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LIST OF ABBREVIATIONS

ADZ	-	Agricultural Development Zone
ATO	-	Air Transportation Office
AIZ	-	Agro-Industrial Zone
AFZ	-	Agro-Forestry Zone
BHL	-	Building Height Limit
BLISS	-	Bagong Lipunan Improvement of Sites and Services
BFAR	-	Bureau of Fisheries and Aquatic Resources
CENRO	-	Community Environment and Natural Resources Office
CITC	-	Cottage Industry Technology Center
DA	-	Department of Agriculture
DENR	-	Department of Environment and Natural Resources
DJPMM	-	Don Julian Pastor Memorial Market Access Road
DTI	-	Department of Trade and Industry
ECC	-	Environmental Compliance Certificate
ECOREV	-	Ecological Revolution Program
EIA	-	Environmental Impact Assessment
FAR	-	Floor Area Ratio
FLMA	-	Forest Land Management Agreement
GDZ	-	General Development Zone
GDZ-1	-	General Development Zone – 1
GDZ-2	-	General Development Zone – 2
GDZ-3	-	General Development Zone – 3
HIZ	-	Heavy Industrial Zone
HLURB	-	Housing and Land Use Regulatory Board
ISF	-	Integrated Social Forestry Program
CTP/IFP	-	Commercial Tree Plantation and Industrial Forest Plantation
LIZ	-	Light Industrial Zone
CZBAA	-	City Zoning Board of Adjustment and Appeal
CZRC	-	City Zoning Review Committee
MARO	-	Municipal Agrarian Reform Office
NEPC	-	National Environmental Projection Council
NIPAS	-	National Integrated Projected Area System
NP/NH	-	Non-Pollutive/Non-Hazardous
NPAA	-	National Protected Areas for Agriculture
CDC	-	City Development Council
CLUP	-	Comprehensive Land Use Plan
PLO	-	Percentage of Land Occupancy
PNR	-	Philippine National Railways
PUCZ	-	Primary Urban Core Zone
PUCZ-1	-	Primary Urban Core Zone-1
PUCZ-2	-	Primary Urban Core Zone-2
PUCZ-3	-	Primary Urban Core Zone-3

PUD	-	Planned Unit Development
PZ	-	Port Zone
STAR	-	Southern Tagalog Arterial Road
SUCZ	-	Secondary Urban Core Zone
SEZ	-	Special Entertainment Zone
TCT	-	Transfer Certificate of Title
SLUZ	-	Special Land Use Zone

LAWS, RULES AND REGULATIONS

1. **Presidential Decree No. 957** - “The Subdivision and condominium buyers protective law” and its revised implementing rules and regulations.

2. **Batas Pambansa 220** - “Promulgation of different levels of standards and technical requirements for economic and socialized housing project” and its implementing rules and regulations.

3. **Presidential Decree No. 1096** - National Building Code of the Philippines and its implementing rules and regulations.

4. **Water Code** - Presidential Decree No. 1067 - A decree instituting a water code, thereby revising and consolidating the laws governing the ownership, appropriation, utilization, exploitation, development, conservation and protection of water resources

5. **Presidential Decree No. 705** - Revised Forestry Code of the Philippines

6. **Presidential Decree No. 704** - Fisheries Code of the Philippines revising and consolidating all laws and decrees affecting fishing and fisheries

7. **Executive Order No. 648** - Reorganizing the Human Settlements Regulatory Commission.

8. **Administrative Order No. 20** - Interior Guidelines in Agricultural Land Use Conversion.

9. **Memorandum Circular No. 54** - Presenting the guidelines governing Section 20 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses.

10. **Presidential Decree No. 856** - Sanitation Code of the Philippines
11. **Presidential Decree No. 1185** - Fire Code of the Philippines
12. **Republic Act 7160** - Local Government Code of the Philippines
13. **Republic Act 7279** - Urban Development and Housing Act of 1992
14. **Executive Order 72** - Providing for the Preparation and Implementation of the Comprehensive Land Use Plans of Local Government Units pursuant to the Local Government Code of 1991 and other Pertinent laws.
15. **Executive Order 71** - Devolving the Powers of the Housing and Land Use Regulatory Board to Approve Subdivision Plans to Cities and Municipalities Pursuant to RA No. 7160, otherwise known as the Local Government Code of 1991.

REPUBLIC OF THE PHILIPPINES
Sangguniang Panlungsod
City of Batangas

Ordinance No. _____ Series of 2013

AN ORDINANCE ADOPTING THE CITY OF BATANGAS REVISED ZONING ORDINANCE AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

Be it ordained by the Sangguniang Panlungsod of the City of Batangas:

WHEREAS, Republic Act 7160, otherwise known as the Local Government Code of 1991, provides that local government units (LGUs) shall, in conformity with existing laws, continue to prepare their respective Comprehensive Land Use Plans (CLUP) which shall be the primary and dominant bases for the future use of land resources;

WHEREAS, the implementation of the approved Comprehensive Land Use Plan (CLUP) of the city would require the enactment of both fiscal and non-fiscal measures to transform land use policies into regulations in order to achieve long-term development goals and objectives and to adapt to changing community needs and values;

WHEREAS, the Comprehensive Zoning Ordinance, which carries the force of law, is considered a major regulatory instrument for plan implementation that embodies, among others, regulations affecting uses allowed within each land use category, district or zone identified in the Comprehensive Land Use Plan (CLUP) and the conditions whereby other uses may be permitted;

WHEREAS, the Local Government Code further provides that the powers and responsibilities for the proper enforcement of the Comprehensive Zoning Rules and Regulations have been devolved upon the local government;

WHEREAS, through Republic Act No. 7160, otherwise known as the Local Government Code of 1991, the Sangguniang Panlungsod, as the legislative body of the city, is mandated to enact a Zoning Ordinance that is in consonance with the approved Comprehensive Land Use Plan (CLUP), subject to existing laws, rules and regulations;

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

**ARTICLE I
TITLE OF THE ORDINANCE**

SECTION 1. Title of the Ordinance. This Ordinance shall be known as the “Comprehensive Zoning Ordinance of Batangas City” and shall be referred to as the Ordinance.

**ARTICLE II
AUTHORITY AND PURPOSE**

SECTION 2. Authority. This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160 Section 458 (2 ix) “authorizing the City Government through the Sangguniang Panlungsod to adopt a Zoning Ordinance in consonance with the approved City Comprehensive Land Use Plan.

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

1. Promote the growth and development of Batangas City in accordance with its Comprehensive Land Use Plan;
2. Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of the city’s overall goals and objectives;
3. Provide guidance to all developers and investors both public and private towards creating a superior urban and rural environment for the city;
4. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants of the city;
5. Protect the character and stability of residential, commercial, industrial, agro-industrial, institutional, forestry, agricultural, open space and other functional areas within the city and promote the orderly and beneficial development of the same, and,
6. Guide the local government and the private sector in their development decisions.

SECTION 4. General Zoning Principles. This Ordinance is based on the approved ***Batangas City Comprehensive Land Use Plan (CLUP)*** as per Resolutions No. _____ dated _____ for Batangas City.

1. The Ordinance reflects the city’s vision of a well diversified agro-industrial and ICT center and international gateway, with a tourist-friendly and safe environment and quality infrastructure, powered by a globally-competitive citizenry; and inspired by transparent, firm and fair leadership towards sustainable development.

2. The Ordinance encourages the establishment of highly dynamic clusters of self-sustaining areas through the application of compatible and/or complementary mixed land use principles;
3. Zone and district regulations are considered as management tools necessary to provide an over-all development guidance system for the city; and,
4. The Ordinance encourages the mutual cooperation of the local government and the public and private sectors towards the superior development of the city.

ARTICLE III DEFINITION OF TERMS

SECTION 5. Definition of Terms . The definition of technical terms used in the Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations such as but not limited to the National Building Code, Structural Code, Water Code, Philippine Environmental Code, Urban Development and Housing Act (UDHA) and other implementing rules and regulations promulgated by the Housing and Land Use Regulatory Board (HLURB).

The words, terms and phrases enumerated hereunder shall be understood to have the corresponding meanings indicated as follows:

1. **ACCESSORY/ANCILLARY USE** – a use incidental and subordinate to the principal use of the building and/or land.
2. **ADVERTISING SIGN** – a sign which directs attention to a business, commodity, service profession, entertainment, not necessarily conducted, sold or offered on the premises where the sign is located.
3. **ADULT ENTERTAINMENT** – a place of business for recreational purposes and to entertain adult customers such as a massage parlor or sauna bath, night and day club, body painting studio, videoke and karaoke bars with GROs.
4. **AGRICULTURAL DEVELOPMEN ZONE (ADZ)** – an area or areas in the city intended primarily for cultivation/fishing, pastoral activities, integrated farm operations and related processing, plantation of agricultural crops, goats/cattle raising, etc.
5. **AGRICULTURE** – Activities that involve the tilling of soil, growing of crops, horticulture, livestock and poultry raising, dairying, or animal husbandry as the principal use/s on a property.

6. **AGRO-INDUSTRIAL ESTATES** – areas where agriculture and industrial development are made to complement each other, or areas designated for the simultaneous or complementary development of agriculture and industry.
7. **AGRO-INDUSTRIAL ZONE** – an area within a city or municipality intended primarily for integrated farm operations and related product processing activities such as production of prepared feeds for animals; manufacture/processing of plantation crops; drying, cleaning, and curing and preserving of meat and its by-products and derivatives.
8. **ALLEY** – a narrow passage between buildings as distinguished from a street. It is passageway that provides access to vehicles to the rear of buildings or lots.
9. **ALTERATION** – construction in a building/structure involving changes in materials used, partitioning, location/size of openings, structural parts, existing utilities and equipment but does not increase the overall area thereof.
10. **ANTENNA** – a device for converting electrical currents into electromagnetic waves or vice versa. Size and shape are determined by the wavelength of the radiation and by directional requirements.
11. **APARTMENT** – a row of independent units designed and intended for occupation by a family on a more or less permanent basis.
12. **APARTMENT HOTEL** – any building containing several independent and furnished apartment units, regularly leased on a more or less permanent basis and offering basic services to its tenants such as dining, bathing and other related personal services.
13. **APARTMENT HOUSE** – a building containing several independent residential suites, usually having facilities such as elevators and air – conditioning units.
14. **ARCADE** – any portion of a building above the ground floor projecting over the sidewalk beyond the ground floor's wall supported by columns used as protection by pedestrians against rain or sun.
15. **BEER HOUSE (or Beer Garden)** – an establishment where beer is primarily served, but where no hostesses are employed.
16. **BILLBOARD** – a space for posting advertisements.
17. **BILLIARD HALL** – a building where people meet to play billiard games such as:

- a. Carom or French Billiards – a game played on a long, rectangular, cloth-covered table, without pockets, with three (3) ivory balls; scores are made by the use of a wooden cue to cause one ball to strike the other two.
 - b. English or Pocket Billiards – a game played on a long, rectangular, cloth-covered table having six (6) pockets; one (1) on each corner and one at the center of each long side, and fifteen (15) numbered balls and one cue ball, the object being to drive the numbered ball into pockets using the cue ball.
18. **BOARDING HOUSE** – a house with several sleeping rooms where boarders are provided with lodging and meals for a fixed sum, paid weekly or monthly.
19. **BOUNDARY LINE** – the abstract line formed by the technical description of bearing and distances given on the certificate of title of the property or as defined herein.
20. **BUFFER STRIP** – strips of forest which separate non-compatible uses such as an industrial zone from other zones to reduce possible nuisances and/or pollution.
21. **BUILDING** – any structure having a roof supported by columns or walls and intended for shelter, housing or enclosure of any person, animal, process, equipment or goods.
22. **BUILDING HEIGHT LIMIT (BHL)** – the maximum height allowed for structures or buildings as specified in the General Regulations of this Ordinance.
23. **BUILDING SETBACK LINE** – a line establishing the minimum allowable distance between the wall of any building, excluding steps, gutters and similar fixtures and the property line when measured perpendicularly thereto.
24. **BUILT-UP AREA** – a contiguous grouping of ten (10) or more structures.
25. **BUSINESS SIGN** – a sign which directs attention to a profession, business, service, activity, or product sold, or offered within the premises where such sign is located.
26. **CANOPY** – a canopy is a permanent roofed structure above a door attached to and supported by the building and projecting over a wall or sidewalk. This includes any decoration attached thereto.

27. **CANTILEVER** – a portion of a building, usually a horizontal beam, slab or structure above the first storey projecting beyond the first storey wall that has a support at only one end leaving the other end free.
28. **CEMETERY** – a public or private land used for the burial of the dead and other uses dedicated for cemetery purposes. Includes landscaped grounds, driveways, walks, columbarium, crematories, mortuaries, mausoleums, niches, graveyards, and public comfort rooms.
29. **CAPITALIZATION** – the permanent liabilities of a business including outstanding stock. It also includes the cost of salary, office furniture, equipment, machinery, transportation, revolving fund/s and other costs necessary for operation of project/s, business/es or any activity/ies.
30. **CARWASH OPERATION** – a place of business engaged primarily in washing and cleaning of cars.
31. **CENTRAL BUSINESS DISTRICT** – refers to an area, usually but not necessarily located in the town center, either naturally growing or deliberately designed as an area principally for trade, and business, services and related purposes.
32. **CELLSITE** – the radio base station of a telecommunication system that includes a tower, antenna and shelter where equipment is housed.
33. **CERTIFICATE OF NON-COMPLIANCE** – a certificate issued by the City Planning and Development Coordinator pertaining to the lawful use of any building, structure or land at the time of the adoption of the first zoning ordinance, to continue its existence although such use does not conform to the provisions of this Ordinance.
34. **CERTIFICATE OF OCCUPANCY** – a statement, signed by the City Planning and Development Coordinator setting forth that the building, structure, or use conforms to the zoning ordinance and that the same may be used for the purpose stated herein.
35. **CITY** – shall mean the City of Batangas.
36. **CITY PROPER** – shall mean the Poblacion which is comprised of twenty four (24) barangays.
37. **CHAPEL** – a structure smaller than a church but without permanent live-in staff, where services are held occasionally.
38. **CHURCH** – a place of religious worship, having been consecrated as such, has a permanent full-time live-in priest, pastor, or minister to perform the religious activities.

39. **CLUB HOUSE** – a place where members of an organization or fraternal society engage in indoor activities. This includes barangay and purok meeting halls.
40. **COCKPIT** – is a place enclosed by a building or fence wherein a cockfighting game or cockfighting derby is being held.
41. **COMMERCIAL COMPLEX** – a building containing several independent commercial stalls, offices, engaged in sales and services.
42. **COMMERCIAL CONDOMINIUM** – a building of two or more floors wherein each floor is consisting of one or more units for any type of independent ownership with common areas and individual facilities intended for commercial purposes.
43. **COMPATIBLE USES** – uses or land activities capable of existing together harmoniously e.g. residential use and parks and playgrounds.
44. **COMPREHENSIVE LAND USE PLAN (CLUP)** – Master Development Plan – a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan in this usage are the sectoral studies, i.e. social, economic, environmental, physical which includes land use, infrastructure and utilities, and transportation, and local administration.
45. **CONFLICTING USES** – uses or land activities with non-compatible or non-complementary characteristics sited adjacent to each other e.g. residential units adjacent to industrial plants.
46. **CONFORMING USE** –uses which are in accordance with the zone classification as provided for in this Ordinance.
47. **CONDOTEL** – a type of property (housing or office building) ownership in which an individual owns a particular unit of a multi-unit property and a share in the common areas of the property and usually provided with general kitchen and dining room services.
48. **CONSTRUCTION** – all on-site work done from site preparation, excavation, foundation, assembly of all the components and installation of utilities and equipment of buildings/structures.
49. **CONVERSION** – a change in the use or occupancy of a buildings/structure or any portion/s thereof which has different requirements.
50. **COTTAGE INDUSTRY** – any establishment or firm which conforms to the standards set forth by the Cottage Industry Technology Center (CITC).

51. **DAY CLUB** – a commercial establishment operating during the day featuring activities that range from dancing to recorded or live music, employs hostesses or GROs, and where food and alcohol beverages may be both served.
52. **DEPARTMENT STORE** – a large retail establishment in which many different lines of merchandise are carried in separate departments under one general management.
53. **DEVELOPMENT PERMIT** – an authority granted by the City Mayor and the Sangguniang Panlungsod for the development of residential, commercial and industrial subdivision/estates, memorial parks/cemetery, resorts and other real estate management projects.
54. **DIRECT COST** – a cost which can be assigned to a definite process or operation or to the manufacture of a particular product, as distinguished from overhead costs.
55. **DOMINANT USE** – the principal use in mixed use developments.
56. **DWELLING** – any building used exclusively for human habitation, including any permitted home occupation excluding hotels, motels and boarding houses.
57. **DWELLING, SINGLE DETACHED** – a dwelling unit having two side yards.
58. **DWELLING, SEMI-DETACHED** – a dwelling unity having one party wall and one side yard.
59. **DWELLING, MULTI-FAMILY** – a building used as a home or residence of three (3) or more families living independently from one another, each occupying one or more rooms as a single housekeeping unit.
60. **EASEMENT** – an open space imposed on any land use/activities sited along waterways, roads right-of-way, cemeteries/memorial parks and utilities.
61. **ENVIRONMENTALLY CRITICAL AREAS** – refers to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated 14 December 1981 and updates thereof.
62. **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 and updates thereof.

63. **EXCEPTION** – a device which grants a property owner relief from certain provisions of the zoning ordinance where compliance with 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.
64. **FILLING STATION** – a retail station serving automobiles and other motor vehicles with gasoline and oil only.
65. **FLOOR AREA RATIO (FAR)** – is the ratio between the gross floor area of a building and the area of the lot on which it is stands. Determined by dividing the gross floor area of the building by 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.
66. **FUNERAL PARLOR** – (Funeral Home) – a place where the dead are prepared for burial or cremation and may be viewed by relatives and friends.
67. **GARAGE** – a building or structure where cars and other vehicles are housed and maintained.
68. **GENERAL DEVELOPMENT ZONE (GDZ)** – this zone shall predominantly be for residential uses with supportive commercial, institutional and recreational uses. Socialized housing types of development are allowed provided they conform with the land use regulations of the district.
69. **GENERAL ZONING MAP** – a duly authenticated map delineating the different zones in which the whole city is divided.
70. **GROSS FLOOR AREA (GFA)** – the GFA of a building is the total floor space within the perimeter of the permanent external building wall, occupied by:
- Office Areas
 - Residential Areas
 - Corridors
 - Lobbies
 - Mezzanine
 - Vertical penetration which shall mean stairs, fire escapes, elevator shafts, pipe shafts, vertical shafts, vertical ducts, and the like and their enclosing walls.
 - Machine rooms and closets
 - Storage rooms and closets
 - Covered balconies and terraces
 - Interior walls and columns, and other interior features.

71. **GUEST RELATIONS OFFICER (GRO)** – a female entertainer who sings, sits and/or drinks with the customers.
72. **HEAVY INDUSTRIAL ZONE** – a zone where heavy industrial establishments such as petroleum and chemical refineries, manufacturing industries, etc. are found. This zone is a strictly or environmentally controlled area and non-compatible uses are not allowed.
73. **HEAVY INDUSTRIES** – refers to manufacturing and processing establishments which are classified as highly pollutive/non-hazardous, highly pollutive/hazardous, non-pollutive/extremely hazardous and pollutive/extremely hazardous.
74. **HELIPORT** – a place where helicopters take off and land.
75. **HIGHLY URBANIZED CITIES** – cities with a minimum population of 200,000 as certified by the National Statistics Office and an annual income of PhP 100,000,000.00 as certified by the City Treasurer.
76. **HIGH RISK AREAS** – areas that are at risk to both natural and man-made hazards. Natural hazards include storm surges, floods, massive soil erosion, and different forms of landslides. Man-made hazards include explosion of gas lines, collapse of high voltage wires, and the like. Owners of structures who live in high risk areas will be advised of the risks and encouraged to leave the area. Permits will no longer be given to owners/developers to renovate existing structures or build new ones in high risk areas.
77. **HOME INDUSTRIES** – manufacturing or processing activities, assembly of products, machines, instruments, equipment or any industry conducted within dwelling units or their accessory buildings.
78. **HOME OCCUPATION** – an occupation or business conducted within the dwelling unit and/or accessory building.
79. **HOSPITAL** – an institution providing health services primarily for in-patient and medical or physical care of the sick or injured; including as integral parts thereof, laboratories, an out-patient department, training facilities and staff offices.
80. **HOTEL** – a building or a part thereof with rooms occupied for hire as temporary abode of individuals. It is usually provided with several kitchen and dining room services without provision for cooking in any individual suite or room.
81. **HOUSING DENSITY** – the number of houses or dwelling units per unit area of land.

82. **IMPERVIOUS SURFACE** – a type of surface which does not permit the penetration of water, the area coverage of which shall be considered as outside the building envelop and shall not be included in the PLO and FAR computation.
83. **INDIRECT COST** – general expenses including rent, lighting, heating, taxes, and repairs. Expenses of a business which cannot be charged against a particular operation.
84. **INNOVATIVE DESIGN** – introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development (PUD); new town, etc.
85. **INSTITUTIONAL USES** – general types of establishments that refer to government offices, schools, colleges, churches, hospital/clinics, academic/research facilities, convention centers, and the like.
86. **JUNK SHOP / JUNK YARD** – any building, land or area used in whole or in part, for commercial storage and/or sale of waste paper, rags, scrap metal, dismantled or worn out vehicles and machineries.
87. **KARAOKE BAR** – a commercial establishment usually open at nighttime wherein food, liquor and beverages are served and where customers perform live music using a karaoke.
88. **LANDSCAPING** – planting of ornamental plants including trees, shrubs and ground cover suitably designed, selected, installed and maintained as to be permanently attractive.
89. **LAND USE INTENSITY CONTROLS (LUIC)** – refers to controls on open spaces (PLO), building bulk (FAR) and building height limit (BHL). The LUIC are imposed to control, among others, traffic generation, requirements on utilities, over-buildings, over-crowding, and visual assets and to attain the desired district character. The LUIC is applied as follows:

Maximum Allowable Building Area Per Floor in Square Meters = Lot Area x Allowable PLO (Percentage of Lot Occupancy)

Maximum Allowable Gross Floor Area in Square Meters = Lot Area x Allowable FAR (Floor Area Ratio)

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 and related regulations. For large scale projects on single blocks, i.e. those that have no lot subdivisions, the LUIIC shall apply to the gross lot area of the block and the gross floor area of the buildings to be put up therein.

90. **LIGHT INDUSTRIES** – refers to non-pollutive/non hazardous and non-pollutive/hazardous industries.
91. **LIGHT INDUSTRIAL ZONE** – An industrial zone allotted to light to medium types of industries. Complementary uses such as workers' housing and neighborhood-scale commercial activities shall be allowed in this zone.
92. **LINEAR PARKS** – areas designated for the maintenance of ecological balance and characterized by scenic areas and park facilities but not necessarily with playgrounds and other sports facilities.
93. **LOCATIONAL CLEARANCE** – a clearance issued to a project proponent allowing it to operate in the proposed location under the provisions of this Ordinance and other rules and regulations on land use.
94. **LOT** – A parcel of land on which a principal building and its accessories are situated together with the required open spaces and yards.
95. **LOW DENSITY RESIDENTIAL ZONE** – characterized mainly by single family, single detached dwellings with the usual community ancillary uses on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities.
96. **MAJOR INTERSECTION OR JUNCTION** – includes every part of a public highway which joins another at an angle, whether or not it crosses the other.
97. **MANGROVE** – type of forest occurring on tidal flats along sea coasts, extending along streams where the water is brackish.
98. **MANUFACTURING INDUSTRY** – an industry which involves the chemical and mechanical transformation of organic or inorganic materials into finished products.
99. **MASSAGE CLINIC** – establishment where one enters to have a massage for therapeutic and hygienic purposes.
100. **MEDIUM DENSITY RESIDENTIAL ZONE** – characterized mainly by medium density housing like two-family dwellings, townhouses, row houses and accessories, and other medium-rise multi-family dwellings

having a maximum of five (5) storeys with usual community ancillary uses and support facilities designed for the needs of a barangay scale.

101. **MEDIUM INDUSTRIAL AREA** – an area within the designated Industrial Park which accommodate pollutive/non-hazardous and pollutive/hazardous industries.
102. **MEMORIAL PARK** – a privately owned cemetery with well kept landscaped lawns and wide roadways and foot paths separating the areas assigned for ground interments, tombs, mausoleums and columbarium with or without a mortuary chapel and provided with systematic supervision and maintenance.
103. **MINERALS** – all naturally occurring inorganic substances in solid, liquid or any intermediate state including coal.
104. **MITIGATING DEVICE** – a means to grant relief to those adversely affected by certain provisions of the Ordinance.
105. **MIXED-USE DEVELOPMENT** – medium rise building predominantly used for residential purposes and with limited provisions for commercial use.
106. **MOTEL** – any structure with several separate units with sufficient parking space, primarily located along the highway or close to a highway where motorist may obtain lodging and in some instances, meals.
107. **MUNICIPAL WATERS** – this Ordinance adopts the definition as embodied in Section 131 (r) of the Local Government Code of 1991 (R.A. 7160), to wit: “Municipal Waters include not only streams, lakes and tidal waters within the municipality or city, not being the subject of private ownership and not comprised within the national parks, public forest, timber lands, forest reserves or fishery reserves, but also marine waters included between two lines drawn perpendicularly to the general coastline from points where the boundary lines of the municipality or city touch the sea at low tide and a third line parallel with the general coastline and fifteen (15) kilometers from it.”
108. **NATURAL GAS** – a combustible gaseous mixture of simple hydrocarbon compounds; used as industrial and residential fuel. It is one of the cleanest commercial fuels, producing carbon dioxide, water vapor, and a small amount of nitrogen oxides when burned.
109. **NATURAL GAS INDUSTRY** – a kind of large-scale industry involving combustible gas generated from the earth’s crust through a natural or artificial opening. Often associated with petroleum and used extensively as a fuel gas and sometimes, as a chemical source.

110. **NIGHT CLUB** – an establishment open at night, usually serving liquor, having a floor show and providing music and space for dancing; employs hostesses, GROs, ago-go dancers, singers, female entertainers doing bold/burlesque shows, female model in seductive clothes doing a fashion show; it has no admission or entrance fees but rather depends upon the sale of food and drinks for revenue.
111. **NON-CONFORMING USES** – existing non-conforming uses/establishments in an area allowed to operate in spite of the non – conformity to the provisions of the Ordinance shall be subject to the conditions stipulated in this Ordinance.
112. **NURSERY/DAY CARE CENTER** – a place where children are temporarily cared for and trained in the parent’s absence.
113. **ORDINANCE** – refers to the Batangas City Comprehensive Zoning Ordinance.
114. **PARKING LOT** – an off-street open area, the principal use of which is for the parking of vehicles by the public whether for compensation or not or as an accommodation to a client or customer.
115. **PARKING BUILDING** – a building of several floors used for temporary parking of motor vehicles. It may be provided with services allowed for service stations.
116. **PARKS AND RECREATION** – an area used and designated for diversion/amusements. The presence of parks and recreation areas give a sense of ecological balance to a community.
117. **PENSION HOUSE** – any building regularly catering to tourist and travelers, containing independent rooms and providing common facilities such as toilets, bathrooms, a living and dining room, a kitchen and where a combination of boarding and lodging may be provided.
118. **PERCENTAGE OF LAND OCCUPANCY (PLO)** – defined as a percentage of the maximum allowable floor area of a building at the ground floor to the total lot size.
119. **PETROCHEMICAL INDUSTRY** – an industry which processes chemicals derived from petroleum or natural gas, the main products of which are materials used in making plastics.
120. **PLANNED UNIT DEVELOPMENT (PUD)** – It is a land development scheme wherein a project site is comprehensively planned as an activity via unitary site plan which permits flexibility in planning/design, sorting of

buildings, complementarity of buildings types and land uses, usable open spaces and the preservation of significant natural land features.

121. **POOL** – a game played in a four-pocket square table usually with twelve (12) plastic chips called “petsas” and a cue (taco); scores are made by the use of wooden cue (taco) to cause one “petsas” to strike the other two.
122. **PORT ZONE** – this zone shall host directly port related activities and shall include warehousing, cold storage facilities, truck terminals and the like.
123. **PRE-SCHOOL** – relating to the period of infancy prior to the age of compulsory school attendance.
124. **PRIMARY URBAN CORE ZONE (PUCZ)** – the PUCZ is the commercial and business center of the city with the supportive residential, institutional, tourism and parks and recreational types of activities.
125. **PROFESSIONAL OFFICE** – an office of a person engaged in any occupation, location or calling not purely commercial, mechanical or agricultural, in which a professed knowledge or skill in some department of science or learning is used by such person’s interests and in guiding or serving the welfare of others.
126. **PROJECT COST** – the estimated total direct and indirect costs that will be incurred in the development, use and occupancy of land, construction, repair, alteration, improvement, use and occupancy of building/structure/support facility including equipment/machineries and electrical supplies; establishments, construction and operation of projects of local and national/environmental significance, including all support facilities/accessories/equipment/machineries/processes; establishment and operation of business, trade, occupation or any related activity. It also includes cost of land and its development.
127. **PROMENADE** – a slow walk or ride taken for pleasure especially for display or as a social custom; a place suitable for this, especially a paved walk along the seafront of a resort.
128. **PROTECTED AREAS** – are identified portions of land and water set aside by reason of their unique physical and biological significance, managed to enhance biological diversity and protected against destructive human occupation and exploitation.
129. **PUB HOUSE** – an establishment licensed for the sale and consumption of alcoholic beverages on the premises, sometimes also having a license permitting consumptions off the premises. There is usually more than

one bar, beer is the main drink, and food and lodging are sometimes provided.

130. **QUARRY** – an open pit, mine or excavation, where stone, sand, gravel or mineral is obtained from open faces, with or without a waste rock overburden.
131. **RENOVATION** – a physical change made on a building or structure to increase its value, utility and/or to improve its aesthetic quality.
132. **RECREATIONAL CENTER** – a place, compound or building or a portion thereof, open to the public for recreational and entertainment purposes.
133. **REPAIR** – remedial work done on any damaged or deteriorated portion/s of a building/structure to restore its original condition.
134. **RESETTLEMENT AREA** – a newly developed site which accommodates settlers being transferred from another place. It is usually provided with housing facilities, infrastructure and other public support facilities, and services by the government or private person or corporation concerned for the purpose of upgrading the standard of living of the dwellers.
135. **RESIDENTIAL COMPOUND** – refers to a tract of land divided into individual lots intended for residential building of family members or group of people with common interests. A compound is a cluster of residential houses usually consisting of less than fifteen (15) units with a road, driveway, or pathway exclusively for the dwellers.
136. **RESIDENTIAL CONDOMINIUM** – a building containing at least five or more apartment units with a common area and facilities; each apartment owner having exclusive ownership and possession of his apartment.
137. **RESIDENTIAL SUBDIVISION** – a tract of land registered under Act 496 partitioned into individual lots primarily for residential purposes in accordance with PD 957 or BP 220.
138. **REZONING** – a process of introducing amendments to or a change in the text and maps of the zoning ordinance. Rezoning also includes amendments or changes in view of reclassifications under Section 20 of the Local Government Code of 1991.
139. **RURAL AREA** – an area outside of a designated urban area.
140. **SANITARY LANDFILL** - an area wherein biodegradable wastes are deposited or dumped into trenches, leveled and compacted with a compactor then covered by a thin layer of soil or earth, which is again

compacted. Non-biodegradable solid wastes that may still have economic value are separated, recovered and in some instances, reused.

141. **SERVICE STATION** – a building and its premises where gasoline, oil, grease, batteries, tires and car accessories may be supplied and dispensed at retail and where, in addition, the following services may be rendered.
- a. Sale and servicing of spark plugs, batteries and distributor parts.
 - b. Washing and polishing and sale of automotive washing and polishing materials,
 - c. Tire servicing and repair, but not recapping or regrooving.
 - d. Radiator, cleansing and flushing.
 - e. Greasing and lubrication.
 - f. Sales of softdrinks, packaged foods, tobacco and similar convenient foods, for service station customers as accessory and incidental to the principal operation.
 - g. Provision of road maps and other informational material to customers.
 - h. Provision of rest room facilities. Uses permissible at a service station do not include major mechanical and body work, strengthening of body parts, painting, welding, storage of automobiles not in operating condition or other works involving noise, glare, fumes, smoke or other characteristic to any extent greater than normally found in a service station.
142. **SETBACK** – the vacant space left between the building and lot lines.
143. **SHOPPING CENTER** – a group of not less than fifteen (15) contiguous retail stores, originally planned and developed as a single unit with immediate adjoining off-street parking facilities.
144. **SHOPPING MALL** – a complex consisting of food markets, stores of various kinds, parking facilities, etc. designed to serve the needs of a local community.
145. **SHORT TERM SPECIAL EDUCATIONAL FACILITIES** – a small scale field like dancing, cooking, dressmaking and motor vehicle driving.
146. **SIGN** – any form of publicity which is visible to the public directing attention to an individual, business, commodity, service, activity, or product, by means of words, lettering, parts of letters, figures, numerals, phrases, sentences, emblems, devices, designs, trade name or trademarks, or other pictorial matter designed to convey or other devices created on an open framework or attached such information and

displayed by means of paint, bills, posters, panels, or otherwise applied to stakes, post, poles, trees, buildings, or other structure or support.

147. **SOCIALIZED HOUSING ZONE (SHZ)** – shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279 (Urban Development and Housing Act).
148. **SPECIAL USE PERMIT** – a permit granted to the project classified as special uses such as a controlled dump site, radio transmitting station, etc.
149. **STOCK YARD** – any land or area used in whole or in part, for commercial storage, and/or sale of waste paper, rags, scrap metal, dismantled or worn out vehicles and machineries.
150. **SUBDIVISION** – a division of a tract or parcel of land into two or more lots, or the consolidation of two or more new lots, sites or other division for the purpose whether immediate, or future of inheritance, extrajudicial partition or building development. It includes re-subdivision, and when appropriate, to the content related to the process of subdividing.
151. **SUPPORT FACILITY** – any project, use or activity that may be allowed to locate in low and high density zones provided that such project, use or activity is supportive and compatible with the designated use for the zone subject to terms and conditions governing environmental consideration, public health, safety and community well-being.
152. **TELECOMMUNICATION** – any transmission, emission or reception of signs, signals, writing, images and sounds or intelligence of any nature by wire, radio, fiber optics or other electronics system.
153. **TERMINAL** – includes all facilities which provide for the loading/unloading of passengers and the delivery, receipt and/or temporary storage of cargo as well as those which serve as temporary garage of vehicles including maintenance and servicing.
154. **THEATER** – a building used for dramatic, motion picture or other performances for admission, to which an entrance fee is received and no audience participation is allowed.
155. **TOURISM AREA** – an area in the city endowed with natural or man-made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities which attract local or foreign tourists.
156. **TOURIST INN** – any building regularly catering to tourist and travelers, containing independent rooms and providing common facilities such as

toilets, bathrooms, living and dining rooms, kitchen and where a combination of boarding and lodging may be provided.

157. **TOWER** – a tall structure, high in proportion to its lateral dimensions, either standing independently or forming part of the main edifice.
158. **TOWNHOUSE** – a single family residence having common and adjoining walls with no one or more limits of the same kind.
159. **TRANSMITTER** – a kind of equipment for radio communication. The first step in voice-radio transmission is to change sound waves into an electric current. This is done by a microphone. The transmitter receives this current either directly from the microphone, or indirectly, from a phonograph, compact disk player, or tape recorder and changes the current into radio waves, which escape into the atmosphere.
160. **URBAN AREA** – includes all barangays or portions thereof which comprise the poblacion or city core, central business district and other built-up areas including the urbanizable and adjacent areas and where at least fifty percent (50%) of the population is engaged in non-agricultural activities.
161. **URBANIZABLE LAND** – an area designated as suitable for urban expansion by virtue of land use studies conducted. Also known as urban expansion area.
162. **URBAN ZONING MAP** – a duly authenticated map delineating the different zones into which the urban area and its expansion area are divided.
163. **VARIANCE** – a special locational clearance that grants a property owner relief from certain provisions of the zoning ordinance where, because of the particular physical surroundings, 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.
164. **VIDEOKE BAR** – a commercial establishment usually open at nighttime, wherein food, liquor and beverages are served, customers perform live music using a videoke, digital minus-one, and other digital media.
165. **VIDEO GAME** – a contest between a player and a computer-designed program on a machine equipped with a video screen and a joystick or buttons that control the game's action; the machine may be designed to play one game, as are those in video game arcades; on game consoles or home computers, one can play a number of games using different video game formats, either stand-alone or online.

166. **VIDEO MACHINE** – an electronic device being used for playing video games; the operation of computerized video machines shall be allowed only through a local franchise approved by the Sangguniang Panglungsod.
167. **VIDEO SHOP** – place or location where video games are played.
168. **WAREHOUSE** – a building utilized for the storage of products for sale and from which goods or merchandise are withdrawn for delivery to customers or dealers or by persons acting in behalf of the business; any building which primary purpose is the storage of goods, wares, merchandise, utilities and/or other personal belongings.
169. **WATER ZONE (WZ)** – are bodies of water within the city which include rivers, streams, lakes and seas.
170. **WORKING CAPITAL** – the costs used in the operation of a project, business, trade or any related activity.
171. **ZONE/DISTRICT** – an area within the city intended for specific land use as defined by man-made or natural boundaries.
172. **ZONING** – the division of a city into zones or districts according to the present and potential uses of its lands to maximize, regulate and direct their use and development in accordance with the Comprehensive Land Use Plan of the city. It is concerned primarily with the use of land and buildings, the height and bulk of buildings, the proportion of the lot which a building may cover and the density of population in a given area. It deals with the use and development of lands, buildings and projects.
173. **ZONING ADMINISTRATOR** – a city government official responsible for the implementation/enforcement of this Ordinance.
174. **ZONING ORDINANCE** – a local legal measure which embodies regulations affecting land use.

SECTION 6. Construction and Interpretation of Terms. The words and terms employed in this Ordinance shall be interpreted as follows:

1. Generic terms, such as others, and the like, etc. shall be construed to mean as including all specific terms similar to or compatible with those enumerated;
2. The singular includes the plural, subject to intensity regulations;
3. The present tense includes the future tense;
4. The word “person” includes both natural and juridical persons;

5. The word “zone” includes “subzone” in the interpretation and application of land use, density, and other development restrictions and prescriptions;
6. The word “lot” includes the phrase plot or parcel;
7. The term “shall” is always mandatory; and
8. The word “used” or “occupied” as applied to any land or building shall be construed to include the words “intended”, “arranged”, “designed to be used or occupied”.

ARTICLE IV ZONE CLASSIFICATIONS

SECTION 7. Division into Zones or Subzones. To effectively carry out the provisions of this Ordinance, the City is hereby divided into the following zones and further into subzones as shown in the Official Zoning Maps.

1. **PRIMARY URBAN CORE ZONE (PUCZ)** – the PUCZ is the financial, commercial and the business center of the City where intense mixed-use development such as residential, banking, commercial, trading, business, services, institutional, cottage industries, tourism, and parks and recreational uses are allowed. The core shall cover the existing Poblacion, the Central Business District and other urban barangays. Low-density (R-1) residential areas, particularly gated subdivisions located within the PUCZ, shall remain as such. The core is further divided into two (2) subzones:

- a. **PRIMARY URBAN CORE ZONE – 1 (PUCZ-1)** – this zone comprises the Waterfront District and the area surrounding the Central Business District. The overall district image shall be that of a well landscaped, medium-density, business type of environment. For areas near Batangas Bay and Calumpang River such as in Barangays Cuta, Gulod Labac and Pallocan Kanluran, a harmonious interplay of water elements and land-based activities shall be encouraged. Development regulations shall focus on building heights and on the provision of ample open spaces. Building heights shall be regulated in order to have a uniform skyline and in order to maximize the view of the bay, the Calumpang River and the upland barangays surrounding Mt. Banoy from the inland part of the City.

Ample ground open space (landscaped) is required in order to create a park-like ambiance. Aside from providing sorely needed green areas, ample ground open spaces shall, to the extent possible, also provide access to pedestrians thereby increasing valuable building frontage.

- b. **PRIMARY URBAN CORE ZONE – 2 (PUCZ-2)** – this includes the present Central Business District and its immediate outlying areas. Development is characterized by high intensity land utilization. Development regulations shall focus more on allowable floor area ratios rather than on ground open spaces.
2. **SECONDARY URBAN CORE ZONE (SUCZ)** – the SUCZ provides support services to the Primary Urban Core Zone. The dominant land use is also commercial but land use intensities are rated lower than that of the PUCZ. Large scale, sprawling mixed-use developments (e.g. shopping malls, recreation centers, etc.) are encouraged in this area. Further, the SUCZ allows quasi-commercial/industrial types of activity such as lumber/hardware, repair, shops, junk shops and the like. The over-all zone character shall be that of a low-intensity development area. Ample ground open spaces are also required for developments within this area.

Low-density (R-1) residential areas, particularly gated subdivisions located within the SUCZ, shall remain as such. Areas in proximity to and along major roads and highways shall be allowed to have higher land use intensity. A **Special Entertainment Zone (SEZ)** within this area shall be designated and shall be for purely special recreational and entertainment uses, projects or activities like day and night clubs, beer houses, karaoke bars, pub houses, videoke bars, and similar uses and activities.

3. **GENERAL DEVELOPMENT ZONE – (GDZ)** – the zone shall predominantly be a residential area with the supportive commercial, institutional and recreation uses. Low-density (R-1) residential areas, particularly gated subdivisions, located within the GDZ shall remain as such. Agricultural uses are complementary uses in the GDZ. Socialized housing types of development are allowed in the GDZ provided they conform to the land use regulations of this zone. The GDZ is divided in the following subzones:
 - a. **GENERAL DEVELOPMENT ZONE – 1 (GDZ-1)** – this is a predominantly low intensity residential zone characterized mainly by single detached and semi-detached dwelling units. The general zone characteristic shall be that of a suburban residential area.
 - b. **GENERAL DEVELOPMENT ZONE – 2 (GDZ-2)** – this area primarily encourages medium- to high-density residential development with higher land use intensity rating.
 - c. **GENERAL DEVELOPMENT ZONE – 3 (GDZ-3)** – this is a “special management district” due to the presence of residential land uses adjacent or in proximity to existing heavy industrial areas. The dominant use shall be low- to medium-residential development focusing on the provision of ample open spaces (at least five (5)

meters wide) which may serve as recreational facilities to the workers and also serve as major buffer areas. The heavy industrial establishments shall be limited to their current areas and proper hazard (pollution, noise, odor, etc.) mitigation devices shall be instituted and regularly inspected. Developments adjacent to these industrial establishments shall consider prescribed minimum setbacks, easements and other technical considerations to mitigate the harmful effects of the latter.

4. **SOCIALIZED HOUSING ZONE (SHZ)** – this zone shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279.
5. **LIGHT INDUSTRIAL ZONE (LIZ)** – the zone is allotted for warehousing and light to medium types of industries. Complementary uses such as workers housing, commercial activities, and barangay facilities shall be allowed.
6. **HEAVY INDUSTRIAL ZONE (HIZ)** – the zone is principally for the following types of industries:
 - a. highly pollutive/non hazardous
 - b. highly pollutive/hazardous
 - c. highly pollutive/extremely hazardous
 - d. pollutive/extremely hazardous
 - e. non-pollutive/extremely hazardous
 - f. pollutive/hazardous
7. **PORT ZONE (PZ)** – the zone covers the Batangas International Port area considered as a Planned Unit Development (PUD) and shall host directly port-related activities and uses.
8. **AGRICULTURAL DEVELOPMENT ZONE (ADZ)** – this zone shall be primarily for agricultural production activities. Crops and tree-farming and pastoral activities such as goat/cattle raising are included here.
9. **AGRO-INDUSTRIAL ZONE (AGZ)** – this zone shall be used principally for poultry and livestock 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. In Batangas City, the SAFDZ shall take the form of a Strategic Crops and Livestock Integrated Development Zone (SCLIDZ) which shall be primarily for crop planting and livestock and poultry raising. Other complementary uses in this zone shall be houses belonging to farmers.

10. **PROTECTED ZONE (PZ)** – these zones are areas vulnerable to flooding and storm surges. Owners of existing structures in these zones will be advised of the risks of remaining in the area as well as advised to reinforce and protect their structures against natural and man-made hazards.
11. **FOREST/WATERSHED MANAGEMENT ZONE (FWMZ)** – this zone shall be for forestry, watershed conservation, and environmental protection. This zone covers environmentally sensitive areas within the permanent forest or forest reserves surrounding Mount Banoy as well as in Verde Island. Settlements in these areas shall be regulated.
12. **AGROFORESTY ZONE (AFZ)** – this zone shall be for cultivation of agricultural crops, combined with tree crops and forest plants. It also covers areas for protection of land drained by streams or fixed bodies of water and their tributaries.
13. **ECOTOURISM DEVELOPMENT ZONE (ETDZ)** – this zone covers the areas that are endowed with natural or man-made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities (e.g. educational) and are intended for use of travelers.
14. **SPECIAL LAND USE ZONE (SLUZ)** – this zone shall be used for the sanitary landfill. An Ecological Center equipped with a Material Recovery Facility shall be provided within this zone. A buffer area (at least 20 meters wide) shall be provided between the SLUZ and adjacent zones.
15. **CALUMPANG RIVER, OTHER RIVERS AND THEIR TRIBUTARIES** – all rivers and their tributaries shall be regarded as Protected Areas and shall be covered by all laws pertaining to the protection of the environment and provision of easements along their banks.

SECTION 8. Zoning Maps. The Official General Zoning Map (for the whole City) and Urban Zoning Map are hereby adopted as integral parts of this Ordinance wherein the designation, location and boundaries of the district/zones are shown and indicated. The Official Zoning Maps shall be signed by the City Mayor and duly authenticated by the Sangguniang Panlungsod and shall be attached hereto at Annexes C and D.

SECTION 9. Zone Boundaries. The locations and boundaries of the abovementioned zones/districts into which the City has been divided are hereby identified and specified in “Annex A” of this Ordinance.

SECTION 10. Interpretation of the Zone Boundaries. In the interpretation of the boundaries for any of the zones/districts indicated on the Zoning Map, the following rules shall apply:

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

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

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

**ARTICLE V
ZONE REGULATIONS**

SECTION 11. General Provisions. The uses enumerated in the succeeding sections are not exhaustive or all-inclusive. The Zoning Administrator, subject to the requirements of this Ordinance, may allow complimentary and compatible uses to the zone where the uses or activities are to be located.

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

SECTION 12. Use Regulations in the Primary Urban Core Zone (PUCZ):

PUCZ – PRIMARY URBAN CORE ZONES 1 AND 2 – the financial, commercial and the business center of the City where intense mixed-use development such as banking, commercial, trading, business, tourism facilities, institutional, residential, and parks and recreational uses are allowed.

Note: Permissible uses, development guidelines and building regulations in low-density (R-1) residential subdivisions located within the PUCZ shall be governed by rules and regulations contained in PD957 and BP220 respectively to avoid conflict.

A. Allowed Uses:

Dominant Use: Commercial

1. Office buildings with or without residential units in the upper floors
2. Commercial condominium with or without residential units in upper floors
3. Residential Condominiums
4. Shopping malls
5. Convention centers and related facilities
6. Hotels, resorts, and recreation facilities
7. General retail stores and shops like:
 - a. department stores
 - b. supermarkets
 - c. bookstore and office supply shops
 - d. home appliance centers
 - e. car sales, repair and display shops
 - f. photo shops
 - g. flower shops
8. Food markets and shops like:
 - a. bakeries and bake shops

- b. wine stores
 - c. groceries
 - d. supermarkets
9. Personal services shops like:
 - a. beauty parlors
 - b. barber shops
 - c. sauna baths and massage clinics
 - d. dressmaking and tailoring shops
 10. Recreational center/establishments like:
 - a. movie house/theater
 - b. play court e.g. tennis court, bowling lane, billiard hall
 - c. swimming pool
 - d. stadium, coliseum, gymnasium
 - e. other sports and recreational establishment
 11. Restaurants and other eateries
 12. Short term special education like:
 - a. dancing schools
 - b. school for self-defense
 - c. driving schools
 - d. speech clinics
 - e. computer training schools
 13. Commercial housing like:
 - a. Hotels and motels
 - b. Apartments and apartelles
 - c. Boarding houses, dormitories and pension houses
 - d. Clubhouse
 14. Storerooms but only as may be necessary for the efficient conduct of a business
 15. Library/museum
 16. Filling Station/service station
 17. Medical and dental clinics
 18. Vocational/technical school
 19. Messengerial services
 20. Security agencies
 21. Janitorial services
 22. Banks and other financial institutions
 23. Radio and television studios/stations
 24. Building garages, parking lots and the like
 25. Custom dressmaking shops
 26. Custom tailoring shops
 27. Commercial and job printing/publishing centers
 28. Typing and photo engraving services
 29. Photocopying services
 30. Repair of optical instruments and equipment and cameras
 31. Repair of clocks and watches
 32. Manufacture of insignia, badges and similar emblems except metal

33. Bakery and baking of bread, cake, pastries, pies and other similar perishable products

Complementary Uses: Residential, Institutional and Recreational

1. Single detached family dwellings
2. Duplexes, semi-detached houses, and the like
3. Multi-family dwelling e.g. row-houses, apartments
4. Residential condominium
5. Apartment
6. Homotel/Hotel
7. Pension house
8. Hotel apartment or apartelle
9. Dormitory
10. Boarding House
11. Branch libraries and museums
12. Customary accessory uses like:
 - a. Servants quarter
 - b. Private garage
 - c. Guard house
13. Home occupation for the practice of one's profession or for engaging in home businesses such as dressmaking, tailoring, baking, running a sari-sari store
14. Home Industry classified as cottage industry
15. Nursery/Elementary School
16. High School
17. Sports Club
18. Multi-purpose hall/barangay hall
19. Clinic, nursing and convalescing home, health center
20. Plant nurseries
21. Government center to house national, regional or local offices in the area
22. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
23. General hospitals, medical centers, multipurpose clinics
24. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
25. Religious structures e.g. church, seminary, convents
26. Museums
27. Parking structures and facilities
28. Student housing e.g. dormitories, boarding house
29. Parks, gardens and other open spaces for recreational purposes
30. Resort areas e.g. beaches, including accessory uses
31. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms amphitheatres and swimming pools
32. Ball courts
33. Sports club

The following activities/uses/projects may be allowed in PUCZ subject to compliance with the applicable provisions of existing laws and ordinances and requirements of the concerned government agencies:

1. Computer shop/internet café
2. Appliances repair shop
3. Parking lots/garage facilities
4. Carwash
5. Storerooms/ warehouses but only as maybe necessary for the efficient conduct of the business
6. Filling/service stations
7. Lumber yard/ hardware
8. Memorial/ shrines monuments, kiosks and other park structures
9. Other similar uses/ activities/ projects

B. Land Use Intensity Controls:

**PLO – PERCENTAGE OF LAND OCCUPANCY
 FAR – FLOOR AREA RATIO
 BHL – BUILDING HEIGHT LIMIT**

B.1. *Land use intensity controls for PUC-1 and PUC-2 shall be governed by the following maximum requirements:*

DISTRICT	PLO	FAR	BHL
PUC – 1	0.66	3.0	5
PUC – 2	0.80	4.0	6

In the case of predominantly residential developments located on interior lots (as defined by the National Building Code) the maximum PLO shall be 0.5 and the maximum FAR shall be 3.0

Area coverage of each district concerns are as follows:

DISTRICT	AREA (HAS)	% TOTAL LAND AREA
PUC – 1	589.10	2.06
PUC – 2	263.40	0.92
TOTAL	852.50	2.98

B.2. General Zone Regulations:

a. Parking

- Parking requirements shall be per the required parking and loading space provided in Article VII, Section 46 of this Ordinance.
- Parking areas and slots shall be clearly marked in order to provide sufficient guidance to the users and passers-by alike; signs shall be unobtrusive but shall clearly define entry and exit points.
- Parking spaces shall have distinct entry and exit points and shall, to the extent possible, be buffered from the sidewalk by visual barriers such as planting strips.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.
- Open and non-landscaped parking lots are discouraged. Should open-lot parking be provided, these shall be so landscaped to have a park-like character.

b. Open Spaces

- The requirements on PLO are geared to create ample ground open spaces which should be landscaped and, for developments catering to the public, be made accessible to pedestrians. Aside from providing ample green areas, the provision of adequate ground open spaces in each property can increase valuable street-level frontages for public-oriented establishments.

c. Landscaping

- All large-scale development proposals shall be accompanied by a landscaping plan for review and approval of the Zoning Administrator.
- Owners of developments are required to comply with the applicable provisions of Batangas City Environment Code.

d. Fencing

- Undeveloped properties may be fenced-off by concrete, hollow block or similar materials having a maximum height of 2.40 meters from the sidewalk level.
- Fences shall in no manner obstruct the flow of pedestrian traffic along the sidewalk.

e. **Skywalks**

- The construction of skywalks linking major developments is encouraged. Planning and design shall, however, put an important consideration on possible view obstructions which shall be avoided.

f. **Cantilever/ Setback**

- These shall provide weather protection, enhanced comfort and greater mobility to pedestrians. All developments in designated areas along P. Burgos St., Rizal Avenue and D. Silang St. which is from Evangelista St. to P. Burgos St., are required to provide front building setbacks of 11.50 meters measured from the center line of the street up to the building line and cantilever. The cantilever portion of each building shall extend at a distance of greater than 3.5 meters from the ground building line with a vertical clearance of 3.5 meters. No abutting fences shall be allowed in this area and property lines maybe delineated by landscaping techniques.

g. **Abutments**

- No abutments on property lines fronting any street are allowed.

SECTION 13. Use Regulations in Secondary Urban Core Zone (SUCZ)

SUCZ – SECONDARY URBAN CORE ZONE – provides support services to the primary urban core zone. The dominant land use is also commercial but land use intensities are rated lower than that of the PUCZ. Large scale, sprawling mixed-use developments (e.g. shopping malls, recreation centers, etc.) are encourage in this area. Further, the SUCZ allows quasi-commercial/industrial types of activity such as lumber/ hardware, repair, shops, junk shops and the like. The over-all zone character shall be of a low-intensity development area. Ample ground open spaces are also required for development within this area.

Note: Permissible uses, development guidelines and building regulations in low-density (R-1) residential subdivisions located within the SUCZ shall be governed by rules and regulations contained in PD957 and BP220 respectively to avoid conflict.

A. Allowed Uses

Dominant Use: Commercial

1. Office buildings with or without residential units in the upper floors
2. Commercial condominium with or without residential units in upper floors
3. Residential Condominiums
4. Shopping malls

5. Convention centers and related facilities
6. Hotels, resorts, and recreation facilities
7. General retail stores and shops like:
 - a. department stores
 - b. supermarkets
 - c. bookstore and office supply shops
 - d. home appliance centers
 - e. car sales, repair and display shops
 - f. photo shops
 - g. flower shops
8. Food markets and shops like:
 - a. bakeries and bake shops
 - b. wine stores
 - c. groceries
9. Personal services shops like:
 - a. beauty parlors
 - b. barber shops
 - c. sauna baths and massage clinics
 - d. dressmaking and tailoring shops
10. Recreational center/establishments like:
 - a. movie house/theater
 - b. play court e.g. tennis court, bowling lane, billiard hall
 - c. swimming pool
 - d. stadium, coliseum, gymnasium
 - e. other sports and recreational establishment
11. Restaurants and other eateries
12. Short term special education like:
 - a. dancing schools
 - b. school for self-defense
 - c. driving schools
 - d. speech clinics
 - e. computer training schools
13. Commercial housing like:
 - a. Hotels and motels
 - b. Apartments and apartelles
 - c. Boarding houses, dormitories and pension houses
 - d. Clubhouse
14. Storerooms but only as may be necessary for the efficient conduct of the business
15. Commercial condominium (with residential units in upper floors)
16. Library/museum
17. Medical/dental clinics
18. Vocational/technical school
19. Convention Center and related facilities
20. Messengerial services
21. Security agencies
22. Janitorial services

23. Bank and other financial institutions
24. Radio and television stations
25. Building garage, parking lot and the like
26. Bakery and baking of bread, cake, pastries, pies and other similar perishable products
27. Custom dressmaking shop
28. Custom tailoring shop
29. Commercial and job printing
30. Typing and photo engraving services
31. Repair of optical instruments and equipment and cameras
32. Repair of clocks and watches
33. Manufacture of insignia, badges and similar emblems except metal
34. Printing/publishing
35. Machinery display shop/center
36. Lumberyard/hardware
37. Printing and publishing of books and pamphlets, printing cards and stationary
38. Manufacture of signs and advertising displays (except printed)
39. Manufacture of wood furniture including upholstery
40. Manufacture of rattan furniture including upholstery
41. Manufacture of box beds and mattresses
42. Chicharon factory
43. Bakery and shops for baking of bread, cakes, pastries, pies and other similar perishable products; biscuit factory for manufacture of biscuits, cookies, crackers; doughnuts and hopia factory and other similar dried bakery products
44. Other bakery products not elsewhere classified (n.e.c.)
45. Repacking of food products e.g. fruits, vegetable, sugar and other related products
46. Plant Nursery
47. Other commercial activities not elsewhere classified
48. Scientific, cultural and academic centers and research facilities, except nuclear, radioactive, chemical and biological warfare activities.

The following uses/ activities/ projects maybe allowed within the SUCZ subject to compliance with the applicable provisions of existing laws and ordinances and the requirements of the concerned government agencies.

1. Gravel and sand
2. Welding shops
3. Machine shop, service operation (repairing/ rebuilding or custom job orders)
4. Junk shops
5. Repair shop of motorcycles, vehicles, car and other motor shops
6. Appliances repair shop
7. Carwash
8. Lechon or whole pig roasting
9. Small-scale manufacturer of ice cream

10. Parking lots/ garage facilities
11. Computer shops/internet cafes
12. Car/ Vehicle body repair/Painting shop
13. Storerooms/ Warehouses but only as maybe necessary for the efficient conduct of the business
14. Transportation terminal/ garage with and without repair
15. Repair shops
 - a. House appliances repair shop
 - b. Motor vehicles and accessory repair shop
 - c. Home furnishings repair shop
16. Filling/ service stations
17. Other similar uses/activities/projects

Complementary Uses: Residential, Recreational, and Institutional

1. Single detached family dwellings
2. Duplexes, semi-detached houses, and the like
3. Multi-family dwelling e.g. row-houses, apartments
4. Residential condominium
5. Apartment
6. Hometel/Hotel
7. Pension house
8. Hotel apartment or apartelle
9. Dormitory
10. Boarding House
11. Branch libraries and museums
12. Customary accessory uses like:
 - d. Servants quarter
 - e. Private garage
 - f. Guard house
13. Home occupation for the practice of one's profession or for engaging in home businesses such as dressmaking, tailoring, baking, running a sari-sari store
14. Home Industry classified as cottage industry
15. Nursery/Elementary School
16. High School
17. Sports Club
18. Multi-purpose hall/barangay hall
19. Clinic, nursing and convalescing home, health center
20. Plant nurseries
21. Government center to house national, regional or local offices in the area
22. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
23. General hospitals, medical centers, multipurpose clinics
24. Plant nurseries
25. Renovation and repair of officer machinery

The following are the allowed uses in **Special Entertainment Zone (SEZ)**

1. Day and night clubs
2. Cabarets
3. Beer houses
4. Videokes, Karaoke and Sing-a-longs that employ GROs/hostesses
5. Pub Houses that employ GROs/hostesses
6. Other similar activities

All existing light (I-1) and medium (I-2) industries within the SUCZ may be allowed to remain the period of which shall be determined by the City Zoning Board of Adjustment and Appeals (CZBAA) provided however, that no expansion of whatever nature will be permitted and the necessary waste water treatment facility be installed and properly operated to regulate effluent emanating from these industries.

B.1. Land Use Intensity Control

DISTRICT	PLO	FAR	BHL
SUC	0.7	1.0	4
SEZ	0.7	1.0	2

In the case of predominantly residential developments located on interior lots (as defined by the National Building Code) the maximum PLO shall be 0.5 and the maximum FAR shall be 2.0

Area coverage of the SUCs are as follows:

DISTRICT	AREA (HAS)	% TOTAL LAND AREA
SUC	1,268.50	4.44
SEZ	5.88	0.02
TOTAL	1,274.38	4.46

B.2. General Zone Regulations:

a. Parking

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.
- Parking areas and slots shall be clearly marked in order to provide sufficient guidance to the users and passers-by alike; signs shall be unobtrusive but shall clearly define entry and exit points.

- Parking spaces shall have distinct entry and exit points and shall, to the extent possible, be buffered from the sidewalk by visual barriers such as planting strips.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.
- Open and non-landscaped parking lots are discouraged. Should open-lot parking be provided, these shall be so landscaped to have a park-like character.

b. Open Spaces

- The requirements on PLO are geared to create ample ground open spaces which should be landscaped and, for developments catering to the public, be made accessible to pedestrians. Aside from providing ample green areas, the provision of adequate ground open spaces in each property can increase valuable street-level frontages for public-oriented establishments.

c. Landscaping

- All large-scale development proposals shall be accompanied by a landscaping plan for review and approval of the Zoning Administrator.
- Each development is required to comply with the applicable provisions of the Batangas City Environment Code

d. Fencing

- Undeveloped properties may be fenced-off by concrete, hollow block or similar materials having a maximum height of 2.40 meters from the sidewalk level.
- Fences shall in no manner obstruct the flow of pedestrian traffic along the sidewalk.

e. Skywalks

- The construction of skywalks linking major development is encouraged. Planning and design shall, however, put an important consideration on possible view obstructions which shall be avoided.

f. Abutments

- No abutments on property lines fronting any street are allowed

SECTION 14. Use Regulations In General Development Zones – 1 and 3 (GDZ – 1 and GDZ – 3)

GDZ – GENERAL DEVELOPMENT ZONES – 1 AND 3. The zone shall predominantly be low- to medium-density residential area located away from the PUCZ and SUCZ with supportive neighborhood-scale commercial, institutional, recreational and agricultural uses.

Permissible uses, development guidelines and building regulations in low-density (R-1) residential subdivisions located within the GDZ shall be governed by rules and regulations contained in PD957 and BP220 respectively to avoid conflict.

The GDZ-3 is considered here as a “special management district” due to the presence of residential land uses adjacent or in proximity to existing heavy industrial areas. Proper hazard (pollution, noise, odor, etc.) mitigation devices shall be instituted by operators of heavy industries and regularly inspected. Developments adjacent to these industrial establishments shall consider prescribed minimum setbacks, easements and other technical considerations to mitigate the harmful effects of the latter. At least five (5) meter wide setbacks are recommended to serve as buffer areas. These may also serve as recreational facilities to the workers and their families. Construction of structures within these buffer zones shall be strictly prohibited.

A. Allowed Uses

Dominant Use: Residential

1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Customary accessory uses like:
 - a. Servants quarter
 - b. Private garage
 - c. Guard house
4. Recreational facilities for the exclusive use of the members of the family residing within the residence’s premises, such as:
 - a. Swimming pool
 - b. Basketball, volleyball, and/or tennis courts
 - c. Others
5. Pension house
6. Dormitory
7. Boarding House
8. 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 in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than the required front yard;
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
9. 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 letters c, d, and e, Item 7 home occupations, this section.

Complementary Uses: Commercial, Institutional, Recreational, and Agricultural

- 1. Office buildings up to three (3) storeys high
- 2. Commercial condominium up to three (3) storeys high
- 3. General retail stores and shops like:
 - a. bookstore and office supply shops
 - b. home appliance centers
 - c. car sales, repair and display shops
 - d. photo shops
 - e. flower shops
- 4. Food markets and shops like:
 - a. bakeries and bake shops
 - b. wine stores
 - c. groceries
- 5. Personal services shops like:
 - a. beauty parlors
 - b. barber shops
 - c. sauna baths and massage clinics
 - d. dressmaking and tailoring shops
- 6. Recreational center/establishments like:
 - a. play court e.g. tennis court, bowling lane, billiard hall
 - b. swimming pool

- c. other sports and recreational establishment
- 7. Restaurants and other eateries
- 8. Short term special education like:
 - a. dancing schools
 - b. school for self-defense
 - c. driving schools
 - d. speech clinics
 - e. computer training schools
- 9. Commercial housing like:
 - a. apartments and apartelles
 - b. boarding houses, dormitories and pension houses
- 10. Medical/dental clinics
- 11. General hospitals/medical centers/multipurpose clinic
- 12. Security agencies
- 13. Janitorial services
- 14. Bank and other financial institutions
- 15. Radio and television stations
- 16. Bakery and baking of bread, cake, pastries, pies and other similar perishable products
- 17. Custom dressmaking shop
- 18. Custom tailoring shop
- 19. Commercial and job printing
- 20. Typing and photo engraving services
- 21. Photocopying shops
- 22. Repair of optical instruments and equipment and cameras
- 23. Repair of clocks and watches
- 24. Manufacture of insignia, badges and similar emblems except metal
- 25. Printing/publishing
- 26. Machinery display shop/center
- 27. Printing and publishing of books and pamphlets, printing cards and stationary
- 28. Manufacture of signs and advertising displays (except printed)
- 29. Manufacture of wood furniture including upholstery
- 30. Manufacture of rattan furniture including upholstery
- 31. Manufacture of box beds and mattresses
- 32. Chicharon factory
- 33. Bakery and shops for baking of bread, cakes, pastries, pies and other similar perishable products; biscuit factory for manufacture of biscuits, cookies, crackers; doughnuts and hopia factory and other similar dried bakery products
- 34. Other bakery products not elsewhere classified (n.e.c.)
- 35. Repacking of food products e.g. fruits, vegetable, sugar and other related products
- 36. Plant Nursery
- 37. Other commercial activities not elsewhere classified
- 38. Scientific, cultural and academic centers and research facilities, except nuclear, radioactive, chemical and biological warfare activities.

39. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
40. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
41. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.

The following uses/ activities/ projects maybe allowed in GDZ-1 and GDZ-3 subject to compliance with the applicable provisions of existing laws and ordinances and requirements of the concerned government agencies:

1. Computer shop/ internet café
2. Repair shops like:
 - a. House appliances repair shops
 - b. Motor vehicles and accessory repair shops
 - c. Home furnishing shops
3. Gravel and Sand
4. Lumber yard/ hardware
5. Machine shop service operation (repairing/ rebuilding, or custom job orders)
6. Welding shops
7. Medium scale junk shops
8. Repair of motorcycles
9. Lechon or whole pig roasting
10. Parking lots/ garage facilities
11. Transportation terminals/ garage with and without repair
12. Filling/ service stations
13. Small-scale manufacture of ice-cream
14. Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like.
15. Customary support facilities such as palay dryers and rice trushers and storage barns and warehouses
16. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
17. Pastoral activities such as goat raising and cattle fattening
18. Carwash
19. Storerooms/ warehouses but only as maybe necessary for the efficient conduct of the business
20. Car/ Vehicle body building/ painting
21. Other similar uses/activities/ projects

All existing light (I-1) and medium (I-2) industries within the GDZ-1 and GDZ-3 may be allowed to remain the period of which shall be determined by the City Zoning Board of Adjustment and Appeals (CZBAA) provided however, that no expansion of whatever nature will be permitted and the necessary waste water treatment facility be installed and properly operated to regulate effluent emanating from these industries.

B. Land Use Intensity Controls:

B.1. Land use intensity controls for GDZ-1 and GDZ-3 shall be governed by the following maximum requirements:

ZONE	PLO	FAR	BHL
GDZ – 1	0.7	1.0	2
GDZ – 3	0.7	1.0	3

In the case of predominantly residential developments located on interior lots (as defined by the National Building Code) the maximum PLO shall be 0.5 and the maximum FAR shall be 1.0

Area coverage of zones concerned are as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
GDZ – 1	978.90	3.43
GDZ – 3	642.60	2.25
TOTAL	1,621.50	5.68

B.2. General Zone Regulations:

a. Parking

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.
- Parking areas and slots shall be clearly marked in order to provide sufficient guidance to the users and passers-by alike; signs shall be unobtrusive but shall clearly define entry and exit points.
- Parking spaces shall have distinct entry and exit points and shall, to the extent possible, be buffered from the sidewalk by visual barriers such as planting strips.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.
- Open and non-landscaped parking lots are discouraged. Should open-lot parking be provided, these shall be so landscaped to have a park-like character.

b. Open Spaces

- The requirements on PLO are geared to create ample ground open spaces which should be landscaped and, for developments catering to the public, be made accessible to pedestrians. Aside from providing ample green areas, the provision of adequate ground open spaces in each property can increase valuable street-level frontages for public-oriented establishments.

c. Landscaping

- All large-scale development proposals shall be accompanied by a landscaping plan for review and approval of the Zoning Administrator.
- Each development is required to comply with the applicable provisions of Batangas City Environment Code.

d. Fencing

- Undeveloped properties may be fenced-off by concrete, hollow block or similar materials having a maximum height of 2.40 meters from the sidewalk level.
- Fences shall in no manner obstruct the flow of pedestrian traffic along the sidewalk.

e. Skywalks

- The construction of skywalks linking major development is encouraged. Planning and design shall, however, put an important consideration on possible view obstructions which shall be avoided.

f. Abutments

- No abutments on property lines fronting any street are allowed.

SECTION 15. Use Regulations In General Development Zone 2 (GDZ – 2)

GDZ – 2, GENERAL DEVELOPMENT ZONE 2. The zone shall predominantly be a medium- to high-density residential area located that serve the PUCZ, SUCZ, and LIZ with supportive commercial, institutional, recreational uses.

Permissible uses, development guidelines and building regulations in low-density (R-1) residential subdivisions located within the GDZ-2 shall be governed by rules and regulations contained in PD957 and BP220 respectively to avoid conflict.

A. Allowed Uses

Dominant Use: Residential

1. Single detached family dwellings
2. Duplexes, semi-detached houses, and the like
3. Customary accessory uses like:
 - a. Servants quarter
 - b. Private garage
 - c. Guard house
4. Multi-family dwelling e.g. row-houses, apartments
5. Residential condominiums
7. Apartments
8. Hometels/Hotels
9. Pension houses
10. Hotel apartment ors apartelles
11. Dormitories
12. Boarding Houses
1. Home occupation for the practice of one's profession or for engaging in home businesses such as dressmaking, tailoring, baking, running a sari-sari store
- C. Home Industry classified as cottage industry

Complementary Uses: Commercial, Institutional, Recreational and Agricultural

1. Office buildings with or without residential units in the upper floors
2. Commercial condominium with or without residential units in upper floors
3. Residential Condominiums
4. Convention centers and related facilities
5. Hotels, resorts, and recreation facilities
6. General retail stores and shops like:
 - a. bookstore and office supply shops
 - b. home appliance centers
 - c. car sales, repair and display shops
 - d. photo shops
 - e. flower shops
7. Food markets and shops like:
 - a. bakeries and bake shops
 - b. wine stores
 - c. groceries
 - d. supermarkets
8. Personal services shops like:
 - a. beauty parlors
 - b. barber shops
 - c. sauna baths and massage clinics
 - d. dressmaking and tailoring shops

9. Recreational center/establishments like:
 - a. play court e.g. tennis court, bowling lane, billiard hall
 - b. swimming pool
 - c. stadium, coliseum, gymnasium
10. Restaurants and other eateries
11. Short term special education like:
 - a. dancing schools
 - b. school for self-defense
 - c. driving schools
 - d. speech clinics
 - e. computer training schools
12. Commercial housing like:
 - a. Hotels and motels
 - b. Apartments and apartelles
 - c. Boarding houses, dormitories and pension houses
13. Medical/dental clinics
14. Vocational/technical school
15. Messengerial services
16. Security agencies
17. Janitorial services
18. Bank and other financial institutions
19. Radio and television stations
20. Building garage, parking lot and the like
21. Bakery and baking of bread, cake, pastries, pies and other similar perishable products
22. Custom dressmaking shop
23. Custom tailoring shop
24. Commercial and job printing
25. Typing and photo engraving services
26. Repair of optical instruments and equipment and cameras
27. Repair of clocks and watches
28. Manufacture of insignia, badges and similar emblems except metal
29. Printing/publishing
30. Machinery display shop/center
31. Printing and publishing of books and pamphlets, printing cards and stationary
32. Manufacture of signs and advertising displays (except printed)
33. Manufacture of wood furniture including upholstery
34. Manufacture of rattan furniture including upholstery
35. Manufacture of box beds and mattresses
36. Chicharon factory
37. Bakery and shops for baking of bread, cakes, pastries, pies and other similar perishable products; biscuit factory for manufacture of biscuits, cookies, crackers; doughnuts and hopia factory and other similar dried bakery products
38. Repacking of food products e.g. fruits, vegetable, sugar and other related products
39. Plant Nursery

40. Scientific, cultural and academic centers and research facilities, except nuclear, radioactive, chemical and biological warfare activities.
41. Nursery/Elementary School
42. High School
43. Universities/Colleges
44. Sports Club
45. Religious Use
46. Multi-purpose hall/barangay hall
47. Clinic, nursing and convalescing home, health center
48. General hospital/Medical Centers/Multi-purpose Clinics
49. Resort areas including accessory uses
50. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheatres and swimming pools
51. Printing, publishing and allied industries and those n.e.c.
52. Manufacture of signs and advertising displays (except printed)
53. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
54. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.

The following uses/ activities/ projects maybe allowed in GDZ-2 subject to compliance with the applicable provision of the existing laws and ordinances and the requirements of the concerned government agencies:

1. Repair shops like:
 - a. House appliances repair shops
 - b. Motor vehicles and accessory repair shops
 - c. Home furnishing shops
2. Filling/ service stations
3. Gravel and Sand
4. Computer shop/ internet café
5. Lumber yard/ hardware
6. Welding shops
7. Machine shop service operation/repairing/rebuilding, or custom job orders
8. Junk shop
9. Car/vehicle body building/painting
10. Storerooms/ warehouses but only as maybe necessary for the efficient conduct of the business
11. Carwash
12. Repair of motorcycles
13. Lechon or whole pig roasting
14. Transportation terminals/ garage with or without repair
15. Parking lots/ garage facilities
16. Parks/ gardens
17. Memorial/ shrines monuments, kiosks and other park structures
18. Small/ medium scale manufacturers of ice cream

19. Silviculture, mushroom culture, fishing and fish culture, snake culture and the like
20. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
21. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
22. Pastoral activities such as goat raising and cattle fattening
23. Golf courses, ball courts, race tracks and similar uses.
24. Other similar uses/ activities/ projects

All existing light (I-1) and medium (I-2) industries within the GDZ-2 may be allowed to remain the period of which shall be determined by the City Zoning Board of Adjustment and Appeals (CZBAA) provided however, that no expansion of whatever nature will be permitted and the necessary waste water treatment facility be installed and properly operated to regulate effluent emanating from these industries.

C. Land Use Intensity Controls:

B.1. Land use intensity controls for GDZ-2, shall be governed by the following maximum requirements:

ZONE	PLO	FAR	BHL
GDZ – 2	0.7	2.0	4

In the case of predominantly residential developments located on interior lots (as defined by the National Building Code) the maximum PLO shall be 0.5 and the maximum FAR shall be 1.0

Area coverage of zone concern are as follows:

ZONE	AREA (HAS)	% SHARE
GDZ – 2	2,070.55	7.26
TOTAL	2,070.55	7.26

B.2. General Zone Regulations:

a. Parking

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.

- Parking areas and slots shall be clearly marked in order to provide sufficient guidance to the users and passers-by alike; signs shall be unobtrusive but shall clearly define entry and exit points.
- Parking spaces shall have distinct entry and exit points and shall, to the extent possible, be buffered from the sidewalk by visual barriers such as planting strips.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.
- Open and non-landscaped parking lots are discouraged. Should open-lot parking be provided, these shall be so landscaped to have a park-like character.

b. Open Spaces

- The requirements on PLO are geared to create ample ground open spaces which should be landscaped and, for developments catering to the public, be made accessible to pedestrians. Aside from providing ample green areas, the provision of adequate ground open spaces in each property can increase valuable street-level frontages for public-oriented establishments.

c. Landscaping

- All large-scale development proposals shall be accompanied by a landscaping plan for review and approval of the Zoning Administrator.
- Each development is required to comply with the applicable provisions of the Batangas City Environmental Code.

d.. Fencing

- Undeveloped properties may be fenced-off by concrete, hollow block or similar materials having a maximum height of 2.40 meters from the sidewalk level.
- Fences shall in no manner obstruct the flow of pedestrian traffic along the sidewalk.

e. Skywalks

- The construction of skywalks linking major development is encouraged. Planning and design shall, however, put an important consideration on possible view obstructions which shall be avoided.

f. **Abutments**

- No abutments on property lines fronting any street are allowed

SECTION 16. Use Regulations in Socialized Housing Zone (SHZ)

Socialized Housing Zone (SHZ) shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in BP220 and RA 7279.

A. **Allowable Uses**

1. Single detached family dwellings
2. Duplexes, semi-detached houses, and the like
3. Multi-family dwelling e.g. row-houses, apartments
4. Boarding house
5. Home occupation for the practice of one's profession or for engaging in home businesses 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. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard;
 - c. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
6. 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. The activity shall not be a hazard or nuisance to surrounding houses;
 - b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);
 - c. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
7. Recreational facilities for the exclusive use of the members of the Homeowners' Association and their families residing within the premises, such as:

- a. Swimming pool
 - b. Basketball/volleyball courts
 - c. Other recreational facilities
8. Nursery/Elementary School
 9. High School
 10. Multi-purpose hall/barangay hall
 11. Clinic, health center
 12. Plant nurseries
 13. Religious structures e.g. church, convents
 14. Parks and playground

B. Land Use Intensity Control

ZONE	PLO	FAR	BHL
Socialized Housing Zone	0.8	1	2

Area coverage of the SHZ is as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
Socialized Housing Zone	35.59	0.13

C. General Zone Regulations

a. Parking

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.

b. Fencing

- Undeveloped properties may be fenced-off by concrete, hollow block or similar materials having a maximum height of 2.40 meters from the sidewalk level.
- Fences shall in no manner obstruct the flow of pedestrian traffic along the sidewalk.

SECTION 17. Use Regulations in Light Industrial Zone (LIZ)

LIZ – LIGHT INDUSTRIAL ZONE – This zone shall be for warehousing and light and medium types of industries.

A. Allowed Uses

Dominant Use: Light to Medium Industrial Uses

I. 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 and those n.e.c.
13. Manufacture or assembly of typewriters, cash registers, weighing duplicating and accounting machines
14. Manufacture or assembly of electronic data processing machinery and accessories
15. Renovation and repair of office machinery
16. Manufacture or assembly of miscellaneous office machinery and those n.e.c.
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 seafoods
24. Quick freezing and cold packaging for fruits and vegetables
25. Popcorn/rice factory
26. Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.

27. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle support, arm support, 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 of wind and percussion instruments
36. Manufacture or assembly of electronic organs
37. Manufacture of sporting gloves and mitts
38. Manufacture of sporting balls (not of rubber or plastic)
39. Manufacture of gym and playground equipment
40. Manufacture of sporting tables (billiards, pingpong, pool)
41. Manufacture of other sporting and athletic goods, n.e.c.
42. Manufacture of toys and dolls except rubber and mold plastic
43. Manufacture of pens, pencils and other office and 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/ medium scale manufacture of ice cream

II. 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 girl's and ladies' garment factory
9. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
10. Manufacture of raincoats and waterproof outer garments except jackets
11. Manufacture of miscellaneous wearing apparel except footwear and those n.e.c.
12. Manufacture of wooden and cane containers
13. Sawali, nipa and split cane factory
14. Manufacture of bamboo, rattan and other cane baskets and wares
15. Manufacture of cork products
16. Manufacture of wooden shoes, shoe lace and other similar products

17. Manufacture of miscellaneous wood products and those, n.e.c.
18. Manufacture of miscellaneous furniture and fixture except primarily of metals and those, n.e.c.
19. Manufacture of paper stationary, envelopes and related articles
20. Manufacture of dry ice
21. Repacking of industrial products e.g. paints, varnishes and other related products.

III. Pollutive/Non-Hazardous Industries

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 confectionery products
10. Manufacture of flavoring extracts
11. Manufacture of food products, n.e.c. (vinegar, vetsin)
12. Manufacture of fish meal
13. Other 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 mineral products, n.e.c.
18. Manufacture of cutlery, except table flatware
19. Manufacture of hand tools
20. Manufacture of general hardware
21. Manufacture of miscellaneous cutlery hand tools and general hardware, n.e.c.
22. Manufacture of household metal furniture
23. Manufacture of office, store and restaurant metal furniture
24. Manufacture of metal blinds, screen and shades
25. Manufacture of miscellaneous furniture and fixture primarily of metal, n.e.c.
26. Manufacture of fabricated structural iron and steel
27. Manufacture of architectural and ornamental metal works
28. Manufacture of boilers, tanks and other structural sheet metal works
29. Manufacture of other structural products, n.e.c.
30. Manufacture of metal cans, boxes and containers
31. Manufacture of stamped coated and engraved metal products
32. Manufacture of heating, cooking and lighting equipment except electrical
33. Sheet metal works generally manual operation
34. Manufacture of other fabricated metal products except machinery and equipment, n.e.c.

35. Manufacture or assembly of agricultural machinery and equipment
36. Native plow and harrow factory
37. Manufacture or assembly of service industry machines
38. Manufacture or assembly of elevators and escalators
39. Manufacture or assembly of sewing machines
40. Manufacture or assembly of cooking ranges
41. Manufacture or assembly of water pumps
42. Refrigeration industry
43. Manufacture or assembly of other machinery and equipment except electrical, n.e.c.
44. Manufacture and repair of electrical apparatus
45. Manufacture and repair of electrical cables and wires
46. Manufacture of electrical cables and wires
47. Manufacture of other electrical industrial machinery and apparatus, n.e..c.
48. Manufacture of assembly of electric and equipment, radio and television, tape recorders, and stereo
49. Manufacture or assembly of radio and television transmitting, signaling and detection equipment
50. Manufacture or assembly of telephone and telegraphic equipment
51. Manufacture of other electronic equipment and apparatus, n.e.c.
52. Manufacture of industrial and commercial electrical appliances
53. Manufacture of household cooking, heating and laundry appliances
54. Manufacture of other electrical appliances, n.e.c.
55. Manufacture of electric lamp fixtures
56. Manufacture of doors, windows and sashes
57. Manufacture of table and kitchen articles
58. Manufacture of pottery, china and earthen ware, n.e.c.
59. Manufacture of clay bricks, clay tiles and hollow clay tiles
60. Manufacture of locomotives and parts
61. Manufacture of railroad and street cars
62. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
63. Manufacture of wood furniture including upholstery
64. Manufacture of rattan furniture including upholstery
65. Manufacture of box beds and mattresses
66. Repair of agricultural machinery
67. Resawmill

Complementary Uses: Housing, Institutional, Commercial, Recreational Activities at the Neighborhood Level and Agricultural Uses. A minimum of five (5) meter buffer strips shall be maintained between residential areas and light to medium industries.

1. Single detached family dwellings
2. Duplexes, semi-detached houses, and the like
3. Multi-family dwelling units e.g. row-houses, apartments
4. Pension houses
5. Hotel apartment or apartelle

6. Dormitory
7. Boarding House
8. Home occupation for the practice of one's profession or for engaging in home businesses such as dressmaking, tailoring, baking, running a sari-sari store and the like.
9. Home Industry classified as cottage industry
10. Religious structures e.g. church, seminaries, convents
11. Nursery/Elementary School
12. High School
13. Vocational School
14. Multi-purpose hall/barangay hall
15. Clinic
16. General hospital/Medical clinic
17. Colleges, universities, and other institutions of higher learning
18. Plant nurseries
19. General retail stores and shops like:
 - a. department store
 - b. bookstore and office supply shop
 - c. home appliance store
 - d. car shop
 - e. photo shop
 - f. flower shop
20. Food markets and shops like:
 - a. bakery and bake shop
 - b. wine store
 - c. grocery
 - d. supermarket
21. Personal services shops like:
 - a. beauty parlor
 - b. barber shop
 - c. sauna bath and massage clinic
 - d. dressmaking and tailoring shops
22. Recreational center/establishments like:
 - a. movie house/theater
 - b. play court e.g. tennis court, bowling lane, billiard hall
 - c. swimming pool
 - d. other sports and recreational establishment
23. Restaurants and other eateries
24. Short term special education like:
 - a. dancing schools
 - b. school for self-defense
 - c. driving schools
 - d. speech clinics
25. Parking lots/garage
26. Filling Station/service station
27. Messengerial services

28. Security agency
29. Janitorial services
30. Bank and other financial institutions
31. Radio and television stations
32. Typing and photo engraving services
33. Repair of optical instruments and equipment and cameras
34. Repair of clocks and watches
35. Transportation terminals/garage with and without repair
36. Repair shops like:
 - a. house appliances repair shops
 - b. motor vehicles and accessory repair shops
 - c. home furnishing shops
37. Printing/publishing
38. Machinery display shop/center
39. Gravel and sand
40. Lumber/hardware shops
41. Welding shops
42. Machine shop service operation (repairing/rebuilding, or custom job orders)
43. Medium scale junk shop
44. Parks/gardens including kiosks and other park structures for recreational purposes
45. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
46. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
47. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
48. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses

B. Land Use Intensity Controls

DISTRICT	PLO	FAR	BHL
Light Industrial Zone	0.6	1	3

Area coverage of the ADZ is as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
Light Industrial Zone	954.60	3.34

C. **General Zone Regulations**

a. **Parking**

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.

b. **Development Guidelines**

- Prime agricultural lands shall be preserved.
- In case of agricultural land conversion to urban uses, the approved process, existing rules and regulations on land conversion shall be observed and complied with.
- Proper and strict industrial waste handling and disposal systems shall be observed and complied with.
- Irrigated agricultural lands and other protected areas shall be preserved. Owner/developers shall observe and comply with existing national laws, rules and regulations on the protection of these areas.
- The development, operation, use or activity shall likewise comply with and be subject to all city ordinances.

SECTION 18. Use Regulation in Heavy Industrial Zone (HIZ). The HIZ shall be for highly pollutive/non-hazardous; highly pollutive/hazardous; highly pollutive/extremely hazardous; pollutive/extremely hazardous; non-pollutive/extremely hazardous; and pollutive/hazardous manufacturing and processing industries/projects. Enumerated below are the allowable uses:

A. Highly Pollutive/Non-Hazardous Industries

1. Meat processing, curing, preserving except processing of ham, bacon, sausage and chicharon
2. Milk processing plants (manufacturing filled, reconstituted or recombined, milk, condensed or evaporated)
3. Butter and cheese processing plants
4. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
5. Other dairy products, n.e.c.
6. Canning and preserving of fruits and fruit juices

7. Canning and preserving of vegetable and vegetable juices
8. Canning and preserving of vegetable sauces
9. Miscellaneous canning and preserving of fruit and vegetables, n.e.c.
10. Fish canning
11. Patis factory
12. Bagoong factory
13. Processing, preserving and canning of fish and other seafoods, n.e.c.
14. Manufacture of desiccated coconut
15. Manufacture of starch and its products
16. Manufacture of wines from juices of local fruits
17. Manufacture of malt and malt liquors
18. Manufacture of soft-drinks and carbonated water
19. Manufacture of instant beverages and syrups
20. Other non-alcoholic beverages, n.e.c.
21. Other slaughtering, preparing and preserving mead products, n.e.c.

B. Highly Pollutive/Hazardous Industries

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

C. Highly Pollutive/Extremely hazardous Industries

1. Manufacture of industrial alcohols

2. Other basic industrial chemicals, n.e.c.
3. Manufacture of fertilizers
4. Manufacture of pesticides
5. Manufacture of synthetic resins, plastic materials and man made fibers except glass
6. Petroleum refineries
7. Manufacture of reclaimed, blended and compound petroleum products
8. Manufacture of miscellaneous products of petroleum and coal, n.e.c.

D. Pollutive/Extremely Hazardous Industries

1. Manufacture of paints
2. Manufacture of varnishes, shellac and stains
3. Manufacture of paint removers
4. Manufacture of other paint products
5. Manufacture of matches
6. Manufacture of tires and inner tubes
7. Manufacture of processed natural rubber not in rubber plantation
8. Manufacture of miscellaneous rubber products, n.e.c.

E. Non-Pollutive/Extremely Hazardous Industries

1. Manufacture of compressed and liquefied gases

F. Pollutive/Hazardous Industries

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

23. Manufacture of miscellaneous textile, n.e.c.
24. Manufacture of rough lumber, unworked
25. Manufacture of worked lumber
26. Manufacture of veneer, plywood and hardwood
27. Treating and preserving of wood
28. Manufacture of charcoal
29. Manufacture of wood and cane blinds, screens and shades
30. Manufacture of containers and boxes of paper and paper boards
31. Manufacture of miscellaneous pulp and paper products, n.e.c.
32. Manufacture of perfumes, cosmetics and other toilet preparations
33. Manufacture of waxes and polishing preparations
34. Manufacture of candles
35. Manufacture of inks
36. Manufacture of miscellaneous chemical products, n.e.c.
37. Tire retreating and rebuilding
38. Manufacture of rubber shoes and slippers
39. Manufacture of industrial and molded rubber products
40. Manufacture of plastic footwear
41. Manufacture of plastic furniture
42. Manufacture of other fabricated plastic products, n.e.c.
43. Manufacture of flat glass
44. Manufacture of glass containers
45. Manufacture of miscellaneous glass and glass products, n.e.c.
46. Manufacture of miscellaneous structural clay products, n.e.c.
47. Manufacture of structural concrete products
48. Manufacture of asbestos products
49. Manufacture of engines and turbines except motor vehicles, marine and aircraft
50. Manufacture of metal cutting, shaving and finishing machinery
51. Manufacture of wood working machinery
52. Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
53. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
54. Manufacture, assembly, rebuilding, repairing of paper industry machinery
55. Manufacture, assembly, rebuilding, repairing of printing, trade machinery and equipment
56. Manufacture of rice mills
57. Manufacture of machines for leather and leather products
58. Manufacture of construction machinery
59. Manufacture of machines for clay, stove and glass industries
60. Manufacture, assembly, repair, rebuilding of miscellaneous special industrial machinery and equipment, n.e.c.
61. Manufacture of dry cells, storage battery and other batteries
62. Boat building and repairing
63. Ship repairing industry, dock yards, dry dock, shipways

64. Miscellaneous ship building and repairing, n.e.c.

Complementary Uses: Housing, Commercial, Recreational and Institutional

1. Workers' Housing in the form of
 - a. Single detached family dwellings;
 - b. Duplexes, semi-detached houses, and the like
 - c. Multi-family dwelling units e.g. row-houses, apartments
 - d. Dormitory
 - e. Boarding House
2. Neighborhood commercial facilities supportive of workers' requirements
3. Worker's recreational facilities
4. Religious structures e.g. church, seminaries, convents
5. Multi-purpose hall
6. Clinic
7. Administrative office
8. Restaurants and other eateries
9. Bank and other financial institutions
10. Transportation terminals/garage with and without repair
11. Repair shops like:
 - a. house appliances repair shops
 - b. motor vehicles and accessory repair shops
 - c. home furnishing shops
12. Scientific research facilities except nuclear, radioactive, chemical and biological warfare facilities

B. Land Use Intensity Control

The intensity of land use shall be governed by the following maximum requirements:

ZONE	PLO	FAR	BHL
Heavy Industrial Zone	0.5	1	3

Area coverage of the HIZ is as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
Heavy Industrial Zone	1,840.01	6.45

C. General Zone Regulations

a. Parking

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.

b. Development Guidelines

All development activities within the zone shall conform with existing national laws, rules and regulations on environmental protection, NPAA, the Water Code, NIPAS, the National Building Code, Sanitation Code, Fire Code, disposal of solid and liquid wastes, Clean Air Act, Clean Water Act, and other safety rules and regulations as well as all city ordinances.

SECTION 19. Use Regulations in Port Zone – the Port Zone shall specifically cover the Batangas Port whose development scheme shall fall within the concept of a Planned Unit Development (PUD). Development of the port zone shall be comprehensively planned as an entity which allows flexibility in planning, design, building siting, land uses, open spaces and the preservation of significant natural land or physical features.

A. Allowable Uses

Dominant Use: Port Related Activities

1. Seaport facilities
2. Bonded warehouses
3. Industrial warehouses
4. Cold storage
5. Passenger Terminal
6. Truck/Bus Terminals
7. Other port related activities

Complementary Uses: Offices, Commercial and Recreational

1. Commercial facilities
2. Recreational facilities
3. Clinic/first Aid Facility
4. Philippine Ports Authority Office/Administrative Offices
5. Restaurants and other eateries
6. Banks and other financial institutions

B. Land Use Intensity Control

The intensity of land use shall be governed by the following maximum requirements:

ZONE	PLO	FAR	BHL
International Port Zone	0.6	1	3

Area coverage of the International Port Zone shall be as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
International Port Zone	175.10	0.61

C. General Zone Regulations

a. Parking

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.

b. Development Guidelines

All development activities within the International Port Zone shall conform with existing national laws, rules and regulations on environmental protection, the Water Code, NIPAS, the National Building Code, Sanitation Code, Fire Code, disposal of solid and liquid wastes, Clean Air Act, Clean Water Act, and other safety rules and regulations as well as all city ordinances.

SECTION 20 . Use Regulations in Agricultural Development Zones (ADZ)

ADZ – AGRICULTURAL DEVELOPMENT ZONE – this zone shall be primarily for agricultural production activities. Crops and tree-farming and pastoral activities such as goat/cattle raising are included here.

A. Allowed Uses:

Dominant Use: Agricultural

1. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushroom culture, fishing and fish 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 warehouses
5. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
6. Pastoral activities such as goat raising and cattle fattening.
7. Poultry and piggeries.

Complementary Uses: Residential, Backyard Agro-Industrial Activities, Neighborhood-Scale Commercial, Institutional and Recreational Facilities

1. Dwelling units/farmhouses for landlords and tenants in the form of:
 - a. Single detached family dwellings
 - b. Duplexes, semi-detached houses, and the like
 - c. Apartments
 - d. Pension houses
 - e. Dormitories
 - f. Boarding Houses
2. 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. 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 in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than the required front yard;
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.

3. 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 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 letters c, d, and e, of Item 2, Home Occupations, this section.
4. Backyard raising of livestock and fowl, provided that:
 - a. For livestock – a maximum of 10 heads
 - b. For fowl – a maximum of 500 birds
5. Rice/corn mills (single pass)
6. Drying, cleaning, curing and preserving of meat and its by products and derivatives
7. Manufacture of charcoal
8. Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials, n.e.c.
9. Other accessory uses incidental to agri-industrial activities
10. Elementary and high schools
11. Barangay centers and multi-purpose halls
12. Religious structures
13. Parks, gardens and other types of open space for recreational purposes
14. Resort areas including accessory uses

B. Land Use Intensity Control

ZONE	PLO	FAR	BHL
Agricultural Development Zone	0.3	1	

Area coverage of the ADZ is as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
Agricultural Development Zone	8,140.82	28.52

C. General Zone Regulations

- The agricultural nature of the zone shall be preserved.
- Any reclassification of an agricultural land to urban uses shall be subject to reclassification process set by Administrative Order No. 20 and Memo Circular No. 54.
- Conversion of agricultural land to urban uses shall observe the processes set by the Department of Agrarian Reform on land Conversion

SECTION 21. Use Regulations in Agro-Industrial Zones (AIZ)

AIZ – AGRO-INDUSTRIAL ZONE – this zone shall be used principally 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. In Batangas City, the AIZ shall take the form of a Strategic Crops and Livestock Integrated Development Zone (SCLIDZ) which shall be primarily for crop planting and livestock and poultry raising.

A. Allowable Uses

Dominant Use: Agro-Industrial

1. Raising of livestock and fowl with no limitations in number
2. Rice/corn mills (single pass)
3. Drying, cleaning, curing and preserving of meat and its by products and derivatives; and drying, smoking and airing of tobacco; curing and redrying of tobacco leaves
4. Flour mill/cassava flour mill
5. Manufacture of coffee
6. Manufacture of unprepared animal feeds, other grain milling
7. Production of prepared feeds for animals
8. Cigar and cigarette factory
9. Miscellaneous processing of tobacco leaves
10. Jute spinning and weaving/weaving hemp textile
11. Manufacture of charcoal
12. Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
13. Butter and cheese processing plants
14. Natural fluid milk processing plants (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products); and other dairy products
15. Fish canning/patis factory; and bagoong factory/processing, preserving and canning of fish and other seafoods

16. Manufacture of dessicated coconut; and manufacture of starch and its products
17. Manufacture of wines from juices or local fruits
18. Vegetable oil mills, including coconut oil
19. Sugarcane mill (centrifugal and refined) sugar refining/muscovado sugar mill
20. Cotton textile mill
21. Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
22. Other commercial handicrafts and industrial activities using plant or animal parts and/or products as raw materials
23. Other accessory uses similarly related or directly incidental to agro-industrial activities

Complementary Uses: Residential, Commercial, Institutional

1. Dwelling units/farmhouses for landlords and tenants in the form of
 - a. Single detached family dwellings;
 - b. Duplexes, semi-detached houses, and the like
 - c. Multi-family dwelling units e.g. row-houses, apartments
 - d. Dormitory
 - e. Boarding House
2. 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. 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 in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than the required front yard;
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
3. 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 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 letters c, d, and e, of Item 2, Home Occupations, this section.
- 4. Neighborhood-scale commercial facilities
- 5. Neighborhood-scale recreational facilities
- 6. Religious structures e.g. church, convents
- 7. Barangay center/Multi-purpose hall
- 8. Clinic
- 9. Restaurants and other eateries
- 10. Banks and other financial institutions
- 11. Transportation terminals/garage with and without repair
- 12. Repair shops like:
 - a. House appliances repair shops
 - b. Motor vehicles and accessory repair shops
 - c. Home furnishing shops
- 13. Other accessory uses/activity incidental to agriculture and fisheries industries
- 14. Parks, gardens and other types of open space for recreational purposes
- 15. Resort areas including accessory uses

B. Land Use Intensity Control

ZONE	PLO	FAR	BHL
Agro-Industrial Zone	0.4	1	2

Area coverage of the Agro-Industrial Zone shall be as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
Agro-Industrial Zone	486.30	1.70

C. General Zone Regulations

a. Parking

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.

b. Development Guidelines

- The agricultural nature of the zone shall be preserved.
- Any reclassification of an agricultural land to urban uses shall be subject to reclassification process set by Administrative Order No. 20 and Memo Circular No. 54.
- Conversion of agricultural land to urban uses shall observe the processes set by the Department of Agrarian Reform on land Conversion.

SECTION 22. Use Regulations in Protected Zones (PZ)

PZ – PROTECTED ZONES. Barangays Wawa and Malitam being low-lying areas and located at the mouth of the Calumpang River shall be declared as Protected Areas owing to their vulnerability to flooding and storm surges. Owners of existing structures in these barangays will be advised of the risks of remaining in the area as well as advised to reinforce and protect their structures against floods or storm surges. New construction will be discouraged or prohibited. The protected area covers the existing mangrove areas in Wawa and Malitam.

SECTION 23. Use Regulations in Forest/Watershed Management Zones (FWMZ)

FWMZ – FOREST/WATERSHED MANAGEMENT ZONE – this zone shall be for forestry, watershed conservation, and environmental protection. This zone covers environmentally sensitive areas with slopes 50% or more within the permanent forest or forest reserves surrounding Mount Banoy as well as in Verde Island. Settlements in these areas shall be regulated.

A. Allowable Uses:

Dominant Use: Forestry

1. Contract Reforestation under the Forest Land Management Agreement (FLMA) in areas to be identified by the DENR.
2. Commercial Tree Plantation and Industrial Forest Plantation (ITP/IFP) in areas to be identified by the DENR.
3. Integrated Social Forestry Program (ISF) in areas to be identified by the DENR.
4. Community-Based Forest Management (CBMF) in areas to be identified by the DENR.

5. Reforestation Compliance of forest users by Temporary Lease Agreement in areas to be identified by the DENR.
6. Reforestation Compliance by Pasture Lease Agreement in areas to be identified by the DENR.
7. Ecological Revolution Programs (ECOREV) in areas to be identified by the DENR.
8. Reforestation of denuded critical slopes using indigenous species.
9. Rehabilitation of the denuded and/or eroded river bank (easement banks) through vegetative (tree planting) and/or a structural measure in coordination with the adjacent lot owners.
10. Other similar uses/ activities/ projects

Complementary Uses: Residential, Commercial, Institutional

1. Infrastructure and Settlements
Infrastructure and settlement development undertaken within the *FWMZ* shall be consistent with the provisions of the Revised Forestry Code of the Philippines, and subject to an *Environmental Impact Assessment*, prior to the approval of such projects to determine their environmental impact and social acceptability.
2. Mining/Quarrying
Mining/quarrying activities shall be allowed subject to social acceptability/conditions. If allowed, no extraction, excavation or other mining activities shall be undertaken except in accordance with the Philippine Mining Act and its Implementing Rules and Regulations.

B. Land Use Intensity Controls

ZONE	PLO	FAR	BHL
Forest/Watershed Management Zone	0.3	1	

Area coverage of each zone concern is as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
Forest/Watershed Management Zone	3,707.26	13.00
TOTAL FWMZ	3,707.26	13.00

C. General Zone Regulations

- No development, use or activity shall be allowed in forest or watershed areas unless consistent with the Department of Environment and Natural Resources' development regulations for forest and watershed areas and corresponding permits, lease or license are issued by the Department of Environment and Natural Resources.
- Proposed projects within the Zone shall secure a zoning/location clearance and an Environmental Compliance Certificate prior to the start of any physical development.
- The utilization of the water resources 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, and the Revised Forestry Code of the Philippines. Provided, further, that is subjected to an Environmental Impact Assessment prior to the approval of its use.
- Other uses such as recreation, fishing and related activities, floatage/transportation and mining (e.g. off shore oil exploration) shall also be allowed provided it is in consonance with the provisions of the Water Code and Forestry Code of the Philippines.
- The development operation, use or activity shall likewise be subject to all city ordinances.

SECTION 24. Use Regulations in Agro-Forestry Zones (AFZ)

AFZ – AGRO-FORESTRY ZONES – this zone shall be for the cultivation of agricultural crops, combined with tree crops and forest plants in areas with slopes between 25% to 50%. It also covers areas for protection of land drained by streams or fixed bodies of water and their tributaries.

A. Allowable Uses:

In this zone, the land owners shall be encouraged to adhere to the principle of conservation farming and/or agro-forestry technology. The agro-forestry techniques to be promoted in their agricultural system includes any or combination of the following technologies and practices:

- a. Hedgerows farming
- b. Contour farming
- c. Alley cropping technology
- d. Sloping agricultural technology (salt)
- e. Rock walls
- f. Bench terracing
- g. Natural vegetative strips and minimum tillage.

The application of any of these technologies will promote soil and water conservation and soil erosion control.

Complementary Uses: Residential, Commercial, Institutional

1. Infrastructure and Settlements

Infrastructure development and resettlement undertaken within the *FWMZ* shall be consistent with the provisions of the Revised Forestry Code of the Philippines, and subject to an *Environmental Impact Assessment*, prior to the approval of such projects to determine their environmental impact and social acceptability.

Settlements shall be in the form of:

- a. Dwelling units/farmhouses for landlords and tenants:
 - Single detached family dwellings
 - Duplexes, semi-detached houses, and the like
 - Barracks
- b. Home occupation for the practice of one's profession or engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - There shall be no change in the outside appearance of the building premises;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than the required front yard;
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- c. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservation, etc. provided that:
 - Such home industry shall not occupy more than thirty percent (30%) of 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;
 - Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);
 - Such shall consider same provisions as enumerated in the last 2 bullets of Item b, Home Occupations, this section.
- d. Backyard raising of livestock and fowl, provided that:
 - For livestock – a maximum of 5 heads
 - For fowl – a maximum of 20 birds
- e. Elementary school

- f. Barangay centers and multi-purpose halls
 - g. Clinics, day-care center
 - h. Religious structures
2. Mining/Quarrying
Mining/quarrying activities shall be allowed subject to social acceptability/conditions. If allowed, no extraction, excavation or other mining activities shall be undertaken except in accordance with the Philippine Mining Act and its Implementing Rules and Regulations.

B. Land Use Intensity Controls

ZONE	PLO	FAR	BHL
Agro-Forestry Zones	0.3	1	

Area coverage of each zone concern is as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
Agro-Forestry Zones	5,523.00	19.35
TOTAL AFZ	5,523.00	19.35

C. General Zone Regulations

- No development, use or activity shall be allowed in forest or watershed areas unless consistent with the Department of Environment and Natural Resources' development regulations for forest and watershed areas and corresponding permits, lease or license are issued by the Department of Environment and Natural Resources.
- Proposed projects within the Zone shall secure a zoning/locational clearance and an Environmental Compliance Certificate prior to the start of any physical development.
- The utilization of the water resources 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, and the Revised Forestry Code of the Philippines. Provided, further, that is subjected to an Environmental Impact Assessment prior to the approval of its use.
- Other uses such as recreation, fishing and related activities, floatage/transportation and mining (e.g. off shore oil exploration) shall also

be allowed provided it is in consonance with the provisions of the Water Code and Forestry Code of the Philippines.

- The development operation, use or activity shall likewise be subject to all City ordinances.
- Banning of charcoal making using naturally growing trees
- Enforcement of forest laws specifically Executive Order No. 23 dated February 01, 2011.

SECTION 25. Use Regulations in Eco-Tourism Development Zones (ETDZ)

ETDZ – ECO-TOURISM DEVELOPMENT ZONE – this zone covers the areas that are endowed with natural or man-made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities (e.g. educational) and are intended for use of travelers.

A. Allowable Uses:

Dominant Uses: Tourism and Eco-Tourism Projects

1. Hotels and Resorts
2. Leisure Homes
3. Condominiums
4. Viewing Decks
5. Sports and Recreation Facilities
6. Residential Resorts complete with a clubhouse and sporting facilities
7. Nature Parks
8. Botanical Gardens
9. Homestays and Inns
10. Cultural Villages
11. Spiritual Tourism Activities/Zones
12. Restaurants and other forms of eateries
13. Spas and Rehabilitation Centers
14. Nature Trekking
15. Wildlife Watching

Complementary Uses: Residential, Neighborhood-Scale Commercial, Institutional and Recreational Facilities

1. Dwelling units/farmhouses for landlords and tenants in the form of:
 - a. Single detached family dwellings
 - b. Duplexes, semi-detached houses, and the like
 - c. Apartments
 - d. Pension houses
 - e. Dormitories
 - f. Boarding Houses

2. 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. 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 in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than the required front yard;
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
3. 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 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 letters c, d, and e, of Item 2, Home Occupations, this section.
4. Neighborhood-scale commercial facilities
5. Neighborhood-scale recreational facilities
6. Religious structures e.g. church, convents
7. Barangay center/Multi-purpose hall
8. Clinic
9. Restaurants and other eateries
10. Bank and other financial institutions

The following activities/ uses/ projects maybe allowed in ETDZ subject to compliance with the applicable provisions of existing laws and ordinances and requirements of concerned government agencies:

1. Repair shops like
 - a. House appliances repair shops
 - b. Motor vehicles and accessory repair shops
 - c. House furnishing shops
2. Carwash
3. Filling/ service stations

4. Transportation terminals/ garage with or without repair
5. Computer shop
6. Other support services necessary to tourism zone

B. Land Use Intensity Controls

ZONE	PLO	FAR	BHL
Eco-Tourism Development Zone	0.6	1.5	3

Area coverage of each zone concern is as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
Eco-Tourism Development Zone	1,054.00	3.69
TOTAL ETDZ	1,054.00	3.69

C. Zone Regulations

a. Parking

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.
- Parking areas and slots shall be clearly marked in order to provide sufficient guidance to the users and passers-by alike; signs shall be unobtrusive but shall clearly define entry and exit points.
- Parking spaces shall have distinct entry and exit points and shall, to the extent possible, be buffered from the sidewalk by visual barriers such as planting strips.
- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.
- Open and non-landscaped parking lots are discouraged. Should open-lot parking be provided, these shall be so landscaped to have a park-like character.

b.Open Spaces

- The requirements on PLO are geared to create ample ground open spaces which should be landscaped and, for developments catering to the public, be made accessible to pedestrians. Aside from providing ample green areas, the provision of adequate ground open spaces in each property can increase valuable street-level frontages for public-oriented establishments.

c.Landscaping

- All large-scale development proposals shall be accompanied by a landscaping plan for review and approval of the Zoning Administrator.
- Each development is required to comply with the applicable provisions of Batangas City Environment Code

d. Development Guidelines

- No development, use or activity shall be allowed in forest or watershed areas unless consistent with the Department of Environment and Natural Resources' development regulations for forest and watershed areas and corresponding permits, lease or license are issued by the Department of Environment and Natural Resources.
- Proposed projects within the Zone shall secure a zoning/location clearance and an Environmental Compliance Certificate prior to the start of any physical development.
- The utilization of the water resources 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, and the Revised Forestry Code of the Philippines. Provided, further, that is subjected to an Environmental Impact Assessment prior to the approval of its use.
- Other uses such as recreation, fishing and related activities, floatage/transportation and mining (e.g. off shore oil exploration) shall also be allowed provided it is in consonance with the provisions of the Water Code and Forestry Code of the Philippines.
- The development operation, use or activity shall likewise be subject to all City ordinances

SECTION 26. Use Regulations in the Special Land Use Zone (SLUZ).

SLUZ – SPECIAL LAND USE ZONE – this zone shall be used as a sanitary landfill, an area wherein biodegradable wastes are deposited or dumped into trenches, leveled and compacted with a compactor then covered by a

thin layer of soil or earth, which is again compacted. Non-biodegradable solid wastes that may still have economic value are separated, recovered and in some instances, reused. A buffer area of at least 20 meters wide shall be provided between the SLUZ and adjacent zones.

A. Allowable Uses

1. Materials Recovery Facilities (MRF)
2. Waste water treatment plant
3. Administration Building
4. Living Quarters (for in-house personnel)
5. Weigh Bridge
6. Motor Pool
7. Washing Facilities
8. Guardhouse
9. Gates and Fences
10. Composting yard
11. Parking area
12. Toxic and Hazardous Wastes Safe Storage House
13. Waste Segregation Area
14. Water Supply Facilities
15. Other facilities/structures related to the operation of sanitary landfill

Complementary Uses:

1. Agricultural activities such as cultivation of crops and rice etc.
2. Livestock and poultry raising
3. Cattle and goat raising
4. Plant and tree nurseries

B. Area coverage of the SLUZ is as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
Special Land Use Zone (Sanitary Landfill)	20.18	0.07

C. Zone Regulations

a. Parking

- Parking requirements shall be per the required parking and loading space provided on Article VII, Section 46 of this Ordinance.

- There shall be a distinct delineation between sidewalks and parking spaces and the latter shall in no case occupy space allotted to the former.

b. Development Guidelines

All development activities within the Special Land Use Zone shall conform with existing national laws, rules and regulations on environmental protection, the Water Code, NIPAS, the National Building Code, Sanitation Code, Fire Code, disposal of solid and liquid wastes, Clean Air Act, Clean Water Act, and other safety rules and regulations as well as all city ordinances.

SECTION 27. Use Regulations in the Calumpang River, other Rivers and their Tributaries Zone (CRRZ)

CRRZ – CALUMPANG RIVER, OTHER RIVERS AND THEIR TRIBUTARIES –

this zone includes such bodies of water as rivers, streams, lakes and seas except those included in other zone classifications. The utilization of these water resources for domestic and industrial purposes shall be allowed provided it is in consonance with the provisions of the Philippines Water Code (P.D. 1067) and the Revised Forestry Code of the Philippines (P.D. 705), as amended, and provided further, that it is subjected to an environmental impact assessment (EIA) prior to the approval of its use.

Other uses such as tourism-related recreational activities and other support complementary uses, fishing and related activities, floatage/transportation shall be allowed, provided it is in consonance with the provisions of the Philippines Water Code and the Revised Forestry Code of the Philippines, as amended, the Philippine Fisheries Code of 1998 (RA 8550), and the Local Government Code.

A. Area coverage of the CRRZ is as follows:

ZONE	AREA (HAS)	% TOTAL LAND AREA
CRRZ	123.70	0.43
TOTAL	123.70	0.43

B. General Zone Regulations

a. Calumpang River, Other Rivers and their Tributaries

To preserve the functional character and beauty of the Calumpang River and its tributaries, the following acts are hereby prohibited:

- Dumping of any form of solid and liquid wastes and their by-products into the river and its tributaries.
- Destroying objects of natural beauty, or objects of interest that enhance the river's and its tributaries' scenic value.
- Squatting or otherwise occupying river banks/easements.
- Constructing or maintaining of any kind of structure, fence or enclosures, or conducting any business enterprise without a permit along the river easement.
- Depositing or leaving refuse or debris along the riverbank/easement and its tributaries.

b. River Easements

This Ordinance hereby adopts the provision of Article 51 of the Philippines Water Code to wit: “the banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas, and forty (40) meters in forest areas, along their margins, are subject to the easement of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for recreation, navigation, floatage, fishing or salvage.”

Building structures of any kind in this zone are absolutely prohibited, except for bank or shore stabilization structures, fences to set off the easement from private property lines or footpaths and walkways in case such easements are developed into public parks, promenades and the like.

Allowable activities/uses include linear parks, tree planting and riverside vegetation.

c. Marshlands/Mangrove Areas

- Fishpen operations shall not be allowed at all times.
- Fishing and hunting and similar activities must be regulated through enactment of a specific ordinance by the Sangguniang Panlungsod.
- Use of the area for recreational purposes shall be limited to angling, bird watching, strolling, and related activities and only at daytime.
- Harvesting of mangrove species in public lands is prohibited under RA No. 7161, PD 705; DAO No. 15, S 1990 dated February 2, 1998; cutting of mangrove species within titled property shall be under a Private Land Timber Permit (PLTP) per DAO No. 121, Series of 1989 as amended.

- Strips of mangrove forest which protects the shoreline, the shoreline roads and even barangays from destructive force of the sea during high winds and storm shall be maintained and shall not be alienated. Such strips must be free from artificial obstruction to avoid flooding and inundation of cultivated areas in the upstream (Sec. 43, PD 705)
- Nipa products must be limited to domestic household use only

ARTICLE VI
SUPPLEMENTARY REGULATIONS

SECTION 28. Application of Zone Regulations. The regulations set by this Ordinance within each zone unless otherwise provided, shall apply uniformly to each class or kind of land, building, structures, projects or activities as follows:

- a. No building, structure or land hereafter shall be used or occupied and no building or structure or part thereof shall hereafter be erected, constructed or reconstructed, enlarged, moved or structurally altered except in conformity with all the regulations herein specified for the zone in which it is located.
- b. No land shall be developed, cut, graded, excavated or reclaimed without zoning clearance and such activities must conform to all the zoning regulations.
- c. No projects, business, trade, occupation or any activity shall be established, developed, maintained or operated without zoning clearance and must conform to all the zoning regulations herein provided.
- d. Specifically in accordance with this Ordinance, no building or structure shall hereafter be erected or altered.
 - 1. To exceed the prescribed height in particular area
 - 2. To accommodate or house a greater number of families
 - 3. To occupy a greater percentage of lot area
 - 4. To have a narrower or smaller yard requirement or in any other manner contrary to the provision of this Ordinance.
- e. No part of a yard, off-street parking, loading space or other open spaces required of any building, shall for the purposes of complying with this Ordinance, be included as part of a yard, open space, off-street parking, loading space similarly required of any other adjacent or neighboring building.

- f. No yard or lot existing at the time of the passage of this Ordinance shall be reduced in dimension of area below the minimum requirements set forth therein.

SECTION 29. Traffic Generators. All traffic generating buildings, structures, activities, uses or business allowed in any of the zones must provide adequate parking spaces for their employees, clients or visitors, as provided for by the parking and loading space requirements of this Ordinance. They must be located outside the City Proper or Central Business District and must not be allowed in the thickly populated or traffic congested areas as may be determined by the Office of the City Mayor through the Transport Development and Regulatory Office (TDRO).

SECTION 30. Erection of More Than One Principal Structure. In any district where more than one structure may be permitted to be erected on a single lot, the yard and other requirements of this Ordinance shall be met for each structure as though it was erected on an individual lot.

SECTION 31. Accessory Building. No accessory building shall be erected in any required yard and no separate accessory building shall be erected within a distance of one and one-half meters (1.50 m.) from any other building.

SECTION 32. Dwelling on Rear Lots. No residential building shall be established or constructed in any rear lot unless such lot has right-of-way leading to a street.

SECTION 33. Structure to Have Access. Every building to be erected or moved shall have an access to a public street or an approved private street, and all structures shall be so located on lots as to provide safe access for servicing, fire protection and shall have the required off-street parking.

SECTION 34. Yard Requirements Along a Zone Boundary Line. Lots abutting on a zone boundary line shall conform to the requirements of the more restrictive zone bounded by the line.

SECTION 35. Easement, Streets and Other Public Lands Not Included in Any Zone. Should any street, public land, or any portion thereof be converted to private ownership and the said street or public land does not appear on the zoning map as included in any zone, the regulations provided for this Ordinance which

are applicable to the most restrictive zone, immediately adjacent to the land under consideration shall be applied to such land or portion thereof.

SECTION 36. Dwelling Group. When it is impracticable to apply the requirements of this Ordinance to an individual building unit in a residential compound consisting of two (2) or more buildings, a permit for the construction of such compound may be issued, provided that the plan thereof conforms to the following conditions:

- a. That the building will be used only for residential purposes and such accessory uses are permitted in the zone where the compound is located.
- b. That the average lot per family or dwelling unit in the compound exclusive of the areas used, or to be used for streets or driveways, is not less than the lot area per family required in the zone.
- c. That there is provided within the tract of land on which the residential compound is to be located an open space for playground purposes within an area equivalent to at least an aggregate area of five percent (5%) of the required lot area per family, but in no case less than one hundred square meters (100.00 sq.m.) provided that where the residential is intended for more than ten (10) families, the setting aside of such area for playground purposes maybe dispensed with, and provided, further, than when an open space for playground purposes is set aside, this open space maybe used as part of yard requirements for the compound.
- d. That there is provided, within the tract of land on which the residential compound is to be erected or immediately adjacent thereto an adequate private garage or off-street parking area, depending on the needs of the residents and their visitors.

SECTION 37. Signs. No signs shall be put-up or erected within Batangas City without securing a zoning clearance from the City Planning and Development Office.

a) Purposes

- To protect public health, safety and general welfare of the City by ensuring that the number, type, size and design of all signs to be put-up will not detract from the attractiveness and orderliness of the City's appearance.
- To protect the general welfare of the business and property owners in the City by avoiding wasteful and costly competition among sign users which can result from the uncontrolled use of signs.

- b) **General Provisions.** No sign, outdoor advertising structure or display shall be permitted except in conformity with the following regulations:
1. **On-Site Locations:** All signs and displays shall be located on the same site as the use they identify or advertise, except subdivision and environmentally significant projects.
 2. **Roof Signs:** No sign or sign structure shall be painted or located upon or above the roof of any building, unless integrated as part of the building architecture.
 3. **Marquee Signs:** No sign shall be placed upon the roof or on the face of any marquee unless integrated as part of the building architecture.
 4. **Vertical Clearance:** There shall not be less than 3.0 meters of clearance between the bottom on an overhanging sign and ground level, except that marquee signs not exceeding 0.56 square meters in area may be erected with a minimum vertical clearance of 2.60 meters.
 5. **Sign Obstruction:** No sign shall be erected in such a manner that any portion of the sign or its support is attached to or will interfere with the free use of any fire escape, exit or standpipe, or obstruct any required stairway, door, ventilator or window, or obstruct the arcaded/setback portion, sidewalk, street or in any place that will obstruct the flow of pedestrians.
 6. **Wall Sign:** A wall sign attached to a building shall not extend above the top of the wall upon or in front of which it is situated, or in the case of building having sloping roofs, above the eave of the roof.
 7. **Projecting Sign:** A projecting sign shall be subject to the following conditions:
 - a. Signs shall not extend more than 1.20 meters from the wall line or building line.
 - b. A vertical clearance of not less than 3.0 meters shall be provided below the lowest part of such signs.
 - c. Signboards on multi-storey buildings shall be erected on the same vertical line and shall not overlap each other.
 - d. Tops of signboard shall not extend over the topmost part of the parapet of the building.
 - e. In case of two adjacent buildings, each signboard shall be placed at a distance of not less than 2.0 meters from the common boundary.
 - f. No signs shall be projected over a public right-of-way.

8. **Ground Signs:** A ground sign for commercial buildings or for any activity shall be subject the following conditions:
 - a. Ground signs shall not exceed six (6.0) meters in height above the ground surface.
 - b. Ground signs shall be located within the property and under no circumstances will they be allowed to occupy the streets, sidewalk and setback.
9. **Hazardous Signs:** No sign or outdoor advertising structure shall be erected in such a manner that it will, or reasonably may be expected to interfere with, obstruct, confuse or mislead traffic or create a safety hazard.
10. **Sign Near Street Intersection:** No sign shall be erected at the intersection of any street improved for vehicular traffic, within a triangular area formed by the curb lines and their projection and a line connecting them at points fifteen (15) meters from the intersection of the projected curb lines.
11. **Moving and Novelty Sign; Pennant:** Moving signs, sign structures and flashing lights are prohibited, except for official flags and symbols, clocks, thermometers, and traditional type barber poles that rotate. Pennants shall be included in the total sign area permitted for a particular use or site.

c) Subdivision and Construction Signs:

The subdivision and construction signs may be located within the land where subdivision projects and construction activities are undertaken.

1. **Subdivision Signs:** One (1) non-illuminated sign pertaining to subdivision and not exceeding 6.0 square meters in an area may be erected or displayed for each ten (10) hectares in the subdivision. If a subdivision has an area of less than ten (10) hectares, one (1) such sign may be erected or displayed. The total number of signs shall not exceed four (4) and shall be spaced at a distance of not less than 200 meters. It may be located off the site.
2. **Model Home Signs:** Sales office signs; One (1) non-illuminated sign pertaining to a model home and not exceeding 0.80 square meters in an area may be erected or displayed for each model home in a subdivision. One (1) sign identifying a sales office may be erected or displayed in the subdivision and shall not exceed 0.80 square meter in area.

3. **Directional Signs:** A lot may have more than two (2) non-illuminated directional signs, each not more than 0.80 square meters in area, may be erected or displayed for each 10 hectares in a subdivision, and may be located off site. If a subdivision has an area of less than 10 hectares, two (2) signs may be erected or displayed. No more than six (6) such signs shall be allowed per subdivision.
 4. **Construction Signs:** One (1) non-illuminated temporary construction sign may be erected or displayed on the site of a structure while under construction or alteration, such a sign shall not exceed 0.80 square meters to be placed on an area facing the street and shall contain names of persons, firms and information pertaining to the structure.
- d) **Unsafe and insecure signs.** If the Zoning Administrator or his authorized representative shall find that any sign or other advertising structure regulated herein is unsafe, an eyesore or insecure, or is a menace to the public, or has been constructed or erected or is being maintained in violation of the provisions of this Ordinance, he shall give written notice to the owner thereof. The owner shall, upon notice from the Zoning Administrator, restore the sign to a safe and satisfactory condition within the prescribed period.
 - e) **Removal of Unused Signs.** Any sign now or hereafter existing which no longer advertises a bona fide business conducted, or a product sold, shall be taken down and removed by the owner, agent, or person having the beneficial use of the building or structure upon which such sign may be found after written notification from the Zoning Administrator.
 - f) **Sign Surfaces.** All signs or other advertising structures which are constructed on street lines, or within 3.0 meters thereof, shall have a smooth surface and no nails, tacks or wires shall be allowed to protrude there from, except electric reflectors and devices which may extend over the top and in front of the advertising structure.
 - g) **Restricted Proximity to Freeways.** No outdoor advertising structure, sign or other advertising structure shall be erected, constructed, relocated or maintained, regardless of the zone or district in which it is located:
 1. If such structure, sign or other advertising structure is designed to have the advertisement thereon maintained primarily to be viewed from a main traveled roadway of a freeway of the ingress or egress ramps thereto; or
 2. If such structure, sign or other advertising structure, because of its location, size, nature or type, constitutes or tends to constitute a hazard to the safe and efficient operation of vehicles upon a

freeway, or creates a condition which endangers the safety of persons or property thereon.

- h) Issuance – Validity Period.** It shall be the duty of the Zoning Administrator or his authorized representative upon the filing of an application for a zoning clearance to examine such plans, specifications, other data and the premises upon which it is proposed to erect the sign or other advertising structure, and if it shall appear that the proposed structure is in compliance with all of the requirements of this Ordinance and all other ordinances and laws of the city, he shall then issue the zoning clearance. If the work authorized under a clearance has not been completed within six months after date of issuance, such clearance shall automatically be considered withdrawn.
- i) Signs in Planned Unit Development (PUD).** Signs in PUD shall comply with the applicable regulations prescribed in this Ordinance.

ARTICLE VII GENERAL DISTRICT REGULATIONS

SECTION 38. Development Density. Permitted housing density on the zone's capacity to support development.

- A. Residential in PUCZ** – allowed density is sixty-six (66) or more dwelling units per hectare.
- B. Residential In SUCZ/GDZ** – allowed density is twenty (20) to sixty-six (66) dwelling units per hectare.
- C. All other Zones.** There is no fixed maximum density but should be based on the planned absolute level of density that is intended for each concerned zone based on the City's Master Development Plan.

SECTION 39. Height Regulations. Building height must conform with the height restrictions and requirements of the Air Transportation Office (ATO) as well as the requirements of the National Building Code, the Structural Code, all laws, design standards, rules and regulations and City ordinances related to land development and building construction and other safety codes.

- A. Residential in PUCZ** – high rise dwellings units of eight or more storey are allowed provided it conforms to the zone's prescribed Floor Area Ratio (FAR). The FAR of residential building in PUCZ shall be based on the planned density of development intended for the zone.

- B. **Residential in SUCZ/GDZ** – No building or structure for human occupancy whether public or private shall be higher than twenty-one (21) meters above highest natural grade line in the property or front sidewalk (main entry); mid-rise dwellings are four to seven storey.
- C. **Height of Residential Buildings** in a subdivision shall conform with the provisions of PD 957 or BP 220, or shall conform to the height restrictions and requirements of the subdivision developers.
- D. **All Other Zones**
There is no fixed building height limits except those prescribed by the Air Transportation Office (ATO) and other government regulations. Building heights shall be based on the prescribed Floor Area Ration (FAR) of this Ordinance.
- E. Exempted from the imposition of height regulations in residential districts are the following: towers, church steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code and the Air Transportation Office (ATO).
- F. To determine building heights limit in each zone shall depend on the required setback, open space and parking area and use of the proposed building/structure.

SECTION 40. Area Regulations.

1. Area regulation in all zones shall conform with the minimum requirement of the existing laws such as:
 - a. **PD 957** – “the Subdivision and Condominium Buyers Protective Law” and its revised implementing rules and regulations
 - b. **BP 220** – “Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects” and its revised implementing rules and regulations
 - c. **PD 1096** – “National Building Code of the Philippines” and its implementing rules and regulations
 - d. **Fire Code**
 - e. **Sanitation Code**
 - f. **Plumbing Code**
 - g. **Structural Code**
 - h. **Executive Order No. 648** – Reorganizing the Human Settlements Regulatory Commission
 - i. Other relevant guidelines promulgated by the national agencies concerned
2. Area regulation in residential districts in the PUCZ – all buildings, including accessory buildings, shall cover not more than eighty percent (80%) of the

total area of the lot. The remaining area excluding the parking area shall be landscaped and planted with ornamental and green plants and trees.

3. Area regulation in residential district in the SUCZ and GDZ – All buildings, including accessory buildings, shall cover not more than eighty percent (80%) of the total area of the lot. The remaining area excluding the parking area shall be landscaped and planted with ornamental and green plants and trees.
4. Area regulation in commercial district in PUCZ/SUCZ/GDZ – All building including accessory building shall cover not more than seventy-five percent (75%) of the total area of the lot. All buildings in corner lot shall cover not more than seventy percent (70%) of the total area of the lot and not more than eighty-five percent (85%) if they are on inner lots. The remaining area excluding parking space and walks shall be landscaped and planted with ornamental and green plants and trees.
5. Area regulation in institutional and industrial districts: All buildings, including accessory buildings, shall cover not more than seventy percent (70%) of the total area of the lot. The remaining area excluding roads, parking spaces and walks shall be landscaped and planted with ornamental and green plants and trees.

SECTION 41. Setback/Yard Regulations. Unless, otherwise specified in this Ordinance, setback/yard regulations shall be per the requirements of the National Building Code.

Property owners shall observe the setback requirements annotated in their respective Transfer Certificate of Titles (TCTs)

In general, the City shall maintain a setback of sixteen (16) meters, measured from the centerline, especially along its major roads.

Side yard abutment may be permitted provided that a building complied with the front and rear setback requirement.

Rear yard abutment may be permitted provided that only one (1) side of the building abuts the property line. No opening on the firewall shall be permitted.

In streets with a duly established sidewalk, setbacks may be considered as part of open space and/or non-exclusive parking area provided that no other activity shall be allowed except parking and provided further that no portion of the sidewalk shall be appropriated or used for any purpose other than for free and unimpeded passage of pedestrians.

No structure or facility shall be allowed in a setback portion abutting a permanent public open space or street. Building setbacks for residential settlements in the

Primary Urban Core Zone (PUCZ), Secondary Urban Core Zone (SUCZ) and General Development Zone (GDZ) are as follows:

ZONE	FRONT	SIDE	REAR
PUCZ	2.0 m.	2.0 m.	2.0 m
SUCZ	2.0 m.	2.0 m	2.0 m
GDZ	3.0 m.	2.0 m	2.0 m

Setback for Commercial, Industrial, Institutional and Recreational Buildings

ROAD-RIGHT-OF-WAY	FRONT	SIDE	REAR
30 meters and above	10 meters	3 meters	3 meters
25 – 29 meters	8 meters	3 meters	3 meters
20 – 24 meters	6 meters	3 meters	3 meters
10 – 19 meters	5 meters	3 meters	3 meters
Below 10 meters	4 meters	3 meters	3 meters

In case the property line falls within the road right-of-way, the above stated setback shall be measured from the edge of the road-right-of-way up to the building line.

The following ROAD SETBACK shall be observed on the development of large-scale projects or projects of local, national, and environmental significance.

TYPE OF PROJECT	MAJOR THOROUGHFARE 30 M. ABOVE	SECONDARY ROAD 10-29 M.	TERTIARY ROAD BELOW 10 M.
Residential	10 m.	10 m.	3 m.
Commercial	20 m.	20 m.	7 m.
Industrial	30 m.	25 m.	10 m.
Agricultural	20 m.	20 m.	7 m.
Agro-Industrial	30 m.	25 m.	10 m.
Institutional	20 m.	20 m.	10 m.
Parks &	10 m.	10 m.	3 m.
Recreation	30 m.	25 m.	10 m.
Forest			

SECTION 42. Arcade Regulations

- a. In streets with duly established sidewalks, the arcaded portion may be considered as part of non-exclusive parking area provided that no other activity shall be allowed except parking and provided further that no portion of the sidewalk shall be appropriated or used for any purpose other than for free and unimpeded passage of pedestrians.
- b. No structure or facility shall be allowed on an arcaded portion.

SECTION 43. Easements. Pursuant to the provisions of the Water Code, the following are the prescribed easements for banks of rivers and streams, the shores of the seas and lakes throughout their entire length:

1. Three (3) meters within the urban zone
2. Twenty (20) meters in the agricultural zone
3. Forty (40) meters in the forest zone. Further, use of areas along its margins is subject to easement for public use in the interest of recreation, navigation, floatage, fishing and salvage.

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

SECTION 44. Cultivation/Utilization of River Beds and Sand Bars. No river bed or sand bars shall be subject to cultivation or utilization without prior approval of the City Mayor, upon the recommendation of the City Planning and Development Office (CPDO), the City Environment & Natural Resources Office (CENRO) and the City Engineers Office (CEO). Provided further that no permit shall be granted if it obstructs the flow of water, or if it shall increase the flood levels so as to cause damage to other areas.

SECTION 45. Buffer Regulations. A buffer of at least three (3) meters shall be provided along entire boundary length between two or more conflicting zones allocating 1.5 meters from each side of the district boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

SECTION 46. Parking and Loading Space Requirements. The following provisions on parking and loading space requirements shall be observed:

- a. Residential – one (1) parking space per unit

- b. Multi-Storey Apartment Building for residential purposes – one (1) parking space per apartment unit
- c. Hotels – one (1) parking space per five (5) rooms
- d. Motels – one (1) parking space per unit
- e. Residential Hotels and Apartelles – one (1) parking space per five (5) units
- f. Pension/Boarding/Lodging Houses – one (1) parking space per five (5) rooms
- g. Food Market/Shopping Centers – three (3) parking spaces per 100 sq.m. of gross floor area
- h. Restaurant and bars – three (3) parking spaces per 100 sq.m. of gross floor area
- i. Office Buildings and General Business – three (3) parking spaces per 100 sq.m. of gross floor area
- j. Funeral Parlors – one (1) parking space per forty (40) sq.m. of gross floor area
- k. Public Assembly Buildings such as Theaters, Cinemas, Stadia, etc. – three (3) parking spaces per 100 sq.m. of gross floor area
- l. Elementary, Secondary, Vocational and Trade Schools – one (1) parking space per five (5) classrooms
- m. Colleges and Universities– one (1) parking space per three (3) classrooms
- n. Hospitals – one (1) parking space per room; two (2) parking spaces per medical clinic; three (3) parking spaces per ward
- o. Recreational and Amusement Building
 - 1. Bowling Alleys – three (3) parking spaces per 100 sq.m. of gross floor area
 - 2. Amusement center – one (1) parking space per fifty (50) sq.m. of gross floor area
 - 3. Clubhouse, beach houses and the like – one (1) parking space per 100 sq.m. of gross floor area
 - 4. Night clubs, cabarets, discotheques and cocktail lounges – one (1) parking space per thirty (30) sq.m. of gross floor area

- p. Churches and other places of worship – one (1) parking space for twenty-five (25) sq.m. of gross floor area
- q. Markets – three (3) parking spaces per fifty (50) sq.m. of shopping floor area
- r. Factories, manufacturing, establishments, mercantile buildings, warehouses and storage bins – three (3) parking spaces per one thousand (1000) sq.m. of gross floor area.

SECTION 47. Off-Site Parking Area. If the parking spaces required by this Ordinance cannot be reasonably provided on the same lot of which the principal use is located, such space may be provided on any land within two hundred meters (200 m.) from the principal use. Such space shall be deemed required space associated with the permitted use and shall not hereafter be reduced or encroached upon in any manner. The Zoning Administrator shall require a plan, deed or other documentation necessary to show that the off-site parking space is controlled and available to the applicant prior to the granting of the zoning or locational clearance.

SECTION 48. Chaplan on all Street Corners. All streets corners shall be provided with a chaplan which shall have an area of not less than eleven (11) square meters and shall be of triangular form having two sides of the street intersecting lines of equal length. No structure shall be constructed or erected on this portion or will project over this portion more than what is prescribed in this Ordinance.

SECTION 49. Projections. No balconies or permanent projections shall be permitted on any street. But this prohibition shall not apply to awnings or other movable “media aquas” or eaves not wider than thirty (30) centimeters above the established sidewalk grade, projections shall be at least three meters and twenty centimeters (3.20) above the established street grade.

ARTICLE VIII
INNOVATIVE TECHNIQUES AND SPECIAL USE PERMIT

SECTION 50. Innovative Techniques or Design. For projects that introduce flexibility and creativity in design or plans such as but not limited to Planned Unit Development (PUD), or housing projects covered by New Town Development Under RA 7279, Commercial Complexes, etc. the Zoning Administrator shall on grounds of innovative development techniques forward applications to the Sangguniang Panlungsod and the City Mayor for approval.

SECTION 51. Special Use Permit. The following uses/ activities/ projects shall be granted a Special Use Permit (SUP) by the City Mayor in accordance with the criteria hereunder prescribed and requirements of the provisions of the existing laws and ordinances.

51.1 SANITARY LANDFILL/ CONTROLLED DUMP SITE

- 51.1.1 The controlled dumpsite in San Jose Sico should be closed. In its place, a sanitary landfill complete with facilities should be built.
- 51.1.2 It shall comply with requirements of other concerned government agencies

51.2 RADIO TRANSMITTING STATIONS/TELECOMMUNICATIONS

- 51.2.1 They shall be located within utilities or commercial zones.
- 51.2.2 Their sound maintenance shall be the exclusive responsibility of the applicant and/or persons running them.
- 51.2.3 They shall not emit radiation that will be hazardous to the health and life of the people.
- 51.2.4 They may be allowed in residential zones provided that the nearby residents do not oppose the establishment of the radio transmitting and telecommunication stations.

51.3 PRIVATE LANDING STRIP, RUNWAYS, HELICOPTERS AND HELIPADS

- 51.3.1 They shall be located in open areas such as parks and agricultural zones.
- 51.3.2 They must be at least two hundred meters (200m) to three hundred meters (300m) away from the nearest residential zones or residences. However, helipads may be allowed on the top of a commercial building with a height of fifty (50) meters.
- 51.3.3 A written authority to operate shall be obtained from the AIR TRANSPORTATION OFFICE (ATO) by the applicant at least ninety (90) days before the intended date of operation, and a notice shall be posted or published in at least one of the daily newspapers to determine public opposition to the proposed landing site.
- 51.3.4 Sworn statement of the owners of the adjoining lands signifying their conformity or non-conformity to the proposed landing site shall be obtained by the applicant at least thirty (30) days before the intended date of operation.

51.4 SLAUGHTERHOUSE

Slaughterhouse is defined as the premise approved and registered by the regulatory authority used in the slaughter of animals for human consumption.

- 51.4.1 It shall be at least two hundred meters (200m) away from residential areas, schools, churches and other public assembly areas, courts or public offices, preferably be in an industrial zone

or estate. It should be such that the abattoir does not create any health hazard or nuisance to residents of other zones or existing industries and shall not be subject to undue pollution and contamination such as smoke, dust, odors and other similar nature.

- 51.4.2 The slope, terrain, foundation and soil conditions on its site should be suitable for the construction of substantial permanent buildings.
- 51.4.3 It shall be accessible to transportation.
- 51.4.4 It shall not be adjacent to a market due to difficulty in maintaining sanitation within its premises.
- 51.4.5 It shall be provided with water and electricity.
- 51.4.6 The minimum slaughtering area for new or extensively altered slaughterhouses of the following types shall be as follows:
 - a. Hog slaughtering only – 9.30 sq.m.
 - b. Beef slaughtering only – 18.60 sq.m.
 - c. Hog and Beef slaughtering – 27.90 sq.m.

51.5 FUNERAL AND EMBALMING ESTABLISHMENTS

- 51.5.1 Classification – Funeral establishment shall be classified into three (3) categories as follows:
 - 1. Category I
Establishments with chapels and embalming facilities and offering funeral services.
 - 2. Category II
Establishments with chapels and offering funeral services but without embalming facilities.
 - 3. Category III
Establishments offering only funeral services from the house of the deceased to the burial ground.
- 51.5.2 Requirements for Funeral Chapels:
 - 1. Design/orientation of the building must be such that the activities to be undertaken cannot be viewed from the outside and that the façade must contribute to the general outlook of the zone.
 - 2. The location must be of reasonable distance, at least five hundred meters (500m) away from residential areas, schools and other public places.
 - 3. Adequate off-street parking spaces shall be provided as to allow six (6) spaces for every two hundred (200) square meters floor area of the funeral chapel and parlor plus one (1) space for each employee and that said parking area be so designed that vehicles can turn around within the area and enter the road or highway in such a manner as to completely eliminate the necessity of backing into the street.

51.5.3 Requirements for Embalming and Dressing Rooms:

1. They should be constructed of concrete or semi-concrete materials with sufficient space to accommodate five (5) bodies at one time.
2. The floors and walls shall be made of concrete or other durable impervious materials.
3. Ventilation and lighting shall be adequately provided.
4. Embalming shall be performed on a table made of a single marble slab or other equally impervious materials. It shall be so constructed that all washing and body fluids shall flow to a drain connected to the waste piping system of the building.
5. Washing facilities shall be provided for the use of the working personnel.

51.6 COCKPITS

1. It shall be located only in parks and recreation zones.
2. It shall be located at least two hundred meters (200m) from the nearest residence, commercial or institutional structures/buildings.
3. Adequate parking spaces shall be provided.
4. Sanitary regulations shall be complied with.
5. Buffer strips of at least ten meters (10m) planted to trees and dense crops should be provided

51.7 TELECOMMUNICATION PROJECTS/ SEWERAGE TREATMENT PLANT, WASTE WATER TREATMENT PLANT

They shall comply with applicable provisions of existing laws and ordinances and requirements of the concerned government agencies

51.8 WASTE DISPOSAL TREATMENT PLANT (toxic and hazardous)

They shall comply with all the existing laws, rules and regulations and applicable City ordinances

51.9 MEMORIAL PARKS AND CEMETERY

- 51.9.1 They shall be located within parks or open areas.
- 51.9.2 They shall comply with all the rules and regulations, locational guidelines and standards of the Housing and Land Use Regulatory Board.
- 51.9.3 They shall comply with the provisions of the Sanitation Code of the Philippines and National Building Code of the Philippines.
- 51.9.4 They shall not be located within twenty-five (25m) from residential zones. A minimum distance of twenty five meters (25m) from the nearest burial part and any dwelling units shall be observed.

- 51.9.5 They shall not be located within fifty meters (50m) from either side of a river or within fifty meters (50m) from any source of water supply.
- 51.9.6 Their proper maintenance shall be the exclusive duty of the applicant or persons running them.
- 51.9.7 Other requirements of the concerned agencies and provisions of existing laws shall be complied with.

51.10 INCINERATOR PLANT

Following the parameters of the Clean Air Act, all incinerator plants, if any, in the City as well as those belonging to private companies shall be closed.

ARTICLE IX MISCELLANEOUS PROVISIONS

SECTION 52. Project of Environmental Significance. All applications for zoning/locational clearance and development permit for projects to be located on environmentally critical areas, projects of environmental significance and those mentioned in Presidential Proclamation No. 2146 shall be filed with the City Planning and Development Office through the City Mayor for evaluation and recommendation whether they conform with the provisions of the Comprehensive Land Use Plan and Zoning Ordinance, approved development plans of the City, Local Government Code of 1991, existing laws, rules and regulations and City ordinances. Provided however, that no zoning/locational clearance, development permit and/or building permit shall be granted unless approved by the City Mayor for the determination as to compliance with existing laws, rules and regulations and ordinances. Besides those enumerated in Presidential Proclamation No. 2146, the projects considered to be such shall include:

1. Power generating plants
2. Air ports and sea ports
3. Residential/commercial/industrial subdivisions and other real estate management projects
4. Memorial parks/cemeteries
5. Reclamation projects
6. Mining and quarrying projects
7. Wood processing plants e.g. sawmills
8. Heavy Industries
9. Iron and Steel Mills
10. Petroleum and Petrochemical Industries
11. Smelting Plants
12. Dams/Dikes

SECTION 53. Environment Compliance Certificate (ECC). Notwithstanding the issuance of Zoning/Locational Clearance under Section 52 of this Ordinance, neither Environmentally Critical Projects nor projects located in Environmentally Critical Areas shall be commenced, developed or operated unless the requirements of ECC have been complied with.

Notwithstanding the City Government through its Zoning Administrator, shall require the project proponents to secure an Environmental Compliance Certificate prior to the actual start of development of the following:

- Cemeteries
- Sanitary Landfill
- Sewerage Treatment Plant
- Waste Water Treatment Plant
- Memorial Park
- Socialized Housing Project
- Quarry and Mining Activities
- Slaughterhouse
- Heliport/Helipad
- Industrial/Estate Subdivision
- Industrial Warehouses
- Shopping Malls
- Power Plant/Pipeline
- Natural Gas Plant
- Project of Environmental Significance

SECTION 54. Subdivision Projects. All owners and/or developers of subdivision projects shall in addition to securing Zoning/Locational Clearance under Section 52 of this Ordinance be required to secure a Development Permit pursuant to the provisions of PD 957, its Implementing Rules and Regulations and BP 220 and its Implementing Rules and Regulations and applicable City ordinances. In the case of a Socialized Housing Project, it shall be in accordance with the provisions of RA 7279 and BP220 and its Implementing Rules and Regulations and applicable city ordinances. Applicants of subdivision projects must be able to present valid land titles Original Certificate of Title (OCT) or Transfer Certificate of Title (TCT) for the project area under consideration.

SECTION 55. Poultry and Piggery Projects. A zoning clearance is required for all piggery and poultry projects to be located within the City. These projects shall be located in Agro-Industrial Zone and Agricultural Development Zone and the following design standards and requirements shall be observed: No piggery or poultry projects of whatever nature or kind shall be allowed in residential subdivisions, compound and settlements.

I. General Guidelines

- A. Site criteria. Piggery and poultry farm shall be situated preferably in rolling terrain to have good drainage. Food prone areas and other environmentally critical areas like watersheds, sources of water supply, etc. as defined by the NEPC shall not be permitted.

Piggery and poultry farms shall not be built on soils with high moisture level. The soil must be well drained and porous.

The site shall preferably be planted to trees, vegetable crops to protect the animals from strong winds.

- B. Location. A piggery and poultry farm site shall preferably be located in the rural barangays.

The piggery and poultry farm shall preferably be at least 500 to 1,000 meters away from built-up areas (residential, commercial, institutional and industrial).

The site shall be away from the path of immediate (5 – 10 years) urban expansion; and,

The piggery shall be 500 meters away from major roads and/or highways. For poultry farms, it shall be 200 meters away from major roads and/or highways. For quail farms, it shall be located in a peaceful area.

Major roads refer to any city, provincial and national roads that link regional/provincial and town centers and serving as the main transportation arteries.

II. Waste Disposal

- a. There shall be a defined system of waste disposal pursuant to the provision of Sanitation Code of the Philippines and pertinent rules and regulations of the Department of Environment and Natural Resources and City ordinances.
- b. The applicant shall include in the plan the proposed waste disposal system and solid/liquid waste treatment facilities.
- c. Poultry and piggery farms shall allot 5% of the gross land area for greening purposes.
- d. No liquid/solid wastes from the poultry/piggery project shall be discharged/thrown to any body of water

SECTION 56. Day and Night Club and Other Adult Entertainment Establishments.

The day and night club and other adult entertainment projects/activities shall secure a Zoning Clearance prior to their operation. They shall be located and operated in the Special Entertainment Zone for such type of projects. In no case shall a Zoning Clearance be granted to any type of these projects unless it is five hundred meters (500.00 m.), away from any dwelling unit, residential settlement, school, church, or public building or place.

An adult entertainment establishment is any place of business for recreational purposes and to entertain adult customers. Establishments for adult entertainment include the following:

1. **MASSAGE ESTABLISHMENT** – a commercial establishment wherein massage is administered by any method of pressure and/or friction against or stroking, rubbing, tapping, vibrating or stimulating the exterior part of the body with hand or with the aid of any mechanical, electrical apparatus or appliance with or without any supplementary aids such as rubbing alcohol, liniment, antiseptics, oils, powder, creams, lotions, ointments or other similar preparations commonly used in this practice.

The term massage establishment does not apply to any of the following:

1. A medical establishment including professional offices where massage is administered by a physician, surgeon, chiropractor, osteopath, physical therapist, nurse or any other person licensed to practice healing or massage activity.
 2. Hospital, medical clinic, nursing home, sanitarium, or other major medical or mental activity.
 3. Barbershop or beauty salon where massage is limited to the head, scalp or neck and is administered by barbers or cosmetologists.
 4. Any athletic club, health club, country club, gymnasium, reducing salon, beauty salon or similar establishment where massage is offered as an incidental or accessory service to its primary program of sports, exercise, athletic training, weight reduction or beauty care.
2. **NIGHT CLUB/DAY CLUB/CABARET** – a commercial establishment where drinks and food are served; employs hostesses and guest relation officers (GRO) who are classified as sexual workers.
 3. **BODY PAINTING STUDIO** – any establishment or business which provides the service of applying paint or other substance whether transparent or non-transparent to or on the human body when such body is wholly or partially nude in terms of specified anatomical areas.

4. **VIDEOKE BAR** – a commercial establishment in which food, liquor and beverages are served; customers perform live music using videos, video CD and videoke; with or without guest relation officers (GRO).

SECTION 57. Land Transportation Terminals and Garages. The following locational standards for land transportation terminals and garages shall be observed:

1. Terminals and garages shall be located outside the Central Business District or in any thickly populated area or an area where traffic congestion occurs.
2. Terminals should be more than 100 meters away from institutional establishments particularly schools and hospitals as a safeguard against noise and air pollution.
3. Terminals shall be discouraged along high speed highways and expressways for safety and smooth traffic flow purposes.
4. Terminals shall be not allowed inside the City Proper.
5. Terminals shall be located in an area accessible to any types of transportation.

SECTION 58. Gasoline Station and Filling Station. The following locational standards for gasoline service stations and filling stations shall be observed:

1. No gasoline station or filling station shall be allowed within the Poblacion or City Proper.
2. Gasoline stations or filling stations shall be located within the designated zone where such activities may be allowed.
3. No gasoline station or filling station shall be established or constructed within four hundred (400) meters radius from any existing gasoline service station or filling station.
4. Gasoline stations or filling stations shall be provided with measures to contain any pollution or hazards to be emitted/brought by their operation.

SECTION 59. Warehouse and Hazardous/Flammable/Toxic Projects Regulations. No warehouse, hazardous, flammable and toxic project shall be allowed in residential subdivisions/settlements.

SECTION 60. Billiard Hall and Similar Establishments Regulations. No billiard hall or similar establishment shall be established unless it located outside the prescribed two-hundred (200) meter radius measured from any school, church or public building.

SECTION 61. Videoke Bar/Karaoke Bar Regulations. Employment of GRO's shall not be allowed in Videoke Bar/Karaoke Bar except in Designated Zones.

SECTION 62. Sign Regulations. The provisions of Ordinance No. 13 S. 99 and Ordinance No. 2 S. 2000 shall be considered part of this ordinance.

SECTION 63. Video Machines, Computer Games and Similar Establishment Regulations. No video machines, computer games or similar establishments being regulated by the PAGCOR shall be allowed unless they are located outside the prescribed two hundred (200) meter radius measured from any school, church or public building.

SECTION 64. Restaurants, events centers, and multi-purpose facilities. No noise-generating activities shall be held in restaurants, events centers, and multipurpose facilities located in high-density residential areas such as the Poblacion except if such activities are held inside air-conditioned and/or sound insulated rooms or halls of the said facilities. Meetings, events, and other gatherings shall not be allowed in the non-enclosed or non-sound proof areas of the facilities. In this manner, the nearby residents are not disturbed by the sound and noise created by the business establishments.

SECTION 65. Preservation Guidelines and Standards for Historical Places, Buildings and Structures.

PURPOSES:

1. To protect and preserve the city's cultural heritage, its properties and history of the communities and a nation as a whole.
2. To establish society's link with the events of the past to better appreciate the present and to plan for the future.
3. To prevent the destruction and replacement of the City's historic structures, buildings, properties and places.

The following guidelines shall apply to the historic structures, buildings, properties and places located in Batangas City which are identified in this Ordinance.

A. Architectural

1. **Style.** No historical buildings, structures or place shall be altered, reconstructed, changed, improved or renovated in anything other than its original architectural style except upon approval of 2/3 votes

of the Sangguniang Panlungsod, Except where they are of historic significance in their own right, accessory structures are to match their principal structures in style.

2. Design. All additions, restorations, alterations or reconstruction are to be consistent with the structure's original design.

Architectural design features on the sides and rear of a building must remain consistent with the front façade. Electric assemblages of architectural motifs, or "tacked-on" details designed to artificially back-date a building to some arbitrary earlier period are not acceptable.

3. Arrangement

- a. Setback. All buildings or structures to be built on properties adjacent to historical buildings, or structures shall provide a minimum front setback of five (5) meters and six (6) meters from the side adjacent to historical buildings or structures.
- b. Height. No new buildings or structures shall be allowed to exceed the height of the historical buildings or structures within a fifty (50) meters radius.

4. Texture and Materials. Roofing, siding and trim materials should be as historically accurate as possible. That is original materials are to be preserved, restored, or replaced in kind. Where no original materials exists, new materials of historically appropriate texture and proportion are to be used. Architectural details such as cornices, finials, brackets, balustrades, chimneys, fretwork, moldings, arches, quoins, bargeboards, etc, are pivotal in establishing and delineating architectural styles, and must be retained, restored, or reproduced as authentically as possible.

Texture is also a product of the spacing and relationship of voids to solids in such elements as balustrades, exterior stairs, brackets, fretwork, etc. In this regard, the proportions of the original are to be followed.

5. Color. The color scheme should be harmonious with surrounding structures and consistent with surrounding structures and the architectural time period of the building. Reference works on period color schemes are available, and shall be consulted.

- B. Accessory Fixtures. Original fixtures such as lighting, hardware, trellises, gazebos, etc., should be retained and restored whenever possible. Replacement of accessory fixtures in appropriate period style is required, when restoration is impossible.

C. Landscape

1. Fencing: Fencing walls and scenery should be in style, materials, proportions and colors harmonious with the building architecture.
2. Planting: Plant types should be harmonious with the building architecture and with the surrounding area. Mature trees are to be preserved whenever possible, particularly street trees.
3. Paving: Paving materials should be consistent with the building architecture. Period-style paving such as brick, rolled gravel, or field-stone are encouraged.

D. Signs

1. The design, color and texture of signs shall be coordinated with the historic building.
2. All signs shall conform to the Sign Section of this Ordinance.

E. Financial Assistance: The City government may extend financial assistance to preserve its historical places if the owner cannot preserve its historical value due to financial incapability.

The historical places/buildings/structures existing in Batangas City are as follows:

1. Immaculate Concepcion Basilica/Church – M.H. del Pilar Street
2. Antonino Babasa Ancestral Home – M.H. del Pilar Street
3. Old Bilibid Prison Building – Cuta, Batangas City
4. Bauan Ancestral Home – P. Zamora Street
5. Borbon and Rosales Ancestral Home – P. Panganiban Street
6. Babasa Old House – Rizal Avenue
7. Pastor and Acosta Ancestral Home – C. Tirona Street
8. Dr. Jose Montalbo Old House – Rizal Avenue
9. Façade of Old Market – D. Silang Street
10. Lira and Codez Building – Rizal Avenue
11. Wig Llana House – M.H. del Pilar Street
12. Kareg Melanio House – C. Tirona cor. D. Atienza Streets
13. Protestant Evangelical Church – P. Burgos cor. Tirona Streets
14. Provincial Capitol Building – Hilltop, Kumintang Ibaba
15. Batangas Regional Hospital – Barangay Kumintang Ibaba
16. Batangas National High School – Rizal Avenue
17. Roman Catholic Cemetery Stairs and Gate –
18. World War II Tunnels – Kumintang Ibaba, Batangas City

19. Others which may be approved by the Sangguniang Panlungsod upon recommendation of the Tourism Office of the City Government of Batangas.

ARTICLE X MITIGATING DEVICES

SECTION 66. *Deviation.* Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the City Zoning Board of Adjustment and Appeals (CZBAA) 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 cannot obtain a reasonable return on the property.

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

- Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property due to 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 properties in the same district or zone.
- That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- The variance will be in harmony with the spirit of this Ordinance.

2. Exception

- 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.

- 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.
- The exception will not adversely affect the appropriate use of adjoining property in the same district.
- The exception will not alter the essential character and general purpose of the district where the exception sought is located.

SECTION 67. Procedures for Granting Exception and Variances. The procedures for granting exceptions and/or variances are as follows:

1. A written application for an exception or variance shall be filed with the City Zoning Board of Adjustment and Appeals (CZBAA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site.
3. The CZBAA 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 CZBAA at least fifteen (15) days prior to the decision for exception/variance.
5. In case of objection, the CZBAA shall hold a 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 CZBAA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection to the granting of exception/variance.

ARTICLE XI ADMINISTRATION AND ENFORCEMENT

SECTION 68. Zoning/Locational Clearance. is an authority granted by the Zoning Administrator or the City Mayor to the owner, proponent, contractor, developer or operator of the project/activities being applied for pursuant to the

provisions of this Ordinance for the use, development and occupancy of land, construction, repair, alteration, renovation, improvement, use and occupancy of building/structure/supporting facility; construction, operation and maintenance of project of local, economic and environmental significance; and establishment of operation of business, trade, occupation or any activity within the territorial jurisdiction of Batangas City in case of variance and exceptions, from the City Zoning Board of Adjustment and Appeals (CZBAA) prior to conduction of any activity or construction on their property or land.

No person, firm or corporation including any agency or instrumentality of the government shall develop, construct, build, establish, operate any project or activity; or develop use and occupy a land; or construct, repair alter improve, use or occupy a building/structure within the territorial jurisdiction of Batangas City without obtaining first Zoning/Locational Clearance.

SECTION 69. Development Permit. is an authority granted by the City Mayor for the development of residential, commercial and industrial subdivision/estates projects; socialized housing projects, memorial parks and cemeteries; mountain and inland resorts, water and sea resorts and other real estate management projects to their respective owners/developers.

No person, firm or corporation including any agency or instrumentality of the government shall develop, construct and operate a residential, commercial and industrial subdivision/estate, socialized housing project, memorial park/cemetery; resorts and other real estate management project within the territorial jurisdiction of Batangas City without obtaining first a development permit from the city government.

SECTION. 70. Business Permits. No business permit shall be issued by the concerned city government unit without a valid Zoning or Locational Clearance from the Zoning Administrator.

SECTION 71. Building Permits. No building permit shall be issued by the City Building Official without a Zoning Clearance from the Zoning Administrator.

SECTION 72. Barangay Clearance. Compliance to the issuance of a Barangay Clearance under Section 152-C of the Local Government Code is mandated.

SECTION 73. Non-user of Zoning Clearance or Locational Clearance. Upon issuance of a Zoning Clearance or Locational Clearance the grantee thereof shall have one (1) year within which to commence or undertake the use, activity or development covered by such clearance on the subject land, building or 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 Zoning Clearance or Locational Clearance.

SECTION 74. Zoning/Locational Clearance, Development Permit Fees and Other Related Fees. The Zoning Administrator shall charge or assess fees for all applications for zoning and locational clearance, development permit and certification for all projects or activities to be developed, established, constructed, conducted or operated within the territorial jurisdiction of Batangas City. These fees shall be paid at the City Treasurer's Office, the proceeds of which shall accrue entirely to the City. The fees shall be based on the Batangas City Tax Code of 2009.

SECTION 75. Imposition of Administrative Fines. The Zoning Administrator, may prescribe or impose fines to the owners/developers, business operator or any person who violates any provision of this Ordinance as provided herein (Annex E).

SECTION 76. Certificate of Non-Conformance. A Certificate of Non Conformance shall be applied for by the owner of the structure or operator of the activity involved within one (1) year from the ratification of the Zoning Ordinance by the Sangguniang Panlungsod. 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.

The Zoning Administrator shall, upon approval of this Ordinance, immediately notify owners of existing non-conforming uses to apply for Certificate of Non-Conformance.

SECTION 77. Existing Non-Conforming Uses and Buildings. The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with its provisions provided:

1. That no such non-conforming use shall be enlarged or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming uses exists at the time of the adoption of this Ordinance.
2. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as a non –conforming activity.

3. An idle/vacant structure may not be used for a 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.

That should such non-conforming portion of the structure be destroyed by any means to an extent of more than fifty percent (50%) of this replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.

5. That no such non-conforming use maybe moved to displace any conforming use.
6. That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
7. That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved or relocated.

In addition, the owner of non-conforming use/s shall program the phase-out or relocation of the non-conforming use based on the period prescribed by the CZBAA.

SECTION 78. Certificate of Occupancy of New, Altered and Renovated Buildings/Structure. It shall be unlawful to use or occupy or permit the use or occupancy of any land, building or premises, or part hereafter created, erected, changed, converted or wholly or partly altered or enlarged in its use or structure until a Certificate of Occupancy shall have been signed by the Zoning Administrator to ensure that the proposed use of the building or land complies with the provisions of this Ordinance.

SECTION 79. Construction and Use as Provided in Applications, Plans, Permits and Certificate of Occupancy. Zoning/Locational Clearance or Certificate of Occupancy issued on the basis of plans and applications approved by the Zoning Administrator authorize only the use, arrangement and construction set forth in such approved plans and application. Use, arrangement, or construction that differs from the authorized plans shall be deemed a violation of the Ordinance and punishable as provided in Section 75 or Section 89 of this Ordinance.

SECTION 80. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered by the City Mayor through the Zoning Administrator (ZA). The City Planning & Development Coordinator (CPDC) shall act in a concurrent capacity as the Zoning Administrator.

SECTION 81. Powers and Functions of the Zoning Administrator. Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Section 5, Paragraph a and d, and Section 7 of EO 648 dated 07 February 1981, the Zoning Administrator shall perform the following functions, duties and responsibilities:

A. Enforcement

1. Act on all applications for zoning or locational clearance for all projects, uses, businesses or activities.
 - 1.1. Issuance of zoning/locational clearance for projects/ uses/ activities conforming to the regulations of the Zoning Ordinance
 - 1.2. Recommend to the City Zoning Board of Adjustment and Appeals (CZBAA) the grant or denial of applications for variances and exceptions , and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the Zoning Ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guideline thereof.
2. Evaluate the application for zoning/locational clearance, special use permit and development permit for projects of local and national economic and environmental significance, and recommend to the City Mayor and Sangguniang Panlungsod the grant or denial of the said applications.
3. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violations to owners, developers, operators or managers of projects that are in violation of the provisions of the Zoning Ordinance
4. Call and coordinate with the City Legal Officer or City Prosecutor to institute any necessary legal proceeding to enforce the provisions of this Ordinance.
The City Legal Officer is hereby authorized to institute the appropriate action to this end.
5. Call and coordinate with the Philippine National Police (PNP) for Enforcement of all orders and process issued in the implementation of this Ordinance

6. Serve notice requiring the removal of any use in violation of this Ordinance upon the owner, agent, or tenant of the building on land or the developer of the land or operator of the subject project/ activity.
7. To take necessary action authorized by this Ordinance to ensure with or prevent violations of its provisions

B. Planning

1. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the Zoning Ordinance prior to the adoption by the Sangguniang Panlungsod.
2. Prepare and recommend revisions or amendments on any provision of this Ordinance, if necessary.

SECTION 82. Action on Complaints and Oppositions. A complaint for violation of any provisions of this ordinance or any clearance or permits issues pursuant thereto shall be filed with CZBAA.

However, oppositions to application/s for Zoning/Locational Clearance, Variance or Exception shall be treated as a complaint and dealt with in accordance with the provisions of this section.

SECTION 83. Functions and Responsibilities of the City Zoning Board of Adjustment and Appeals. There is hereby created a CZBAA which shall perform the following functions and responsibilities:

A. Act on Applications of the following nature:

1. Variance
2. Exception
3. Non-conforming Uses
4. Complaints and oppositions to application/s

B. Act on Appeals on Denial of Zoning/Locational Clearance by the Zoning Administrator

Decisions of the City Zoning Board of Adjustments and Appeals shall be final.

SECTION 84. Composition of the City Zoning Board of Adjustments and Appeals (CZBAA). The City Development Council shall create a sub-committee which shall act as the CZBAA, composed of the following members:

1. City Mayor as Chairman
2. City Legal Officer

3. City Assessor
4. City Engineer
5. City Planning and Development Coordinator
6. Two (2) representatives from the private sector nominated by their respective organizations and confirmed by the City Mayor. In the event of non-availability, the Sangguniang Panlungsod shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.
7. Two (2) representatives from non-government organizations nominated by their respective organizations and confirmed by the City Mayor. In the event of non-availability, the Sangguniang Panlungsod shall elect from among themselves as may be necessary to meet the total number above set forth, as representatives.

SECTION 85. Review of the Zoning Ordinance. The City Development Council shall create a sub-committee, the City Zoning Review Committee (CZRC) that shall review the Batangas City Comprehensive Zoning Ordinance considering the Comprehensive Land Use Plan and as the need arises, based on the following reasons/situations:

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

SECTION 86. Composition of the City Zoning Review Committee (CZRC). The City Zoning Review Committee shall be composed of sectoral experts.

These are the City Officials/Civic Leaders responsible for the operation, development and progress of all sectoral undertakings in the locality, e.g.

- a. City Planning and Development Coordinator
- b. City Health Officer
- c. City Agriculturist
- d. President, Association of Barangay Captains
- e. City Engineer
- f. City Environment and Natural Resources Officer (City-ENRO)
- g. Agrarian Reform Officer (MARO)
- h. District School Superintendent
- i. Three (3) Private Sector Representatives (local Chamber of Commerce). Housing Industry and Homeowners Association appointed by the City Mayor.
- j. Two (2) NGO representatives appointed by the City Mayor
- k. Three (3) members of the Sangguniang Panlungsod elected from among themselves.

SECTION 87. Functions of the City Zoning Review Committee. The City Zoning Review Committee shall have the following powers and functions:

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

SECTION 88. Amendments to the Zoning Ordinance. Changes in this Ordinance shall be subject to public hearing and said amendments shall take effect only after approval by the City Mayor and Sangguniang Panlungsod.

SECTION 89. Power of the City Mayor to Issue a Cease and Desist Order. The City Mayor through the City Legal Officer, upon knowledge of the violation of the provisions of this Ordinance, shall issue a cease and desist order for the stoppage of the construction, development or operation of the work, project, business or industry and shall exercise all powers necessary to give effect to said order.

SECTION. 90. Violation and Penalty. Any person who violates any of the provisions of this Ordinance, shall upon conviction, be punished by a fine of not less than P 5,000.00 or an imprisonment for a period of not less than one (1) year 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.

The city government may however opt to impose administrative fines to violators of the provisions of this Ordinance, instead of bringing the case to Court, especially for first offenders, and for projects which do not pose tremendous hazards to the community.

SECTION 91. Implementing Rules and Regulations. The City Mayor may promulgate implementing rules and regulations for the effective and efficient implementation of this Ordinance.

SECTION 92. Supplementary Effect of Other Laws and Decrees. The provisions of this Ordinance shall be without prejudice to the application of other laws, Presidential Decrees, Letters of Instruction and other Executive or Administrative Orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that the land use decisions of the national agencies concerned shall be consistent with the Master Development Plan of Batangas City.

SECTION 93. Separability Clause. Should any section or provision of this Ordinance be declared by the Court 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 94. Repealing Clause. All ordinances, rules and regulations inconsistent with the provisions of this Ordinance are hereby repealed or modified accordingly; provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

SECTION 95. Effectivity Clause. This Ordinance shall take effect upon approval by the City Mayor.

ENACTED by the Sangguniang Panlungsod of Batangas City this ____ day of _____, 2013.

ATTESTED: _____
City Vice Mayor and Presiding Officer

Secretary

APPROVED BY:

ATTESTED: _____
City Mayor
Date Approved: _____, 2013

Secretary to the Sangguniang Panlungsod

SPONSORS: **COUNCILOR** _____
COUNCILOR _____
COUNCILOR _____
COUNCILOR _____
COUNCILOR _____

C E R T I F I C A T I O N

This is to certify that this Ordinance has been ordered posted for three consecutive weeks and prominent places in the Provincial Capitol and City Hall and published in a newspaper of general circulation in the province and cities of Batangas by the Sangguniang Panlungsod during its regular session held on _____, 20____.

Secretary

ZONE BOUNDARIES

I. PRIMARY URBAN CENTER ZONE 1 (PUCZ – 1)

A. The entire area of the following barangays:

1. **PALLOCAN KANLURAN**
2. **GULOD LABAC**

B. Portions of the following barangays:

1. CUTA

- North - PUCZ-2 of Poblacion and PUCZ-1 of Calicanto
- East - Calumpang River
- South - Marjoya River/Calumpang River
- West - Batangas Bay

2. CALICANTO

- North - SUCZ of Kumintang Ilaya & GDZ – 3 of Bolbok
- East - PUCZ-2 of Kumintang Ibaba
- South - PUCZ-2 of Poblacion and PUCZ-1 of Sta Clara
- West - Port Zone of Calicanto & PUCZ – 1 of Sta. Clara

3. LIBJO

- North - PUCZ – 1 of Pallocan Kanluran
- East - SUCZ of Libjo
- South - River
- West - SUCZ of Libjo

II. PRIMARY URBAN CENTER ZONE 2 (PUCZ – 2)

1. KUMINTANG IBABA

- North - SUCZ of Kumintang Ilaya
- East - Calumpang River
- South - PUCZ-2 of Poblacion
- West - PUCZ-1 of Calicanto

2. **CUTA**

- North - PUCZ-2 of Poblacion
- East - Calumpang River
- South - PUCZ-1 of Cuta
- West - PUCZ-1 of Cuta

3. **CALICANTO**

- North - SUCZ of Kumintang Ilaya
- East - PUCZ-2 of Kumintang Ibaba
- South - PUCZ-2 portions of Kumintang Ibaba and Poblacion
- West - PUCZ-1 of Calicanto

4. **ALL BARANGAYS IN POBLACION**

III. **SECONDARY URBAN CENTER ZONE (SUCZ)**

A. Portion of the following barangays :

1. **BALAGTAS**

- North - Southern Tagalog Arterial Road (STAR)
- East - SUCZ of Tingga Labac
- South - SUCZ of Alangilan
- West - LIZ of Balagtas

2. **TINGGA LABAC**

- North - Southern Tagalog Access Road (STAR)
- East - GDZ-2 of Tingga Itaas
- South - Calumpang River
- West - SUCZ of Alangilan and Balagtas

3. **ALANGILAN**

- North - SUCZ of Balagtas/LIZ of Alangilan
- East - SUCZ of Tingga Labac
- South - SUCZ of Kumintang Ilaya
- West - LIZ of Alangilan

4. **KUMINTANG ILAYA**

- North - SUCZ of Alangilan
- East - SUCZ of Tingga Labac
- South - PUCZ-2 of Calicanto
- West - LIZ of Bolbok/GDZ-3 of Bolbok

5. DALIG

- North - ADZ of San Pedro
- East - GDZ-2 of Dalig and Dumantay
- South - SUCZ of Gulod Itaas
- West - Calumpang River

6. GULOD ITAAS

- North - SUCZ and GDZ-2 of Dalig
- East - GDZ-2 of Sampaga & Dumantay
- South - SUCZ of Pallocan Silangan
- West - PUCZ-1 of Gulod Labac

7. PALLOCAN SILANGAN

- North - SUCZ of Gulod Itaas
- East - GDZ-2 of Sampaga
- South - SUCZ of Libjo
- West - PUCZ-1 of Pallocan Kanluran

8. LIBJO

- North - SUCZ of Pallocan Silangan and PUCZ-1 of Libjo
- East - GDZ-2 of Dumuclay and Sirang Lupa
- South - River and SUCZ of San Isidro
- West - HIZ of Libjo

9. SAN ISIDRO

- North - River, PUCZ-1 and SUCZ of Libjo
- East - GDZ-2 of San Isidro
- South - ADZ of Mahabang Dahilig and GDZ-3 of Tabangao Ambulong
- West - HIZ of Ambulong

IV. SPECIAL ENTERTAINMENT ZONE (SEZ)

1. Balagtas

The SEZ covers the area which is two hundred (200) meters away from the national highway situated on both sides of Batangas City-Ibaan Road (BCIR) with a lot depth of two hundred (200) meters at the north and one hundred (100) meters at the south of the aforesaid road. Bounded on the east by the boundary of Balagtas and Tingga Labac.

2. Tingga Labac

The SEZ covers the area from the boundary of Tingga Labac and Balagtas situated on both sides of Batangas City-Ibaan Road with a lot depth of two hundred (200) meters at the north and one hundred (100) meters at the south of the aforesaid road and spanning a length of four hundred (400) meters on both sides of BCIR

V. GENERAL DEVELOPMENT ZONE 1 (GDZ – 1)

1. ENTIRE BALETE EXCEPT AREA OCCUPIED BY THE SHZ
2. 400 METERS BOTH SIDES MEASURED FROM THE CENTER LINE OF THE NATIONAL ROAD GOING TO LOBO FROM TULO TO SAN JOSE SICO located at the following barangays

- a. Tulo
- b. Paharang Kanluran
- c. Paharang Silangan
- d. Bilogo
- e. San Jose Sico

- North - Portions of Tulo, Paharang Kanluran and Silangan, Bilogo, & San Jose Sico
East - Municipality of Taysan
South - Portions of Tulo, Paharang Kanluran & Silangan, Bilogo and San Jose Sico
West - Sampaga

VI. GENERAL DEVELOPMENT ZONE 2 (GDZ – 2)

1. BANABA EAST

- North - Balete and Portion of the SHZ
East - Balete and Balagtas
South - Banaba Center
West - Municipality of San Pascual

2. BANABA CENTER

- North - Banaba East
East - Balagtas and Banaba East
South - Portions of Balagtas and Banaba West
West - Municipality of San Pascual

3. **BALAGTAS**

- North - Banaba Center and Banaba East
- East - LIZ of Balagtas
- South - Port Diversion Road and LIZ of Balagtas
- West - LIZ of Balagtas and LIZ of Banaba South

4. **BANABA WEST**

- North - Banaba Center
- East - Banaba South
- South - Sta. Rita Karsada and Banaba South
- West - Municipality of San Pascual

5. **SORO-SORO KARSADA**

- North - Mahabang Parang
- East - Soro-soro Ibaba and Tingga Itaas
- South - LIZ of Soro-soro Karsada
- West - LIZ of Soro-soro Karsada

6. **TINGGA ITAAS**

- North - Soro-soro Ibaba
- East - ADZ of Tingga Itaas
- South - ADZ of Tingga Itaas and Calumpang River
- West - GDZ-2 of Tingga Labac, Tingga Itaas and LIZ of Soro-soro Karsada

7. **TINGGA LABAC**

- North - LIZ of Soro-soro Karsada
- East - GDZ-2 of Tingga Itaas
- South - Calumpang River
- West - SUCZ of Tingga Labac

8. **DALIG**

- North - SUCZ of Dalig
- East - GDZ-2 of Dumantay
- South - SUCZ of Gulod Itaas
- West - SUCZ of Dalig

9. **DUMANTAY**

The whole area of Dumantay

10. SAMPAGA

The whole area of Sampaga

11. DUMUCLAY

The whole area of Dumuclay

12. SIRANG LUPA

North - Dumuclay
East - Conde Labac
South - ADZ of Sirang Lupa
West - SUCZ of Sirang Lupa

13. SAN ISIDRO

North - GDZ-2 of Sirang Lupa
East - GDZ-2 of Sirang Lupa and ADZ of Malalim
South - ADZ of Malalim
West - SUCZ of San Isidro

14. ILIJAN

North - ETDZ of Ilijan
East - ETDZ of Ilijan
South - North Passage (leading to Batangas Bay)
West - ETDZ of Ilijan

15. DELA PAZ PROPER

North - AFZ and FWMZ of Dela Paz Proper
East - AFZ of Dela Paz Pulot Aplaya
South - North Passage (leading to Batangas Bay)
West - AFZ of Dela Paz Proper

16. DELA PAZ PULOT APLAYA

North - AFZ of Dela Paz Pulot Aplaya
East - GDZ-2 of Talahib Pandayan
South - North Passage (leading to Batangas Bay)
West - AFZ of Dela Paz Pulot Aplaya

17. TALAHIB PANDAYAN

North - AFZ and FWMZ of Talahib Pandayan
East - AFZ of Talahib Pandayan

South - North Passage (leading to Batangas Bay)
West - GDZ-2 of Dela Paz Pulot Aplaya

VII. GENERAL DEVELOPMENT ZONE 3 (GDZ – 3)

1. STA. RITA KARSADA

North - Municipality of San Pascual and Banaba West
East - Banaba South and Bolbok
South - Sta. Rita Aplaya
West - Municipality of San Pascual

2. BOLBOK

North - Sta. Rita Karsada and LIZ of Bolbok
East - Port Diversion Road/Calicanto
South - International Port Zone
West - Sta. Rita Karsada

3. TABANGAO AMBULONG

North - Coastal Road leading to the Municipality of Lobo
East - SUCZ of San Isidro
South - ADZ of Tabangao Ambulong
West - Coastal Road leading to the Municipality of Lobo and HIZ of Tabangao Aplaya

4. MALITAM

North - Marjoya River
East - Calumpang River
South - Boundary of Wawa & Malitam
West - Marjoya River

5. WAWA

North - Marjoya River/GDZ-3 of Malitam
East - Calumpang River
South - PZ of Wawa/Batangas Bay
West - Batangas Bay

VI. SOCIALIZED HOUSING ZONE (SHZ)

1. BALETE

North - GDZ-1 of Balete

East - Provincial Road going to Cuenca
South - Banaba East
West - Banaba East

2. SAN JOSE SICO

North - National Road going to Lobo
East - GDZ-1 of San Jose Sico
South - ADZ of San Jose Sico
West - GDZ-1 of San Jose Sico

3. SAN ISIDRO

North - ADZ of Malalim
East - ADZ of Malalim
South - GDZ-2 of San Isidro
West - GDZ-2 of San Isidro

VIII. LIGHT INDUSTRIAL ZONE (LIZ)

A. Both sides of the Port Diversion Road and the Alangilan-Balagtas-Concepcion road in portions of the following barangays:

1. CONCEPCION

North - Municipality of San Jose
East - ADZ of Concepcion
South - LIZ of Mahabang Parang
West - Balete

2. MAHABANG PARANG

North - LIZ of Concepcion
East - LIZ of Soro-soro Ilaya
South - LIZ of Soro-soro Karsada
West - Balete

3. SORO-SORO ILAYA

North - LIZ of Concepcion
East - AIZ of Soro-soro Ilaya
South - GDZ-2 of Soro-soro Karsada
West - LIZ of Mahabang Parang

4. SORO-SORO KARSADA

- North - LIZ of Soro-soro Ilaya and Mahabang Dahilig
- East - GDZ-2 of Soro-soro Karsada
- South - LIZ of Tingga Labac
- West - GDZ-2 of Balagtas and LIZ of Balagtas

5. BALAGTAS

- North - GDZ-2 of Banaba Center/GDZ – 2 of Balagtas
- East - LIZ of Soro-soro Karsada
- South - Port Diversion Road/Alangilan
- West - GDZ-2 of Banaba Center and Banaba South

6. BANABA SOUTH

- North - GDZ-2 of Banaba West and Banaba Center
- East - LIZ of Balagtas
- South - LIZ of Bolbok and GDZ-3 of Bolbok
- West - GDZ-2 of Banaba West and GDZ-3 of Sta. Rita Karsada

7. ALANGILAN

- North - LIZ of Balagtas
- East - SUCZ of Alangilan
- South - SUCZ of Alangilan
- West - Banaba South and LIZ of Bolbok

8. BOLBOK

- North - Banaba South
- East - LIZ of Alangilan and SUCZ of Kumintang Ilaya
- South - PUCZ-1 of Calicanto
- West - Port Diversion Road and GDZ-3 of Bolbok

IX. HEAVY INDUSTRIAL ZONE (HIZ)

A. The entire area of the following barangays:

1. Sta Rita Aplaya
2. Tabangao Aplaya
3. Pinamucan Proper
4. Pinamucan Ibaba

B. Portion of the following barangays:

1. **STA. RITA KARSADA**

North - GDZ-3 of Sta. Rita Karsada
East - GDZ-3 of Bolbok
South - HIZ of Sta. Rita Aplaya
West - Municipality of San Pascual

2. **LIBJO**

North - SUCZ of Libjo
East - SUCZ of Libjo
South - River
West - PZ of Malitam

3. **TABANGAO AMBULONG**

North - River
East - Coastal Road leading to the Municipality of Lobo
South - Coastal Road leading to the Municipality of Lobo
West - Batangas Bay

4. **SIMLONG**

North - Boundary of Simlong and Pinamucan Ibaba
East - FWMZ of Simlong
South - FWMZ of Simlong and HIZ of Mabacong
West - Batangas Bay

5. **MABACONG**

North - HIZ of Simlong
East - FWMZ of Mabacong
South - ETDZ and FWMZ of Mabacong
West - Batangas Bay

6. **ILIJAN**

Portion occupied by the Ilijan Power Plant

North - Coastal Road leading to the Municipality of Lobo
East - North Passage leading to Batangas Bay
South - North Passage leading to Batangas Bay
West - North Passage leading to Batangas Bay

X. PORT ZONE (PZ)

1. STA. CLARA

North	-	Boundary of Sta. Rita Aplaya and Sta. Clara Boundary of Bolbok and Sta. Clara
East	-	Boundary of Calicanto and Sta. Clara Boundary of Bolbok and Sta. Clara
South	-	Port Diversion Road/Sta. Clara Elementary School
West	-	Batangas Bay

2. CALICANTO

North	-	Port Diversion Road/Boundary of Bolbok and Calicanto
East	-	Port Diversion Road
South	-	Port Diversion Road
West	-	Boundary of Bolbok and Calicanto Boundary of Sta. Clara and Calicanto

3. BOLBOK

North	-	GDZ-3 of Bolbok and HIZ of Sta. Rita Karsada
East	-	Boundary of Calicanto and Bolbok
South	-	Boundary of Calicanto and Bolbok
West	-	Boundary of Bolbok and Sta. Clara

XI. AGRICULTURAL DEVELOPMENT ZONE (ADZ)

A. The whole area of the following barangays:

1. Bucal
2. San Pedro
3. Mahacot Kanluran
4. Mahacot Silangan
5. Catandala
6. Maapaz
7. Conde Labac
8. Conde Itaas
9. Mahabang Dahilig
10. Tabangao Dao

B. Portion of the following barangays:

1. CONCEPCION

North	-	Municipality of San Jose
East	-	Boundary of Bucal and Concepcion

South - Boundary of Soro-soro Ilaya and Concepcion
West - LIZ of Concepcion

2. **SORO-SORO ILAYA**

North - Boundary of Bucal and Soro-soro Ilaya
East - Municipality of Ibaan
South - ADZ of Soro-soro Ibaba
West - AIZ of Soro-soro Ilaya

3. **SORO-SORO IBABA**

North - Boundary of Soro-soro Ilaya and Soro-soro Ibaba
East - Municipality of Ibaan
South - Boundary of Soro Soro Ibaba and Tingga Itaas
West - AIZ of Soro Soro Ibaba and ADZ of Tingga Itaas

4. **TINGGA ITAAS**

North - AIZ of Soro-soro Ibaba
East - Municipality of Ibaan and ADZ of Soro Soro Ibaba
South - Calumpang River
West - GDZ-2 of Tingga Itaas

5. **PAHARANG SILANGAN**

North - Boundary of Paharang Silangan with
Catandala and Maapas
East - AIZ of Paharang Silangan and Bilogo
South - GDZ-1 of Paharang Silangan
West - ADZ of Paharang Kanluran

6. **PAHARANG KANLURAN**

North - Boundary of Mahacot Kanluran and
Paharang Kanluran and boundary of Mahacot Silangan
& Paharang Kanluran
East - ADZ of Paharang Silangan
South - GDZ-1 of Paharang Kanluran and boundary of Tulo
and Paharang Kanluran
West - GDZ-1 of Tulo and Dumantay

7. **TULO**

North - ADZ of Paharang Kanluran & GDZ – 1 of Tulo
East - ADZ of Paharang Kanluran
South - River and boundary of Tulo & Dumuclay
West - GDZ-2 of Sampaga & Dumantay

8. BILOGO

- North - ADZ of San Jose Sico & Maapaz
- East - Boundary of San Jose Sico and Bilogo
- South - Boundary of Bilogo and Talumpok Silangan
Boundary of Bilogo and Talumpok Kanluran
- West - Boundary of Bilogo and Paharang Silangan and
boundary of Bilogo and Maapaz

9. SAN JOSE SICO

- North - GDZ-1 and SHZ of San Jose Sico and Municipality of Ibaan
- East - Municipality of Taysan
- South - FWMZ and AFZ of San Jose Sico
- West - ADZ of Talumpok Silangan & boundary of Bilogo and San Jose Sico

10. MALALIM

- North - Boundary of Malalim and Sirang Lupa
- East - ADZ of San Miguel
- South - ADZ of Mahabang Dahilig
- West - SHZ, SUCZ and GDZ-2 of San Isidro

11. PINAMUCAN SILANGAN

- North - ADZ of Tabangao Dao and Sto. Nino
- East - ADZ of Haligue Kanluran
- South - ADZ of Malibayo
- West - HIZ of Pinamucan Ibaba

12. HALIGUE KANLURAN

- North - ADZ of Sto. Nino
- East - ADZ of Maruclap
- South - AFZ of Haligue Kanluran
- West - ADZ of Pinamucan Silangan,
ADZ and FWMZ of Malibayo

13. MALIBAYO

- North - FWMZ of Malibayo
- East - ADZ of Haligue Kanluran
- South - FWMZ of Malibayo
- West - FWMZ of Simlong

14. **STO. NINO**

North	-	Boundary of Mahabang Dahilig and Sto. Nino Boundary of San Miguel and Sto. Nino
East	-	FWMZ of Sto. Nino
South	-	ADZ of Maruclap
West	-	ADZ of Tabangao Dao

15. **MARUCLAP**

North	-	ADZ and FWMZ of Sto. Nino
East	-	FWMZ of Maruclap
South	-	AFZ of Maruclap
West	-	ADZ of Haligue Kanluran

16. **SAN MIGUEL**

North	-	ADZ of Conde Labac
East	-	FWMZ of San Miguel & ADZ of Conde Itaas
South	-	FWMZ of San Miguel and Sto. Nino
West	-	ADZ of Sto. Nino, Malalim and Mahabang Dahilig

17. **CONDE ITAAS**

North	-	ADZ of Talumpok Kanluran
East	-	ADZ of Sto. Domingo
South	-	ADZ and FWMZ of San Miguel
West	-	ADZ of San Miguel

18. **TALUMPOK SILANGAN**

North	-	GDZ-1 of San Jose Sico
East	-	ADZ of San Jose Sico
South	-	AFZ and FWMZ of Talumpok Silangan
West	-	ADZ of Talumpok Kanluran

19. **SAN AGUSTIN KANLURAN, VERDE ISLAND**

North	-	North Pass
East	-	ADZ of San Agustin Silangan
South	-	North Pass
West	-	North Pass

20. SAN AGUSTIN SILANGAN, VERDE ISLAND

North	-	ADZ of San Agustin Silangan, North Pass
East	-	AFZ of San Agustin Silangan & San Andres
South	-	ADZ of San Agustin Kanluran & AFZ of San Agustin Silangan, ETDZ of San Agustin Kanluran
West	-	ADZ of San Agustin Silangan

21. SAN AGAPITO, VERDE ISLAND

North	-	AFZ of San Agapito & ADZ of San Antonio
East	-	North Pass
South	-	North Pass
West	-	AFZ of San Antonio

22. SAN ANDRES, VERDE ISLAND

North	-	North Pass
East	-	AFZ of San Andres
South	-	ADZ of San Agustin Silangan
West	-	ADZ of San Agustin Silangan

XII. AGRO-INDUSTRIAL ZONE (AIZ)

In this Ordinance, the SAFDZ shall take the form of Strategic Crops and Livestock Integrated Development Zone (SCLIDZ) to be designated as an Agro-Industrial Zone.

1. Portion of the following barangays:

1. SORO-SORO ILAYA

North	-	ADZ and LIZ of Concepcion
East	-	ADZ of Soro-soro Ilaya
South	-	AIZ of Soro-soro Ibaba
West	-	LIZ of Soro-soro Ilaya

2. SORO-SORO IBABA

North	-	AIZ of Soro-soro Ilaya
East	-	ADZ of Soro-soro Ibaba
South	-	GDZ-2 of Tingga Itaas and ADZ of Tingga Itaas & Soro Soro Ibaba
West	-	GDZ-2 of Soro-soro Karsada

3. BILOGO

North	-	ADZ of Bilogo and Maapaz
East	-	AIZ of San Jose Sico
South	-	GDZ-1 of Bilogo
West	-	ADZ of Paharang Silangan

4. SAN JOSE SICO

North	-	ADZ of San Jose Sico, Municipality of Taysan
East	-	Municipality of Taysan
South	-	GDZ-1 of San Jose Sico
West	-	AIZ of Bilogo and SLUZ of San Jose Sico

XIII. PROTECTED ZONE (PZ)

1. MALITAM

North	-	Calumpang River & HIZ of Libjo
East	-	HIZ of Libjo
South	-	HIZ of Malitam & Libjo
West	-	Batangas Bay

2. WAWA

North	-	GDZ-3 of Wawa
East	-	Calumpang River
South	-	Batangas Bay
West	-	Batangas Bay

XIV. FOREST/WATERSHED MANAGEMENT ZONE (FWMZ)

All areas with slopes greater than 50% (as identified in the Slope Map) in the following barangays:

1. SAN JOSE SICO

North	-	ADZ of San Jose Sico
East	-	Municipality of Taysan
South	-	FWMZ of Talumpok Silangan
West	-	FWMZ of Talumpok Silangan

2. **TALUMPOK SILANGAN**

North - AFZ of Talumpok Silangan & FWMZ of San Jose Sico
East - Municipality of Lobo
South - FWMZ of Talahib Pandayan
West - AFZ of Talumpok Kanluran and FWMZ of Cumba

3. **TALUMPOK KANLURAN**

North - AFZ of Talumpok Kanluran
East - FWMZ of Talumpok Silangan
South - FWMZ of Talumpok Silangan
West - FWMZ of Sto. Domingo

4. **STO. DOMINGO**

North - AFZ of Sto. Domingo
East - AFZ of Sto. Domingo
South - FWMZ of Cumba
West - FWMZ of Cumba

5. **SAN MIGUEL**

North - ADZ of San Miguel
East - ADZ of San Miguel and AFZ of Sto. Domingo
South - FWMZ of Sto. Nino and Cumba
West - ADZ of San Miguel

6. **CUMBA**

North - AFZ of Cumba and FWMZ of Sto. Domingo
East - AFZ of Cumba
South - AFZ of Cumba
West - FWMZ of Sto. Nino

7. **MARUCLAP**

North - FWMZ of Sto. Nino
East - AFZ of Maruclap
South - AFZ of Maruclap
West - ADZ of Maruclap

8. **STO. NINO**

North - FWMZ of San Miguel
East - FWMZ of Cumba
South - FWMZ of Maruclap
West - ADZ of Sto. Nino

9. **TALAHIB PAYAPA**

- North - AFZ of Talahib Payapa
- East - FWMZ of Talahib Pandayan
- South - AFZ of Talahib Payapa
- West - AFZ of Talahib Payapa and AFZ of Haligue Silangan

10. **TALAHIB PANDAYAN**

- North - FWMZ of Cumba and Talumpok Silangan
- East - AFZ of Talahib Pandayan and Municipality of Lobo
- South - AFZ of Talahib Pandayan
- West - FWMZ of Talahib Payapa and AFZ of Talahib Pandayan

11. **DELA PAZ PULOT ITAAS**

- North - AFZ of Dela Paz Pulot Itaas
- East - AFZ of Dela Paz Pulot Itaas
- South - FWMZ of Dela Paz Pulot Aplaya
- West - FWMZ of Dela Paz Proper

12. **DELA PAZ PULOT APLAYA**

- North - FWMZ of Dela Paz Pulot Itaas
- East - AFZ of Dela Paz Pulot Aplaya
- South - AFZ of Dela Paz Pulot Aplaya
- West - FWMZ of Dela Paz Proper

13. **DELA PAZ PROPER**

- North - AFZ of Haligue Silangan and FWMZ of Dela Paz Pulot Itaas
- East - FWMZ and AFZ of Dela Paz Pulot Itaas and Dela Paz Pulot Aplaya
- South - AFZ of Dela Paz Proper
- West - AFZ of Dela Paz Proper

14. **HALIGUE SILANGAN**

- North - AFZ of Haligue Silangan
- East - AFZ of Dela Paz Pulot Itaas
- South - AFZ of Haligue Silangan and FWMZ of Dela Paz Pulot Itaas
- West - AFZ of Ilijan

15. HALIGUE KANLURAN

- North - ADZ of Haligue Kanluran
- East - ADZ of Haligue Kanluran
- South - ADZ of Haligue Kanluran
- West - FWMZ of Malibayo

16. PINAMUCAN SILANGAN

- North - ADZ of Pinamucan Silangan
- East - ADZ of Pinamucan Silangan
- South - FWMZ of Haligue Kanluran
- West - FWMZ of Malibayo

17. MALIBAYO

- North - ADZ of Pinamucan Silangan and ADZ of Malibayo
- East - ADZ of Haligue Kanluran
- South - AFZ of Haligue Silangan
- West - FWMZ of Simlong

18. SIMLONG

- North - FWMZ of Malibayo and HIZ of Simlong
- East - FWMZ of Haligue Silangan
- South - AFZ of Simlong
- West - HIZ of Simlong

19. MABACONG

- North - FWMZ and HIZ of Simlong
- East - FWMZ of Simlong
- South - AFZ of Mabacong
- West - HIZ of Mabacong

20. SAN ANDRES, VERDE ISLAND

- North - ETDZ and AFZ of San Andres
- East - AFZ of San Andres and North Pass
- South - AFZ of San Agustin Silangan and Liponpon
- West - AFZ of San Andres

XV. AGRO-FORESTRY ZONE (AFZ)

All areas with slopes between 25% and 50% (as identified in the Slope Map) in the following barangays:

1. SAN JOSE SICO

North - ADZ of San Jose Sico
East - Municipality of Taysan
South - FWMZ of San Jose Sico
West - FWMZ of San Jose Sico

2. TALUMPOK SILANGAN

North - ADZ of Talumpok Silangan
East - FWMZ of Talumpok Silangan
South - FWMZ of Talumpok Silangan
West - AFZ of Talumpok Kanluran

3. TALUMPOK KANLURAN

North - ADZ of Talumpok Kanluran
East - AFZ of Talumpok Silangan
South - FWMZ of Talumpok Kanluran
West - AFZ of Sto. Domingo

4. STO. DOMINGO

North - ADZ of Sto. Domingo
East - AFZ of Talumpok Kanluran
South - FWMZ of Sto. Domingo & AFZ of Cumba
West - AFZ of Cumba and San Miguel

5. SAN MIGUEL

North - FWMZ of San Miguel
East - AFZ of Sto. Domingo
South - AFZ of Cumba
West - FWMZ of San Miguel

6. CUMBA

North - AFZ of Sto. Domingo and FWMZ of Cumba
East - FWMZ of Cumba
South - FWMZ of Cumba, FWMZ of Talahib Pandayan,
FWMZ of Talahib Payapa
West - AFZ of Maruclap

7. MARUCLAP

North - ADZ and FWMZ of Maruclap
East - AFZ of Cumba

South - AFZ of Talahib Payapa and Haligue Silangan
West - ADZ of Haligue Kanluran

8. TALAHIB PAYAPA

North - AFZ of Talahib Payapa and Maruclap
East - FWMZ of Talahib Payapa
South - AFZ of Dela Paz Pulot Itaas
West - AFZ of Haligue Silangan

9. TALAHIB PANDAYAN

North - FWMZ of Talahib Pandayan
East - Municipality of Lobo
South - North Pass and GDZ – 3 of Talahib Pandayan
West - AFZ of Dela Paz Pulot Itaas and Dela Paz Pulot Aplaya
and FWMZ of Talahib Pandayan

10. DELA PAZ PULOT ITAAS

North - AFZ of Talahib Payapa
East - AFZ of Talahib Pandayan
South - AFZ and FWMZ of Dela Paz Pulot Aplaya
West - FWMZ of Dela Paz Proper

11. DELA PAZ PULOT APLAYA

North - AFZ of Dela Paz Pulot Itaas
East - AFZ of Talahib Pandayan and GDZ – 2 of De la Paz Pulot
Aplaya
South - North Pass
West - FWMZ of Dela Paz Pulot Aplaya and
GDZ-2 of Dela Paz Proper

12. DELA PAZ PROPER

North - AFZ of Haligue Silangan
East - FWMZ of Dela Paz Proper and GDZ- 2 of De la Paz Proper
South - North Pass
West - AFZ of Ilijan and ETDZ of Ilijan

13. HALIGUE SILANGAN

North - AFZ and ADZ of Haligue Kanluran
East - AFZ of Talahib Payapa
South - AFZ and FWMZ of Dela Paz Proper
West - AFZ of Malibayo and Ilijan

14. HALIGUE KANLURAN

North - ADZ of Haligue Kanluran
East - AFZ of Maruclap and Haligue Silangan
South - AFZ of Haligue Silangan
West - AFZ and FWMZ of Malibayo

15. MALIBAYO

North - FWMZ of Malibayo
East - AFZ of Haligue Silangan
South - AFZ of Ilijan
West - FWMZ of Simlong

16. SIMLONG

North - FWMZ of Simlong
East - FWMZ of Malibayo
South - AFZ of Ilijan
West - FWMZ of Simlong

17. MABACONG

North - FWMZ of Mabacong
East - AFZ of Ilijan
South - ETDZ of Pagkilatan
West - ETDZ of Mabacong

18. SAN AGUSTIN SILANGAN, VERDE ISLAND

North - North Pass
East - ADZ of San Agustin Silangan
South - ADZ of San Agustin Silangan
West - ADZ of San Agustin Silangan

19. SAN ANDRES, VERDE ISLAND

North - North Pass
East - North Pass
South - FWMZ of San Andres and AFZ of Liponpon
West - ADZ of San Agustin Silangan

20. LIPONPON, VERDE ISLAND

North - AFZ of San Andres
East - North Pass
South - AFZ of San Agapito
West - AFZ of San Antonio

21. SAN ANTONIO, VERDE ISLAND

- North - AFZ of San Agustin Silangan and Liponpon
- East - AFZ of Liponpon
- South - AFZ and ADZ of San Agapito and ADZ of San Antonio
- West - ETDZ of San Antonio

22. SAN AGAPITO, VERDE ISLAND

- North - AFZ of San Antonio and Liponpon
- East - North Pass
- South - ADZ of San Agapito
- West - ADZ of San Agapito

XVI. ECO-TOURISM DEVELOPMENT ZONE (ETDZ)

1. Entire area of Pagkilatan
2. Beaches in San Agustin Kanluran, San Andres, San Antonio and San Agapito, Verde Island
3. Seven Falls in Ilijan
4. Magtuon Falls in Maruclap
5. Portion of Mount Banoy in Talumpok Silangan
6. Tingga Falls

Portion of the following barangays:

1. MABACONG

- North - AFZ of Mabacong
- East - ETDZ of Ilijan
- South - ETDZ of Pagkilatan
- West - Batangas Bay

2. ILIJAN

- North - AFZ of Ilijan
- East - AFZ of Ilijan
- South - GDZ-2 of Ilijan, North Pass & HIZ of Ilijan
- West - ETDZ of Pagkilatan and Mabacong

7. SAN AGUSTIN KANLURAN, VERDE ISLAND

- North - ADZ of San Agustin Kanluran
- East - ADZ of San Agustin Kanluran
- South - North Pass
- West - North Pass

8. SAN ANTONIO, VERDE ISLAND

North - ADZ of San Agustin Silangan, AFZ of San Antonio
East - AFZ of San Antonio
South - North Pass
West - ETDZ of San Agustin Kanluran

4. SAN ANDRES, VERDE ISLAND

North - North Pass
East - North Pass
South - AFZ of San Andres
West - North Pass

XVII. SPECIAL LAND USE ZONE (SLUZ) (Sanitary Landfill)

1. SAN JOSE SICO

North - AIZ of San Jose Sico & Municipality of Taysan
East - Municipality of Taysan
South - AIZ of San Jose Sico
West - Boundary of Bilogo and San Jose Sico

ANNEX B

ZONE/DISTRICT AREA COVERAGE

ZONE	AREA (HAS)	SHARE (%)
1. Primary Urban Core Zone		
a. PUCZ - 1	589.10	2.06
b. PUCZ - 2	263.40	0.92
2. Secondary Urban Core Zone	1,268.50	4.44
Special Entertainment Zone	5.88	0.02
3. General Development Zone		
a. GDZ - 1	978.90	3.43
b. GDZ - 2	2,070.55	7.26
c. GDZ - 3	642.60	2.25
4. Socialized Housing Zone	35.59	0.13
5. Light Industrial Zone	954.60	3.40
6. Heavy Industrial Zone	1,840.00	6.45
7. Port Zone	175.10	0.61
8. Eco-Tourism Development Zone	1,054.00	3.69
9. Agricultural Development Zone	8,140.82	28.52
10. Agro-Industrial Zone	486.30	1.70
11. Agro-Forestry Zone	5,523.00	19.35
12. Forest/Watershed Management Zone	3,707.26	13.00
13. Protected Area	27.00	0.09
14. Special Land Use Zone	20.18	0.07
15. Infrastructure (Road/Bridges)	634.96	2.22
16. Calumpang River, other River and their Tributaries Zone	123.70	0.43
TOTAL	28,541.44	100.00

ANNEX E

SCHEDULE OF ADMINISTRATIVE FINES

VIOLATION OF ZONING/LOCATIONAL CLEARANCE/DEVELOPMENT PERMIT

Fines in Pesos

a. Violation of clearance/permit as to use, area and locations	P 5,000.00 - P 50,000.00
Violation as to use	5,000.00 - 50,000.00
Violation as to area	5,000.00 - 50,000.00
Violation as to location	5,000.00 - 50,000.00
b. Violation of terms and conditions of ZC/LC/DP	
Lacking clearance from DENR	5,000.00 - 20,000.00
Non-compliance of with other government requirements	5,000.00 - 20,000.00
On ZC/LC/DP	5,000.00 - 50,000.00
Misrepresentation	5,000.00 - 20,000.00
Setback/Easement	5,000.00 - 50,000.00
Expansion, alteration improvement	5,000.00 - 50,000.00
c. Other violations	
Without ZC/LC/DP	5,000.00 - 50,000.00
Expiration of Temporary Use Permit	5,000.00 - 20,000.00
Illegal Construction/	5,000.00 - 50,000.00
Land/Project Development without Zoning Clearance/Locational Clearance/ Development Permit	5,000.00 - 50,000.00

VIOLATION INVOLVING HEARING

a. Direct Contempt	-	fine to not exceed	P 20,000.00
b. Indirect Contempt			
1. If the violation refers to refusal to obey writ to procedure issued by the Zoning Administrator		P 5,000.00 - 10,000.00 plus P 800.00 for each day of delay	

2. If violation refers to refusal to obey a lawful order of the decision of the Zoning Administrator

P 10,000.00 -P 15,000.00 plus P 1,000.00 for each day of delay

OTHER VIOLATIONS

Other violations of this Ordinance including its implementing rules and regulations not specifically herein stated

P 5,000.00 – P 10,000.00

BATANGAS CITY TAX CODE OF 2002

PROCESSING FEES FOR ZONING OR LOCATIONAL CLEARANCE

Imposition of Fees – The following fees for zoning or locational clearance, development permit and other related clearance/permits for use, development and occupancy of land, construction erection repair, renovation, alteration, improvement, use and occupancy of buildings/structure/support facilities and accessory structures; and/or project/activity to be undertaken, established, developed, maintained, or operated within the jurisdiction of Batangas City shall be collected by the City Treasurer or his authorized deputies from their respective owners, contractors, developers or operators, to wit:

A. Zoning/Land Use Certification Fee	Php	200.00
B. Zoning/locational Clearance Fees		
1. Single residential structure the cost of which are:		
a. Below Php 10,000.00		100.00
b. Php 10,000.00 or more but less than Php 30,000.00		120.00
c. Php 30,000.00 or more but less than Php 50,000.00		130.00
d. Php 50,000.00 or more but less than Php 100,000.00		200.00
e. Php 100,000.00 or more but less than Php 300,000.00		400.00
f. Php 300,000.00 or more but less than Php 600,000.00		600.00
g. Php 600,000.00 or more but less than Php 1,000,000.00		800.00
h. Php 1,000,000.00 or more but less than Php 2,000,000.00		1000.00
i. Php 2,000,000.00 or more but less than Php 4,000,000.00		2000.00
j. Php 4,000.00 and over		4000.00
2. Apartment/Townhouse/Dormitory		
a. For the first P 50,000.00 of project cost		100.00
b. For every additional Php 50,000.00 of a project cost or a fraction thereof		80.00
3. Apartelle/Pension House/Lodging House		
a. For the first P 50,000.00 of project cost		200.00
b. For every additional Php 50,000.00 of a project cost or a fraction thereof		100.00
4. Institutional buildings/structures/establishments project such schools, hospitals and other uses enumerated in the zoning ordinance based on the following project cost:		

a.	For the first P 50,000.00 of project cost	
b.	For every additional Php 50,000.00 of a project cost or a fraction thereof	100.00
		80.00
5.	Development and construction of commercial or industrial projects/establishments/buildings/structures/supported facilities including equipment and machineries based on the following project cost:	
a.	For the first P 50,000.00 of project cost	
b.	For every additional Php 50,000.00 of a project cost or a fraction thereof	1000.00
6.	Operation of commercial or industrial project activity/establishment/use based on the following project cost/capitalization/working capital	200.00
a.	For the first P 50,000.00 of project cost capitalization/working capital	
b.	For every additional Php 50,000.00 of a project cost/capitalization/working capital fraction thereof	1000.00
7.	Airport/Seaport/Harbor and related project/facility based on the following project cost:	200.00
a.	For the first P 50,000.00 of project cost	
b.	For every additional Php 50,000.00 of a project cost or a fraction thereof	1000.00
8.	Special Uses/Projects and related activities/uses bases on the following project cost:	200.00
a.	For the first P 50,000.00 of project cost	
b.	For every additional Php 50,000.00 of a project cost or a fraction thereof	1000.00
9.	Site development for commercial, industrial and other development purposes based on the following project cost per square meter of the total land area:	200.00
a.	For the first 5,000 sq.m. of the total land area	
b.	For every additional land area per sq.m. or a fraction thereof	
10.	Repair/renovation/alteration permit of commercial, industrial projects/structures/building based on the	2.20/sq.m

following project cost:	0.50/sq.m.
a. For the first P 50,000.00 of project cost	
b. For every additional Php 50,000.00 of a project cost or a fraction thereof	
C. Locational Clearance/Development Permit Fees	
1. Approval of Residential Subdivision Project	1000.00
a. Preliminary approval/Locational Clearance Fee	200.00
1. For the first 5,000 sq.m. of the total land area	
2. For every additional land area per sq.m. or a fraction thereof	
b. Development Permit Fee	
1. For the first 5,000 sq.m. of the total land area	2000.00
2. For every additional land area per sq.m. or a fraction thereof	1.00
c. Alteration of Plan Fee (Imposed on land area affected)	
1. For the first 500 sq.m. of the total land area	4000.00
2. For every additional land area per sq.m. or a fraction thereof	2.00
2. Approval of Condominium Project	
a. Preliminary Approval/Locational Clearance Fee	5000.00
1. For the first 500 sq.m. of the floor area of the building	5.00
2. For every additional land area of the building per sq.m. or a fraction thereof	
3. For every square meter of the total land area or a fraction thereof	
b. Development Permit Fee based on the following project cost:	1000.00
1. For the first P 50,000.00 of project cost	3.00
2. For every additional Php 50,000.00 of a project cost or a fraction thereof	3.00
c. Alteration of Plan Fee (Imposed on land area affected)	

a.	For the first P 50,000.00 of project cost	
b.	For every additional Php 50,000.00 of a project cost or a fraction thereof	2000.00
d.	Conversion of existing structure to condominium	200.00
1.	For every square meter of a fraction thereof of the total land area	
2.	For every square meter or fraction thereof of the total floor area	2000.00
3.	Approval of Economic and Socialized Housing Project	150.00
a.	Preliminary Approval/Locational Clearance Fee	
1.	For the first 5,000.00 sq.m. of the total land area	
2.	For every additional square meter or a fraction thereof of the total land area	5.00
b.	Development Permit Fee	5.00
1.	For the first 5,000.00 sq.m. of the total land area	
2.	For every additional square meter or a fraction thereof of the total land area	
c.	Alteration of Plan Fee (Imposed on land area affected)	800.00
1.	For the first 500 sq.m. of the total land area	0.50
2.	For every additional square meter or a fraction thereof of the total land area	
d.	Additional on floor area of house/buildings sold with lot, per square meter	1500.00
4.	Approval of Memorial Park/Cemetery Project	1.00
a.	Preliminary Approval/Locational Clearance Fee	
1.	For the first 5,000.00 sq.m. of the total land area	3000.00
2.	For every additional land area per square meter or a fraction thereof	3.00
b.	Development Permit Fee	5.00
1.	For the first 5,000.00 sq.m. of the total land area	

2.	For every additional land area per square meter or a fraction thereof	
c.	Alteration of Plan Fee (imposed on affected area)	1000.00
1.	For the first 500 sq.m. of the total land area	1.00
2.	For every additional land area per square meter or a fraction thereof	
5.	Approval of Commercial Subdivision/Estate Project	
a.	Preliminary Approval/Locational Clearance Fee	2000.00
1.	For the first 5,000.00 sq.m. of the total land area	2.00
2.	For every additional land area per square meter or a fraction thereof	
b.	Development Permit Fee	3000.00
1.	For the first 5,000.00 sq.m. of the total land area	5.00
2.	For every additional land area per square meter or a fraction thereof	
6.	Approval of Industrial Subdivision/Estate Project	
a.	Preliminary Approval/Locational Clearance Fee	2000.00
1.	For the first 5,000.00 sq.m. of the total land area	1.50
2.	For every additional land area per square meter or a fraction thereof	
b.	Development Permit Fee	5000.00
1.	For the first 5,000.00 sq.m. of the total land area	1.50
2.	For every additional land area per square meter or a fraction thereof	
c.	Alteration of Plan Fee (imposed on affected area)	
1.	For the first 1,000.00 sq.m. of the total land area	
2.	For every additional square meter of affected or a fraction thereof	2000.00
		1.50
7.	Approval of Farm Lot Subdivision Project	
a.	Preliminary Approval/Locational Clearance Fee	5000.00

1. For the first 5,000.00 sq.m. of the total land area	2.50
2. For every additional land area per square meter or a fraction thereof	
b. Development Permit Fee	5000.00
1. For the first 5,000.00 sq.m. of the total land area	
2. For every additional land area per square meter or a fraction thereof	5.00
c. Alteration of Plan Fee (imposed on affected area)	
1. For the first 5,000.00 sq.m. of the total land area	
2. For every additional land area per square meter or a fraction thereof	
D. Land Use Classification Fees	800.00
1. Application Filing Fee	0.50
2. Final Processing Fee	
Per square meter or a fraction thereof of the total land area	
	1000.00
E. Zoning Inspection Fees for Application for Occupancy Permit	1.00
1. Residential building the actual cost of which are as follows:	
a. Php 100,000.00 or less	1500.00
b. More than 100,000.00 but less than 300,000.00	
c. Php 300,000.00 or more but less than 500,000.00	1.50
d. Php 500,000.00 or more but less than 800,000.00	
e. Php 800,000.00 or more but less than 1,200,000.00	
f. Php 1,200,000.00 or more but less than 2,000,000.00	
g. Php 2,000,000.00 and above	2000.00
2. Apartment/Townhouse/Dormitory	1.00
a. For the first Php 50,000.00 of actual cost	
b. For every additional Php 50,000.00 of actual cost or a fraction thereof	
3. Apartelle/Pension House/Lodging House	
a. For the first Php 50,000.00 of actual cost	
b. For every additional Php 50,000.00 of actual cost or a	

fraction thereof	100.00
	150.00
4. Institutional project/buildings such as schools, hospital, and other buildings/activities enumerated in the zoning ordinance on the following actual cost	200.00
	250.00
	300.00
	350.00
	500.00
a. For the first Php 50,000.00 of actual cost	
b. For every additional Php 50,000.00 of actual cost or a fraction thereof	
5. Commercial/Industrial Buildings/Structure/Support Facilities/Projects/Activities including machineries and equipment based on the following actual cost:	200.00
	10.00
a. For the first Php 50,000.00 of actual cost	
b. For every additional Php 50,000.00 of actual cost or a fraction thereof	
F. Variance Fee	300.00
1. Application Processing Filing Fee	10.00
a. Residential	
b. Commercial Industrial	
G. Locational Clearance For Signs	
	300.00
1. Per Sign Board	
2. Per Illuminated Sign	10.00
3. Per Streamer Sign	
4. Per Poster	
5. Structural support for sign	
a. for the first Php 20,000.00 of the cost of the structural support	
b. for every additional Php 20,000.00 of the cost of structural support of the fraction thereof	500.00
H. Research Fee on the following cases/Applications/projects	10.00
1. Foreshore Leases Applications	
2. Other cases/application/projects	
I. Appeal Filing Fee in the Zoning Board of Appeals	3000.00
J. Certified True Copy of Zoning Documents per page	10000.00
K. Certified true photocopy of Zoning/land Use Map bond size colored	
	200.00

bigger size	200.00
	30.00
L. Certified photocopy of Zoning Ordinance and of Land Use Plan 10.00 per page cost of photocopy of document for the account of interested party	20.00
	200.00
	50.00
	10000.00
	5000.00
	1000.00
	50.00
	50.00
	75.00