIEZ)**

The GIEZ is located in Barangay Navarro. Previously used as a dumpsite, this reserved area shall be rehabilitated for other government use.

### **6. Greater Poblacion Zone (GPZ)**

The Greater Poblacion Area comprises the Poblacion and the urbanized barangays of Navarro, Sta. Clara, San Juan I, Pinagtipunan and portions of Pasong Camachile I, Tapia, Bacao I and San Juan II. The Land Use Plan allows the extension of the Poblacion zone, which is considered the Central Business District and currently the site of the public market, the Municipal Hall, and the church.

The GPZ is considered to have low-to-moderate development capability primarily because of its susceptibility to flooding and its unstable soils. This area has been delineated to achieve uniform building density and to introduce urban development strategies that could further enhance its real estate and cultural values.

### **7. General Residential Zone**

The General Residential Zone comprises pockets of development that have been classified under the previous land use plan. These are residential in nature and the allowed activities shall be part of the General Residential classification of the HLURB.

### **8. Industrial Development Zone**

This zone is located in Pasong Camachile I and II, where the proposed CALA roads will be constructed. The emergence of residential subdivisions nearby will support the manpower resources for the proposed Economic Zone thereat.

### **9. Institutional Development Zone**

The Institutional Development Zone located in Barangay Pasong Camachile I will support the institutional development/services needed by the industrial and residential development thereat.



#### **10. Northern Mixed-Use Development Zone (NMUDZ)**

The Northern Mixed-use Development Area shall be the focus of future urban development in the northern part of the municipality. Commercial and industrial developments are encouraged and the land use intensity control ratings are maintained. As to building height limitation, application of regulations imposed by Air Transportation Office and other related building regulations shall govern the development.

Commercial complexes will be allowed provided that adequate facilities like parking, terminal, environmental facilities, green landscape, pedestrian overpass, loading and unloading area, etc. are complied with.

The Northern MUDA comprises Barangays Tejero, Bacao II and portions of San Juan II, Bacao I and Navarro. Five major roads provide access to the area, namely the Tejero-Bacao-Noveleta Diversion Road, the Rosario-General Trias National Road, the General Trias-Noveleta Provincial Road, Antel-EPZA Road and the newly constructed Advincula Road. This shall be supplemented by programmed by-pass roads near the Tejero area.

The whole area occupied by the Northern MUDA has moderate development capability in as much as it occupies environmentally sensitive land (e.g., susceptible to flooding, unstable plains and proximity to source of air and noise pollution). Developments in the flood prone areas will have to provide adequate drainage facilities while developments in areas with unstable plains will need special foundations. New non-industrial developments that will locate adjacent to the CEPZ will have to provide the necessary buffer yards.

#### **11. Network of Protected Areas for Agricultural and Agro-Industrial Development (NPAAAD) Zone**

The NPAAAD is hereby incorporated into the Zoning Ordinance in order to identify areas that are highly restricted from conversion. The NPAAAD was delineated after deducting the re-classified properties and the special use zones from the previously designated NPAAAD areas. Barangays included in whole or in part are as follows: Barangays Bacao I, Tapia and Alingaro.

#### **12. New Residential Development Zone (NRDZ)**

An area for new residential subdivisions located in Barangays Navarro, Pasong Camachile I and Pasong Camachile II has been defined and will be known as the New Residential Development Zone (NRDZ). This area could serve as a residential expansion for the Northern Mixed-Use and Poblacion Zone. The main road artery is Advincula Road connected to the proposed CALA Road. The proximity of NRDZ to the proposed and existing industrial, commercial and institutional areas make the zone ideal for settlement. This zone will allow socialized housing project in compliance to Republic Act 7279.

These areas are outside the flood prone area of the municipality. The area as a whole is on a level to very gently sloping surface giving the area a high development capability.

### **13. Strategic Agriculture and Fisheries Development Zone (SAFDZ)**

The SAFDZ is hereby integrated into the land use plan as required by the AFMA. As in NPAAAD, the SAFDZ was delineated after deducting the re-classified properties and the special zones from the previously designated SAFDZ areas. It occupies portions of Barangays San Juan II, Sta. Clara, Bacao I, Pasong Camachile I, Pasong Camachile II, Tapia and large portions of barangays Pasong Kawayan I and Pasong Kawayan II.

### **14. Southern Mixed-Use Development Zone (SMUDZ)**

The southern half of the municipality may be characterized as dominated by industrial estates and new residential subdivisions. Most of these existing industries and residential subdivisions chose to locate in the SMUDZ because of the accessibility to the east-west bound National Road of Governor's Drive stretching from Carmona to the provincial capital Trece Martires City. This area consisting mostly of industrial estates and residential subdivisions has been recognized by the CLUP and is known as the Southern Mixed-Use Development Area (Southern MUDA).

The terrain in Southern MUDA ranges in slope from relatively flat (0%-9% slope) to rolling to hilly (10%-20% slope). It occupies most of the municipality's Non-Environmentally Critical Areas (Non-ECA's). As a predominantly Non-ECA, this area is considered to have high development capability. Barangays included in the Southern MUDA in whole or in part are as follows: Pasong Kawayan II, Buenavista I, Buenavista II, Buenavista III, Manggahan, San Francisco, Biclatan, Javalera, and Panungyanan.

### **15. Tourism-Oriented and Recreation Zone (TORZ)**

The Tourism-Oriented and Recreation Area (TORA) is located in the southern tip of General Trias. The TORA covers areas in Barangays Biclatan, Javalera, Alingaro and Panungyanan and portions of Santiago and San Francisco. The total land area of the TORA is mostly made up of the Eagle Ridge and Golf and Country Club. Some grazing lands and orchards are part of this zone. These agricultural lands can have some tourism or leisure value if developed and marketed properly. The main access to the Tourism-Oriented and Recreation Zone is the General Trias-Amadeo Road which means it can be reached from the Governor's Drive junction at Barangay Manggahan and from the municipality of Amadeo in the south. The TORA may also be reached from the west via some minor roads originating in Trece Martires City.

High development capability is expected in the TORA since the area is within the lowland and upland agricultural areas free from traffic congestion and environmental hazard. Because of the absence of any environmental hazard this zone is considered to have high development capability.

### **16. Waste Disposal Zone**

The Waste Disposal Zone is located in Barangays Tapia and Pasong Camachile II. This shall be devoted to solid waste facilities and waste generated by industries subject to compliance to RA 9003, RA 6969 and other related DENR laws.

### **17. Socialized Housing Zone**

Socialized Housing area is located in Barangays Pinagtipunan and San Francisco.



## **18. Road Rights-of-Way Zone**

Road Rights-of-Way Zones are hereby delineated to ensure the realization of the road network layout as envisioned in the CLUP.

## **19. Water Zone**

Refers to waterways like rivers, streams, canals and its tributaries. Its protection and preservation is covered by PD 1067, DENR AO 97-05, Provincial Ordinance 2003-005, Clean Water Act of 2004 (RA 9275) and other related laws.

**Section 7. Zoning Map.** It is adopted as an integral part of the Zoning Ordinance, the Official Zoning Map of the Municipality duly signed by the Mayor and authenticated by the Sangguniang Panlalawigan. The designation, location and boundaries of the zones herein established are shown and indicated in the said Official Zoning Map. The following Appendices show the various zones of the municipality:

Appendix A: General Zoning Map (2012-2021)

Appendix B: Road Rights-of-Way Zone Map

**Section 8. Zone Boundaries.** The locations and boundaries of the above-mentioned zones into which the municipality has been subdivided are hereby identified and specified as follows:

- 1. Agro-Industrial Development Zone** – is located at Barangay San Francisco by Lot No. 2612-A and B; bounded on the North East (NE) and South East (SE) by Ylang-Ylang River, boundary of City of Imus; South West (SW) and North West (NW) by creek.
- 2. Commercial Development Zone** – bounded by Lot Numbers 1981 (portion), H21 (portion), H25 (portion) and H26 (portion) located at Barangay Pasong Camachile I and all lots adjoining Arnaldo Highway by Lots 2541-G (portion), 2373 (portion), 2374 (portion), K25 (portion), N10 (portion) and 2368 (portion) located in Barangay Pasong Camachile II and Barangay Santiago.
- 3. Cemetery Zone** – described by Lot Numbers 347 (Beatriz Cemetery), and Public Cemetery located in Barangay Bacao I; Public, Private and Municipal Cemetery located in Barangay Vibora; Lot Numbers 1849 and 1846 (St. Francis Memorial Park) located in Barangay Pinagtipunan; Lot Numbers 2501, 2502 and 3262 (Himlayang General Trias) located in Barangay Pasong Camachile II; Lot 2295 (Way of the Cross Memorial Park formerly Lakeview Memorial Park) located in Barangay Pasong Kawayan II; Lot 2741 (Buenavista Cemetery) located in Barangay Buenavista III; Paradise Garden located in Barangay Manggahan; Lot 2612 (portion) located in Barangay San Francisco.
- 4. General Agriculture Zone** – located in Barangay Navarro by Lot Numbers 2470 and 2471 bounded on the North East (NE) and South East (SE) by Ylang-Ylang River, on the South (S) by Lot 2437, on the South West (SW) by 2470-B, on the West (W) by new road and on the North (N) by Lot 2625-A; on Barangay Pasong Camachile I by Lot Numbers 3140, 2474, 2482-B1, H30, H31, H32, H33 and 2489; on Barangay Pasong Camachile II by Lot Numbers 2487-B, 2488, 2482 (portion), N29, N28, 2503, N30, N31, N36, 2526, 2513, 2510, 2511, 2512, 2530, 2531, 2534, 2218, N12, 2535, 2529-A, 2492 (portion) on Barangay Santiago by Lots 2545, 2536, 2415, 2536, 2545, 2547, 2552 (portion), 2532, 3197, 3156,



3159, 3160, 2567, 2574, 3526 (portion), 2414-B, 2417-A, 2417 (portion); 2438, 3079, M1, M2, M3, M8, 2443, 3334, 2432, 2066, 2257, 2237-A and B, 2236, K1, 2235, 2302, K5, K16, 2378, K12, 2411 (portion), K17, K68, 2420, 2436, 2442, 2438, 2603 and 3079; on Barangay Pasong Kawayan I by Lots 2254, 2262, J9, J12 and 2326; on Barangay Pasong Kawayan II by Lots 2336, 2337 and 2342; on Barangay Buenavista I by Lots L28, L29, L30, L21, 3139-C, 3139-P; on Barangay San Francisco by Lots M12, M13, M20, M21, M22, M25, 2608 (portion), 3168, 3169, 2658, and 2653; on Barangay Panungyaran by Lot 2956 and on Barangay Alingaro by Lots 2961-C (portion) and 2962.

5. **Government Institution Expansion Zone** – described by Lot 2470-B located at Barangay Navarro.
6. **Greater Poblacion Zone** – bounded by Birmingham Subdivision; lots 443, 442, 322, 321, 307, 2256 (portion), 1660 (portion) located in Barangay Bacao I; bounded by Lots 1693, 1694, 1695, 1715, 1720, 1722, 1729, 1721, 1752, 1743, 1753, 1754, 1755, 1756, 1767-A, and 1768-A located in Barangay Navarro; bounded by Eco-Trend Subdivision, Grand Riverside Subdivision, Camachile Subdivision, Sunterra Place, Lots 2015, 1944, 1948-A, 2022, 1814, 1815, and Lot G14 located in Barangay Pasong Camachile I; bounded by Lots 1821, 1812, 1811, 1800, 1810, 1805, 1808, 3043, 1782 (portion), 1779, 1781, 1750, 1746, 1771, Santa Clara Subdivision, 1770 (G6), 1786 and 1788 located in Barangay Santa Clara; bounded by Pulcena Subdivision, Lots 1872, 1867, 1865, 1861, 1860, 1859, 1848, 1847, 1551, 1552, F5, F6, 1853, 269-C, 263, F2, F3, F1, Roman Subdivision, 1821, 1826, 1824, 1823, 1863, F13, F14 and F15 located in Barangay Pinagtipunan; bounded by Lots 267, 269, 266, 268, 271, Riverside Subdivision, Lots 277, 278, 282, 284, 286, 287, 289, 308, General Trias Homes Subdivision, 299, 298, C11 and C12 located in Barangay San Juan I; bounded by Lots 469 (portion), Royal Village Subdivision, 303, 310, (C9), 509, 456, 331, 316, 283, 289 (portion) and 287 located in Barangay San Juan II.
7. **General Residential Zone** – bounded by Lots 1881, 1844, 1843, South City Grand Villas, Bella Vita Subdivision, Lot 1886, Lopez-Gomez compound and all lots adjacent to National Road located in Barangay Tapia; bounded by Lots 2204, 3062, 3063 (portion), 2241, 2242 (portion), 2243 (portion), 2256, Birmingham Sotera, 2229, Saint Agustin Subdivision, J15, J16, J17 and all lots adjacent to National Road located at Barangay Pasong Kawayan I; bounded by Lots 2305, 2333, 2332, South Square Village, 2335, 3140, 2343 (portion), 2334 and Rainbow Ville Subdivision located in Barangay Pasong Kawayan II; bounded by Queenstown Subdivision located in Barangay Buenavista I; bounded by Lots 1943-B, 2015-B (portion), 2014, 2013 (portion), Sulukan Street, Lots 2016, 2017, 2018 and 2019 located in Barangay Pasong Camachile I; bounded by Lots 2075, 2541-G-3, 2185, 2133, 2368, N10 and all lots along Bagong Kalsada Road and Provincial Road, San Jose Town Homes, lots 2526, 3161, 2524, 2482 (KAKAMPI Foundation), San Benito Homes, Maricris Complex Subdivision, Wellington Homes, N33, N34, N35 located in Barangay Pasong Camachile II; bounded by Lots K24, K25, Amaia Scapes Subdivision, 2374, 2411, 2417 (portion), K61, Cavite-LRTA Housing Project, 2421, 3176, Bella Vista Subdivision, 2473, 2541, 2414, 3218, 2439 (portion), Parklane Subdivision (portion), Ville de Palme, 2574, Saint Joseph the Worker Subdivision, Cyber Greens Subdivision, 2556, 2554, 2544, 3196, 2559, 2532 and KPNP Subdivision located in Barangay Santiago;



bounded by Lots 2568, 2571, Parklane Subdivision (portion), K49, K56, M23, Maravilla and Bel Aldea Subdivisions, K57, 3170, 2583 (portion) located in Barangay San Francisco; bounded by Stanford City, 2961-B, 2960-D (portion), 2960-H (portion), 2967, 2966-J, 2966-H, 2966-F, 2966-A and 2966-B located in Barangay Alingaro.

- 8. Industrial Development Zone** – bounded by Lots 2004, 2011, 2012, 3066, 2492-D 2005, H20, H21 and H27 located in Barangay Pasong Camachile; Bounded by Lots 2492-A and C, 2491, 2490, N9, N8, N14, N15, N16, N17, N18, N19, N20, N21, 2072 (portion), 2011, 2493, 2497, 2509, 2519, 2527-A, & 3089 located in Barangay Pasong Camachile II.
- 9. Institutional Development Zone** – bounded by Lots 1986 (portion), 1989 (portion), 2479 (portion) and Lot 2481 (portion) located in Barangay Pasong Camachile I.
- 10. Northern Mixed Use Development Zone** – bounded by Lot Numbers 1530, 1521, B4, B5, 1545, 1544, 1546, Antel Grand Village, 1553, 1561, 1562, 1563, 1597, 1587, 1582, 1583, 1570, B17, B18, B19, B20, B10, 430, 431, 432, Lavanya Subdivision (Phase I), 528, 543, portion of Cavite Export Processing Zone, 1527, 1503, 1502 and Majestic Industrial Estate located in Barangay Bacao II; bounded by Lot Numbers 404, B11, B22, 1579, 1581, 1584, portion of Antel Grand Village, 1623, 1626, 1627, 1628, 1629, 1646, 1647, 1673, 1648, 1649, 1645, 1643, 3130, 1653, 1642, Kensington Phase 10, 1658, 1659, 1657, 1656, 1636, 1635, 1610, 1613, 358, 359, 360, 362, 363, 370, 371, B37, B36, B35, Lavanya Subdivision (Phase 2 and 3), 421, 409 (portion), 425, 553, 534, 533, 532, 531, 535, 427 located at Barangay Bacao I; bounded on Lots 596, Heritage Subdivision, 567, 568, portion of Cavite Export Processing Zone, 536, 450, 451, 453, 466, 463, Dream Homes Subdivision (portion), A7, 481, A8, A11, 511, 512, 514, 516, 517, 518, 521, 581, 582, 583, 584, 585, 587, 589, 3107, 591, 3105, 595 located in Barangay Tejero; bounded on Lots 494, 495, 497, 498, 502, 503, 504, 505, 507, 508, 509, 482 (portion), 483, 472, Dream Homes Subdivision (portion) located in Barangay San Juan II; bounded by Lot Numbers 1661, 1662, 1663, PROFRIENDS Subdivision, Lots 3131, 1711, 1712, E2, E3, 2429, PROFRIENDS Subdivision, 1720, 1706, 1705, 1726, 1725, ACM Paramount and Woodstock Subdivisions, 1724, ACM Peninsula Homes, 1716, 1688, 1675, 1692 located in Barangay Navarro.
- 11. Network of Protected Areas for Agricultural and Agro-Industrial Development Zone (NPAAAD)** – bounded by Lots 364, 366, 408, 410, B24, B25, 421, 435, 436, 437, 438, 439, 440, 441, B26, 346, 347, 349, 336, 342, 356, 415 and 414 located in Barangay Bacao I; bounded by Lots 1879, I2, 1883, 1887, 1886, I3, I5, I6, I7, 1916, 1917, 2203, I14, I15, J2 (portion), 2205, 2020, 2199, 1918, 1919, 1922, 1920, 1905, 1886-A and 1882 located in Barangay Tapia; bounded by Lots 2961-C (portion), 2960-A, 2960-B, 2930-C (portion), 2960-D (portion), 2960-F, 2960-G, 2960-H, 2960-I, 3778, 2975-A and 2976 located in Barangay Alingaro.
- 12. New Residential Development Zone** – bounded by Lots 1741, 1740, 1727, 3042, 1797, 1798, 1728, 1738, 1784, 1729, 1794, 2459 (portion), 3424, E6, 2465, 2448, 2464, 2625, E18, E15, 1965, E14, 1958, 1969, 1970, 1955, 1801, 1792, 1768, 1757, 1792, 1793 (portion), E23, 1744 located in Barangay Navarro; bounded by Lots 2437, 2477, 2479 (portion), 1986 (portion), 1981 (portion), 1990 (portion), H18 (portion), 1994, 1935, 2002, 2013, H5, H8, H7, H9, 1964, 1950, H13, 2003, 2424 & H29 located in Barangay Pasong Camachile I; & Lot 2541-G (portion) located at Barangay Pasong Camachile II.



- 13. Strategic Agriculture and Fisheries Development Zone (SAFDZ)** – bounded by Lot Numbers 447, 449, B23 and Lot 444 located in Barangay Bacao I; bounded by Lots 446, 464, 454, 459, 460-A and B, 471, 473, 2450, 490-B, 470, 469-D, 468-A, C8 located in Barangay San Juan II; bounded by lots G11, G12 and G13 located in Barangay Sta. Clara; bounded by Lots 1816, 1827, 1836, 1950, H41, H40, H39, H38, H37, 1943 (portion), 1837, 1839, 1936, 1928, 1935, 1938, 1838, 1839, H1, 1826, 1832, 1818 located in Pasong Camachile I; bounded by Lots 2090, 2099, 2093, N6, 2179, N5, 2256 (portion), 2369, 3079, 2367, 2385, 2234, 2233, 3050 (portion), 2332, 2231, 1941, 1928, 1940 located in Barangay Pasong Camachile II; bounded by Lots 1930, 1931, 1927, 1924, 2204 (portion), I16, 2244, 1923, 1912 located in Barangay Tapia; bounded by Lots I13, 2215, J2 (portion), 2211, 2020 (portion), 2212, 2217, 2242 (portion), J5, 2256 (portion), 2224, 2223, 2227 (portion), 2272, J13, 2306, J10, 2221, 2281, 2280, 2217, J1 located in Barangay Pasong Kawayan I; bounded by Lots 2349, 2310, 2340, 2344, 2345, J22, 2920, J42, J43, 3181, J50, 3185, J45, J46, J47, J48, 2318, 2317, 2311 located in Barangay Pasong Kawayan II.
- 14. Southern Mixed Use Development Zone** – bounded by Lot 2310, Belvedere Towne Subdivision, Belmont Hills Subdivision, Lot 2676, 2675, J32, Pamayanang Maliksi Subdivision, Lot, 3307, J39, 3287, 3261, Centro De Oro Subdivision, Lots 3297, J25, 3292, 2668 located in Barangay Pasong Kawayan II; bounded by Rio De Oro Subdivision, II Giardino Subdivision, Lots 3139-R, 3139-Q, L22, L23, L26, L27, Santo Rosario Village, Lot 2339, L32, L31, L34, L35, L50, L52, 2625-B, Mayflower County Subdivision, Lot 2360-B, L20, L18 and L17 located in Barangay Buenavista I; bounded by Golden Gate Industrial Subdivision Phase 1 and 2, lots 2653, L47, L48, P44 (portion), P31, P42, P43, P18, P19, P20, Tahanang Yaman Homes, Lot 2656 and P1 located in Barangay Buenavista II; bounded by Lots 2765, 2828, 2829 (portion), Metropolis Greens Subdivision (portion), Lot 2824, Tierra Solana Subdivision, Lot 2823, P21, P22, P29, P30, P45, Jewel Homes Subdivision, P51 located in Barangay Buenavista III; bounded by Pasadena Heights Subdivision, Lots 2836, Metropolis Greens Subdivision (portion), N1, N2, Stateland Subdivision, Arnaldo Properties, Lot 2849, Oriental Gardens (portion), Metro South Subdivision (portion) located in Barangay Manggahan; bounded by Metro South Subdivision (portion), Ara Vista Subdivision, Governor Hills Subdivision, Coca Cola Properties, Greenbreeze Subdivision, Lots 2931, 2930, Metro South Extension located in Barangay Biclatan; bounded by Golden Gate Industrial Subdivision (Phase 3) and Lot 2955 located in Barangay Panungyanan; bounded by Lot 2932 (portion), Gateway Business Park, Javalera Relocation Site (Phase 1), Lot 2954 (portion), 2938, Lot 7, Lot 6, Lot 5 (LRC) Pcs-13434 located in Barangay Javalera; bounded by Lots 2613, Mistral Plains Subdivision, Tierra Nevada Subdivision, Sunny Brooke I Subdivision, Lot 2680, Maravilla Subdivision, BelAldea Subdivision, M23, M24, 2852, M22, 2867, Crystal Aire Subdivision, Tropical Village (Pabahay 2000 Subdivision), Sunny Brooke 2 and 3 Subdivisions, M18, M11, 3175, M17, M16, M27, 2608 (portion), 2607, 3167, 2616 & 3200 located in Barangay San Francisco; on Barangay Santiago by lots 3172 & M19.
- 15. Tourism Oriented and Recreational Zone** – bounded by Lots 2439 (Sports Park), 2604, 2608, 3164, M6, M5, K60 (portion) located in Barangay Santiago; bounded by Lots M27, M15, 2615, M14, 2606 located in Barangay San Francisco; bounded by Lot 2975 located in Barangay Javalera; bounded by Lot 2971 located in Barangay Panungyanan; bounded by Eagle Ridge Subdivision located in Barangay Javalera and Panungyanan.
- 16. Waste Disposal Zone** – described by Lot Number 2038, I17, 1926, 1948 located in Barangay Tapia; bounded by Lots 1942, 2230 and 3050-B located in Barangay Pasong Camachile.



- 17. Socialized Housing Zone** – described by Lot Number 1863 located in Barangay Pinagtipunan; bounded by Lot 2608 (portion) located in Barangay San Francisco.

**Section 9. Interpretation of the Zone Boundary.** In the interpretation of the boundaries for any of the zones indicated on the Official 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 lines shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow barangay boundary lines, the delineation shall be based on those indicated on the cadastral maps.
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated in the Official Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
4. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line should be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries following bodies of water shall be subject to public easement requirements as provided in the Water Code, in the provisions of this ordinance and with other applicable regulations.
5. Where a zone boundary line divides a lot of single ownership, as of record at the effective date of the Zoning Ordinance, the lot shall be construed to be within the zone where the dominant portion of the lot is located. In case the boundary line bisects the lot, it shall fall in the zone where the principal structure falls.
6. Where zone boundaries are said to be as indicated in the Official Zoning Map, the location of the parcel in consideration shall be referred to from the cadastral map and overlaid to the former.
7. The mapped location of the property in consideration shall prevail over that of the textual description.

## **ARTICLE V**

### **ZONE REGULATIONS**

**Section 10. General Provision.** The Municipality recognizes that any land use is a use by right but provides that the exercise of such right shall be subject to the review standards of the Zoning Ordinance. The uses enumerated in the succeeding sections are not exhaustive or 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 and ecological/biophysical potential of the locality with due regard to the maintenance of the essential qualities of the zone.

Specific uses/activities for lesser density within a particular zone (R-1) may be allowed within the zone of higher density (R-2, R-3) but not vice versa, nor in another zone and

its subdivisions (e.g. GC, 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..

**Section 10.A - Use Regulations in Agro-Industrial Zone (AIZ).** In Agro-Industrial Zone, the following uses shall be permitted:

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

**Section 10.B - Use Regulations in Commercial Development Zone (CDZ).** In this zone shall be for business/trade/service uses. Within the zone the following types of establishment shall be allowed:



1. Offices like:
    - a. office building
    - b. office condominium
  2. General retail stores and shops like:

<ol style="list-style-type: none"><li>a. department store</li><li>b. bookstore and office supply shop</li><li>c. home appliance center</li></ol>	<ol style="list-style-type: none"><li>d. car shop</li><li>e. photo shop</li><li>f. flower shop</li></ol>
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  3. Food markets and shops like:

<ol style="list-style-type: none"><li>a. bakery and bake shop</li><li>b. wine store</li></ol>	<ol style="list-style-type: none"><li>c. grocery</li><li>d. supermarket</li></ol>
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  4. Personal service shops like:

<ol style="list-style-type: none"><li>a. beauty parlor</li><li>b. barber shop</li></ol>	<ol style="list-style-type: none"><li>c. sauna bath and massage clinic</li><li>d. dressmaking and tailoring shops</li></ol>
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  5. Recreational center/establishments like:
    - a. movie houses/theatre
    - b. play court e.g. tennis court, bowling lane, billiard hall
    - c. swimming pool
    - d. day and night club
    - e. stadium, coliseum, gymnasium
    - f. other sports and recreational establishment
  6. Restaurants and other eateries
  7. Short term special education like:

<ol style="list-style-type: none"><li>a. dance schools</li><li>b. school for self defense</li></ol>	<ol style="list-style-type: none"><li>c. driving schools</li><li>d. speech clinics</li></ol>
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  8. Storerooms but only as may be necessary for the efficient conduct of the business
  9. Commercial condominium (with residential units in upper floors)
  10. Commercial housing like:

<ol style="list-style-type: none"><li>a. hotel</li><li>b. apartment</li><li>c. apartel</li><li>d. boarding house</li></ol>	<ol style="list-style-type: none"><li>e. dormitory</li><li>f. pension house</li><li>g. club house</li><li>h. motel</li></ol>
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  11. Embassy/Consulate
  12. Library museum
  13. Filling Station/ service station
  14. Clinic
  15. Vocational/technical school
  16. Convention Center and related facilities
  17. Courier Service
  18. Security agency
  19. Janitorial services
  20. Bank and other financial institutions
  21. Radio and television station
-

22. Building garage, parking lot
23. Bakery and baking of bread, cake, pastries, pies, and other similar perishable products
24. Custom dressmaking shop
25. Custom tailoring shop
26. Commercial and job printing
27. Typing and photo engraving services
28. Repair of instruments, appliances, furniture, motor, equipment and personal accessories
29. Manufacture of insignia, badges and similar emblems except metals
30. Transportation terminals/garage with or without repair services, pay parking area
31. Machinery display shop/center
32. Gravel and sand
33. Lumber/hardware
34. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
35. Printing and publishing of books and pamphlets, printing cards and stationary
36. Manufacture of signages and advertising displays (except printed)
37. Chicharon factory
38. Manufacture of wood and rattan furniture including upholstery
39. Manufacture of box beds and mattresses
40. Welding and machine shops service operation (repairing/rebuilding, or custom job orders)
41. Junk shop
42. Lechon or roasted pig, chicken and fish
43. Manufacture of biscuits, cookies, crackers and other similar bakery and pastry products
44. Repacking of food products e.g. fruits, vegetables, sugar and other related products
45. Garden or landscape shops
46. Funeral parlors, mortuaries and crematory services and memorial chapels
47. Other commercial activities not elsewhere classified

**Section 10.C. Use Regulations for Cemetery Zone** – Permitted uses within Cemetery Zones are the following:

1. Memorial Park/Cemetery
2. Funeral parlors, mortuaries and crematory services and memorial chapels
3. All other uses like flower shop, canteen and retail stores compatible to cemetery operations.

**Section 10.D. Use Regulations for General Agricultural Zone (GAZ)** - shall be principally used for crop, livestock and poultry production. Permitted uses within Agricultural Zones are the following:

1. Cultivation, raising and growing of staple such as rice, corn, cassava and the like
2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushroom culture, snake culture, crocodile farm, monkey raising and the like
4. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouse



5. Ancillary dwelling units/farmhouse for tillers and laborers
6. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
7. Pastoral services 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:
  - a. Number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
  - b. There shall be no change in the outside appearance of the building premises;
  - c. No home occupation shall be conducted in any customary accessory uses cited above;
  - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighbourhood and any need for parking generated by the conduct of such occupation shall be met off the street in place other than required front yard;
  - e. No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odours and electrical interference detectable to the normal sense and visual or audible interference in any radio or television receiver or causes fluctuation in line voltage off the premises.
9. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservation, etc. provided that:
  - a. Such home industry shall not occupy more than thirty (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance.
  - b. Monetary capital allotment of the project shall not exceed the capital requirement set by the Department of Trade and Industry (DTI).
  - c. Such home industry shall consider same provisions as enumerated in No. 8 under letters c, d and e of Home Occupation, this section.
10. Backyard raising of livestock and fowl, provided that:
  - a. For livestock – a maximum of 1 sow and 10 heads
  - b. For fowl – a maximum of 500 birds

**Section 10.E. Government Institution Expansion Zone** – the following uses shall be allowed:

1. Government offices to house national or local offices in this area
2. Colleges, universities, vocational and trade school, technical schools and other institutions for higher learning
3. Hospitals and clinics
4. Scientific, cultural and academic centers and research facilities except nuclear radioactive, chemical and biological warfare facilities
5. Museums

6. Student housing e.g. dormitories, boarding house
7. All uses allowed in tourism oriented and recreation zone that supports Government Institution Expansion Zone

**Section 10.F. Greater Poblacion Zone** – the following uses shall be allowed:

1. Government center to house national, regional or local offices in this area
2. Colleges, universities, professional business schools, vocational and trade school, technical schools and other institutions for 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
10. All uses allowed in tourism oriented and recreation zone that supports Greater Poblacion Zone
11. All uses allowed in General Residential Zone

**Section 10.G. General Residential Zone** – shall be used principally for dwelling/housing purposes so as to maintain peace and quiet of the area within the zone. The following are the allowable uses:

1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Residential Condominium
4. Apartment
5. Hometel
6. Pension House
7. Hotel Apartment or Apartel
8. Dormitory
9. Boarding House
10. Branch libraries and museums
11. Customary accessory uses like:
  - a. Servants Quarter
  - b. Private Garage
  - c. Guard House
12. Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
  - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
  - b. There shall be no change in the outside appearance of the building premises;
  - c. No home occupation shall be conducted in any customary accessory uses cited above;
  - d. No traffic shall be generated by such home occupation which in greater volume than would be expected in a residential neighbourhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than required front yard;



- e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odours and electrical interference detectable to the normal senses and visual or audible interferences in any radio or television receiver or causes fluctuation in line voltage off the premises.

**13. Home Industry Classified as cottage industry provided that:**

- a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance.
- b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI).
- c. Such shall consider same provisions as enumerated in letter c, d and e, number 12, home occupation; this section.

**14. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:**

- a. Swimming Pool
- b. Pelota Court
- c. Others

- 15. Nursery/Elementary School
- 16. High School
- 17. Vocational School
- 18. Sports Club
- 19. Religious Use
- 20. Multi-purpose hall/barangay hall
- 21. Clinic, nursing and convalescing home, health center
- 22. Plant Nurseries
- 23. Centralized Sewerage and Septage Treatment Facility/System

**Section 10.H. Industrial Development Zone** – the following uses shall be allowed:

**Section 10.H.1. Light Industrial Zone (I-1)** – Non-pollutive/Non-hazardous industries:

- 1. Drying fish
- 2. Biscuit Factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products
- 3. Doughnut and hopia factory
- 4. Manufacture of macaroni, spaghetti and vermicelli and other noodles
- 5. Other bakery products not elsewhere classified,(n.e.c.)
- 6. Life belts factory
- 7. Manufacture of luggage, handbags, wallets and small leather goods
- 8. Manufacture of miscellaneous products of leather and leather substitute
- 9. Manufacture of shoes except rubber, plastic and wood
- 10. Manufacture of slipper and sandal except rubber and plastic
- 11. Manufacture of footwear parts except rubber and plastic
- 12. Printing publishing and allied industries

13. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
14. Manufacture or assembly of electronic data processing gadgets, equipment, machineries and accessories
15. Renovation and repair of office machinery
16. Manufacture or assembly of miscellaneous office machines
17. Manufacture of rowboats, bancas, sailboats
18. Manufacture of animal drawn vehicles
19. Manufacture of children vehicles and baby carriages
20. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
21. Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
22. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
23. Quick freezing and cold packaging for fish and other sea foods
24. Quick freezing and cold packaging for fruits and vegetables
25. Popcorn/Rice factory
26. Manufacture of surgical/medical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
27. Manufacture of orthopaedic and prosthetic appliances (abdominal supporter, ankle supports, arch supports artificial limb, kneecap, supporters, etc)
28. Manufacture of photographic equipment and accessories
29. Manufacture or assembly of optical instruments
30. Manufacture of eyeglasses and spectacles
31. Manufacture of optical lenses
32. Manufacture of watches and clocks
33. Manufacture of pianos
34. Manufacture of string instruments
35. Manufacture wind and percussion instrument
36. Manufacture of assembly or electronic organs
37. Manufacture of sporting gloves and mitts
38. Manufacture of sporting balls
39. Manufacture of gym and playground equipment
40. Manufacture of sporting tables (not rubber or plastic)
41. Manufacture of other sporting and athletic goods n.e.c
42. Manufacture of toys and dolls except rubber and mould plastic
43. Manufacture of pens, pencils and other office artist materials
44. Manufacture of umbrella and canes
45. Manufacture of buttons except plastic
46. Manufacture of brooms brushes and fans
47. Manufacture of needles, pens, fasteners and zippers
48. Manufacture of insignia badges and similar emblems (except metal)
49. Manufacture of signs and advertising displays (except printed)
50. Small-scale manufacture of ice cream

**Non-pollutive/Hazardous Industries:**

1. Manufacture of house furnishing
2. Textile bag factories
3. Canvass bags and other canvass products factory



4. Jute bag factory
5. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
6. Manufacture of fiber, batting, padding and upholstery filling except choir
7. Men's and boy's garment factory
8. Women's and girls' and ladies' garment factory
9. Manufacture of hats, gloves, handkerchief, neckwear and other related clothing accessories
10. Manufacture of raincoats and waterproof garments except jackets
11. Manufacture of miscellaneous wearing apparel except footwear
12. Manufacture of miscellaneous fabricated mill work
13. Manufacture of wooden and cane factory
14. Sawali, nipa and split cane factory
15. Manufacture of bamboo, rattan and other cane baskets and wares
16. Manufacture of cork products
17. Manufacture of wooden shoes, shoe lace and other similar products
18. Manufacture of miscellaneous wood products
19. Manufacture of miscellaneous furniture and fixture except primarily of metal
20. Manufacture of paper stationary, envelopes and related articles
21. Manufacture of dry ice
22. Repacking of industrial products e.g. paints varnishes and other related products.

**Section 10.H.2. Medium Industrial Zone (I-2) - Pollutive/Non-hazardous:**

1. Manufacture and canning of ham, bacon and native sausage
2. Poultry processing and canning
3. Large-scale manufacture of ice cream
4. Corn mill/Rice mill
5. Chocolate and cocoa factory
6. Candy factory
7. Chewing gum factory
8. Peanuts and other nuts factory
9. Other chocolate and other confectionary product
10. Manufacture of flavouring extracts
11. Manufacture of food products(vinegar vetsin)
12. Manufacture of fish meal
13. Oyster shell grading
14. Manufacture of medicinal and pharmaceutical preparations
15. Manufacture of stationary, art goods, cut stone and marble products
16. Manufacture of abrasive products
17. Manufacture of miscellaneous non-metallic minerals products
18. Manufacture of cutlery, except table flatware
19. Manufacture of hand tools
20. Manufacture of general hardware
21. Manufacture of miscellaneous cutler hand tools and general hardware
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
26. Manufacture of fabricated structural iron 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
30. Manufacture of metal cans, boxes and containers
31. Manufacture of stamped quoted 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
36. Manufacture of assembly of agricultural machinery and equipment
37. Native plow and harrow factory
38. Repair of Agricultural machinery
39. Manufacture or assembly of service industry and 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
46. Manufacture and repair of electrical apparatus
47. Manufacture and repair of electrical cables and wires
48. Manufacture of other electrical industrial machinery and apparatus
49. Manufacture or assembly of electric equipment radio and television, tape recorders, stereo
50. Manufacture or assembly of telephones and telegraphic equipment
51. Manufacture of other electronic equipment and apparatus
52. Manufacture of industrial and commercial electrical appliances
53. Manufacture of household cooking, heating and laundry appliances
54. Manufacture of other electrical appliances
55. Manufacture of electric lamp fixtures

**Pollutive/Hazardous Industries:**

1. Flour mills
2. Cassava flour mill
3. Manufacturing of coffee
4. Manufacturing of unprepared animal feeds, other great milling
5. Production prepared feeds for animals
6. Cigar and cigarette factory
7. Weaving hemp textile
8. Jute spinning and weaving mills
9. Hosiery mill
10. Underwear and outwear knitting mills
11. Fabric knitting mills
12. Manufacture mats and matting
13. Manufacture of carpet and rags
14. Manufacture of cordage, rope an twine
15. Manufacture of related products from abaca, sisal henequen, hemp, cotton, paper, etc.
16. Manufacture linoleum and other surfaced coverings
17. Manufacture of artificial leather, oil cloth and other fabrics except rubberized
18. Manufacture of miscellaneous textile
19. Manufacture of rough lumber, unworked



20. Manufacture of worked lumber
21. Re-sawmills
22. Manufacture of veneer, plywood and hardwood
23. Manufacture of doors, windows and sashes
24. Treating and preserving of woods
25. Manufacture of wood and cane blinds, screens and shades
26. Manufacture of containers and boxes of paper and paper boards
27. Manufacture of miscellaneous pulp and paper products
28. Manufacture of perfumes, cosmetics and other toilet preparation
29. Manufacture of waxes and polishing preparations
30. Manufacture of candles
31. Manufacture of inks
32. Manufacture miscellaneous chemical products
33. Tire retreating and rebuilding
34. Manufacture of rubber shoes and slippers
35. Manufacture of industrial and moulded rubber products
36. Manufacture of plastic foot wear and furniture
37. Manufacture of other fabricated plastic products
38. Manufacture of tables, kitchen articles, pottery, china and earthenware and flat glass containers
39. Manufacture of clay bricks clay tiles and hollow clay tiles
40. Manufacture of miscellaneous structural clay products
41. Manufacture of structural concrete products
42. Manufacture of asbestos products
43. Manufacture of engines and turbines except motor vehicles, marine and aircraft
44. Manufacture of metal cutting, shaving and finishing machinery
45. Manufacture of wood work machinery
46. Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
47. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
48. Manufacture, assembly, rebuilding, repairing of paper industry machinery
49. Manufacture, assembly, rebuilding, repairing of printing, trade, machinery and equipment
50. Manufacture of rice mills
51. Manufacture of machines for leather and leather products
52. Manufacture of construction machinery
53. Manufacture of machine clays, stove and glass industry
54. Manufacture, assembly, rebuilding, repairing of miscellaneous special industrial machinery and equipment
55. Manufacture of dry cells, storage battery and other batteries
56. Boat building and repairing
57. Manufacture of locomotives and parts
58. Manufacture of railroad and street cars
59. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
60. Manufacture of woods furniture including upholstered
61. Manufacture of rattan furniture including upholstered
62. Manufacture of box beds and mattresses
63. Material Recovery Facility for Landfill

**Section 10.I. Institutional Development 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

**Section 10.J. Northern Mixed Use Development Zone** – uses allowed are commercial, agricultural, residential, institutional and industrial as describe in this Zoning Ordinance subject to conformity requirements of the adjoining uses.

**Section 10.K. NPAAAD Zone** – all uses allowed in agriculture as described in this Zoning Ordinance provided strict compliance to Agriculture and Fisheries Modernization Act and the Fisheries Code of 1998 (AFMA) pertaining to the preservation and protection of the mandated agricultural zone allowance in every municipality is applied.

**Section 10.L. New Residential Development Zone** – a new site for residential development shall be used similarly to General Residential Zone (GRZ) for dwelling/housing purposes so as to maintain peace and quiet of the area within the zone.

**Section 10.M. SAFD Zone** – all uses allowed in agricultural zone provided that strict compliance to SAFDZ requirements such as own integrated development plans consisting of production, processing, investment, marketing, human resources, and environmental protection components specified in Agriculture and Fisheries Modernization Act and the Fisheries Code of 1998 (AFMA) is applied.

**Section 10.N. Southern Mixed Use Development Zone** – uses allowed are commercial, agricultural, residential, institutional and industrial as describe in this Zoning Ordinance subject to conformity requirements of the adjoining uses.

**Section 10.O. Tourism Oriented and Recreational Zone** – all uses allowed in tourism oriented and recreational zone stated below, provided that regulations that govern tourism investment laws are observed such as EO 63, Omnibus Investment Code, Foreign Investments Act of 1991, BOT Law, Special Economic Zone Act of 1995 and Municipal Investment Code of 2008.

**Section 10.O.1. Use Regulation in Tourist Oriented Zone** - no tourism project or tourism related activities shall be allowed in the zone unless development to be undertaken is in accordance with Municipal Tourism Plan. Guidelines, standards and approval subject to an environmental impact and vulnerability assessment based on the Department of Tourism regulations apply in the absence of the Municipal Tourism Plan.

**Section 10.O.2. Use Regulation in Recreation Zone (RZ)** – the following uses shall be allowed in Recreation Zones:



1. Amusement parks, gardens and the like
2. Resort areas, e.g. pools, including accessory uses
3. Open air or outdoor sports activities and support families, including low rise stadia, gyms, amphitheatres and swimming pools
4. Golf courses, ball courts, race tracks and similar facilities
5. Memorial/Shrines monuments, kiosks and other park structures
6. Sports Club
7. Educational structures/facilities
8. Functional easement and buffer areas
9. Zoo
10. Playground

**Section 10.P. Waste Disposal Zone** – shall be used principally for disposal of solid wastes generated from residential, commercial and industrial operations. Hazardous wastes and toxic chemicals generated shall be treated and/ or disposed of separately and disposal shall be restricted only to premises that immobilize, encapsulate, polymerize or treat hazardous wastes, in accordance with the provisions of Republic Act No. 6969 – Toxic Substances and Hazardous and Nuclear Wastes Control Act of 1990. The compliance of these facilities with the local and national environmental standards shall be judiciously checked. Regular monitoring shall be conducted by the concerned agencies like PG-ENRO/PENRO/Multi-Partite Monitoring Team (MMT) in coordination with the MENRO.

**Section 10.Q. Socialized Housing Zone** – shall be used principally for socialized housing/dwelling purposes for the underprivileged and the homeless as defined in RA 7279. Allowable uses:

1. All uses allowed in General Residential Zone.

## ARTICLE VI GENERAL DISTRICT REGULATION

**Section 11. Minimum Lot Size.** The minimum lot size for all types of uses in the residential zones is 40 square meters except projects in compliance under socialized housing project of the municipality. The new requirement is imposed to control the density of the development and prevent overcrowding in the residential zone.

**Section 12. Height Regulations.** Unless otherwise stipulated in this ordinance, building heights must conform with the height restrictions and requirements of the Air Transportation Office (ATO), the National Building Code, Structural Code and other rules and regulations related to land development and building construction.

**Section 13. Subdivisions, Condominiums, Economic and Socialized Housing.** Projects classified as Subdivisions and Condominiums or Economic and Socialized Housing project shall conform to the following rules and regulations:

1. PD 957, "Subdivision and Condominium Buyers' Protective Law" and its implementing rules and regulations;

2. Batas Pambansa 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations;
3. RA 7279, "Urban Development and Housing Act," and
4. Other pertinent government rules and regulations.

**Section 14. Building Setback Regulations.** Unless otherwise specified in this ordinance, building setback regulations shall be based on the minimum requirements provided in the National Building Code.

All properties along national, provincial, Advincula Road and NIA road (NIA Open Canal), with lot areas of at least 500 square meters shall provide a 5.0-meter front building line setback.

**Section 15. Easement.** Pursuant to the provisions of the Water Code, the following easements shall be observed:

1. The banks of rivers and streams throughout their entire length and within a zone of three meters in urban areas and 20 meters in agricultural areas along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage and salvage.

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

2. Proposed cemetery is required to provide 10 meters easement along rivers and streams.

**Section 16. Specific Provisions in the National Building Code.** Specific provisions stipulated in the National Building Code (P.D. 1096), as amended, relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

**Section 17. Network of Green and Open Spaces.** All residential, commercial, industrial and mixed-use subdivisions, having total contiguous land area of 10 hectares or less are required to provide tree planted strips along its internal roads having a spacing of not more than 10 meters per tree. Similar developments with total contiguous land areas greater than 10 hectares are required to provide, in addition to the above, landscaped forest parks for the use of occupants and/or the general public. The recommended planting materials are shown in Appendix C – Suitable Tree Species.

**Section 18. Projects of National Significance.** Projects may be declared by the NEDA Board as Projects of National Significance pursuant to Section 3 of Executive Order No. 72. When a project is declared as such by the NEDA Board, the Locational Clearance shall be issued by the HLURB pursuant to EO 72, in consultation with the Municipality of General Trias in order to ensure that the requirements of the Zoning Ordinance are met.

**Section 19. Environmental Compliance Certificate.** Projects within the scope of the Environmental Impact Assessment System or those that are classified as Environmentally Critical Projects or those which are located in Environmentally Critical



Areas shall not be commenced, developed or operated unless the requirements of the Environmental Compliance Certificate have been complied with.

**Section 20. Subdivision Projects.** All owners and developers of subdivision projects shall, in addition to securing a Locational Clearance as provided by this Ordinance be required to secure a development permit pursuant to the provisions of EO 648, PD 957 and its Implementing Rules and Regulations or BP 220 and its Implementing Rules and Regulations, in the case of Socialized Housing Projects in accordance with the procedures laid down in EO 71, Series of 1993.

Housing projects shall conform to the rules and regulations set forth in the provisions of Clean Water Act of 2004, that all sewerage discharges must be properly disposed of as to prevent from degrading the natural condition of adjacent water body or the receiving water body of discharges. Housing subdivisions with centralized water treatment for sewage disposal and operational waste segregation facilities are eligible for incentives under Section 9 of Municipal Ordinance 08-07, known as General Trias Investment Incentive Code of 2008, provided that the environment facility complies with the local and national environmental standards.

**Section 21. 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.

**Section 22. Traffic Impact Assessment.** 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 Assessments which shall form part of the requirements for Locational Clearance. Other traffic generating developments, as determined by the Zoning Administrator, shall be required to submit the same.

**Section 23. 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 shall 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 24. Innovative Techniques or Designs.** For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development, Housing projects covered by New Town Development under RA 7279, BLISS Commercial Complexes, etc., the Zoning Administrator shall on grounds of innovative development techniques forward applications to HLURB for appropriate action, unless the local government units concerned has the capacity to process the same.



## ARTICLE VIII

### PERFORMANCE STANDARDS

**Section 25. Buffer Yards.** Building setbacks shall be considered as buffer yards. Aside from providing light and ventilation, buffers can mitigate adverse impacts and nuisances between two adjacent developments. Whenever necessary, buffers shall be required to be extended and/or provided with planting materials in order to ameliorate said negative conditions such as, but not limited to, noise, odour, unsightly buildings or danger from fires and explosions. A buffer may also contain a barrier, such as a barn or a fence, where such additional screening is necessary to achieve the desired level of buffering between various activities.

1. **Buffers Between Adjoining Properties.** Between two different developments, e.g. General Residential and General Commercial, the more intense land use shall provide the proper buffer design and materials. If a development shall occur beside a vacant lot, the owners of the properties in consideration may submit a contractual agreement whereby the required buffer for the first area to develop shall be reduced or waived. If additional buffer will be required at the time the vacant lot develops, it shall be provided by the latter development.
2. **Buffers on Simultaneous Developments.** The more intense use shall provide the necessary buffer in cases when two developments occur simultaneously.
3. **Location of Buffers.** The building setbacks shall serve as buffer locations, at the outer perimeter of a lot or parcel and in no case shall buffers occupy public or private street rights-of-way.
4. **Types of Buffers.** Landscaped buffers with suitable foliage are encouraged on developments where it may not be possible to put in landscaped buffers (such as narrow lots), the developer may put up a fence provided the fencing material is compatible with the design of the building.
5. **Land Uses in Buffer Areas.** Buffers are part of yards and open spaces and in no case shall buildings encroach upon it. It may, however, be used for passive recreation such as gardening, pedestrian trails, etc.

**Section 26. Environmental Conservation and Protection Standards.** It is the intent of the Zoning Ordinance to protect the natural resources of the Municipality and in order to achieve this objective, all development 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. The utilization of the water resources of the Municipality for domestic and industrial use shall be allowed provided it is in consonance with the development regulations of the DENR, provisions of the Water Code, the Revised Forestry Code of the Philippines, as amended, and whenever necessary, be subjected to an Environmental Impact Assessment Study;
3. Heavy water using industrial (beverage plants), new golf courses and other related facilities shall be discouraged to locate within the Municipality;
4. 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;
5. 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; and
6. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage.



7. 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;
8. 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 Municipal Environmental Code – Revised Water Usage and Classification/Ambient Water Quality Criteria;
9. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR Administrative No. 35 — Establishing Effluent Quality Standards for Class “C” Inland Waters.
10. All owners or operators of facilities that discharge wastewater are required to get an endorsement from the MENRO and a permit to discharge from the DENR. Discharging regulated water pollutants without the valid required discharge permit pursuant to Clean Water Act of 2004 is prohibited.
11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke or any other air polluting material that may have deleterious effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to Section 12 of RA 8749 – “Philippine Clean Air Act of 1999”.
12. Smoking inside a public building or an enclosed public place including public vehicles and other means of transport or in any enclosed area outside of one’s private residence, private place of work or any duly designated smoking area is hereby prohibited as per provisions of RA 8749, SB Resolution No. 8-96 and Pambayang Kautusan Blg. 2-96.
13. Mature trees or those equal to or greater than 12 inches caliper measured 14 inches above the ground shall not be cleared or cut; except for trees that may pose danger and may adversely affect public safety and welfare, for clearing of road right of way by the DPWH, tree cutting associated with maintenance of road, power and telecommunications facilities and unless granted approval by the MENRO.
14. It shall be the continuing obligation of the owner/developer to take good care of the trees planted and from time to time remove any tree planted by them in their respective areas which has grown very old, is deceased or in defective and replant with trees their respective areas whenever necessary, according to Sec. 9, Rule IV of Revised Implementing Rules and Regulations for BP 220.
15. Rivers and stream banks and other suitable areas should be rehabilitated using bamboos. Tree/forest parks and greenbelts in suitable sites in urban areas such as churches, schools, offices, military camps, highways and roadsides and open spaces should be developed, in support of the National Greening Program.
16. Easements shall at all times be observed along the banks of rivers and streams and the shores of the lake throughout their entire length pursuant to the provisions of the Water Code of the Philippines;
17. Plants or trees that shall be planted along the buffer zones shall consider varieties that have very good retentive capacity.

**Section 27. Agricultural Land Conservation and Preservation Standards.**

Agricultural lands are recognized as valuable resources which provide employment, amenity and bio-diversity. All developments shall be guided by the following performance criteria:

1. All agricultural lands shall be kept in a productive state. Idle land taxes may be imposed to agricultural lands that are left idle for a period of one year.
2. Areas declared as SAFDZ and NPAAAD shall be conserved and preserved. The local government unit, in accordance with the provisions of the AFMA, CARL,



LGC and other related laws shall provide extensive provisions to ensure that these areas remain in agricultural production.

3. Reclassified agricultural lands if undeveloped for a period of one year upon reclassification shall be reinstated to agricultural classification.

**Section 28. Historical Preservation and Conservation Standards.** Historic sites and facilities shall be conserved and preserved. These shall, to the extent possible, be made accessible for the educational and cultural enrichment of the general public.

The following shall guide the development of historic sites and facilities:

1. Sites with historic buildings or places shall be developed to conserve and enhance their heritage values.
2. Historic sites and facilities shall be adaptively re-used.

**Section 29. 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.

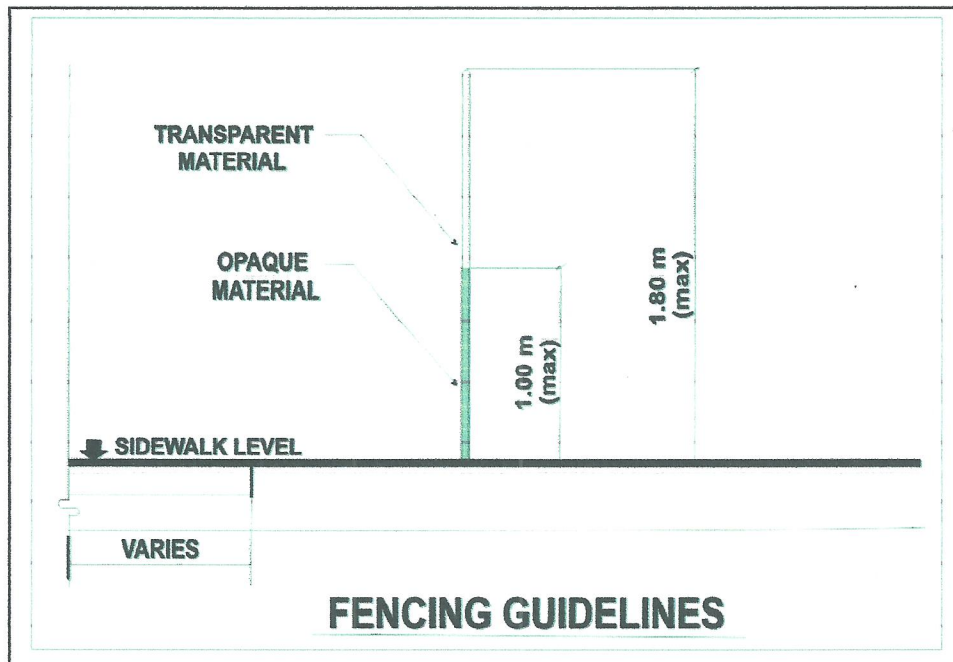
The quality of every neighbourhood shall always be enhanced. The design, construction, operation and maintenance of every facility shall be in harmony with the existing and intended character of its neighbourhood. It shall not change the essential character of the said area but will be a substantial improvement to the value of the properties in the neighbourhood in particular and the community in general.

Further, designs should consider the following:

1. Sites, buildings and facilities shall be designed and developed with regards to safety, efficiency and high standards of design. The natural environmental character of the site and its adjacent properties shall be considered in the site development of each building and facility.
2. 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.
3. Abutments to adjacent properties shall not be allowed without the neighbour's prior written consent which shall be required by the Zoning Administrator prior to the granting of a Locational Clearance; and
4. The capacity of parking areas/lots shall be above the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
5. Developments that have lot areas of one hectare or more and 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.



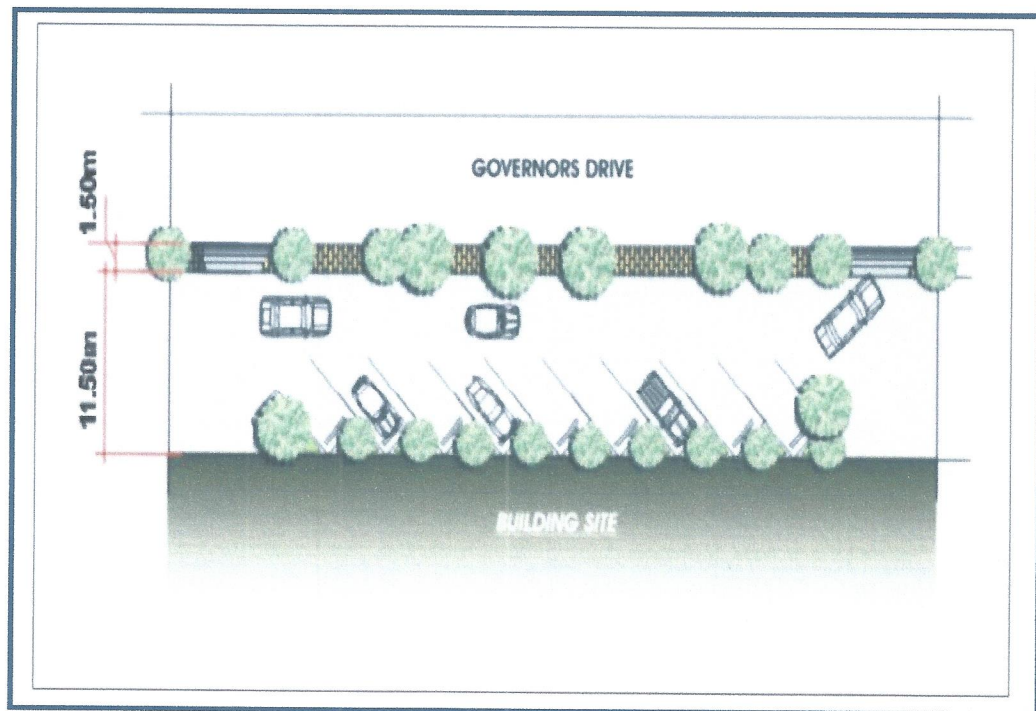
6. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing machinery. Noise levels shall be maintained according to levels specified in DENR DAO No. 30 - Abatement of Noise and Other Forms of Nuisance as Defined by Law.
7. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
8. Fencing along roads shall be see-through and have a maximum height of 1.80 meters from the finished 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 fencing between adjacent lots (not facing a road) shall also have a maximum height of 1.80 meters and may be of opaque construction material.



9. Cluster housing units or row apartments may be allowed provided that these shall not exceed eight units per cluster or row.
10. Basement and upper level parking are encouraged. Parking buildings may also be built provided that these are designed to appear as regular buildings.



11. On-street parking or parking without buffer strips shall not be allowed along Governor's Drive and the Diversion Road. Parking spaces shall be buffered from the street shoulder by planting strips with distinct entry and exit points. Parking layouts that cause the backing of vehicles along these roads shall not be allowed.





12. Land Use Intensity Control Ratings

ZONE	MAXIMUM PLO	MAXIMUM FAR	BHL	AISAR
Agro- Industrial Development	0.60	2.0	2.0	Plus 10% of resultant PLO
Commercial Development	0.60	3.0	3.0	Plus 10% of resultant PLO
Cemetery	none	none	2.0	none
General Agricultural	0.60	2.0	2.0	Plus 10% of resultant PLO
Government Institution Expansion	0.60	2.0	4.0	Plus 10% of resultant PLO
Greater Poblacion	0.60	2.0	4.0 storeys	Plus 10% of resultant PLO
General Residential	0.70	2.0	3.0	Plus 10% of resultant PLO
Industrial Development	0.60	3.0	3.0	Plus 10% of resultant PLO
Institutional Development	0.60	2.0	4.0	Plus 10% of resultant PLO
Northern Mixed- Use Development	0.60	4.0	none	Plus 10% of resultant PLO
NPAAAD	0.60	2.0	2.0	Plus 10% of resultant PLO
New Residential Development	0.70	2.0	3.0	Plus 10% of resultant PLO
SAFDZ	0.60	2.0	2.0	Plus 10% of resultant PLO
Southern Mixed- Use Development	0.60	4.0	none	Plus 10% of resultant PLO
Tourism Oriented and Recreational	0.60	1.0	3.0	Plus 10% of resultant PLO
Waste Disposal Zone	none	none	none	None
Socialized Housing	.70	2.0	4.0	None

ARTICLE IX  
MITIGATING DEVICES

**Section 30. Deviation.** The Local Zoning Board of Adjustment and Appeals (LZBAA) may allow exceptions, variances or deviations from the provisions of this Ordinance 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 of the following provisions.

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

**Section 31. Procedures for Granting Exceptions and Variances.** The procedure for the granting of exception and/or variance is as follows:

1. A written application for an exception or variance shall be filed with the Local Zoning Board of Adjustment and Appeals (LZBAA) citing the section of the Zoning Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site.



3. The LZBAA shall conduct preliminary studies on the application.
4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision for exception/variance.
5. In case of objection, the LZBAA shall hold public hearing.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBAA shall render a decision within 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 32. Locational Clearance.** All land owners/developers shall secure Locational Clearance from the Zoning Administrator or, in case of variances and exemptions, from the LZBAA prior to conducting any activity or construction on their property/land.

**Section 33. Building Permit.** The Local Building Official shall not issue a Building Permit without a valid Locational Clearance issued in accordance with the Zoning Ordinance.

**Section 34. Business Permit.** The concerned local unit or department shall not issue a Business Permit unless a valid Locational Clearance has been issued.

**Section 35. Non-User of Locational Clearance.** Upon issuance of a Locational Clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his/her property.

Non-use of said clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his/her project without applying for a new Locational Clearance.

**Section 36. Issuance of Zoning Classification.** An applicant may request from the Office of the Zoning Administrator the status of their land/property in relation to the LDGS. Such document shall not be used as a Locational Clearance but as reference only for planning and may be amended by the Local Zoning Review Committee without any prior notice from the owner or applicant as the need arises based on the reasons/situations stated herein.

**Section 37. Certificate of Non-Conformance.** The owner of the structure or operator of the activity involved shall apply for a certificate of Non-Conformance within six months from the ratification of the Zoning Ordinance by the Sangguniang Panlalawigan. Failure

on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fine/penalties.

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

**Section 38. Existing Non-Conforming Uses and Buildings.** The lawful uses of any building, structure or land at the time of adoption or amendment of the Zoning Ordinance may be continued, although such uses do not conform with the provision of the Zoning 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 the Zoning Ordinance or moved in whole or in part, to any other portion of the lot or parcel or land where such non-conforming use exists at the time of the adoption of the Zoning Ordinance;
2. That no such non-conforming use which has ceased operation for more than one year be again revived as non-conforming use;
3. 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 maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost;
5. That should such non-conforming portion of structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of the Zoning Ordinance;
6. That no such non-conforming use may be moved to displace any conforming use;
7. That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity; and
8. 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.

**Section 39. Responsibility for Administration and Enforcement.** The Zoning Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Administrator who shall be appointed by the former in accordance with existing rules and regulations on the subject.

**Section 40. Powers and Functions of a Zoning Administrator.** Pursuant to the provisions of EO 72, implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following functions, duties and responsibilities:

1. Enforcement
  - a. Act on all applications for Locational Clearances for all projects.



- Issuance of Locational Clearance for projects conforming to the regulations of the Zoning Ordinance.
  - Recommend to the Local Zoning Board of Adjustment and Appeals (LZBAA) the grant or denial of applications for variances and exemptions 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/ repairs/renovations on non-conforming uses consistent with the guidelines therefore.
  - b. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are in violation of the provisions of the Zoning Ordinance and if necessary, pursuant to Section 3 of Executive Order No. 71 refer subsequent actions thereon to the HLURB.
  - c. Call and co-ordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.
  - d. Co-ordinate with the Municipality Fiscal/Municipality Legal Officer for other legal actions/remedies relative to the foregoing.
2. Planning
- a. Co-ordinate with the Regional Office of the HLURB regarding proposed amendments to the zoning ordinances prior to adoption by the Sangguniang Bayan.

**Section 41. Action on Complaints and Oppositions.** A complaint for violation of any provisions of the LDGS or any clearance or permits issued pursuant thereto shall be filed with the LZBAA. Further, oppositions to application/s for Locational Clearance, Variance or Exception shall be treated as a complaint and dealt with in accordance with the provisions of this section.

**Section 42. Functions and Responsibilities of the Local Zoning Board of Adjustments and Appeals.** There is hereby created a LZBAA which shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
  - a. Variances
  - b. Exceptions
  - c. Non-Conforming Uses
  - d. Complaints and oppositions to application/s
2. Act on appeals on Grant or Denial of Locational Clearance by the Zoning Administrator.

Decisions of the Local Zoning Board of Adjustment and Appeals shall be appealable to the Sangguniang Panlalawigan.

**Section 43. Composition of the Local Zoning Board of Adjustment and Appeals (LZBAA).** The Municipality Development Council shall create a sub-committee that 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 Co-ordinator (if other than the Zoning Administrator);
6. Two representatives of the private sector nominated by their respective organizations and confirmed by the Municipality or municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives; and
7. Two representatives from non-government organizations nominated by their respective organizations and confirmed by the Municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.

For purposes of policy co-ordination, the LZBAA shall be attached to the Municipal Development Council.

**Section 44. 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 CLUP, and as the need arises, based on the following reasons/situations:

1. Change in local development plans;
2. Introduction of projects of national significance;
3. Petition for rezoning; and
4. Other reasons which are appropriate for consideration.

**Section 45. Composition of the Local Zoning Review Committee (LZRC).** The Local Zoning Review Committee shall be composed of sectoral experts. These are the Local Officials/Civic Leaders responsible for the operation, development and progress of all sectoral undertakings in the locality, e.g.:

1. Municipal Planning and Development Coordinator
2. Municipal Health Officer
3. Municipal Agriculturist
4. President, Association of Barangay Captains
5. Municipal Engineer
6. Municipal Environment and Natural Resources Officer (MENRO)
7. Municipal Agrarian Reform Officer (MARO)
8. District School Supervisor
9. Three Private Sector Representatives (Local Chamber of Commerce, Housing Industry and Homeowner's Association)
10. Two NGO Representatives

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

**Section 46. Functions of the Local Zoning Review Committee.** The Local Zoning Review Committee shall have the following powers and functions:

1. Review the Zoning Ordinance for the following purposes:



- a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the CLUP;
  - b. Determine changes to be introduced in the CLUP in the light of permits given, and exceptions and variances granted; and
  - c. Identify provisions of the Zoning Ordinance that are difficult to enforce or are unworkable.
2. 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.
  3. Provide information to the HLURB that would be useful in the exercise of its functions.

**Section 47. Amendments of 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 and evaluation of the Local Zoning Review Committee and shall be carried out through a resolution of three fourths vote of the Sangguniang Bayan. Said amendments shall take effect only after approval and authentication by the Sangguniang Panlalawigan.

**Section 48. Violation and Penalty.** Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding P2, 500.00 or an imprisonment for a period not exceeding six 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 49. Suppletory Effect of Other Laws and Decrees.** The provisions of the Zoning Ordinance shall be without prejudice to the application of other laws, presidential decrees, letter of instructions and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the CLUP.

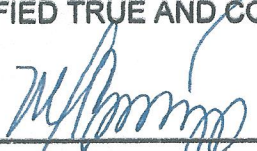
**Section 50. Separability Clause.** Should any section or provision of the Zoning Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**Section 51. 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 the Zoning Ordinance shall not be impaired.

**Section 52. Effectivity Clause.** This Ordinance takes effect upon approval.

ENACTED by the Sangguniang Bayan in its Regular Session on 12 March 2013.

CERTIFIED TRUE AND CORRECT:

  
WENCESLAO P. CAMINGAY  
Secretary to the Sangguniang Bayan

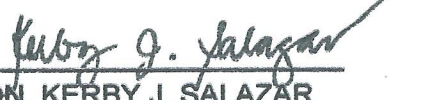
  
HON. MAURITO C. SISON  
SB Member

  
HON. RICHARD R. PARIN  
SB Member

  
HON. ARTURO P. TACOS  
SB Member

  
HON. MARIO C. AMANTE  
SB Member

  
HON. RONALD A. LUMUNSAD  
SB Member

  
HON. KERBY J. SALAZAR  
SB Member

  
HON. LAMBERTO M. CARAMPOT  
SB Member

  
HON. GARY A. GREPO  
LBN President

  
HON. CHRISTOPHER N. CUSTODIO  
SB Member

  
HON. JAYVIE ARISA I. SIMPAN  
SKE President

ATTESTED:

  
HON. FERNANDO P. CAMPAÑA  
Municipal Vice Mayor/Presiding Officer

APPROVED:

  
HON. LUIS A. FERRER IV  
Municipal Mayor

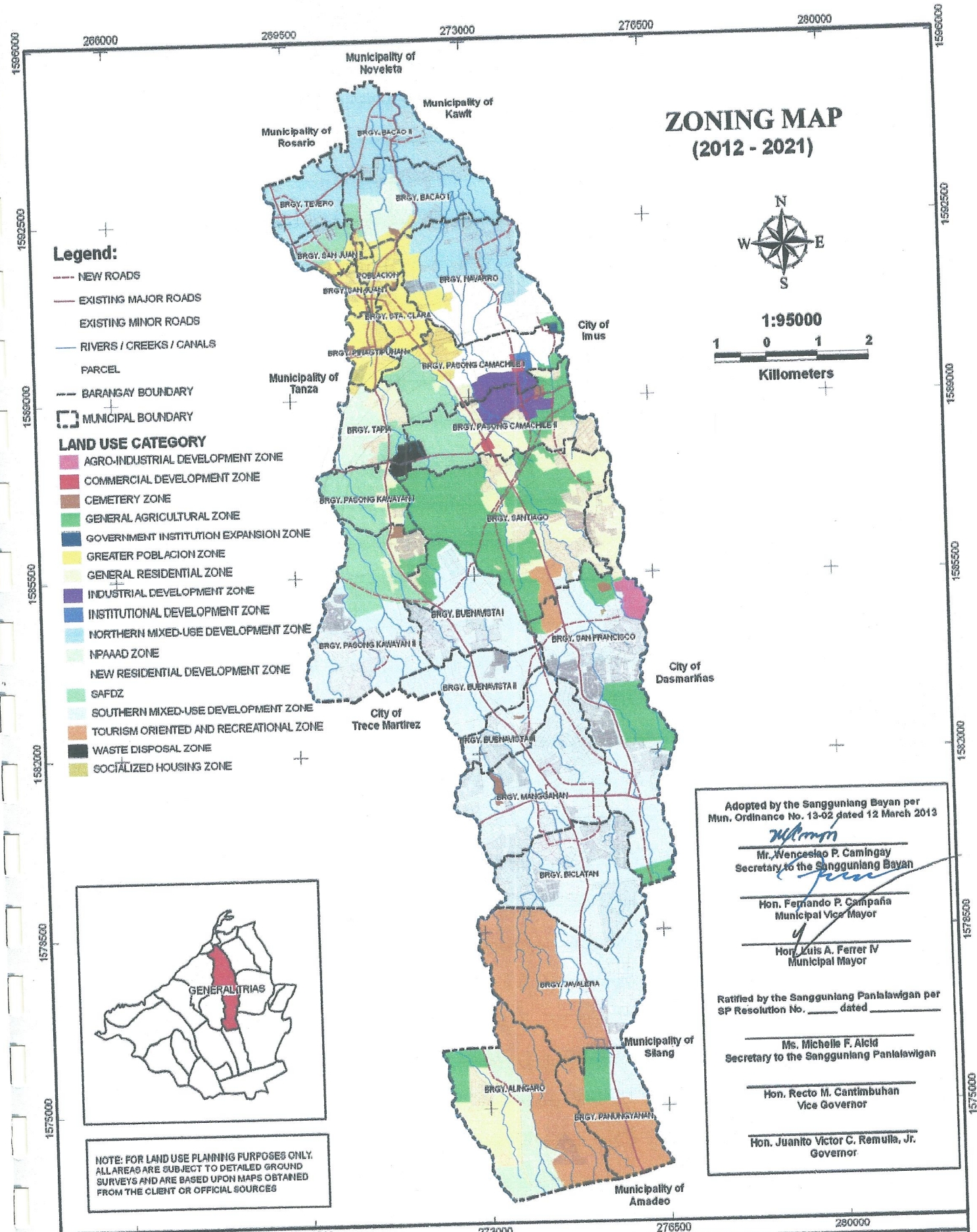
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Date



# Appendix A

**Zoning Map (2012-2021)**





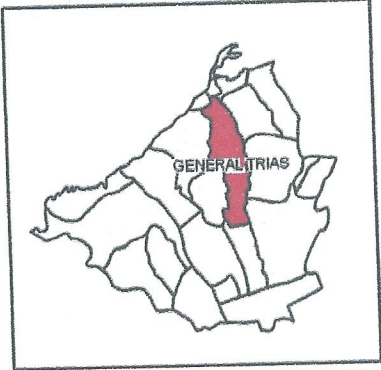
**ZONING MAP  
(2012 - 2021)**

**Legend:**

- NEW ROADS
  - EXISTING MAJOR ROADS
  - EXISTING MINOR ROADS
  - RIVERS / CREEKS / CANALS
  - PARCEL
  - BARANGAY BOUNDARY
  - MUNICIPAL BOUNDARY
- LAND USE CATEGORY**
- AGRO-INDUSTRIAL DEVELOPMENT ZONE
  - COMMERCIAL DEVELOPMENT ZONE
  - CEMETERY ZONE
  - GENERAL AGRICULTURAL ZONE
  - GOVERNMENT INSTITUTION EXPANSION ZONE
  - GREATER POBLACION ZONE
  - GENERAL RESIDENTIAL ZONE
  - INDUSTRIAL DEVELOPMENT ZONE
  - INSTITUTIONAL DEVELOPMENT ZONE
  - NORTHERN MIXED-USE DEVELOPMENT ZONE
  - NPAAAD ZONE
  - NEW RESIDENTIAL DEVELOPMENT ZONE
  - SAFDZ
  - SOUTHERN MIXED-USE DEVELOPMENT ZONE
  - TOURISM ORIENTED AND RECREATIONAL ZONE
  - WASTE DISPOSAL ZONE
  - SOCIALIZED HOUSING ZONE



1:95000



NOTE: FOR LAND USE PLANNING PURPOSES ONLY.  
ALL AREAS ARE SUBJECT TO DETAILED GROUND  
SURVEYS AND ARE BASED UPON MAPS OBTAINED  
FROM THE CLIENT OR OFFICIAL SOURCES

Adopted by the Sangguniang Bayan per  
Mun. Ordinance No. 13-02 dated 12 March 2013

*[Signature]*  
Mr. Wenceslao P. Camingay  
Secretary to the Sangguniang Bayan

*[Signature]*  
Hon. Fernando P. Campaña  
Municipal Vice Mayor

*[Signature]*  
Hon. Luis A. Ferrer IV  
Municipal Mayor

Ratified by the Sangguniang Panlalawigan per  
SP Resolution No. \_\_\_\_\_ dated \_\_\_\_\_

*[Signature]*  
Ms. Michelle F. Alcud  
Secretary to the Sangguniang Panlalawigan

*[Signature]*  
Hon. Recto M. Cantimbuhan  
Vice Governor

*[Signature]*  
Hon. Juanito Victor C. Remulla, Jr.  
Governor



**GENERAL TRIAS  
COMPREHENSIVE LAND USE PLAN  
(2012-2021)**

PREPARED BY:  
MPDC OFFICE  
MUNICIPALITY OF GENERAL TRIAS

ASSISTED BY:  
HLURB - STR  
Cluster Planning 2012

MAP PROJECTION:  
UTM zone 51N

DATA SOURCES:  
NAMRIA, GOOGLE EARTH  
CLUP (2006-2015), SEPP (2010-2011)



## **Appendix B**

### **Roads Right-of-Way**







## **Appendix C**

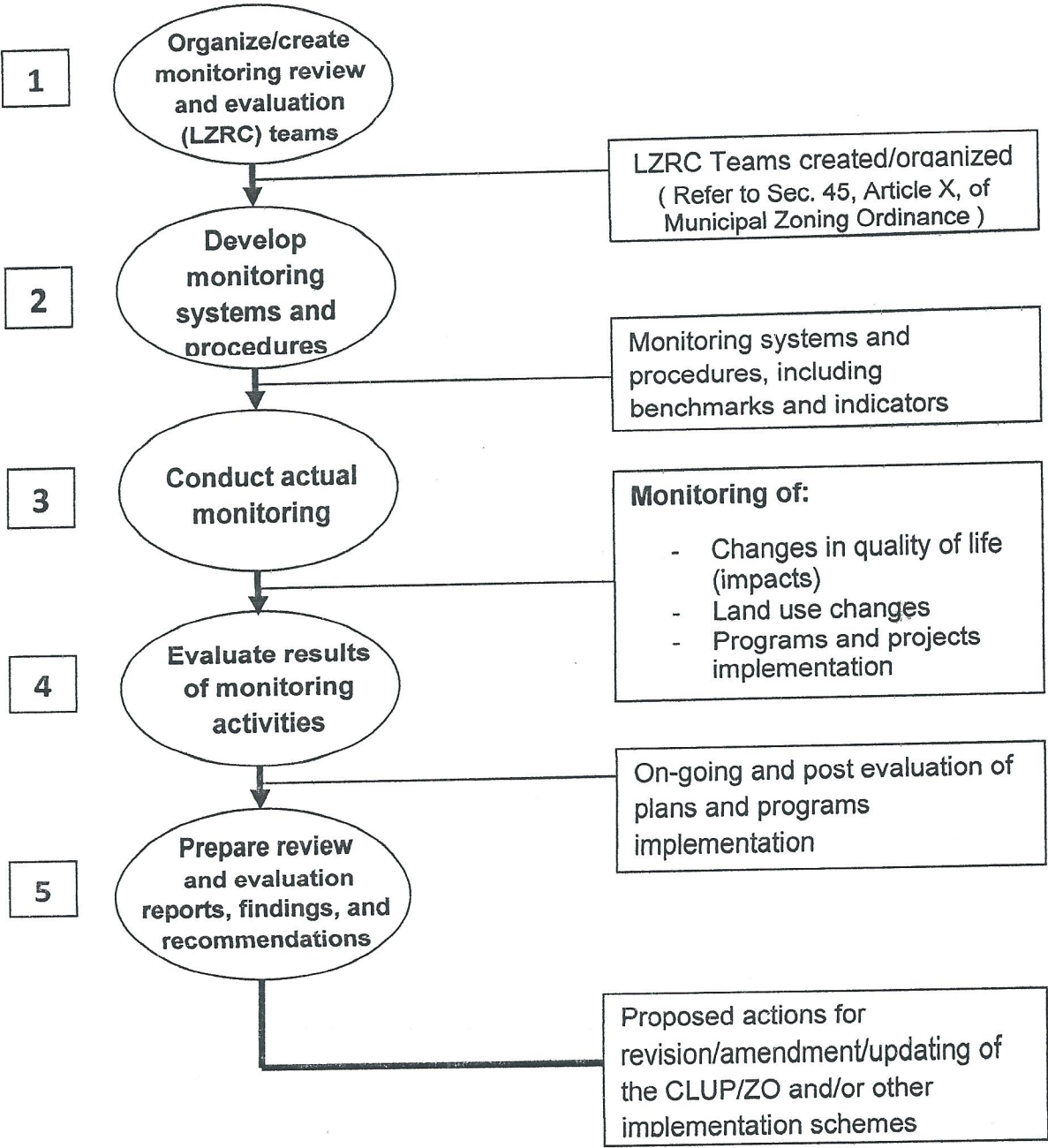
### **Monitoring, Reviewing and Evaluating the CLUP and ZO**



**MONITORING, REVIEWING AND EVALUATING THE CLUP AND ZO**

With the CLUP and its implementation program established, assessment procedures of its effectiveness must be instituted. Monitoring, review and evaluation are performed to assess how fully and how effectively a plan is being carried out. On the whole, the process is meant to assess the overall impact of the plan to the quality of life of the population. Basically, monitoring and evaluation of land use changes and specific program/project implementation is carried out.

**Flow Chart for Plan Monitoring and Evaluation**





## DEVELOPMENT CONTROL/ASSESSMENT PLANNING

This section of the Zoning Ordinance provides a useful checklist of guidelines on assessing applications for land use developments. The zoning officer will need to exercise his/her own judgement as to which criteria or guidelines will be applied to a particular zone or use. There are seventeen (17) general zones specified in this ordinance and the new developments within these zones will be guided by applicable assessment/ decision guidelines as follows:

[illegible]

[illegible]



[illegible]

[illegible]



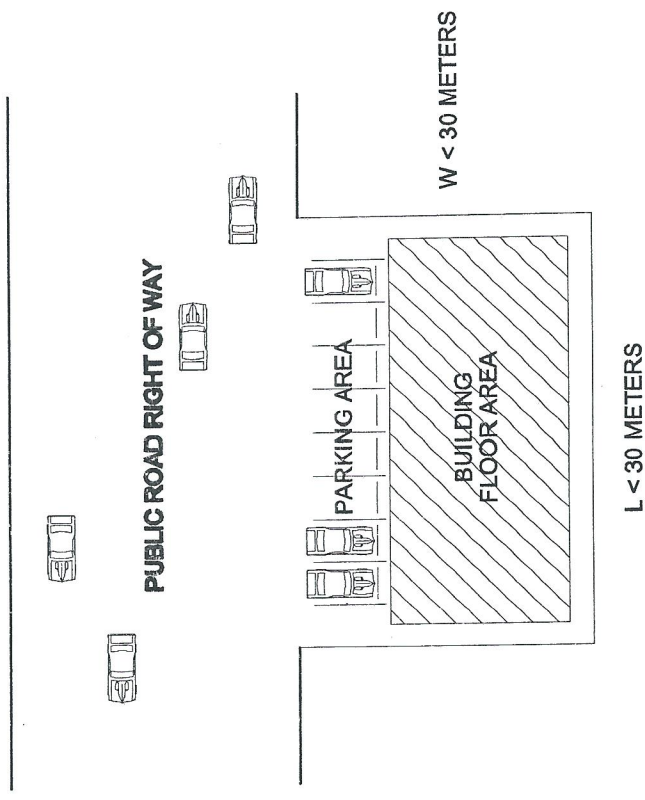
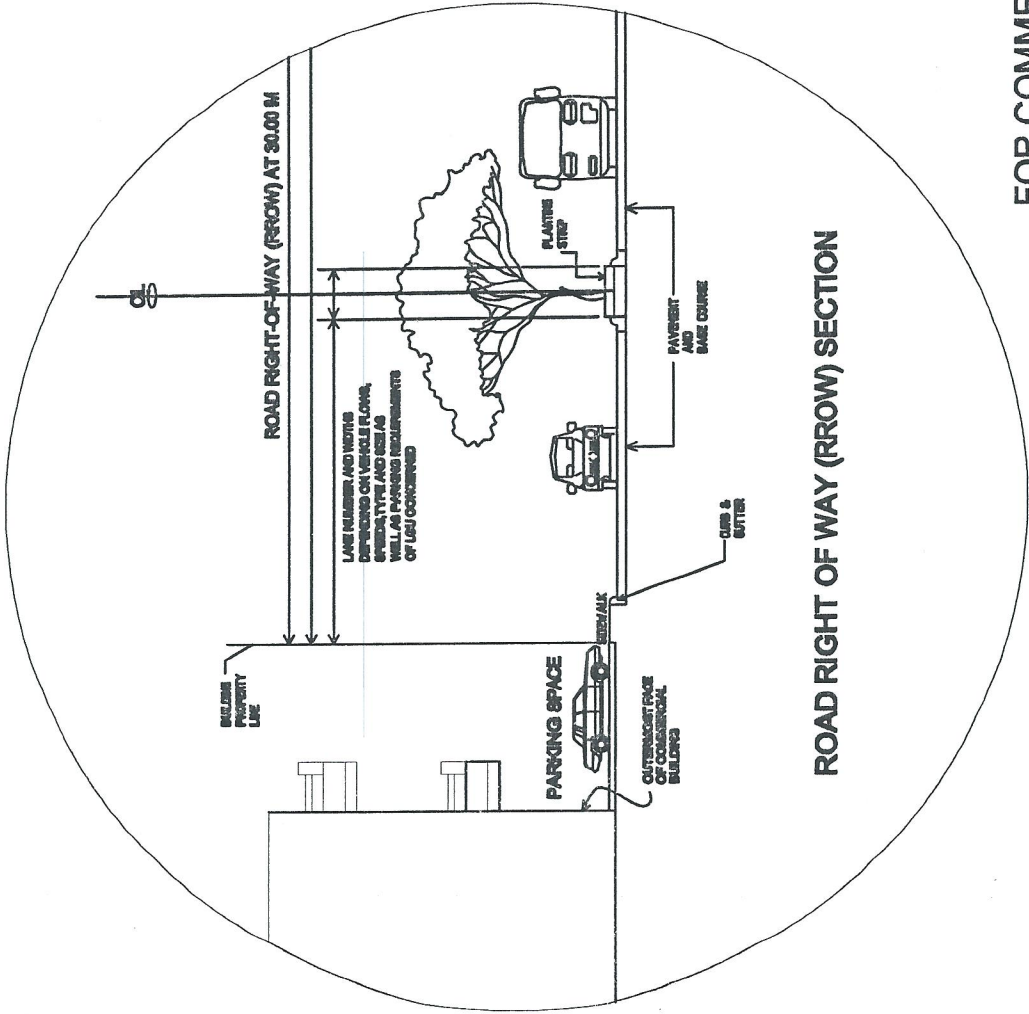
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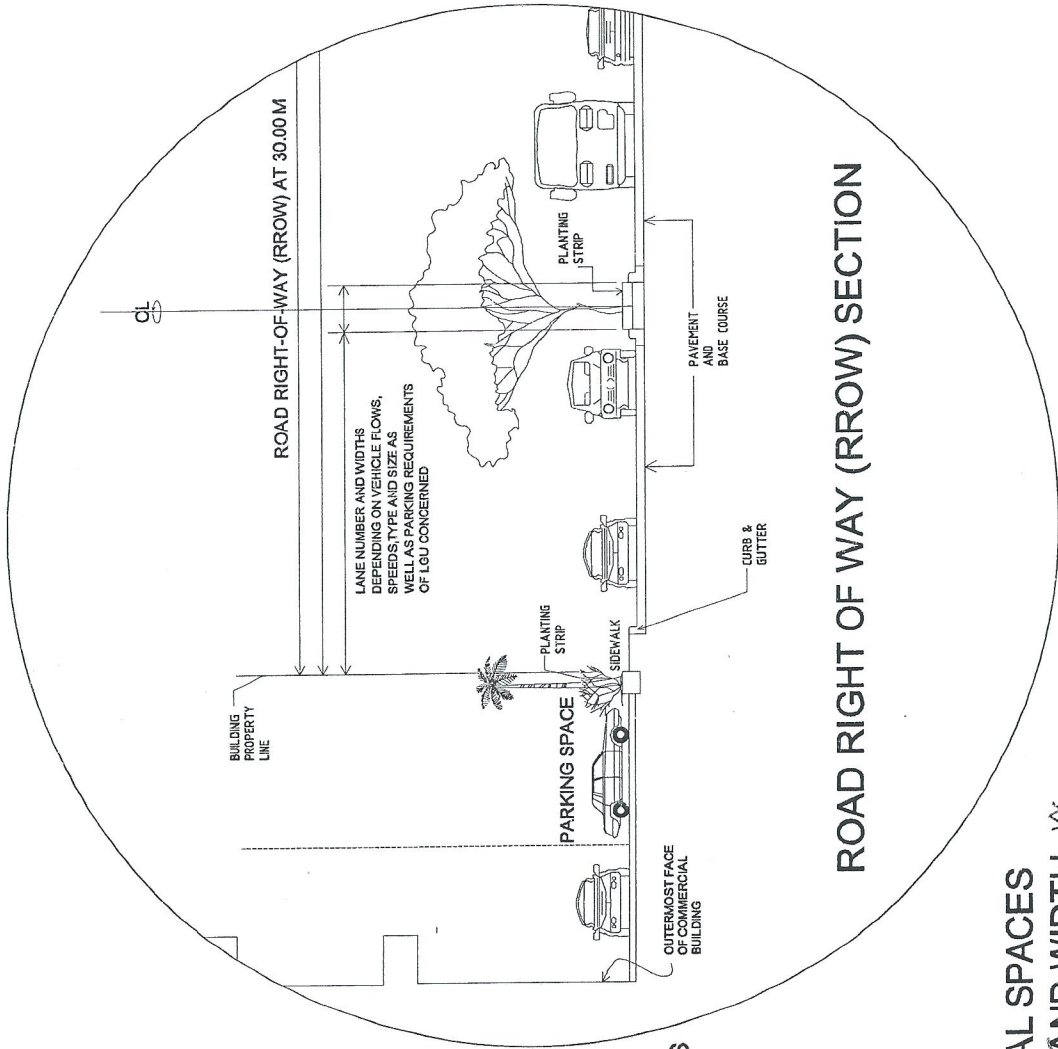
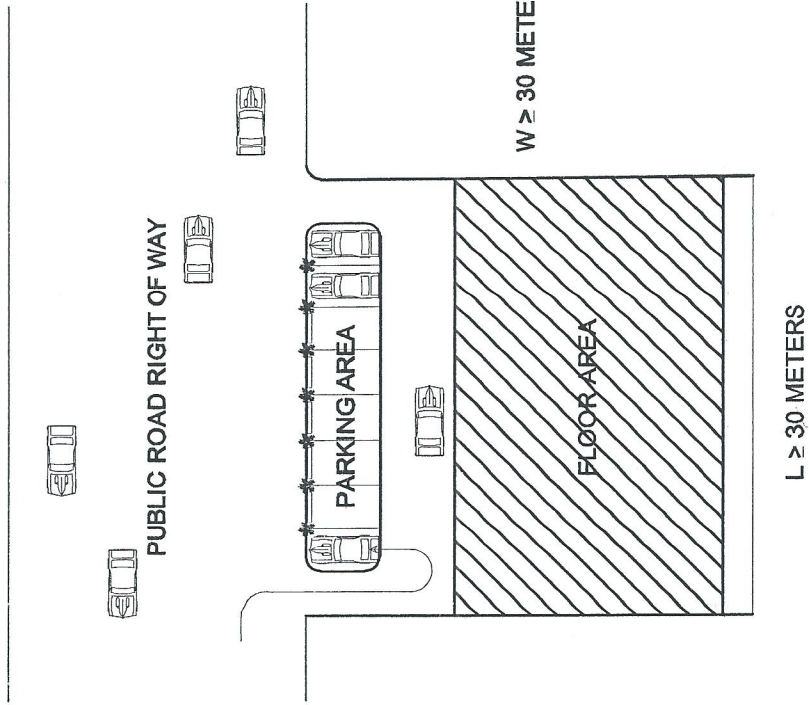
## **Appendix D**

### **Setbacks on Commercial Zone**



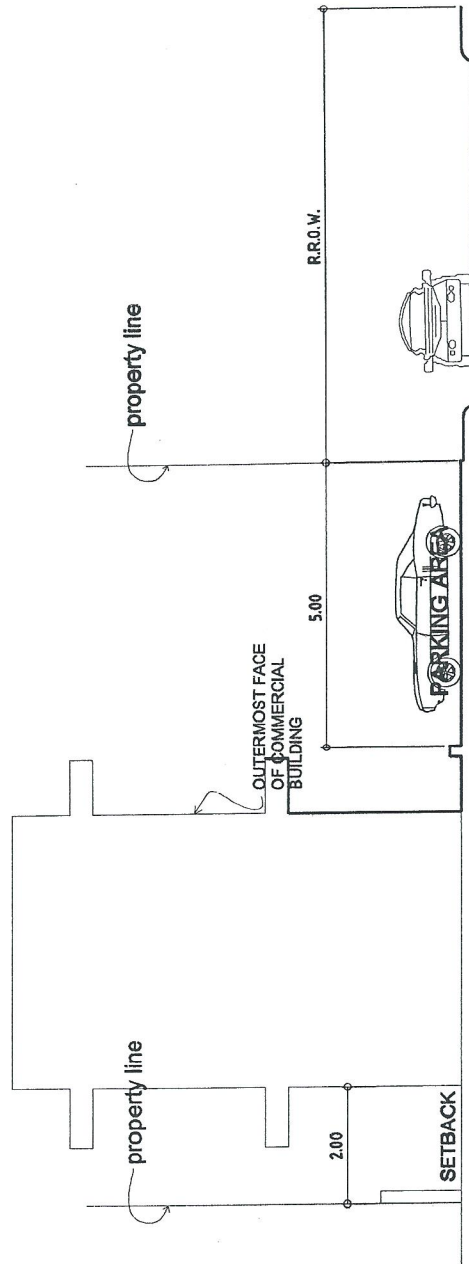
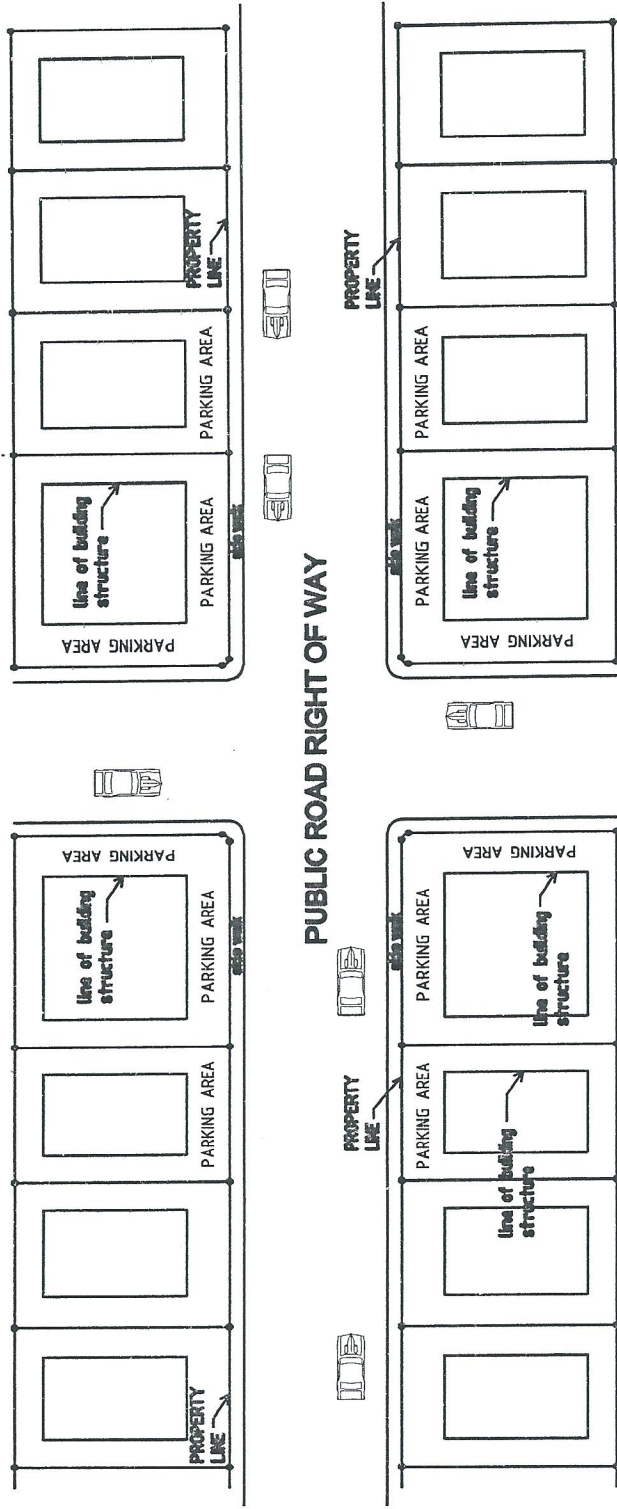


FOR COMMERCIAL SPACES  
WITH A LENGTH AND WIDTH  
BELOW 30 METERS.



FOR COMMERCIAL SPACES  
WITH A LENGTH AND WIDTH  $W$   
EQUAL OR GREATER THAN  
30 METERS.





## SET BACK FOR COMMERCIAL ZONE