



Republika ng Pilipinas
Lalawigan ng Bulacan



Management
System
ISO 9001:2015
www.tuv-r.com
ID 917680309



Sangguniang Panlalawigan

**SIPI SA KATITIKAN NG KARANIWANG PULONG BLG. 34 NG IKA-10 SANGGUNIANG
PANLALAWIGAN NG BULACAN NA IDINAOS SA PAMAMAGITAN NG ZOOM ONLINE
APPLICATION NOONG HUWEBES, AGOSTO 26, 2021**

DUMALO:

Igg. Wilhelmino M. Sy-Alvarado

----- Pangalawang Punong Lalawigan
at Pinunong Tagapangulo

Igg. Bernardo B. Ople, Jr.

----- Kasangguni, Unang Distrito
Junior Majority Floor Leader
(Pansamantalang Nangulo sa Hapag)

MGA KASANGGUNI NG SANGGUNIANG PANLALAWIGAN

UNANG DISTRITO

Igg. Allan P. Andan

Igg. Romina D. Fermin

IKALAWANG DISTRITO

Igg. Abgdo. Ramon R. Posadas

IKATLONG DISTRITO

Igg. Romeo V. Castro, Jr.

Igg. Abgda. Emelita I. Viceo

IKA-APAT NA DISTRITO

Igg. Enrique A. Delos Santos, Jr.

Igg. Alexis C. Castro

Igg. Allan Ray A. Baluyut

MGA KINATAWAN NG LIGA

Igg. Ramilito B. Capistrano

Igg. William R. Villarica

----- Liga ng mga Barangay

----- Liga ng mga Kagawad ng
Sangguniang Bayan/Panlungsod

Igg. Robert John Myron A. Nicolas

Igg. Liberato P. Sembrano

----- Sangguniang Kabataan (SK)

----- Indigenous Cultural Communities/
Indigenous Peoples (ICCs/IPs)

HINDI NAKADALO:

Igg. Abgda. Erlene Luz V. Dela Cruz

----- Kasangguni, Ikalawang Distrito

KAPASIYAHAN BLG. 392-T'2021

**KAPASIYAHAN NA PINAGTITIBAY ANG KAUTUSANG BAYAN BLG. 239
NG SANGGUNIANG BAYAN NG GUIGUINTO, "AN ORDINANCE
ADOPTING THE ZONING REGULATIONS OF THE MUNICIPALITY OF
GUIGUINTO AND PROVIDING FOR THE ADMINISTRATION,
ENFORCEMENT AND AMENDMENT THEREOF, AND FOR THE REPEAL
OF ALL ORDINANCES IN CONFLICT THEREWITH".**

SA PAGTATAGUYOD NI: SP MEMBER ALLAN RAY A. BALUYUT

**SAPAGKAT, ayon sa Seksyon 447(2)(vii), ng RA 7160, binibigyan ng kapangyarihan
ang mga lokal ng Sanggunian na magpatibay ng Comprehensive Land Use Plan sa kanilang
nasasakupan:**

**(vii) Adopt a comprehensive land use plan for the municipality: Provided, That the
formulation, adoption, or modification of said plan shall be in coordination with the approved
provincial comprehensive land use plan;**

-----X

SAPAGKAT, ang Sangguniang Bayan ng Guiguinto ay nagpatibay ng Kapasiyahan Blg. 193 na nagpapatibay sa kanilang Comprehensive Land Use Plan (CLUP) 2014-2021;

SAPAGKAT, ang pagpapatibay ng isang Zoning Ordinance, sa bisa ng kanilang Kautusang Bayan Blg. 239, ay isinagawa rin ng Sangguniang Bayan ng Guiguinto upang magtakda at mag-atas ng mga patakaran para sa mabisang pagpapatupad ang kanilang CLUP, na tumatanaw sa panghinaharap na pag-unlad at pagyabong pa ng kanilang bayan;

SAPAGKAT, ang nasabing Zoning Ordinance, na nirepaso ng Committee on Land Use, Urban Planning and Housing ng Sangguniang Panlalawigan, ay dumaan na rin sa teknikal na pagsusuri at pagrerepaso ng Provincial Land Use Committee (PLUC) ng Pamahalaang Panlalawigan ng Bulacan na siya ring nag-rekomenda sa pagpapatibay ng mga ito, matapos ang mga kaukulang pagrerepaso at pag-aaral nito;

DAHIL DITO, sa mungkahi ni Kasangguni, Igg. Allan Ray A. Baluyut, Tagapangulo ng Committee on Land Use, Urban Planning and Housing, na pinangalawahan nina Kasangguni, Igg. Alexis C. Castro, Igg. Abgdo. Ramon R. Posadas, Igg. Romeo V. Castro, Jr., Igg. Romina D. Fermin, Igg. Ramilito B. Capistrano, at Igg. Allan P. Andan,

IPINASIYA, gaya nang dito'y ipinasisiya, na **PAGTIBAYIN** ang *Kautusang Bayan Blg. 239 ng Sangguniang Bayan ng GUIGUINTO*, "An ordinance adopting the Zoning Regulations of the Municipality of Guiguinto and providing for the administration, enforcement and amendment thereof, and for the repeal of all ordinances in conflict therewith".


PINAGTIBAY.

* * *
Pinatutunayan ko na ang kapasiyahan sa itaas nito ay pinagtibay ng Sangguniang Panlalawigan.


MA. PERPETUA R. SANTOS

Kalihim ng Sangguniang Panlalawigan

PINAGTIBAY:


BERNARDO B. OPLE, JR.
Kasangguni, Unang Distrito
Junior Majority Floor Leader
(Pansamantalang Nangulo sa Hapag)

PINAGTITIBAY:


DANIEL R. FERNANDO
Punong Lalawigan



Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE SECOND SPECIAL SESSION OF THE 9TH SANGGUNIANG BAYAN OF GUIGUINTO, BULACAN, HELD ON MAY 18, 2017 AT THE GEN. GREGORIO DEL PILAR HALL.

PRESENT:

HON. BANJO S. ESTRELLA	MUNICIPAL VICE MAYOR
Hon. Eliseo B. Santos, Jr.	SB Member
Hon. Ricardo B. Jose	SB Member
Hon. Cornelio C. Ramos	SB Member
Hon. Evangeline V. Villanueva	SB Member
Hon. Albert L. Estrella	SB Member
Hon. Randall B. Pingol	SB Member
Hon. Romeo D. Tonog	SB Member
Hon. Cezar L. Mendoza	SB Member-President
	Liga ng mga Barangay

ABSENT:

Hon. Julius V. Figueroa	SB member
-------------------------	-----------

MUNICIPAL ORDINANCE NO.239

Series of 2017

Authored by: Mun. Vice Mayor Banjo S. Estrella

Sponsored by: Coun. Eliseo B. Santos, Jr.

(Committee on Land Use)

AN ORDINANCE

ADOPTING THE ZONING REGULATIONS OF THE MUNICIPALITY OF GUIGUINTO AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH

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

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

WHEREAS, the Housing and Land Use Regulatory Board has spearheaded and now assists in and coordinates the activities of local governments in comprehensive land use planning;

BE IT ORDAINED BY THE SANGGUNIANG BAYAN OF GUIGUINTO, BULACAN IN SESSION ASSEMBLED THAT;

ARTICLE I
TITLE OF THE ORDINANCE

SECTION 1. Title of the Ordinance. This Ordinance shall be known as the Zoning Ordinance of the Municipality of Guiguinto 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, RA 7160 Sections

447, 448 and 458 a.2 (7-9) dated 10 October 1991, "Authorizing the Municipality through the Sanggunian Panglungsod/Bayan to adopt Zoning Ordinance subject to the provisions of existing laws," and in accordance with related laws such as but not limited to Commonwealth Act 141, RA 4850 Fisheries Code, PD 705 Forestry Code, PD 1067 Water Code, PD 1096 National Building Code, and Executive Order No. 72.

SECTION 3. Purposes. This ordinance is enacted to achieve the following purposes:





- a. Guide, control and regulate future growth and development of the Municipality of Guiguinto in accordance with its Comprehensive Land Use Plan.
- b. Protect the character and stability of residential, commercial, institutional, parks and recreational spaces, and other functional areas within the locality and promote the orderly and beneficial development of the same.
- c. Help ensure the continued growth of Guiguinto towards commercialization and industrialization with a well ordered urban landscape serving as a garden city in a manner that benefits its population.
- d. Promote and protect the health, safety, peace, comfort, convenience and general welfare of inhabitants in the locality.
- e. Regulate the location, use, and density of buildings and land in such a manner as to avoid unnecessary congestion and demand on utilities and services, and to enhance convenience of access to property and to safety from fire and other dangers.
- f. Enhance the participation of the Municipality's constituency in the development of their communities.

SECTION 4. General Zoning Principle. This Ordinance is based on the approved Land Use Plan as per Resolution No. 193-S-2017 for the Municipality of Guiguinto as follows:

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

ARTICLE III DEFINITION OF TERMS

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

1. Actual Use - refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.
2. AFMA - shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA 8435





3. Agricultural Activity - per the Comprehensive Agrarian Reform Law of 1988 (RA 6657), means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical.
4. Agricultural Land - per RA 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.
5. Agricultural Land Use Conversion - per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.
6. Agricultural Zone (AG-Z) - an area within a municipality intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations... (AFMA) Agri-Industrial Zone (AgIndZ)- an area within a municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.
7. Agri-Tourism - a form of sustainable tourism with agricultural activity where community participation, protection and management of natural resources, environmental education and ethics, as well as economic benefits are fostered and pursued for the enrichment of host communities and the satisfaction of visitors.
8. Agri-Tourism Overlay Zone (ATM-OZ) -an area in a municipality intended for ecotourism uses.
9. Allowable Uses - Land use that conforms with the uses allowed in a specific zone.
10. Base Zones - refers to the primary zoning classification of areas within the Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.
11. Buffer / Greenbelt Zone (B/G-Z) - an area within a municipality that are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/ nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.
12. Building Density - The quantity of a building/s distributed over a lot area controlled by a maximum Floor Area Ratio (FAR).
13. Building Permit - Written permission issued by the proper municipal authority for the construction, repair, alteration or addition to a structure.
14. Built-up-area - a contiguous grouping of Ten (10) or more structures.
15. Cemetery/Memorial Park Zone (C/MP-Z) - an area in a municipality intended for the interment of the dead.
16. Certificate of Non-Conformance - Certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform in a zone as per provision of the said Ordinance.





17. Commercial-1 Zone (C1-Z) - a low density commercial area within a municipality intended for neighborhood or community scale trade, service and business activities.
18. Commercial-2 Zone (C2-Z) - a medium to high density commercial area within a municipality intended for trade, service and business activities performing complementary/supplementary functions to the CBD.
19. Commercial-3 Zone (C3-Z) - a high density commercial area within a municipality intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadium or sports complexes area also allowed in this zone. This zone may also be called as the Central Business District (CBD).
20. Comprehensive Land Use Plan (CLUP) - A document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan in this usage are the sectoral studies i.e. Demography, Socio-Economic, Infrastructure and Utilities, Local Administration and Land Use. The CLUP is usually implemented and enforced through a Zoning Ordinance.
21. Compatible Use - uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.
22. Computer/Information Technology-Related Industry - An activity associated with or in support of computer/information technology such as computer hardware, software, service, accessories, telecommunication equipment and gadgets, etc.
23. Conflicting Uses - Uses or land activities with contrasting characteristics sited adjacent to industrial plants
24. Conforming Use - A use that is in accordance with the zone classification as provided for in the Zoning Ordinance.
25. Construction Materials Store - A commercial establishment that sells construction materials.
26. Convenience/Retail Store - A commercial establishment that sells manufacturer's products and catering to its immediate neighborhood.
27. Convention/Meeting Facility - A building/s or portion thereof designed to accommodate a number of people in assembly.
28. Cultural and Educational Center - An establishment or other facility for the study and/or promotion of arts, and social and physical sciences.
29. Dance/Voice/Music other Specialty Studio - A facility that contains specialized equipment and other support services for the study and training of performing arts.
30. Day Care Center - A facility used for childcare.
31. Dominant Land Use - An allowable Land Use that conforms with the conditions set in this Ordinance as a dominant use of





32. Easement - Open space imposed on any land use/activities sited along waterways, roads-right of-ways, fault lines, cemeteries/memorial parks and utilities, and other similar areas.
33. Entertainment/Amusement Center - A commercial facility having various devices for entertainment, booths for food and drink and other support facilities.
34. Environmental Critical Areas (ECA) - refers to those areas which are environmental sensitive and are listed in presidential proclamation 2146 dated December 14, 1981. Proponents of Projects within ECAs are required to submit Initial Environmental Examinations to DENR Regional Offices. They may later be required by the DENR to submit an EIS, if necessary.
35. Environmental Critical Projects - refers to those projects which have high potential for negative environmental impacts and are listed in presidential proclamation 2146 dated December 14, 1981. Proponents of ECPs are required to submit an EIS to the Environmental Management Bureau (EMB) of the DENR.
36. Environmental Impact Statement (EIS) System - pursuant to PD 1586 of 1978, refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within the purview of the EIS System include:
- a. Environmentally Critical Projects
 - b. Projects located in Environmentally Critical Areas
37. Exception - A device which grants a property owner relief from certain provisions of the Zoning Ordinance where because the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
38. Fire/Security Station - An institutional facility that functions as a dispatch for fire and police protection services.
39. Fisheries Code - shall refer to the Philippine Fisheries Code of 1998 (RA 8550).
40. Floor Area Ratio (FAR) - The ratio between the gross floor area of a building and the area of the lot, on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area.
41. General Commercial Zone (GC-Z) - an area within a municipality for trading / services / businesses purposes.
42. General Institutional Zone (GI-Z) - an area within a municipality principally for general types of institutional establishments e.g. government offices, schools, hospitals/clinics, academic/research, convention centers.
43. General Residential Zone (GR-Z) - an area within a municipality principally for dwelling/housing purposes.
44. Gross Floor Area (GFA) - The GFA of a Building is the total floor space within the perimeter of the permanent external building walls occupied by:





- office area;
- residential areas;
- corridors;
- lobbies;
- mezzanine;
- vertical penetrations, which shall mean stairs, fire escapes, elevator shafts, vertical ducts and the like and their enclosing walls;
- rest rooms or toilets;
- machine rooms and closets;
- covered balconies and terraces;
- interior walls and columns, and other interior features;

But excluding:

- covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present;
- uncovered areas for AC cooling towers, overhead water tanks, roof decks laundry areas and cages, wading or swimming pools, whirlpools or Jacuzzis, gardens, courts or plazas.

45. Historical Building, Structure of Landmark - A structure or place of outstanding historical and cultural significance and designated as such by national or local government.

46. HLURB/Board - Housing and Land Use Regulatory Board.

47. Industrial-1 Zone (I1-Z) - an area within cities/municipalities intended for light manufacturing or production industries that are:

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

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

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

49. IPRA - shall mean the Indigenous Peoples Rights Act of 1997 (Republic Act 8371).

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

51. Library - A facility intended primarily for the repository, exhibit and lending of literature and other documentary materials.

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

53. Locational Clearance (LC) - A clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.

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

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





56. Lot - A parcel of land on which a principal building and its accessories are or may be placed.
57. Maximum Building Height - The maximum height allowed for structures or buildings expressed in meters and measured according to the provisions of the National Building Code.
58. Maximum Lot Coverage - The maximum portion of a lot which, when viewed directly from above, is allowed to be covered by a building or any portion of a building.
59. Mitigating Device - A means to grant relief in complying with certain provisions of the Ordinance.
60. Multi-Family Dwelling - A building used as a home or residence of two or more families living independently from one another each occupying one or more rooms as a single housekeeping unit.
61. Museum/Exhibit Area/Art Gallery - A facility intended primarily for the exhibit, repository and/or sale of artworks and other items for public appreciation and information.
62. Non-Conforming Use - Existing non-conforming uses/establishments in an area allowed to operate despite non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.
63. Notice of Non-Conformance - notice issued to owners of all uses existing prior to the approval of the Ordinance which do not conform to the provisions herein provided.
64. Office - A room or group of rooms used for conducting the affairs of business, profession, or service.
65. Office Support Service - Service complimentary to the conduct of business, trade, and profession such as photo/photocopying, printing, postal/delivery, travel/tourism, vehicle rental and telecom services.
66. Official Zoning Map - A duly authenticated map delineating the different zones in which the whole municipality is divided.
67. Off-street parking - the stopping or parking of any vehicle along any street, except at designated areas located in the premises either at the front, side and rear yards of the same or any nearby lot.
68. Open Space (OS) - as used in this Ordinance, an area where permanent buildings shall not be allowed and which may only be used as forest, buffer/greenbelts, parks and playgrounds.
69. Overlay Zones (OZ) - a "transparent zone" that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.
70. Parking lot - an off-street open area, the principle use of which is for the parking of vehicles by the public, whether for compensation or not or as an accommodation to clients or customers.
71. Parks and Recreation Zone (PR-Z) - An area designated for division / amusements and for the maintenance of ecological balance of the community.





72. Planned Unit Development (PUD) - a land development scheme where in project site is comprehensively plan as an entity via unitary site plan which permits flexibility in planning/design, building site, complementarily of building types and land uses, usable open spaces and the preservation of significant natural land features.
73. Protected Area for Agricultural Zone (PAA-Z) - areas within the Agricultural Zone designated as areas to be protected and conserved to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth.
74. Reclassification of Agricultural Lands - "the act of specifying how agricultural lands shall be utilized for non-agricultural uses such as residential, industrial, and commercial as embodied in the CLUP" (LGC and MC 54).
75. Residential-1 Zone (R1-Z) - an area within a municipality intended for low density residential use. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings.
76. Residential-2 Zone (R2-Z) - an area within municipalities intended for medium density residential use. Per the National Building Code, R-2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structures residential buildings for exclusive use as multi-family dwellings.
77. Residential-3 Zone (R3-Z) - an area within municipalities intended for medium to high density residential use. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.
78. Rezoning - A process of introducing amendments to or a change in the text and maps of the Zoning Ordinance. It also includes amendments or change in view of reclassification under section 20 of RA 7160.
79. Service/Filling 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:
- Sales and servicing of spark plugs, batteries, and distributor parts;
 - Tire servicing and repair, but not recapping and regrooving;
 - Replacement of mufflers and tail pipes, water hose, fan belts, break fluids, light bulbs, fuses, floor mats, seat covers, windshield wipers and wiper blades, grease retainers, wheel bearings, mirror and the like;
 - Radiator cleaning and flushing;
 - Washing and polishing, and sale of automotive;
 - Greasing and lubrication;
 - Minor servicing and carburetors;
 - Adjusting and repairing of breaks;
 - Minor motor adjustments not involving removal of the head or crankcase or raising the motor;
 - Sale of soft drinks, package foods, tobacco and similar convenient goods for service station customers as accessory and incidental to the principal operation; and





- Provision of road maps and other informational materials to customers and provision of rest room facilities.

Major mechanical and body works, straightening of body parts, painting, welding, storage of automobiles not in operating conditions, or other works involving noise, glare, fumes, smoke or other characteristics to any extent greater than normally found in service stations, are not permitted in a service station.

80. Setback - The open space left between the building and lot lines.
81. Socialized Housing - refers to housing [programs and] projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA)
82. Socialized Housing Zone (SH-Z) - an area in a municipality designated for socialized housing projects.
83. Tourism Act - shall mean the Tourism Act of 2009 or RA 9593.
84. Transit-Oriented Development Overlay Zone (TOD-OZ) - an area around transit centers in a municipality where commercial and residential growth are encouraged in order to maximize access to public transit.
85. Variance - a device which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
86. Warehouse/Storage Facility - Storage and/or depository of those in business of performing warehouse services for others, for profit.
87. Water Code - shall mean the Water Code of the Philippines (Presidential Decree 1067)
88. Zone/Sub-Zone/District - an area within a municipality for specific land use as defined by manmade or natural boundaries.
89. Zone Boundaries - The extents of a zone defined by streets, structures, easements, other zone/lots, topographical features, etc.
90. Zoning Administrator/Zoning Officer - A municipal government employee responsible for the implementation/enforcement of the Zoning Ordinance in a community.
91. Zoning Certificate - a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

ARTICLE IV ZONE CLASSIFICATIONS

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





SECTION 7. Base Zones. The following are designated as Base Zones:

1. Agricultural Zone (AG-Z)
2. Protected Area for Agricultural Zone (PAA-Z)
3. General Residential Zone (GR-Z)
4. Residential-1 Zone (R1-Z)
5. Residential-2 Zone (R2-Z)
6. Residential-3 Zone (R3-Z)
7. Socialized Housing Zone (SH-Z)
8. General Commercial Zone (GC-Z)
9. Commercial-1 Zone (C1-Z)
10. Commercial-2 Zone (C2-Z)
11. Commercial-3 Zone (C3-Z)
12. Industrial-1 Zone (I1-Z)
13. Industrial-2 Zone (I2-Z)
14. General Institutional Zone (GI-Z)
15. Parks and Recreation Zone (PR-Z)
16. Cemetery/Memorial Park Zone (C/MP-Z)
17. Buffer/Greenbelt Zone (B/G-Z)

SECTION 8. Overlay Zones. The following are designated as Overlay Zones:

1. Agri-Tourism Overlay Zone (ATM-OZ)
2. Transit-Oriented Development Overlay Zone (TOD-OZ)

SECTION 9. Zoning Map. It is hereby adopted as an integral part of this Ordinance, the duly authenticated and Official Zoning Map of the Municipality of Guiguinto showing location and boundaries of the Base Zones, Sub-zones and Overlay Zones herein established.

SECTION 10. Zone Boundaries. The locations and boundaries of the above mentioned various zones into which the Municipality has been subdivided are identified and specified as follows:

ZONE	LOCATION / DESCRIPTION
Agricultural Zone (AG-Z)	<ul style="list-style-type: none">• Lots marked in green in the official Zoning Map. These are key production areas for protection (upland and lowland areas) covering 785.24 hectares of land from the following barangays:• Areas marked in green in the official Zoning Map which covers Agricultural idle lands, grasslands, pasturelands, orchards, barren lands, and other production areas without irrigation.
Protected area for Agricultural Zone (PAA-Z)	<ul style="list-style-type: none">• Protected area for Agriculture at Daungan
General Residential Zone (GRZ)	Lots marked yellow in the official Zoning Map that are within the 14 barangays of Guiguinto.
Residential-1 Zone (R1-Z)	<ul style="list-style-type: none">• Barangay Poblacion-Tuktukan--: Bounded on the north by McArthur Highway Bounded on the south by Panginay Bounded on the east by Balagtas Bounded on the west by Ilang-Ilang• Barangay Sta.Cruz-Tabang--: Bounded on the north by Sta.Rita Bounded on the south by Ilang-Ilang Bounded on the east by Malis Bounded on the west by Tikay





OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 11 - Municipal Ordinance No. 239-S-2017

Residential-2 Zone (R2-Z)	<ul style="list-style-type: none">• Barangay Poblacion-Tuktukan--: Bounded on the north by McArthur Highway Bounded on the south by Panginay Bounded on the east by Balagtas Bounded on the west by Ilang-Ilang• Barangay Sta.Cruz-Tabang--: Bounded on the north by Sta.Rita Bounded on the south by Ilang-Ilang Bounded on the east by Malis Bounded on the west by Tikay
Residential-3 Zone (R3-Z)	<ul style="list-style-type: none">• Barangay Poblacion-Tuktukan--: Bounded on the north by McArthur Highway Bounded on the south by Panginay Bounded on the east by Balagtas Bounded on the west by Ilang-Ilang• Barangay Sta.Cruz-Tabang--: Bounded on the north by Sta.Rita Bounded on the south by Ilang-Ilang Bounded on the east by Malis Bounded on the west by Tikay
Socialized Housing Zone (SH-Z)	<ul style="list-style-type: none">• Barangay Malis: Bounded on the north by Tiaong Bounded on the south by Poblacion Bounded on the east by Tabe Bounded on the west by Sta.Cruz
General Commercial Zone (GC-Z)	<ul style="list-style-type: none">• Lots marked red in the official Zoning Map that are within the following barangays: Tuktukan, Poblacion, Ilang-Ilang and Tabang.• Commercial lots along provincial and municipal/barangay roads shall be covered with strips of land 50 metssers deep.• Commercial lots along the Mac Arthur Highway shall be covered with strips of land 75 meters deep.
Commercial-1 Zone (C1-Z)	<ul style="list-style-type: none">• Along Tertiary Roads covered by strips of land 30 meters deep• Barangay Malis: Bounded on the north by NLEX Bounded on the south by Sitio Hulo Bounded on the east by Pritil Bounded on the west by Sta.Cruz
Commercial-2 Zone (C2-Z)	Along Secondary Roads
Commercial-3 Zone (C3-Z)	<ul style="list-style-type: none">• Along Mac Arthur Highway• Tabang Growth Node• Sta.Rita Growth Node
Industrial-1 Zone (I1-Z)	Lots marked in purple in the official Zoning Map
Industrial-2 Zone (I2-Z)	Lots marked in purple in the official Zoning Map
General Institutional Zone (GI-Z)	<ul style="list-style-type: none">• Lots marked with blue in the official Zoning Maps.• All areas currently existing as locations of the municipal government compound and all other government offices, all elementary, high school and colleges, all clinics and health care facilities, all ancillary offices and facilities including barangay halls, senior citizens and daycare centers etc., all churches of any denomination and other facilities.





OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 12 - Municipal Ordinance No. 239-S-2017

Parks and Recreation Zone (PR-Z)	Sta.Cruz
Cemetery/Memorial Park Zone (C/MP-Z)	Tabang - Ilang-Ilang
Agri-Tourism Overlay Zone (ATM-OZ)	Garden City
Transit-Oriented Development Overlay Zone (TOD-OZ)	<ul style="list-style-type: none">• Tabang Growth Node• Delineated by 500 meters radial distance from the NSCR station at Tabang

SECTION 11. Interpretation of the Zone Boundaries. In the interpretation of the boundaries of any of the zones indicated on the Official Zoning Map, the following rules apply:

- Unless otherwise stated in this Ordinance and/or in the Official Zoning Map, zone boundaries follow lot boundaries.
- Where a lot is divided by a municipal boundary line, only that portion falling within the municipality boundary line shall be covered by this Ordinance.
- A zone boundary that is described as on a lot deep shall be interpreted as a general description of the depth of the zone such that the actual number of lots included within the depth of the zone may exceed one lot. The actual number of lots included within the depth of the zone shall be as shown in the Official Zoning Map.
- Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the street or highway right-of-way lines, shall be construed to be the boundaries.
- Where the boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
- Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in zoning map
- Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.
- Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines, shall be construed as moving with the actual shorelines.
- Where a lot of 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.
- Where zone boundary is indicated as one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular municipal block. Where, however, any lot has a depth greater than said average, the remaining portion of 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%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

ARTICLE V
ZONE REGULATIONS

SECTION 12. General Provisions. The uses enumerated in the succeeding sections are neither exhaustive nor all-inclusive. The **Municipal Zoning Board of Appeals (MZBA)** shall, subject to the requirements of the Mitigating Devices provision of this Ordinance.





OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 13 - Municipal Ordinance No. 239-S-2017

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

- a. Allowable land uses are specified according to Principal Uses and Accessory Uses. Principal Uses define the dominant use of a zone/lot while Accessory Uses support the Principal Uses allowed in a zone/lot.
- b. A Principal Use/s shall be the dominant use/s in a lot. The dominant use of a lot shall be determined as follows:
 1. In Residential and Institutional zones, the dominant use is the use that occupies the largest building Gross Floor Area in a lot.
 2. In Commercial zones, the dominant use is the one that has the largest revenue raising capacity regardless of the area of the lot that is occupied by such use.
 3. In all other zones, the dominant use is the use that occupies that largest area of the lot.
- c. An Accessory Use shall be allowed only with the presence of a Principal Use in the same lot.
- d. A use or structure that is indicated as both an Accessory Use and a Principal Use for a specific zone/lot shall be interpreted to be a Principal Use.
- e. Building density shall be controlled by a maximum Floor Area Ratio. Floor Area Ratio (FAR) is defined as the ratio between the Gross Floor Area (GFA) of a building and the area of the lot on which it is built. The total GFA of any building or buildings in a lot should not exceed the prescribed maximum FAR multiplied by the lot area. Unless otherwise prescribed in this Ordinance, prescribed maximum FARs shall apply only to developable lots and not to roads and other lots or parcels of land not intended for vertical development.
- f. In zones where no maximum FAR is prescribed, building density is limited by maximum building height and yard/setback restrictions.
- g. Specific uses / activities of lesser density within a particular zone may be allowed within the zone of higher density but not vice versa, nor in another zone and its subdivisions, except for uses expressly allowed in said zones, such that the cumulative effect of zoning shall be intra-zonal and not inter-zonal.

SECTION 13. Regulations in Base Zones. Base Zones refer to the primary zoning classification of areas within the Municipality and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

SECTION 13.1 REGULATIONS IN AGRICULTURAL ZONE (AG-Z)

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





Allowable Uses/Activities

- a. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
- b. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
- c. Silviculture, mushroom culture and the like
- d. Pastoral activities such as goat raising and cattle fattening
- e. Fishpond activities
- f. Backyard raising of livestock and fowl, provided that:
 - For livestock - maximum of 1 sow and 10 heads
 - For fowl - a maximum of 500 heads
- g. Rice/corn mill (single pass such as cono mill)
- h. Rice/corn warehouses and solar dryers
- i. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc.
- j. Plant nursery
- k. Single-detached dwelling units of landowners
- l. Customary support facilities such as palay dryers, rice threshers and storage barns and warehouses
- m. Ancillary dwelling units/farmhouses for tillers and laborers
- n. Engaging home business such as dressmaking, tailoring, baking, running a sari- sari store and the like provided that:
 - The number of persons engaged in such business/industry shall not exceed five, inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- o. Home Industry Classified as cottage industry provided that:
 - Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
 - There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment as enumerated under Home Occupation of this section.
- p. Class "A" slaughterhouse/abattoir

Building Regulations

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

SECTION 13.1.01.

**REGULATIONS IN PROTECTED AREA FOR
AGRICULTURAL ZONE (PAA-Z)**





Per the AFMA, these include the Network of Protected Areas for Agriculture and Agro- industrial Development (NPAAAD) which are "agricultural areas identified by the Department (Agriculture) through the Bureau of Soils and Water Management (BSWM) in coordination with the National Mapping and Resource Information Authority (NAMRIA) in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth." These also include protected areas for agricultural as identified in the CLUP which are delineated as highly productive area.

Allowable Uses/Activities

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





Building Regulations

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

SECTION 13.2 REGULATIONS IN GENERAL RESIDENTIAL ZONE (GR-Z)

A General Residential Zone shall be used primarily for dwelling/housing purposes.

Allowed Uses

- a. Single-detached dwelling units
- b. Semi-detached family dwelling units, e.g. duplex
- c. Townhouses
- d. Apartments
- e. Residential condominium
- f. PD 957 Subdivisions
- g. PD 957 Condominiums
- h. Boarding houses
- i. Dormitories
- j. Pension houses
- k. Hotel apartments or apartelles
- l. Hotels
- m. Museums
- n. Libraries
- o. Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;
 - That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- p. Home Industry classified as cottage industry, provided that:
 - Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - It shall be classified as non-pollutive/non-hazardous as provided in this Zoning Ordinance;
 - Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.





OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 17 - Municipal Ordinance No. 239-S-2017

- q. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
- Swimming pool
 - Tennis courts
 - Basketball courts
- r. Parks and Open Spaces
- s. Nursery/Elementary school
- t. High school
- u. Vocational school
- v. Tutorial services
- w. Sports club
- x. Religious Use
- y. Multi-purpose/Barangay hall
- z. Clinic, nursing and convalescing home, health center
- aa. Plant nursery
 - bb. Parking buildings (aboveground/underground)
 - cc. Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
 - Servants quarters
 - Private garage *Guardhouse * Laundries
 - Non-commercial garages
 - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - Pump houses
 - Generator houses

Building Regulations

- a. Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- b. Flood prone areas (low to moderate susceptibility) as indicated in the Comprehensive Land Use Plan may be used for human settlements provided the dwellers therein shall adopt measures to minimize losses such as adaptive building designs, multi-storey constructions, and the like as prescribed by the Building Official.

Provisions for Urban Gardening

- a. Residential subdivisions are required to allocate at least 10% of the total open space required / mandated by law for planting / gardening / landscaping purposes.

SECTION 13.3 REGULATIONS IN RESIDENTIAL-1 ZONE (R1-Z)

An area within cities or municipalities intended for low density residential use of 20 dwelling units per hectare. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings.

Allowable Uses

- a. Single-detached dwelling units
- b. Semi-detached family dwelling units, e.g. duplex
- c. Residential Subdivisions approved per P.D. 957 standards
- d. Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
- The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 - There shall be no change in the outside appearance of the building premises;





OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 18 - Municipal Ordinance No. 239-S-2017

- That in no case shall more than 20% of the building be used for said home occupation;
 - No home occupation shall be conducted in any customary accessory uses cited above;
 - No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- e. Home Industry classified as cottage industry, provided that:
- Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - It shall be classified as non-pollutive/non-hazardous as provided in this Zoning Ordinance;
 - Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 - Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.
- f. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
- Swimming pool
 - Tennis courts
 - Basketball courts
- g. Parks and Open Spaces
- h. Nursery/Elementary School
- i. Tutorial services
- j. Sports club
- k. Religious use
- l. Multi-purpose/Barangay hall
- m. Clinic, nursing and convalescing home, health center
- n. Plant nursery
- o. Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:
- Servants quarters
 - Private garage t Guardhouse t Laundries
 - Non-commercial garages
 - Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - Pump houses
 - Generator houses

Building Regulations

- a. Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- b. The number of allowable storeys/floors above established grade is three (3) as provided in the NBC.
- c. The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.
- d. Flood prone areas (low to moderate susceptibility) as indicated in the Comprehensive Land Use Plan may be used for human settlements provided the dwellers therein shall adopt measures to minimize losses such as adaptive building designs, multi-storey constructions, and the like as prescribed by the Building Official.





Provisions for Urban Gardening

- a. Residential subdivisions are required to allocate at least 10% of the total open space required / mandated by law for planting / gardening / landscaping purposes.

SECTION 13.4 REGULATIONS IN RESIDENTIAL-2 ZONE (R2-Z)

An area within cities or municipalities intended for medium density residential use. Per the National Building Code, R-2 Zone is characterized mainly by low-rise single- attached, duplex or multi-level structures residential buildings for exclusive use as multi- family dwellings.

Allowable Uses

- a. All uses allowed in R-1 Zone
- b. Apartments
- c. Boardinghouses
- d. Dormitories
- e. Museums
- f. Libraries
- g. High School
- h. Vocational School

Building Regulations

- a. Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- b. The number of allowable storeys/floors above established grade is five (5) as provided in the NBC.
- c. The Building Height Limit is 15.00 meters above highest grade as provided in the NBC.
- d. Flood prone areas (low to moderate susceptibility) as indicated in the Comprehensive Land Use Plan may be used for human settlements provided the dwellers therein shall adopt measures to minimize losses such as adaptive building designs, multi-storey constructions, and the like as prescribed by the Building Official.

Provisions for Urban Gardening

Residential subdivisions are required to allocate at least 10% of the total open space required / mandated by law for planting/ gardening/landscaping purposes.

SECTION 13.5 REGULATIONS IN RESIDENTIAL-3 ZONE (R3-Z)

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

Allowable Uses

- a. All uses allowed in R-1 and R-2 Zones
- b. Residential condominiums
- c. Pension houses
- d. Hotel apartments or apartelles
- e. Hotels
- f. Parking buildings (aboveground/underground)

Building Regulations

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





- d. Flood prone areas (low to moderate susceptibility) as indicated in the Comprehensive Land Use Plan may be used for human settlements provided the dwellers therein shall adopt measures to minimize losses such as adaptive building designs, multi-storey constructions, and the like as prescribed by the Building Official.

Provisions for Urban Gardening

Residential subdivisions are required to allocate at least 10% of the total open space required / mandated by law for planting / gardening / landscaping purposes.

SECTION 13.6 REGULATIONS IN SOCIALIZED HOUSING ZONE (SH-Z)

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

Allowable Uses

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

Building Regulations

- a. Applicable provisions of BP 220

SECTION 13.2 REGULATIONS IN GENERAL COMMERCIAL ZONE (GC-Z)

An area within a municipality intended for trading/services/business purposes.

Allowable Uses

- a. Wholesale stores
b. Wet and dry markets
c. Shopping center, malls and supermarkets
d. Retail stores and shops like:
• Department store
• Bookstores and office supply shops
• Art supplies and novelties
• Home appliance stores
• Car display and dealer stores
• Photo shops
• Flower shops
• Curio or antique shops
• Pet shops and aquarium stores
• Jewelry shops
• Consumer electronics such as cellular phones, cameras, lap tops, home appliances and the like
• Drugstores
e. Food market and shops like:
• Bakery, cake, pastry and delicatessen shops
• Liquor and wine stores
• Groceries
• Supermarkets
• Convenience stores
f. Product showroom/display store
g. Warehouse/storage facility for non-pollutive/non-hazardous finished products
h. Personal service shops like:





OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 21 - Municipal Ordinance No. 239-S-2017

- Medical, dental, and similar clinics
- Beauty parlor
- Barber shop
- Wellness facilities such as sauna, spa, massage, and facial clinics
- Dressmaking and tailoring shops
- i. Bayad centers
- j. Laundries
- k. Internet café and cyber stations
- l. Photo/video, lights & sounds services
- m. Catering services
- n. Event planners
- o. Water stations
- p. Courier services
- q. Security agencies
- r. Janitorial services
- s. Travel agencies
- t. Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops
 - Bicycle repair shops
 - Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- u. Recreational centers/establishments like:
 - Movie house/theater
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishment
- v. Restaurants and other eateries
- w. Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- x. Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- y. Parks, playgrounds, pocket parks, parkways, promenades and play lots
- z. Plant nurseries
 - aa. Vocational/technical schools
 - bb. Special Education (SPED) school
 - cc. Short term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
 - dd. Embassies/consulates
 - ee. Libraries/museums
 - ff. Exhibit halls
 - gg. Convention centers and related facilities
 - hh. Financial institutions/services like:
 - Banks
 - Stand-alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops
 - ii. Offices
 - jj. Business Process Outsourcing services





- kk. Radio and television stations
ll. Parking lots, garage facilities
mm. Parking buildings (aboveground/underground)
nn. Transportation terminals/garage with and without repair
oo. Display for cars, tractors, etc.
pp. Motor pool
qq. Hauling services and garage terminals for trucks, tow trucks and buses
rr. Auto repair, tire, vulcanizing shops and carwash
ss. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
tt. Boat storage
uu. Gasoline filling stations/service stations
vv. Vehicle emission testing center
ww. Machinery display shop/center
xx. Machine shop service operation (repairing/rebuilding or custom job orders)
yy. Welding shops
zz. Medium scale junk shop
aaa. Engraving, photo developing and printing shops
bbb. Printing, publication and graphics shops
ccc. Manufacture of insignia, badges and similar emblems except metal
ddd. Glassware and metalware stores, household equipment and appliances
eee. Signboard and streamer painting and silk screening
fff. Printing/typesetting, copiers and duplicating services
ggg. Recording and film laboratories
hhh. Construction supply stores/depots
ii. Gravel, sand and CHB stores
jjj. Lumber/hardware
kkk. Paint stores without bulk handling
lll. Gardens and landscaping supply/contractors
mmm. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
nnn. Lechon stores
ooo. Chicharon factory
ppp. Biscuit factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products
qqq. Doughnut and hopia factory
rrr. Other bakery products not elsewhere classified (n.e.c.)
sss. Shops repacking of food products e.g. fruits, vegetables, sugar and other related products
ttt. Manufacture of wood furniture including upholstered
uuu. Manufacture of rattan furniture including upholstered
vvv. Manufacture of box beds and mattresses
www. Funeral parlors (all categories)
xxx. Commercial condominium (with residential units in upper floors)
yyy. Commercial housing like:
 • Hotel
 • Apartment
 • Apartel
 • Boarding house
 • Dormitory
 • Pension house
 • Motel
 • Condotel
zzz. All uses allowed in all Residential Zones
aaaa. Customary accessory uses incidental to any of the above uses such as:
 • Staff houses/quarters
 • Parking lots/Building garage
 • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 • Pump houses
 • Generator houses





Building Regulations

- a. Per the relevant provisions of the NBC and this Ordinance.
- b. Subject to national locational guidelines and standards of concerned agencies.
- c. All commercial spaces along the primary and secondary roads shall provide the required parking spaces prescribed in this Ordinance or by the Building Official in accordance with the NBC.

SECTION 13.2 REGULATIONS IN COMMERCIAL-1 ZONE (C1-Z)

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

Allowable Uses

- a. Retail stores and shops like:
 - Department stores
 - Bookstores and office supply shops
 - Art supplies and novelties
 - Home appliance stores
 - Car display and dealer stores
 - Photo shops
 - Flower shops
 - Curio or antique shops
 - Pet shops and aquarium stores
 - Jewelry shops
 - Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like
 - Drugstores
- b. Food market and shops like:
 - Bakery, cake, pastry and delicatessen shops
 - Liquor and wine stores
 - Groceries
 - Supermarkets
 - Convenience stores
- c. Product showroom/display store
- d. Warehouse/storage facility for non-pollutive/ non-hazardous finished products
- e. Personal service shops like:
 - Medical, dental, and similar clinics
 - Beauty parlor
 - Barber shop
 - Wellness facilities such as sauna, spa, massage and facial clinics
 - Dressmaking and tailoring shop
- f. Bayad centers
- g. Laundries
- h. Internet café and cyber stations
- i. Photo/video, lights & sounds services
- j. Catering services
- k. Event planners
- l. Water stations
- m. Courier services
- n. Security agencies
- o. Janitorial services
- p. Travel agencies
- q. Photo and portrait studios
- r. Repair shops like:
 - House furniture and appliances repair shops
 - Motor vehicles and accessory repair shops
 - Battery shops and repair shops





- Bicycle repair shops
- Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- s. Recreational centers/establishments like
 - Play courts e.g. tennis court, bowling lane, billiard hall
 - Swimming pool
 - Gymnasium
- t. Restaurants and other eateries
- u. Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- v. Parks, playgrounds, pocket parks, parkways, promenades and play lots
- w. Plant nurseries
- x. Vocational/technical school
- y. Special Education (SPED) school
- z. Short term special education like:
 - Dance schools
 - Schools for self-defense
 - Driving school
 - Speech clinics
 - Tutorial centers
- aa. Embassies/consulates
- bb. Libraries/museums
- cc. Financial institutions/services like:
 - Banks
 - Stand-alone automated teller machines
 - Insurance
 - Foreign exchange
 - Money lending
 - Pawnshops
- dd. Offices
- ee. Parking lots/garage facilities
- ff. Parking buildings (aboveground/underground)
- gg. Auto repair, tire, vulcanizing shops and car wash
- hh. Gasoline filling stations/services stations
- ii. Engraving, photo developing and printing shops
- jj. Printing, publication and graphics shops
- kk. Manufacture of insignia, badges and similar emblems except metal
- ll. Construction supply stores/depots
- mm. Funeral parlors (Category II and III)
- nn. Commercial housing like:
 - Hotel
 - Apartment
 - Apartelles
 - Boarding house
 - Dormitory
 - Pension house
- oo. All uses allowed R-1 Zones
- pp. Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Parking lots/Building garage
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Regulations

- a. Per the relevant provisions of the NBC and this Ordinance.
- b. The number of allowable storeys/floors above established grade is three (3) as provided in the NBC.
- c. Subject to national locational guidelines and standards of concerned agencies.





- d. The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.
- e. Subject to national locational guidelines and standards of concerned agencies.
- f. All commercial spaces along the primary and secondary roads shall provide the required parking spaces prescribed in this Ordinance or by the Building Official in accordance with the NBC.

SECTION 13.3 REGULATIONS IN COMMERCIAL-2 ZONE (C2-Z)

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

Allowable Use

- a. All uses allowed in C-1 Zone
- b. Wholesale stores
- c. Wet and dry markets
- d. Shopping centers, malls and supermarkets
- e. Recreational center/establishments like:
 - Movie house/theater
 - Stadium, coliseum
 - Tennis courts and sports complex
 - Billiard halls, pool rooms and bowling alleys
 - Sports clubhouses
 - Other sports and recreational establishments
- f. Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- g. Exhibit halls
- h. Convention centers and related facilities
- i. Business Process Outsourcing services
- j. Radio and television stations
- k. Transportation terminals/garage with and without repair
- l. Display for cars, tractors, etc.
- m. Motor pool
- n. Hauling services and garage terminals for trucks, tow trucks and buses
- o. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- p. Boat storage
- q. Vehicle emission testing center
- r. Machinery display shop/center
- s. Welding shops
- t. Machine shop service operation (repairing/rebuilding or custom job orders)
- u. Welding shop
- v. Medium scale junk shop
- w. Glassware and metal ware stores, household equipment and appliances
- x. Signboard and streamer painting and silk screening
- y. Printing/typesetting, copiers and duplicating services
- z. Recording and film laboratories
- aa. Gravel and sand stores
- bb. Lumber/hardware
- cc. Paint stores without bulk handling
- dd. Gardens and landscaping supply/contractors
- ee. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- ff. Lechon stores
- gg. Chicharon factory
- hh. Biscuit factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products
- ii. Doughnut and hopia factory
- jj. Other bakery products not elsewhere classified (n.e.c.)
- kk. Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products
- ll. Manufacture of wood furniture including upholstered





OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 26 - Municipal Ordinance No. 239-S-2017

- mm. Manufacture of rattan furniture including upholstered
- nn. Manufacture of box beds and mattresses
- oo. Funeral parlors (all categories)
- pp. Commercial condominium (with residential units in upper floors)
- qq. Commercial housing like:
 - Motel
 - Condotel
- rr. All uses allowed in R-1 and R-2 Zones

Building Regulations

- a. Per the relevant provisions of the NBC and this Ordinance.
- b. The number of allowable storeys/floors above established grade is six (6) as provided in the NBC.
- c. Subject to national locational guidelines and standards of concerned agencies.
- d. The Building Height Limit is 18.00 meters above highest grade as provided in the NBC.
- e. Subject to national locational guidelines and standards of concerned agencies.
- f. All commercial spaces along the primary and secondary roads shall provide the required parking spaces prescribed in this Ordinance or by the Building Official in accordance with the NBC.

SECTION 13.4 REGULATIONS IN COMMERCIAL-3 ZONE (C3-Z)

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

Allowable Uses

- a. All uses allowed in C-1 and C-2 Zones
- b. All uses allowed in R-3 and R-4 Zones
- c. Regional shopping malls/centers

Building Density and Bulk Regulations

- a. Per the relevant provisions of the NBC and this Ordinance.
- b. The number of allowable storeys/floors above established grade is fifteen (15) as provided in the NBC.
- c. Subject to national locational guidelines and standards of concerned agencies.
- d. The Building Height Limit is 45.00 meters above highest grade as provided in the NBC.
- e. Subject to national locational guidelines and standards of concerned agencies.
- f. All commercial spaces along the primary and secondary roads shall provide the required parking spaces prescribed in this Ordinance or by the Building Official in accordance with the NBC.

SECTION 13.2 REGULATIONS IN INDUSTRIAL-1 ZONE (I1-Z)

An area within cities or municipalities intended for light manufacturing or production industries that are:

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





Allowable Uses

Non-Pollutive/Non-Hazardous Industries

- a. Drying fish
- b. Biscuit factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products
- c. Doughnut and hopia factory
- d. Manufacture of macaroni, spaghetti, vermicelli and other noodles
- e. Other bakery production not elsewhere classified (n.e.c.)
- f. Life belts factory
- g. Manufacture of luggage, handbags, wallets and small leather goods
- h. Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
- i. Manufacture of shoes except rubber, plastic and wood
- j. Manufacture of slipper and sandal except rubber and plastic
- k. Manufacture of footwear parts except rubber and plastic
- l. Printing, publishing and allied industries and those n.e.c.
- m. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
- n. Manufacture or assembly of electronic data processing machinery and accessories
- o. Renovation and repair of office machinery
- p. Manufacture or assembly of miscellaneous office machines and those n.e.c.
- q. Manufacturer of rowboats, bancas and sailboats
- r. Manufacture of animal-drawn vehicles
- s. Manufacture of children vehicles and baby carriages
- t. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
- u. Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
- v. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
- w. Ice plants and cold storage buildings
- x. Quick freezing and cold packaging for fish and other seafoods
- y. Quick freezing and cold packaging for fruits and vegetables
- z. Popcorn/rice factory
- aa. Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
- bb. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
- cc. Manufacture of photographic equipment and accessories
- dd. Manufacture or assembly of optical instruments
- ee. Manufacture of eyeglasses and spectacles
- ff. Manufacture of optical lenses
- gg. Manufacture of watches and clocks
- hh. Manufacture of pianos
- ii. Manufacture of string instruments
- jj. Manufacture of wind and percussion instruments
- kk. Manufacture or assembly of electronic organs
- ll. Manufacture of sporting gloves and mitts
- mm. Manufacture of sporting balls (not of rubber or plastic)
- nn. Manufacture of gym and playground equipment
- oo. Manufacture of sporting tables (billiards, pingpong, pool)
- pp. Manufacture of other sporting and athletic goods n.e.c.
- qq. Manufacture of toys and dolls except rubber and mold plastic
- rr. Manufacture of pens, pencils and other office and artist materials
- ss. Manufacture of umbrella and canes
- tt. Manufacture of buttons except plastic
- uu. Manufacture of brooms, brushes and fans
- vv. Manufacture of needles, pens, fasteners and zippers
- ww. Manufacture of insignia, badges and similar emblems (except metal)
- xx. Manufacture of signs and advertising displays (except printed)
- yy. Small-scale manufacturing of ice cream
- zz. Dairies and creameries





aaa. Warehouse/Storage facility for non-pollutive/non-hazardous industries
bbb. Parks, playgrounds, pocket parks, parkways and promenades
ccc. Customary accessory uses incidental to any of the above uses such as:

- Staff houses/quarters
- Offices
- Eateries/canteens
- Parking lots/garage facilities
- Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- Pump houses
- Generator houses

Non-Pollutive/Hazardous Industries

- a. Manufacture of house furnishing
b. Textile bag factories
c. Canvass bags and other canvass products factory
d. Jute bag factory
e. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
f. Manufacture of fiber batting, padding and upholstery filling except coir
g. Men's and boys' garment factory
h. Women's and girls' and ladies' garments factory
i. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
j. Manufacture of raincoats and waterproof outer garments except jackets
k. Manufacture of miscellaneous wearing apparel except footwear
l. Manufacture of miscellaneous fabricated mill work and those n.e.c.
m. Manufacture of wooden and cane containers
n. Sawali, nipa and split cane factory
o. Manufacture of bamboo, rattan and other cane baskets and wares
p. Manufacture of cork products
q. Manufacture of wooden shoes, shoe lace and other similar products
r. Manufacture of miscellaneous wood products and those n.e.c.
s. Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
t. Manufacture of paper stationery, envelopes and related articles
u. Manufacture of dry ice
v. Repackaging of industrial products e.g. paints, varnishes and other related products
w. Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants]
x. Warehouse/Storage Facility for non-pollutive/hazardous industries
y. Parks, playgrounds, pocket parks, parkways and promenades
z. Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses





Building Density and Bulk Regulations

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

Provisions for Urban Gardening

- a. Industrial subdivisions are required to allocate at least 10% of the total open space as per approved subdivision plan for planting / gardening / landscaping purposes.

SECTION 13.3 REGULATIONS IN INDUSTRIAL-2 ZONE (I2-Z)

An area within cities or municipalities intended for medium intensity manufacturing or production industries that are:

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

Allowable Uses

Pollutive/Non-Hazardous Industries

- a. Manufacturing and canning of ham, bacon and native sausage
- b. Poultry processing and canning
- c. Large-scale manufacturing of ice cream
- d. Ice plants and cold storage
- e. Corn mill/rice mill
- f. Chocolate and cocoa factory
- g. Candy factory
- h. Chewing gum factory
- i. Peanuts and other nuts factory
- j. Other chocolate and confectionery products
- k. Manufacturing of flavoring extracts
- l. Manufacture of food products n.e.c. (vinegar, vetsin)
- m. Manufacture of fish meal
- n. Oyster shell grading
- o. Manufacture of medicinal and pharmaceutical preparations
- p. Manufacture of stationery, art goods, cut stone and marble products
- q. Manufacture of abrasive products
- r. Manufacture of miscellaneous non-metallic mineral products n.e.c.
- s. Manufacture of cutlery, except table flatware
- t. Manufacture of hand tools
- u. Manufacture of general hardware
- v. Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
- w. Manufacture of household metal furniture
- x. Manufacture of office, store and restaurant metal furniture
- y. Manufacture of metal blinds, screens and shades
- z. Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.
- aa. Manufacture of fabricated structural iron and steel
- bb. Manufacture of architectural and ornamental metal works
- cc. Manufacture of boilers, tanks and other structural sheet metal works
- dd. Manufacture of other structural products n.e.c.
- ee. Manufacture of metal cans, boxes and containers
- ff. Manufacture of stamped coated and engraved metal products
- gg. Manufacture of fabricated wire and cable products
- hh. Manufacture of heating, cooking and lighting equipment except electrical
- ii. Sheet metal works generally manual operation
- jj. Manufacture of other fabricated metal products except machinery and equipment n.e.c.





- kk. Manufacture or assembly of agricultural machinery and equipment
ll. Native plow and harrow factory
mm. Repair of agricultural machinery
nn. Manufacture or assembly of service industry machines
oo. Manufacture or assembly of elevators and escalators
pp. Manufacture or assembly of sewing machines
qq. Manufacture or assembly of cooking ranges
rr. Manufacture or assembly of water pumps
ss. Refrigeration industry
tt. Manufacture or assembly of other machinery and equipment except electrical n.e.c.
uu. Manufacture or assembly of electrical apparatus
vv. Manufacture or assembly of electrical cables and wires
ww. Manufacture of other electrical industrial machinery and apparatus n.e.c.
xx. Manufacture or assembly of electric equipment-radio, television, tape recorder, stereo
yy. Manufacture or assembly of radio and television transmitting, signaling and detection equipment
zz. Manufacture or assembly of telephone and telegraphic equipment
aaa. Manufacture of other electronic equipment and apparatus n.e.c.
bbb. Manufacture of industrial and commercial electrical appliances
ccc. Manufacture of household cooking, heating and laundry appliances
ddd. Manufacture of other electrical appliances n.e.c.
eee. Manufacture of electric lamp fixtures
fff. Warehouse/Storage Facility for pollutive/non-hazardous
ggg. Parks, playgrounds, pocket parks, parkways and promenades
hhh. Customary accessory uses incidental to any of the above uses such as:
- Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Pollutive/Hazardous Industries

- a. Flour mill
b. Cassava flour mill
c. Manufacture of coffee
d. Manufacturing of unprepared animal feeds, other grain milling n.e.c.
e. Production prepared feeds for animals
f. Grains and cement silos
g. Cigar and cigarette factory
h. Curing and re-drying tobacco leaves
i. Miscellaneous processing tobacco leaves n.e.c.
j. Textile and fiber spinning mills
k. Weaving hemp textile
l. Jute spinning and weaving
m. Miscellaneous spinning and weaving mills n.e.c.
n. Hosiery mill
o. Underwear and outwear knitting mills
p. Garment and undergarment factories
q. Fabric knitting mills
r. Miscellaneous knitting mills n.e.c.
s. Manufacture of mats and mattings
t. Manufacture of carpets and rugs
u. Manufacture of cordage, rope and twine
v. Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
w. Manufacture of linoleum and other surface coverings
x. Manufacture of artificial leather, oil cloth and other fabrics except rubberized





- y. Manufacture of coir
z. Manufacture of miscellaneous textile n.e.c.
aa. Manufacture of rough lumber, unworked
bb. Manufacture of worked lumber
cc. Re-sawmills
dd. Woodworking establishments, lumber and timber yards
ee. Planning mills and sawmills, veneer plants
ff. Manufacture of veneer, plywood and hardwood
gg. Manufacture of doors, windows and sashes
hh. Treating and preserving of wood
ii. Wood drying kilns
jj. Manufacture of charcoal
kk. Manufacture of wood and cane blinds, screens and shades
ll. Pulp, paper and paperboard factories
mm. Manufacture of containers and boxes of paper and paper boards
nn. Wood and cardboard box factories
oo. Manufacture of miscellaneous pulp and paper products n.e.c.
pp. Manufacture of perfumes, cosmetics and other toilet preparations
qq. Manufacture of waxes and polishing preparations
rr. Manufacture of candles
ss. Manufacture of inks
tt. Manufacture of miscellaneous chemical products n.e.c.
uu. Tire retreating and rebuilding
vv. Manufacture of rubber shoes and slippers
ww. Manufacture of industrial and molded rubber products
xx. Manufacture of plastic footwear
yy. Manufacture of plastic furniture
zz. Manufacture of other fabricated plastic products n.e.c.
aaa. Manufacture of table and kitchen articles
bbb. Manufacture of pottery, china and earthen ware n.e.c.
ccc. Manufacture of flat glass
ddd. Manufacture of glass containers
eee. Manufacture of miscellaneous glass and glass products n.e.c.
fff. Manufacture of clay bricks, clay tiles and hollow clay tiles
ggg. Manufacture of miscellaneous structural clay products n.e.c.
hhh. Manufacture of structural concrete products
iii. Manufacture of asbestos products
jjj. Manufacture of engines and turbines except motor vehicles, marine and aircraft
kkk. Manufacture of metal cutting, shaving and finishing machinery
lll. Manufacture of wood working machinery
mmm. Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
nnn. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
ooo. Manufacture, assembly, rebuilding, repairing of paper industry machinery
ppp. Manufacture, assembly, rebuilding, repairing of trade machinery and equipment
qqq. Manufacture of rice mills
rrr. Manufacture of machines for leather and leather products
sss. Manufacture of construction machinery
ttt. Manufacture of machines for clay, stove and glass industries
uuu. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
vvv. Manufacture of dry cells, storage battery and other batteries
www. Boat building and repairing
xxx. Ship repairing industry, dock yards, dry dock, shipways
yyy. Miscellaneous shipbuilding and repairing n.e.c.
zzz. Manufacture of locomotives and parts
aaaa. Manufacture of railroad and street cars
bbbb. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
cccc. Factories for engines and turbines and attached testing facilities
dddd. Hangars
eeee. Manufacture and assembly plants of aircraft engine
ffff. Repair and testing shops for aircraft engines and parts





- gggg. Manufacture of wood furniture including upholstered
hhhh. Manufacture of rattan furniture including upholstered
iiii. Manufacture of box beds and mattresses
jjjj. Dry cleaning plants using flammable liquids
kkkk. Paint stores with bulk handling
llll. Paint shops and spray painting rooms
mmmm. Signs and billboards painting shops
nnnn. Warehouses where highly combustible materials are stored
oooo. Factories where loose combustible fiber or dirt are
manufactured, processed or generated
pppp. Warehouse for pollutive/hazardous
qqqq. Parks, playgrounds, pocket parks, parkways and promenades
rrrr. Customary accessory uses incidental to any of the above uses such
as:
• Staff houses/quarters
• Offices
• Eateries/canteens
• Parking lots/garage facilities
• Storerooms and warehouses but only as may be necessary for the
efficient conduct of the business
• Pump houses
• Generator houses
ssss. Class "A" slaughterhouse/abattoir
tttt. Class "AA" slaughterhouse/abattoir

Building Density and Bulk Regulations

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

Building Density and Bulk Regulations

- a. Per the relevant provisions of the NBC and this Ordinance.
b. The Building Height Limit is 27 meters above highest grade as
provided in the NBC.
c. Subject to national locational guidelines and standards of
concerned agencies.

SECTION 13.4 REGULATIONS IN GENERAL INSTITUTIONAL ZONE (GI-Z)

An area within the municipality intended principally for general
types of institutional establishments, e.g. government offices,
hospitals/ clinics, academic/ research and convention centers.

Allowable Uses

- a. Government or civic centers to house national, regional or local
offices in the area
b. Police and fire stations
c. Other types of government buildings
d. Colleges, universities, professional business schools, vocational
and trade schools, technical schools and other institutions of higher
learning
e. Learning facilities such as training centers, seminar halls and
libraries
f. Scientific, cultural and academic centers and research facilities
except nuclear, radioactive, chemical and biological warfare
facilities
g. Museums, exhibition halls and art galleries
h. Convention center and related facilities
i. Civic centers and community centers
j. General hospitals, medical centers, specialty hospitals, medical,
dental and similar clinics,
k. Places of worship, such as churches, mosques, temples, chapels





1. Seminaries and convents
- m. Embassies/consulates
- n. Parking buildings
- o. Parks, playgrounds, pocket parks, parkways, promenades and playlots
- p. Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

- a. Per the relevant provisions of the NBC and this Ordinance.
- b. The Building Height Limit is 27 meters above highest grade as provided in the NBC.
- c. Subject to national locational guidelines and standards of concerned agencies.

SECTION 13.5 REGULATIONS IN PARKS AND RECREATION ZONE (PR-Z)

An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

Allowable Uses

- a. Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- b. All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- c. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
- d. Ball courts, skating rinks and similar uses
- e. Memorial/Shrines monuments, kiosks and other park structures
- f. Sports clubs
- g. Parking structures/facilities
- h. Open space buffers and easements
- i. Customary accessory uses incidental to any of the above uses such as:
 - Staff houses/quarters
 - Offices
 - Eateries/canteens
 - Parking lots/garage facilities
 - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - Pump houses
 - Generator houses

Building Density and Bulk Regulations

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

SECTION 13.6 REGULATIONS IN CEMETERY/MEMORIAL PARK ZONE (C/MP-Z)

An area in the municipality intended for the interment of the dead.

Phil

[Signature]

[Signature]





Allowable Uses

- Memorial Parks
- Cemetery
- Columbarium
- Ossuary
- Customary accessory uses such as crypts, chapels, parks, playgrounds, pocket parks, parkways, promenades, parking, and toilet facilities

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade as provided in the NBC.
- Subject to HLURB Rules and Regulations for Memorial Parks and Cemeteries and other applicable guidelines/standards of concerned agencies.
- Subject to national locational guidelines and standards of concerned agencies

They shall be located on a special zoning district and are outside of or within reasonable distance from residential Zone.

Their proper maintenance shall be the exclusive duty of the applicant or persons running them.

SECTION 13.7 REGULATIONS IN BUFFER/GREENBELT ZONE (B/G-Z)

These are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

Allowable Uses

- Open spaces/gardens/landscapes
- Parks and park structures such as playgrounds, jogging trails, bicycle lanes
- Plant nurseries
- Ground-level or underground parking structures/facilities
- Agriculture, silviculture, horticulture
- Customary accessory uses incidental to any of the above such as offices, eateries/ canteens, parking, kiosks, retail stores and toilet facilities

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 6 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies

SECTION 14. Regulations in Overlay Zones. A "transparent zone" that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations may pertain to additionally allowable uses, building density and bulk and building/ structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

SECTION 14.1 AGRI-TOURISM OVERLAY ZONE (ETM-OZ)

The objective for this Overlay Zone is to ensure that the dual goals of environmental conservation and tourism economic development are attained.





Allowable Uses

In addition to those uses that may be allowed in the Base Zone, the following are uses and activities that may be allowed in the Ecotourism Overlay Zone:

- Accommodation facilities
- Boardwalks
- Dining facilities
- Dive shops/Diving lesson establishments
- Water-oriented recreation/sports rental equipment shops
- Tourism-oriented retail shops (e.g. souvenirs, clothes, etc.)
- Foreign exchange shops/establishments
- Agricultural-tourism related facilities

Building/Structure Design Regulations

- Ecotourism facilities such as hotels, resorts, should be made of light indigenous materials.
- Designs should conform to the applicable standards of the Department of Tourism.
- Only single-detached or duplex structures shall be allowed.
- The freeboard elevation of buildings shall be 600mm measured from the outermost building line facing the foreshore to the building's finish floor line.
- Green buildings and use of renewable energies are encouraged.
- The use of impermeable paving materials outside of building envelopes shall not be allowed.
- The use of firewalls along property lines shall not be allowed.

SECTION 14.2 TRANSIT-ORIENTED DEVELOPMENT OVERLAY ZONE (TOD-OZ)

The Transit-Oriented Overlay Zone covers all properties having a radial distance of 500 meters from the Tabang Growth Node. The objectives of these regulations are:

- To facilitate the development of a walkable and compact urban center thereby reducing opportunities for urban sprawl
- To encourage the use of public vehicles thereby reducing vehicular traffic volumes

Allowable Uses

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

Building Density and Bulk Regulations

- Buildings that provide ground level commercial spaces shall be provided with a density bonus equivalent to additional two (2) storeys from the Building Height Limit provided in the Base Zone.
- Buildings that provide ground level commercial spaces and 10% ground level landscaped or gardened shall be provided with a density bonus equivalent to additional three (3) storeys from the Building Height Limit provided in the Base Zone.

SECTION 15. Zoning Incentives. Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that promotes Guiguinto as Garden City through allocation of enough space for gardening / landscaping / planting of trees or more than the prescribed space required in this Ordinance. Also, density bonuses shall be given for projects that use CCA/DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems.

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





ARTICLE I

GENERAL DEVELOPMENT GUIDELINES

SECTION 16. Yard, Open Space, Off-street Parking Space - No part of the street parking space, loading space, or other open space required of adjacent building shall be included as part of the yard, open space, off-street parking or loading space of the project building for the purpose of complying with the Ordinance. However, this shall not apply to building/s with common party walls or adjacent building lines, in which case, only the yard for the free or non-abutting sides will be required. No part of the road shall be used for parking display or wares, work area, signage or for any other such purposes.

SECTION 17. Traffic Generators - All traffic generating activities allowed in any of the growth nodes must provide or minimum parking space for the employees, clients and visitors as follows:

1. Multi-family living units (Townhouses, apartments, rowhouses with 1-2 storey type) with individual lot titles	1 slot/living unit
2. Supermarkets	1 slot/75 sq.m. of shopping floor area
3. Wet and dry markets	1 slot/50 sq.m. Of stall area plus 1 delivery parking slot per 300 sq.m. of stall area
4. Restaurants, fast food centers, bars and beerhouses, eateries	1 slot/15 sq.m. of customer area 1 slot/50 sq.m. of office area including kitchen
5. Nightclubs, supper clubs and theater restaurants	1 slot/15 sq.m. of customer area
6. Office buildings	1 slot/50 sq.m. of gross floor area
7. Other buildings in business/commercial zones	1 slot/50 sq.m. of rentable space
8. Public assembly buildings such as theaters, cinemas,	1 slot/25 sq.m. of spectator area
9. Funeral Parlors/mortuaries	10 slots/chapel
10. Places of worship	1 slot/50 sq.m. of congregation area
11. Schools: Elementary schools, High Schools	1 slot/10 classrooms
Technical Schools	1 slot/5 classrooms
12. Tertiary Hospitals	1 slot/25 beds
13. Recreational facilities:	
*Bowling alleys	1 slot/4 alleys
*Amusement center	1 slot/25 sq.m. of gross floor area
*Clubhouses, and the like	1 slot/50 sq.m. of gross floor area
14. Condominiums	1 slot/50 sq.m. of total floor area (commercial), 1 slot/living unit (residential)
15. Commercial/shopping Malls	1 slot/70 sq. m. total floor area





OFFICE OF THE SECRETARY TO THE SANGGUNIAN BAYAN

Page 37 - Municipal Ordinance No. 239-S-2017

16. Factories, manufacturing establishments, mercantile building and warehouses, storage bins	1 slot/250sq.m. of gross floor area (g.f.a) + 1 delivery truck parking slot/300 sq.m.
17. Hotels and apartelles	1 slot/5 units
18. Pensions/lodging/boarding	1 slot/20 beds
19. Columbarium	1 slot/50 niches
20. Nursing homes for ambulatory patients, school and home for the children/orphanage	1 slot/12 beds
21. Terminals, intermodals or multimodal, depots and the likes	1 slot/500 sq.m. of gross floor area

SECTION 18. Height Regulations - Notwithstanding the Building Height provisions of this ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP).

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

SECTION 19. Area Regulations- Area Regulations in all zones shall conform with the minimum requirement of the existing codes such as:

- a. PD 957, "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations.
- b. Batas Pambansa 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.
- c. RA 7279 - Urban Development and Housing Act;
- d. PD 1096 - National Building Code
- e. PD 1185 - Fire Code
- f. PD 856 - Sanitation Code
- g. RA 6541 - Structural Code
- h. Batas Pambansa 344 - Accessibility Law
- i. Rules and Regulations - HLURB Town Planning and Zoning Program
- j. CA 141 or Public Land Act - public lands, including foreshore and reclaimed lands;
- k. PD 705 or Revised Forestry Code - forestlands;
- l. PD 1076 or Water Code of the Philippines - inland and coastal waters, shorelines and riverbank easements;
- m. RA 6657 or Comprehensive Agrarian Reform Law - agrarian reform lands.
- n. RA 7279 or Urban Development and Housing Act (UDHA) - socialized housing and settlements development;
- o. RA 7586 or National Integrated Protected Areas Act - protected areas in both land and seas;
- p. RA 7942 or Philippine Mining Act - mining areas;
- q. RA 8371 or Indigenous People's Rights Act (IPRA) - ancestral lands;
- r. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA) - SAFDZs and prime agricultural lands;
- s. RA 8550 or Revised Fisheries Code - municipal waters and coastal zones;
- t. RA 9593 or Philippine Tourism Act - tourism zones and estates
- u. RA 9729 or Philippine Climate Change Act, as amended;
- v. RA 10066 or Philippine Cultural Heritage Act - cultural and heritage zones/areas; and,
- w. RA 100121 or Disaster Risk Reduction and Management Act - disaster-prone and geo-hazard areas.
- x. Other relevant guidelines promulgated by the national agencies concerned.





SECTION 20. Easement.

River and its Tributaries:

Pursuant to the provisions of the Water Code, an easement of three (3) meters on both sides of Guiguinto River and its tributaries, creeks, and esteros shall be provided for public use.

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

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.

Roads:

The following road setback regulation shall be applied:

Zoning Classifications	Major Thoroughfares	Secondary Roads	Tertiary Roads 6m and below
	National/ Diversion Road	Provincial Road	Municipal/Barangay Road
Residential	10m.	10m.	3m.
Commercial	20m.	20m.	7m.
Industrial	30m.	25m.	10m.
Agricultural	20m.	20m.	7m.
Agro-Industrial	30m.	25m.	10m.
Institutional	20m.	20m.	10m.
Parks and Recreation	10m.	10m.	3m.

Source: DPWH, HLURB

The above setback requirements start from the edge of the road right-of-way. For major thoroughfares and roads with established grade, a 5-meter setback is already annotated on the titles of the affected property owner.

All road carriageways shall be free from any form of obstructions particularly from being used as car park and extension of business such as restaurants, and automotive.

SECTION 21. Provisions for Road Widening and Road Right-of-way. As required by the Municipal Government, road widening and road construction program are illustrated in the Official Zoning Map as well as other projects that may later on be identified.

- Road Widening. Set-back shall be imposed structures along roads identified as critical for widening to ease traffic flow and/or access to properties.
- Proposed Road. No structures shall be allowed to be constructed within properties or portions thereof affected as right-of-way of the proposed road.





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 39 - Municipal Ordinance No. 239-S-2017

Proposed Road Interconnection and Widening

Road Name	From	To	Existing RROW (Meters)	Proposed RROW (Meters)
Road Widening				
Garden City Road Widening (NIA Road Malis-Pritil)	Tuklas	Shell of Asia	5	10
Proposed Garden City Access Road (Widening of Existing ---- Rd.)	Daang Maharli ka Road	Santa Cruz (Street Road)		15
C. Mercado St. (Portion of Matungao- Guiguinto Road)	Mac Arthur Highway	PNR 1	8	20
Mac Athrur Highway to Bukid	End of C. Mercado St. (PNR 1)	Plaride 1 Bypass	8	20
New Road Development				
Sta. Rita Access Road	Sta. Rita	Pritil- NIA Road	0	10
Daungan-Tiaong Road	Pritil-NIA Road	Daungan- Malis Road	0	8
Daungan-Cutcut Road	Daungan- Bagong Silang Road	Plaridel Bypass Road	0	8
Malis-Sta. Cruz Road	San Isidro St.	Limtuaco Road	0	8
Pritil to Daungan	Pritil NIARoad	Purok 3 Road	0	8
Tabe-Ospital ng Guiguinto Road-Tiaong	Mac Arthur Highway to Bukid Road	Ospital ng Guiguinto	0	8
Ospital ng Guiguinto- Tiaong Road	Ospital ng Guiguinto	Tiaong (Kabukiran)	0	8
Tuktukan-Poblacion Road (Back of Central School)	Catindig St.	Matungao- Guiguinto Road	0	6
Tuktukan-Poblacion Road (Back of Municipal Building)	Herminia Pingol St.	Matungao- Guiguinto Road	0	6
Church to Municipal Building	Manialac St.	Municipal Building Compound	0	6
Proposed Garden City Access Road (New)		NIA Road (Malis- Pritil)	0	15

SECTION 22. Buffer Regulations. A buffer strip of a minimum of three (3) meters width planting strip is required along the periphery of all industrial zones. 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.





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 40 - Municipal Ordinance No. 239-S-2017

SECTION 23. Provision Surface Drainage and Heat Reduction - To minimize surface run-off and allow recharging of ground water supply, green areas shall be provided and pervious materials such as perforated slabs, surface parking lots, driveways, sidewalks and

SECTION 24. Specific Provisions in the National Building Code- Specific provisions stipulated in the National Building Code (PD 1096) as amended thereto relevant to traffic generators, advertising and business signs, creation of more than one principal structure, dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance shall be observed.

All buildings four (4) storeys and above, constructed after the approval of the Zoning Ordinance shall provide underground with basement and rear building parking.

SECTION 25. Advertising, Billboards and Business Signs. No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without locational clearance from the Zoning Administrator/Zoning Officer. Locational clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot.

Obnoxious signs that would constitute nuisance to adjoining property owners, distract motorists or constitute as hazards to public safety shall not be allowed in any area. No sign should project to public property unless expressly allowed by the Zoning Administrator/ Zoning Officer. Temporary signs and billboards for not more than two months may be allowed by the Zoning Officer/Administrator upon payment of corresponding fees to the Municipality. The permit for such sign shall indicate the location, size, slope, contents and type of construction.

It shall be unlawful to maintain an obsolete sign by reason of discontinuance of business, service or activity for more than 60 days there from.

**ARTICLE II
PERFORMANCE STANDARDS**

SECTION 26. Environmental Conservation and Protection Standards. It is the intent of the ZO to protect the natural resources of the Municipality. In order to achieve this objective, all developments shall comply with the following regulations:

- Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
- Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.
- Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, re-graded, developed, piped, diverted or built upon.
- All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
- All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIAN BAYAN

Page 41 - Municipal Ordinance No. 239-S-2017

- e. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Ambient Water Quality Criteria;
- f. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters;
- g. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;
- h. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties;
- i. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
- j. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's latest Air Quality Standards.
- k. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
- l. Industrial processes/activities should not cause negative impacts to the environment. The Zoning Administrator/Zoning Officer may request for descriptions of these as part of the requirements for Locational Clearance.

SECTION 27. Agricultural Land Conservation and Preservation Criteria.

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

Applications for agricultural land re-classification approved by the Municipality shall be submitted to the HLURB/Sangguniang Panlalawigan for review and final approval.

SECTION 28. Network of Green and Open Spaces. The Municipality intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Also, such regulation shall ensure the promotion of the Municipality to become the Garden capital in Bulacan. Hence, developments shall conform to the following provisions, as applicable:

- a. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 1216, PD 953, PD 957 and BP 220, are respectively required to
- b. provide landscaping / gardening / tree-planting of at least 10% of the its mandated open spaces including the provision of tree-planted strips along their internal roads.





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 42 - Municipal Ordinance No. 239-S-2017

- c. Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws. These mandated open spaces shall be classified as non- alienable public lands, and non-buildable.
- d. Roof decks of all buildings shall be landscaped, as applicable.
- e. Parking lots having at least 20 car parking slots shall be:
 - Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown.
 - 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

SECTION 29. Site Development Standards. The Municipality consider it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets. Moreover, this 20 gives emphasis on providing gardens and landscapes as one of the major elements of the site development.

Further, designs should consider the following:

- a. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
- b. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator/Zoning Officer prior to the granting of a Locational Clearance;
- c. The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
- d. Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.
- e. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing operations. Noise levels shall be maintained according to levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
- f. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
- g. Fencing along roads shall be see-through. Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

SECTION 30. Infrastructure Capacities. All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacities of the system/s serving them.





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 43 - Municipal Ordinance No. 239-S-2017

The Zoning Administrator shall require the following:

- a. Drainage Impact Assessment Study
All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings or condominiums, shopping malls, public markets, schools, universities, residential and industrial, and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.
- b. Traffic Impact Statement
Major, high intensity facilities such as commercial-residential buildings or condominiums having four floors and above, shopping malls, public markets, transportation terminals/garages, schools, universities, residential and industrial subdivisions, cock fighting arena, sports stadia and other similar developments shall be required to submit Traffic Impact Statements. Other traffic generating developments, as determined by the Zoning Administrator/Zoning Officer, shall be required to submit the same.

ARTICLE III
SUPPLEMENTARY REGULATIONS

SECTION 31. Special Permit uses. A special permit shall be the following uses, subject to terms and conditions as hereunder prescribed:

- a. Funeral Parlors
 1. Establishment of funeral parlors may be permitted and operated along national or through streets within the Municipality. A one-way private road or alley of not less than three (3) meters with corresponding entrance within the site of such parlor for the parking of cars shall be installed.
 2. Funeral Parlors/Memorial Chapels/Mortuaries shall not be allowed within residential areas.
 3. Location of which shall be out of sight of hospitals and other institutions that might find the view of Funeral Parlors/Memorial Chapels/Mortuaries objectionable.
- b. Telecommunication Stations
 1. They shall be located within commercial zones.
 2. Their sound maintenance shall be the exclusive responsibility of the applicant and/or the persons running them.
 3. In a case to case basis, however, they may be denied location to some residential zones provided the preceding condition is complied with.
 4. Subject to compliance on the existing guidelines set by HLURB in the establishment of telecommunication towers,





*Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto*



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 44 - Municipal Ordinance No. 239-S-2017

c. Cockpit Arena

1. Adequate parking space should be provided for all its patrons.
2. Sanitary regulations should be complied with.
3. Subject to compliance on the existing guidelines / rules on the establishment of cockfighting facilities.

d. Transport Terminals

1. The following basic and customary facilities shall be provided within the terminal compound for efficient, safe and orderly operation:

3.1 Boarding/loading space, the minimum area of which shall be equivalent to 1.5 times the actual dimension of a transport vehicle unit using the terminal, multiplied by the estimated maximum number of units boarding/loading in the terminal at any given time;

3.2 Temporary parking space for other units queuing for boarding/loading shall be computed based on actual dimension of each transport vehicle unit using the terminal multiplied by the estimated maximum number of units in the terminal premises at any given time;

3.3 Disembarking/arrival area, the minimum area of which shall be equivalent to 1.5 times the actual dimension of a transport vehicle unit using the terminal multiplied;

3.4 Sufficient areas for driveways and maneuverings;

3.5 A passenger waiting lounge with an area equivalent to 50% of the computed total boarding/loading space;

3.6 Information counter, baggage/storage room and toilet rooms with sufficient water supply for maintenance of hygiene and sanitation;

3.7 Customer parking space, the number of slots being twice the estimated maximum number of units boarding/loading in the terminal at any given time as minimum.

2. A perimeter fence shall be provided to physically delineate the terminal premises and to avoid out-spill of activities to adjoining properties.

3. Proper disposal of wastes must at all times be practiced and the direct discharge to public sewer and drainage of waste oils, grease and the likes is not permitted. It is the sole responsibility of the terminal operator to maintain the premises in good sanitary condition.

4. The operator shall submit a site development plan / layout with a scale of 1:500 meters to the Zoning Official as part of the documentary requirements of application for locational clearance.

5. Clearance of the Barangay and, if the site abuts a residential zone, consent of the homeowners' association or in its absence, all the immediate neighbors shall also be required.

PHIL

[Signature]

[Signature]





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 45 - Municipal Ordinance No. 239-S-2017

e. Gasoline/Filling Station

1. They must conform with standards set by the Department of Energy.
2. They shall not constitute safety hazards in a community developed entirely for residential purposes.
3. Buffer strip and adequate firefighting equipment must be provided.
4. No gasoline/filling station shall be located within a residential zone without written conformity of the Homeowners' Association and/or the Barangay Council and the Local Fire Department.

f. Abattoir/Slaughterhouse

1. Abattoir shall be located within reasonable distance from residential and commercial areas as determined by the Zoning Official, provided that they shall not be located within the same premises as public markets.
2. A written authority to operate shall be secured from the Municipal Health / Sanitation Office by the applicant at least 90 days before the intended date of operation and a notice shall be posted in the Municipal Hall to determine public opposition, if any, to the proposed abattoir.
3. Proper waste disposal, odor control and other abatement procedures must be adopted.
4. The proponent shall obtain sworn statement of owners of land immediately adjacent to the proposed site signifying their conformity or non-conformity to the proposed activity as one of the prerequisites for the granting of a special use permit.

ARTICLE IV MITIGATING DEVICES

SECTION 32. Deviation. Variances and/ or Exceptions from the provisions of this Ordinance may be allowed by the Municipal Zoning Board of Appeals (MZBA) only when the following terms and conditions exist:

- a. Variances (deviation from applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards)

Variance may be allowed provided that proposals satisfy all of the following provisions:

- Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property (topography, shape, etc.), which is not self-created.
- The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like.
- 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.





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 46 - Municipal Ordinance No. 239-S-2017

b. Exceptions (deviations from Allowable Use provisions)

Exceptions may be allowed provided that proposals satisfy all of the following conditions:

- 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 properties in the same zone such as generating excessive vehicular traffic, causing overcrowding of people or generating excessive noise and the like.
- The exception will not alter the essential character and general purpose of the zone where the exception sought is located.

SECTION 33. Procedures for Evaluating Exceptions and Variances. The procedure for evaluating applications for Variances and/or Exceptions is as follows:

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

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

Upon issuance of favorable decision by the MZBA, the applicant shall secure Locational Clearance and other permits for the project under Article XI of this Ordinance. The fee(s) to be paid for such Locational Clearance shall be 20 percent more than the corresponding fee prescribed in Article XI of this Ordinance.





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 47 - Municipal Ordinance No. 239-S-2017

**ARTICLE V
ADMINISTRATION AND ENFORCEMENT**

SECTION 34. Approved Zoning Maps. The Approved Municipal Zoning Maps, printed in standard color codes and with minimum dimensions of 1.20m x 1.20m, shall be posted at the following offices:

- a. Office of the Mayor
- b. Office of the Zoning Administrator
- c. Municipal Planning and Development Office
- d. Municipal Assessor's Office
- e. Municipal Engineer's Office
- f. Municipal Agrarian Reform Office
- g. Municipal Agriculture Office
- h. Municipal Environment Office

Zoning maps for each barangay shall be posted at respective barangay halls for public information and guidance of barangay officials. These should similarly be printed in standard color codes and minimum dimensions of 1.20m x 1.20m.

SECTION 35. Locational Clearance. All owners/developers shall secure locational clearance from the Zoning Administrator/Zoning Officer or, in cases of variances and exceptions, from the MZBA prior to conducting any activity or construction on their property/land. This will include property/ land located in Special Economic Zones and other areas administered by national and special agencies, except for facilities for national security as certified by the Department of National Defense.

Locational Clearance and Development Permits should not be issued by the Zoning Officer unless the project is in conformance with the provisions of the Zoning Ordinance and the applicant/s paid the corresponding fees for their project/s to the Municipal Treasurer of the Municipality.

SECTION 36. Schedule of Fees

The fees to be imposed for locational clearances, petition or request for reclassification shall be based on the latest Schedule of Fees prescribed by the HLURB.

Payment of the filing fees shall be made prior to acceptance of applications.

Payment of processing fees shall be prior to the release of the approved application.

A surcharge of fifty (50%) percent based and added to the corresponding processing fee plus interest of fourteen (14%) percent per annum shall be imposed on all structures/operations without any locational clearance, certificate of conformance or non-conformance, building permit, license or permit to operate upon implementation of this Ordinance.

SECTION 37. Projects of National Significance. Based on established national standards and priorities, the HLURB shall continue to issue locational clearances for projects considered to be of vital and national or regional economic or

environmental significance. Unless otherwise declared by the NEDA Board, all projects shall be presumed locally-significant. (Para. 2 Section 3a, of EO 72).





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 48 - Municipal Ordinance No. 239-S-2017

SECTION 38. Major and/or Innovative Projects. Applications for projects that promote urban renewal and restoration work, or introduce flexibility and creativity in design or plan, such as but not limited to Historic Preservation development, Planned Unit Development, etc., may be approved by the Office of the Municipal Zoning Administrator provided that:

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

The Zoning Administrator/Zoning Officer or the MZBA, as the case may be, may seek the assistance of the HLURB or external consultants in the evaluation of proposed Major and/or Innovative Projects such as seaports, airports, oil depots, reclamation areas, shopping malls, special economic zones, tourism enterprise zones, and the like.

SECTION 39. Subdivision Projects. All owners and/or developers of subdivision projects shall, in addition to securing a Locational Clearance, be required to secure a Development Permit pursuant to the provisions of PD 957 and its Implementing Rules and Regulations or BP 220 and its Implementing Rules and Regulations and in accordance with the procedures laid down in EO 71, Series of 1993.

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

SECTION 40. Planned Unit Development Projects. Proposed Planned Unit Developments (PUD) projects shall be accompanied by Comprehensive Development Master Plans (CDMPs) showing, at the minimum, proposed land uses, building density and bulk, road network layout, road and sidewalk section details, and master layouts of all utilities such as those for potable water, storm drainage, sewerage, power supply, telecommunication and solid waste management.

CDMPs shall also be provided with Deed Restrictions where, upon approval of the Zoning Administrator/Zoning Officer or MZBA, as the case may be, proof of compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

SECTION 41. Environmental Compliance Certificate (ECC). Notwithstanding the issuance of Locational Clearance under Section 39 of this Ordinance, neither Environmentally Critical Projects nor projects located in Environmentally Critical Areas shall be commenced, developed or operated unless an Environmental Compliance Certificate (ECC) or a Certificate of Non-Coverage (CNC) is issued by the Department of Environment and Natural Resources





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 49 - Municipal Ordinance No. 239-S-2017

SECTION 42. Building Permit. No building permit shall be issued by the Municipal Building Official without a valid locational clearance in accordance with this ordinance.

SECTION 43. Building Permits Issued Prior to the Approval of this Ordinance. Except otherwise provided in the National Building Code, nothing herein contained shall require any change in the plan, construction, size or designated use of any building, structure or part thereof for which a Building Permit has been duly granted prior to the adoption of this Ordinance, provided that:

- a. The construction of the building, structure or part thereof have been started at the time of the enactment of this Ordinance, and not later than six (6) months after the issuance of the Building Permit; and
- b. The structure or building will not be incompatible with the designated uses in the Zone in which it is to be located, and will not adversely affect the public health, safety or general welfare.

SECTION 44. Business Permit. The Business and Licensing Division shall require a Locational Clearance for new developments.

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

SECTION 45. Occupancy Permit. No Occupancy Permit shall be issued by the Local Building Official without certification from the Zoning Administrator/ Zoning Officer that the building has complied with the conditions stated in the Locational Clearance.

SECTION 46. Validity of Locational Clearance. Upon issuance of an LC, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of LC within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

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

SECTION 47. Non-use of Locational Clearance. Upon issuance of a locational clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of said clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

SECTION 48. Grounds for Denial, Suspension, Revocation and/or Invalidation of Locational Clearance, Final Approval and Development Permit, and Zoning Certifications. The Zoning Officer may order or direct denial, suspension, revocation and/or invalidation of Locational Clearance, Final Approval and Development Permit and Zoning Certification on any of the following grounds:

- a. Incorrect or inaccurate information found in application;
- b. Non-compliance with the terms and conditions of the Locational Clearance or Final Approval and Development Permit





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 50 - Municipal Ordinance No. 239-S-2017

- c. Suspension or abandonment of the work so authorized in the Locational Clearance or Final Approval and Development Permit at any time it has commenced for a period of one hundred (100) days or more;
- d. Unauthorized changes/modifications or alterations in the approved plans and specifications and/or in the construction;
- e. Failure to engage the service of a duly licensed civil engineer or geodetic engineer to undertake full time inspection and/or supervision in the implementation of the project.

All payments made for the suspended, revoked and/or invalidated Locational Clearance or Final Approval and Development Permit, and Zoning Certification shall be forfeited in favor of the Municipality.

SECTION 49. Conforming Use. A lot shall be deemed to have a conforming use that complies with the regulations of the zone in which it is located if the dominant use of the lot is consistent with the allowable uses for such zone, pursuant to this Ordinance.

SECTION 50. Notice of Non-Conformance. Upon approval of this Ordinance, the Zoning Administrator/Zoning Officer shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same Notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section

It may also provide conditions by which the non-conforming use can reduce its non-conformity.

SECTION 51. 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 the provision of this Ordinance, provided:

- a. 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 or land where such non-conforming use exists at the time of the adoption of this Ordinance;
- b. That no such non-conforming use this has ceased operation for more than one (1) year be again revived as non-conforming use;
- c. An idle/vacant structure may not be used for non-conforming activity;
- d. That any non-conforming building/structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost. That should such non-conforming portion of any building/structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance;
- e. That no such non-conforming use maybe moved to displace any conforming use;
- f. That no such non-conforming use and/or structure may be expanded or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity;
- g. That should such use and/or structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the zone in which it is moved or relocated;





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 51 - Municipal Ordinance No. 239-S-2017

- h. That such non-conforming use and/or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance;

SECTION 52. Responsibility for Administration and Enforcement.

This Ordinance shall be enforced and administered by the local chief executive through the Zoning Administrator/ Zoning Officer or Municipal Planning and Development Officer if designated as Zoning Administrator/Zoning Officer and shall be appointed by the former in accordance with existing rules and regulations on the subject.

SECTION 53. Qualifications of the Zoning Administrator / Zoning Officer. The Zoning Administrator/Zoning Officer must comply with the requirements of RA No. 10587, also known as the Environmental Planning Act of 2013.

SECTION 54. Powers and Functions of a Zoning Administrator/Zoning Officer. Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, The Zoning Administrator/Zoning Officer shall perform the following functions, duties and responsibilities.

a. Enforcement

1. Act on all applications for locational clearances for all projects.
 - Issuance of Locational Clearance for projects conforming to zoning regulations.
 - Recommend to the Municipal Zoning Board and Appeals (MZBA) the grant or denial of applications for variances and exemptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefore.
2. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are violating the zoning ordinance and if necessary, pursuant to Sec. 3 of EO 72 and Sec. 2 of EO 71, refer subsequent actions thereon to the HLURB.
3. Coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.
4. Coordinate with the Municipal Fiscal and/or Municipal Legal Officer for other legal actions/remedies relative to the foregoing.

b. Planning

1. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the Zoning Ordinance prior to adoption by the Sangguniang Bayan.

SECTION 55. Complaints and Oppositions. A complaint for violations of any provision of this Zoning Ordinance or of any clearance or permits issued pursuant thereto shall be filed with the MZBA.





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

Page 52 - Municipal Ordinance No. 239-S-2017

Oppositions to application for Locational Clearance, Variance or Exception shall be treated as a complaint and shall likewise be filed with the LZBA.

SECTION 56. Functions and Responsibilities of the MZBA. There is hereby created a Municipal Zoning Board of Appeals (MZBA) which shall perform the following functions and responsibilities:

- c. Act on applications of the following nature:
 1. Variances
 2. Exceptions
 3. Non-Conforming Uses
 4. Complaints and opposition to application/s
- d. Act on appeals on grant or denial of locational clearance by the Zoning Administrator/Zoning Officer.
- e. Act on appeals regarding the non-conformity of existing uses, buildings or structures to the applicable provisions of this Ordinance.
- f. Decisions of the MZBA shall be carried by an absolute majority vote (50% + 1) of its members.

SECTION 57. Appeals to MZBA Decisions. Decisions of the MZBA shall be appealable to the HLURB.

SECTION 58. Composition of the Municipal Zoning Board of Appeals (MZBA).

The Municipal Development Council shall create a sub-committee which shall act as the MZBA composed of the following members:

- a. Municipal Mayor as Chairman
- b. SB Committee Chairperson on Land Use/Zoning (If said committee is non-existent, the SB may elect a representative)
- c. Municipal Legal Officer
- d. Municipal Assessor/Municipal Engineer
- e. Municipal Engineer
- f. Municipal Planning and Development Coordinator (if other than the Zoning Administrator/Zoning Officer)
- g. Municipal Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
- h. Two (2) representatives of the private sector nominated by their respective organizations and confirmed by the municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its member as may be necessary to meet the total number above set forth, as representatives.
- i. Two (2) representatives from non-government organization and civil society organizations nominated by their respective organization and confirmed by the municipal mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may necessary to meet the total number above set forth, as representatives.

The Municipal Planning and Development Office shall serve as the Secretariat to the MZBA.

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

SECTION 59. Review of the Zoning Ordinance. The Municipal Zoning Review Committee (MZRC) is hereby created under the Municipal Development Council, to review the Zoning Ordinance considering the CLUP, based on the following reasons/ situations:





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIAN BAYAN

Page 53 - Municipal Ordinance No. 239-S-2017

- a. Updating/Revision of the CLUP
- b. Introduction of projects of national and/ or local significance
- c. Force majeure events with Municipal-wide land use implications
- d. Petition for re-zoning/re-classification with Municipal-wide implications
- e. Increasing number of applications/issuances invoking Variances and Exceptions

SECTION 60. Composition of the Municipal Zoning Review Committee (MZRC). The Municipal Zoning Review Committee shall be composed of the following:

- a. Sangguniang Bayan Chairperson on Land Use/Zoning (or equivalent committee)
- b. Municipal Planning and Development Coordinator
- c. Municipal Zoning Administrator/Zoning Officer
- d. Municipal Assessor
- e. Municipal Legal Officer
- f. Municipal Engineer
- g. Municipal Community Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
- h. Municipal Agriculturist
- i. Municipal Agrarian Reform Officer
- j. President, Association of Barangay Captains
- k. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe
- l. Two (2) non-government and civil society organization representatives

The Municipal Planning and Development Office shall serve as the Secretariat to the MZRC.

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

SECTION 61. Functions of the Municipal Zoning Review Committee. The Municipal Zoning Review Committee shall have the following powers and functions:

- a. Review the Zoning Ordinance for the following purposes:
 1. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 2. Recommend changes to be introduced in the Comprehensive Land Use Plan and the Zoning Ordinance in the light of permits granted such as variances and exceptions, and increasing applications for rezoning and reclassification.
 3. Identify provisions of the Ordinance difficult to enforce or are unworkable.
- b. Recommend to the Sangguniang Bayan necessary legislative amendments on the needed changes in the Zoning Ordinance as a result of the review conducted.
- c. Coordinate with HLURB of the recommended changes to this Ordinance as a result of its review.

SECTION 62. Amendments to the Zoning Ordinance. Changes in the Zoning Ordinance as a result of the review by the Municipal Zoning Review Committee shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a resolution of a three-fourths (or majority vote) of the Sangguniang Bayan.





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIAN BAYAN

Page 54 - Municipal Ordinance No. 239-S-2017

Any amendment shall take effect only after approval and authentication by HLURB or Sangguniang Panlalawigan.

SECTION 63. Violation and Penalty. Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding the Schedule of Fees and Fines in this Ordinance or an imprisonment for a period not exceeding six (6) months or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

SECTION 64. Suppletory Effect of Other Laws and Decrees. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

SECTION 65. Non-Diminution of National Standards. The rules and standards provided in this ZO shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

SECTION 66. Consistency between National and Local Plans, Programs and Projects. Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the Zoning Ordinance.

SECTION 67. Issuance of Zoning Permit. All land reclassifications shall be subject to the approval of the Sangguniang Bayan before the issuance of Zoning Permit by the Office of the Municipal Planning Development Coordinator (Reclassification Ordinance is a pre-requisite)

SECTION 68. Separability Clause. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 69. Repealing Clause. All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

SECTION 70. Effectivity Clause. This Ordinance shall take effect upon approval by the Sangguniang Panlalawigan of Bulacan and after compliance with the publication requirements of the Local Government Code.

APPROVED.

Enacted May 18, 2017 by the Sangguniang Bayan in session assembled.





Republic of the Philippines
Province of Bulacan
Municipality of Guiguinto



OFFICE OF THE SECRETARY TO THE SANGGUNIANG BAYAN

[Signature]

BANJO S. ESTRELLA
Municipal Vice Mayor

ATTESTED:

[Signature]

OLIVIA V. PUNONGBAYAN
Acting Secretary to the Sangguniang Bayan

[Signature]

ELISEO B. SANTOS, JR.
SB Member

[Signature]

RICARDO B. JOSE
SB Member

[Signature]

CORNELIO C. RAMOS
SB Member

[Signature]

EVANGELINE V. VILLANUEVA
SB Member

[Signature]

ALBERT L. ESTRELLA
SB Member

[Signature]

RANDALL B. PINGOL
SB Member

JULIUS V. FIGUEROA
SB Member

ROMEO D. TONOG
SB Member

[Signature]

CEZAR L. MENDOZA
SB Member-President

Approved and signed this 29th day of May, 2017.

[Signature]

AMEROSIO C. CRUZ, JR.
Municipal Mayor

