



Republic of the Philippines
Province of Rizal

Municipality of Angono

ZONING ORDINANCE



SANGGUNIANG BAYAN NG ANGONO
Angono, Rizal

MUNICIPAL ORDINANCE NO. 745
Series of 2016

AN ORDINANCE REVISING THE ZONING REGULATIONS OF THE MUNICIPALITY OF ANGONO AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

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Be it ordained by the Sangguniang Bayan of Angono:

WHEREAS, the implementation of Comprehensive Land Use Plans would require the enactment of regulatory measures to translate its 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 THE 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 and coordinates the activities of local governments in comprehensive land use planning;

NOW THEREFORE, the Sangguniang Bayan of Angono, in session assembled hereby adopts the following Zoning Ordinance.

ARTICLE I

TITLE OF THE ORDINANCE

SECTION 1. TITLE OF THE ORDINANCE. This Ordinance shall be known as the Comprehensive Zoning Ordinance of the Municipality of Angono, Province of Rizal and shall be referred to as the Ordinance.

ARTICLE II

AUTHORITY AND PURPOSE

SECTION 2. AUTHORITY. This Ordinance is enacted pursuant to Sections 16, 20, 447 and 458 of R.A. 7160, otherwise known as the Local Government Code of 1991, authorizing municipalities to adopt integrated Zoning Ordinance subject to the approval of the Sangguniang Bayan and Executive Orders 72 and 648 authorizing municipalities to prepare their respective comprehensive land use plans and the necessary zoning ordinances to implement the said plans.

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

(a) Guide, control and regulate future growth and development of the Municipality of Angono in accordance with its development and land use plan;

(b) Protect the character and stability of residential, commercial, industrial, institutional, agricultural, parks and open spaces within the locality and promote the orderly and beneficial development of the area;

(c) Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants of Angono;

(d) Provide adequate light, air, privacy and convenience of access to property;

(e) Prevent undue concentration of population and properties;
and

(f) Regulate the location and use of buildings and lands in such a manner as to obviate the danger of public safety caused by undue interference with existing or prospective traffic movements on such streets and thoroughfares.

SECTION 4. GENERAL ZONING PRINCIPLE. This Comprehensive Zoning Ordinance is based on the development plan for Angono, on the land use plan and zoning maps prepared by its Municipal

Planning and Development Office and adopted by the Sangguniang Bayan through a resolution.

SECTION 5. DECLARED ZONING PRINCIPLES. Zoning is the division of the municipality into land use zones, the specification of patterns, nature and characteristics of uses, and the provision of density and environmental regulations geared towards promoting the most beneficial, efficient and land uses in consonance with the approved development plans and strategies, as well as land use policies and objectives of the community which have been prepared by the Municipal Planning and Development Office and adopted by the Sangguniang Bayan.

ARTICLE III

DEFINITION OF TERMS

The definition of technical terms used in the Zoning Ordinance shall carry the same meaning giving 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. **AGR Agricultural Zone** – covers areas designed for cultivation, fishing and pastoral activities e.g. fish farming, cultivation of crops, goat/cattle raising etc.

2. **Agro-Industrial Zone (AIZ)** – an area **WITHIN A CITY OR MUNICIPALITY INTENDED** primarily for integrated farm operations and related product processing activities such as plantations for bananas, pineapple, sugar, etc.

3. **HLURB/BOARD** – SHALL MEAN HOUSING AND LAND USE REGULATORY BOARD.

4. **Buffer Area** – 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**.

5. **Built-up Area** – a contiguous grouping of ten (10) or more structures.

6. **Central Business District** – shall refer to areas designated principally for trade, services and business purposes (Commercial I Zone).

7. 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.

8. Compatible Use – uses or land activities capable of existing together harmoniously, e.g., residential use and parks and playground.

9. COMPONENTS CITIES/MUNICIPALITIES – CITIES WHICH DO NOT MEET THE REQUIREMENTS FOR HIGHLY URBANIZED CITIES SHALL BE CONSIDERED COMPONENT CITIES IN THE PROVINCE IN WHICH THEY ARE LOCATED.

IF A COMPONENT CITY IS LOCATED WITHIN THE BOUNDARIES OF TWO OR MORE PROVINCIAS SUCH CITY SHALL BE CONSIDERED COMPONENT OF THE PROVINCE OF WHICH IT USED TO BE A MUNICIPALITY (RA 7160)

10. 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.

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

12. Conforming Use – a use which is in ACCORDANCE with the zone classification as provided in the Ordinance.

13. Easement – open space imposed on any land use/activities sited along waterways, road-right-of-ways, cemeteries/memorial parks and utilities.

14. ENVIRONMENTALLY CRITICAL AREAS – REFERS TO THOSE AREAS WHICH ARE ENVIRONMENTALLY SENSITIVE AND ARE LISTED IN PRESIDENTIAL PROCLAMATION 2146 DATED DECEMBER 14, 1981.

15. ENVIRONMENTALLY 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.

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

17. FLOOR AREA RATIO OR “FAR” – IS THE RATIO BETWEEN THE GROSS FLOOR AREA OF THE BUILDING AND THE AREA OF THE LOT. THE GROSS FLOOR AREA OF THE BUILDING SHOULD NOT EXCEED THE PRESCRIBED FLOOR AREA RATIO (FAR) MULTIPLIED BY THE LOT AREA. THE “FAR” OF ANY ZONE SHOULD BE BASED ON ITS CAPACITY TO SUPPORT DEVELOPMENT IN TERMS OF THE ABSOLUTE LEVEL OF DENSITY THAT THE TRANSPORTATION AND OTHER NETWORKS CAN SUPPORT.

18. General Institutional Zone (GIZ) – an area within a city or municipality principally for general types of institutional establishments, e.g., government offices, schools, hospitals/clinics, academic/research, convention centers.

19. General Zoning Map – a duly authenticated map delineating the different zones in which the whole city/municipality is divided.

20. GROSS FLOOR AREA (GFA) – THE GFA OF A BUILDING IS THE TOTAL FLOOR AREA SPACE WITHIN THE PERIMETER OF THE EXTERNAL BUILDING WALLS, OCCUPIED BY:

- OFFICE AREAS;
- RESIDENTIAL AREAS;
- CORRIDORS;
- LOBIES;
- MEZZANINE;
- VERTICAL PENETRATIONS, WHICH SHALL MEAN STAIRS, FIRE SCAPES, ELEVATOR SHAFTS, FLUES, PIPE SHAFTS, VERTICAL DUCTS, AND THE LIKE, AND THEIR ENCLOSING WALLS;
- RESTROOMS OR TOILETS;
- MACHINE ROOMS AND CLOSETS;
- STORAGE ROOMS AND CLOSETS;
- COVERED BALCONIES AND TERRACES;
- INTERIOR WALLS AND COLUMNS, AND OTHER INTERIOR FEATURES;

BUT EXCLUDING:

- COVERED AREAS USED FOR PARKING AND DRIVEWAYS, INCLUDING VERTICAL PENETRATIONS IN PARKING FLOORS WHERE NO RESIDENTIAL OR OFFICE UNITS ARE PRESENT;
- UNCOVERED AREAS FOR AC COOLING TOWERS, OVERHEAD WATER TANKS, ROOF DECKS LAUNDRY AREAS AND CAGES, WADING OR SWIMMING POOLS, WHIRLPOOLS OR JACUZZIS, GARDENS, COURTS OR PLAZAS.

20. High density (Major) Commercial Zone (C-1) – an area WITHIN A CITY OR MUNICIPALITY principally for trade, services and

business activities ordinarily referred to as the Central Business Districts (CBD).

21. High Density Residential Zone (R-3) – a subdivision of an area principally for dwelling/housing purposes with a density of 66 or more dwelling units per hectare.

22. HIGHLY URBANIZED CITIES – CITIES WITH A POPULATION OF 200,000 INHABITANTS AS CERTIFIED BY THE NATIONAL STATISTICS OFFICE AND WITH THE LATEST ANNUAL INCOME OF AT LEAST P50,000,000 BASED ON 1996 CONSTANT PRICES AS CERTIFIED BY THE CITY TREASURER. (RA 7160)

23. INDEPENDENT COMPONENT CITIES – ARE THOSE COMPONENT CITIES WHOSE CHARACTERS PROHIBITS THEIR VOTING FOR PROVINCIAL ELECTIVE OFFICIALS. INDEPENDENT COMPONENT CITIES SHALL BE INDEPENDENT OF THE PROVINCE. (RA 7160)

24. Innovative Design – introduction and/or application of new/creative designs and techniques in development projects, e.g., PLANNED UNIT DEVELOPMENT (PUD), New town, etc.

25. Light Industrial Zone (I-1) – a subdivision of an area principally for the following types of industries:

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

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

27. Low Density (Minor) Commercial Zone (C-3) – an area WITHIN A CITY OR MUNICIPALITY intended for regional shopping centers such as large malls and other commercial activities which are regional in scope.

28. Medium Density (Minor) Commercial Zone (C-2) – an area WITHIN A CITY OR MUNICIPALITY with quasi-trade business activities and service industries performing complimentary/supplementary functions to principally commercial zone (CBD).

29. Medium Density Residential Zone (R-2) – an area WITHIN A CITY OR MUNICIPALITY principally for dwelling/housing purposes with a density of 21 to 65 dwelling units per hectare.

30. Medium Industrial Zone (I-2) – an area WITHIN A CITY OR MUNICIPALITY for the following types of industries:

- a. pollutive/non-hazardous

- b. pollutive/hazardous
- 31. Mitigating Device – a means to grant relief in complying with certain provisions of the Ordinance.
- 32. Mixed-use development – medium to high rise development use for residential, commercial and recreational uses. This may refer to land development projects which allow planned land use mixes so designed as to enhance the immediate environment.
- 33. New Town – shall refer to a town deliberately planned and built which provides, in addition to houses, employment, shopping, education, recreation, culture and other services normally associated with a city.
- 34. Non-Conforming Use – existing non-conforming uses/establishments in an area allowed to operate inspite of the non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.
- 35. Parks and Recreation Zone (PRZ) – an area designed for diversion/amusements and for the maintenance of the ecological balance of the community.
- 36. Planned Unit Development (PUD) – it is a land development scheme wherein the project site is comprehensively planned as an entity via the unitary site plan which permits flexibility in planning/design, building siting, complementarity of building types and land uses, usable open spaces and the preservation of significant natural land features.
- 37. 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.
- 38. Rural Area – area outside of designated urban area.
- 39. Setback – the open space left between the building and lot lines.
- 40. SOCIALIZED HOUSING ZONE (SHZ) – SHALL BE USED PRINCIPALLY FOR SOCIALIZED HOUSING/DWELLING PURPOSES FOR THE UNDERPRIVELEGED AND HOMELESS AS DEFINED IN RA 7279.
- 41. Transport and Utilities (TRU) – areas devoted to transport support facilities, such us bus/jeep terminal or stations, car barn, taxi stands, freight loading, storage, handling, loading, unloading area, depot repair and maintenance facilities, piers, airports, train yards and other related facilities including communications, infrastructure and other utilities.

42. Tourist Zone (TZ) – sites endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

43. URBAN AREA(S) – INCLUDE ALL BARANGAY(S) OR PORTION(S) OF WHICH COMPRISING THE POBLACION, CENTRAL BUSINESS DISTRICT (CBD) AND OTHER BUILT UP AREAS INCLUDING THE URBANIZED LAND IN AND ADJACENT TO SAID AREAS AND AT LEAST MORE THAN FIFTY PERCENT (50%) OF THE POPULATION ARE ENGAGED IN NON-AGRICULTURAL ACTIVITIES. CBD SHALL REFER TO THE AREAS DESIGNATED PRINCIPALLY FOR TRADE, SERVICES AND BUSINESS PURPOSES.

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

45. Urbanizable Land. area designated as suitable for urban expansion by virtue of land use studies conducted.

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

47. Warehouse – refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.

48. Water Zone (WZ) – are bodies of water WITHIN CITIES AND MUNICIPALITIES which include rivers, streams, lakes and seas except those included in other zone classifications.

49. Zone/District – an area within a city or municipality designated for specific land use as defined by man-made or natural boundaries.

50. Zoning Administrator/Zoning Officer – a municipal/city/government employee responsible for the implementation/enforcement of the Zoning Ordinance in a community.

51. Zoning Ordinance – a local legal measure which embodies regulations affecting land use.

ARTICLE IV

ZONE CLASSIFICATIONS

SECTION 6. DIVISION OF ZONES. To effectively carry out the provisions of this Ordinance, the municipality is hereby divided into the following zones or districts as delineated in the Official Zoning Map (Annex "A", as described in Annex "B").

- (a) Residential Zone (RZ)
- (b) Commercial Zone (CZ)
- (c) Industrial Zone (IZ)
- (d) General Institutional Zone (GIZ)
- (e) Parks and Recreation Zone (PRZ)
- (f) Mining Zone (MZ)
- (g) Protection Forest Zone(PTFZ)

Residential areas are further divided and classified into medium and high density, or R-2 and R-3 zones, respectively.

Commercial areas are further divided and classified into major (C-1) and minor (C-2) zones.

Industrial areas have two classification categories – the light-industrial (I-1) and medium-industrial (I-2).

SECTION 7. ZONING MAPS. It is hereby adopted as an integral part of this Ordinance an Official Zoning Map (Annex "B") duly prepared by the Angono Municipal Planning and Development Office, wherein the designation, location, and boundaries of the different land uses and zones herein established are shown and indicated. Such Official and Zoning Maps shall be signed by the local chief executive duly authenticated by the Sangguniang Panlalawigan.

SECTION 8. ZONE BOUNDARIES. As indicated in the Official Zoning maps, the locations and boundaries of the above-mentioned various zones into which the municipality of Angono has been divided and are hereby identified and specified as follows:

<u>Zone Classifications</u>	<u>Location</u>
1. Medium Density Residential (R-2)	All areas designated as residential in the Urban Zoning Map (color code normal yellow) in Flamingo St., Pelican St., Lakeview Drive St., Penguin St., Mallard St., Kingfisher St., Heron St., and Seagull St., Lakeview

Subdivision, Bgy. Kalayaan; Marque Land in Brgy. Mahabang Parang bounded by Abesias Compound and Antipolo Properties along Botong Francisco Avenue; Spouses Arcadio & Guceria Tiamson Property in Brgy. San Roque beside Village East Phase 2.

2. High Density Residential (R-3)

All areas designated as residential in the Urban Zoning Map (color code bright yellow) in most of Bgy. San Isidro, in the eastern side of Bgy. Kalayaan, in most of Bgy. San Vicente, in all of Bgy. Poblacion Itaas, in the upper part of Bgy. San Pedro and the eastern portion of San Clemente.

3. Major Commercial (C-1)

All areas designated as commercial in the Urban Zoning Map (color code light red) at the lower bend of Quezon Ave. from R. Tolentino St. down to the boundary with Binangonan in Bgys. San Isidro, Poblacion Itaas, San Pedro and San Roque; Eastern part of Mahabang Parang, along Botong Francisco Avenue intersecting M.L. Quezon Extension.

4. Minor Commercial (C-2)

All areas designated as commercial in the Urban Zoning map (color code dark red) along Quezon Ave. from R. Tolentino going north, along the Manila East Road, and in the southeastern corner of the town mostly in Bgy. San Isidro.

5. Light Industrial (I-1)

All areas designated as industrial in the Urban Zoning Map (color code light violet) are bounded by Edenville, Rainbow Village, Sitio Pinagpala, Lakeview Subdivision, San Lorenzo Neighborhood Association and Taytay-Angono

Coastal Road; North of Arveemar Homes and Constellation Homes along Don Mariano Santos Avenue; Southwest of Medalva Hills; Luzcon Inc. in North and Concrete Aggregates in South along DOMSA; Mt. Apo St. in Mahabang Parang intersecting M.L. Quezon Ext; Southwest of M.L. Quezon Ext. and Boundary of Municipality of Teresa in North.

6. Medium Industrial (I-2)

All areas designated as industrial in the Urban Zoning Map (color code dark violet) near Veterans Park in Brgy San Isidro.

7. General Institutional (GIZ)

All areas designated as institutional in the Urban Zoning Map (color code blue) scattered all over the adjacent barangays of San Roque, San Isidro, Kalayaan, San Vicente and Bagumbayan.

8. Parks and Recreation (PRZ)

All areas designated as recreational in the Urban Zoning Map (color code brown) such as the vacant area in the corner between Don Mariano Santos Ave. and the manila east Road in Bgy. San Isidro; the southwestern tip of the municipality near the mouth of Angono River in Bgys. San Vicente, San Clemente and Bagumbayan; and the linear park cum embankment along the lakeshore area in Bgys. Kalayaan and San Vicente.

9. Mining (MZ)

All areas designated in the Urban Zoning map as mining (color code brown) in the quarry areas of Bgys. San Isidro and San Roque.

10. Protection Forest (PTFZ) All areas designated in the Urban Zoning map (color code dark green) in the patches of steeply sloping lands of Bgys. San Isidro and San Roque.

SECTION 9. INTERPRETATION OF ZONE BOUNDARIES.

Where uncertainty exists with respect to the boundaries of any of the Zoning Maps, the following shall apply:

(a) Where zone boundaries are so indicated that they approximately follow the center of streets or highways, the street or highway right-of-way lines shall be construed to be the boundaries.

(b) Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.

(c) Where zone boundaries are so indicated that they are approximately parallel to the center lines or the right-of-way lines of streets and highways, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale of the Zoning Map.

(d) Where the boundary of a zone follows a railroad line, such boundary shall be the railroad right-of-way.

(e) Where the boundary of a zone follows a stream lake or other bodies of water, said boundary line shall be deemed to be the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.

(f) Where a lot of one ownership, as of record of the effective date of this Ordinance, is divided by the 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 use falls.

(g) Where the zone boundary is indicated as one lot deep, said depth shall be construed to be the average lot depth of the lots involved within such particular city/municipal block. Where, however, any lot has a depth greater than the said average, the remaining portion of said lot shall be construed by the one-lot-deep zoning district if the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining area has an area equivalent to fifty percent (50%) or more of the total area of the lot, then the average lot depth shall be apply to the

lot which shall become a lot divided and covered by two or more different zoning districts as the case may be.

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

(h) The textual description of the zone boundaries shall prevail over that of the Official Zoning maps.

ARTICLE V

ZONE REGULATIONS

SECTION 10. GENERAL PROVISIONS. The uses enumerated in the succeeding sections are not exhaustive nor all-inclusive. The Local Zoning Board of Adjustment and Appeals (LZBAA) shall, subject to the requirement of this Section, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

Allowance of other uses shall be based on the intrinsic qualities of the land and the socioeconomic potential of the locality with due regard to the maintenance of the essential qualities of the zone.

Specific uses/activities of lesser density within a particular zone (R-1) may be allowed within the zone of higher density (R-2, R-3) but not vice versa, nor in another zone and its subdivisions (e.g., General Commercial, C-1, C-2, C-3), except for uses expressly allowed in said zones, such that the cumulative effect of zoning shall be intra-zonal and not inter-zonal.

SECTION 11. USE REGULATIONS IN THE LOW-DENSITY ZONE (R-1). An R-1 shall be used principally for residential purposes so as to maintain the peace and quiet of the area within the zone with a density of twenty (20) dwelling units and below per hectare. The following are the allowable constructions/uses:

- (a) Family detached dwelling
- (b) Semi-detached dwelling, e.g., duplex, row house
- (c) Customary accessory uses like:
 - (1) Servant's quarter
 - (2) Private garage
 - (3) Guardhouse

(d) Home occupation for the practice of one's profession or for engaging in in-house businesses or industries such as dressmaking, tailoring, baking, running a sari-sari store, and the like, provided that:

- (1) The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
- (2) There shall be no change in the outside appearance of the building or premises;
- (3) No home occupation shall be conducted in any accessory uses cited above;
- (4) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any other need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard;
- (5) No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises;

(e) Home industry classified as cottage industry provided that;

- (1) Such home industry shall not occupy more than 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 hazard/nuisance;
- (2) Allotted capitalization shall not exceed the capitalization set by the Department of Trade and Industry (DTI);
- (3) Shall consider some provisions as enumerated in numbers 1, 2, 3 and 4 of letter d, Home Occupation, this section.

(f) Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:

- (1) Swimming pool
- (2) Pelota courts
- (3) Others

(g) Religious use

- (h) Multi-purpose/Barangay Hall
- (i) Preschool
- (j) Sports club
- (k) Clinic, nursing and convalescing home health center
- (l) Plant nursery

SECTION 12. USE REGULATIONS IN THE MEDIUM-DENSITY RESIDENTIAL ZONE (R-2). R-2 zones shall be for housing/dwelling purposes of high density, i.e., 21 to 65 dwelling units per hectare. The following are the compatible uses allowed in this zone:

- (a) All uses allowed in R-1 zone
- (b) Apartment
- (c) Boarding houses
- (d) Dormitory
- (e) Branch Library and museum
- (f) Elementary School
- (g) Highschool

SECTION 13. USE REGULATIONS IN THE HIGH-DENSITY RESIDENTIAL ZONE (R-3). An R-3 district shall be for housing/dwelling purposes of high density, i.e., 66 or more dwelling units per hectare. The following are the allowable uses:

- (a) All uses allowed in R-1 and R-2 zones
- (b) Residential condominium
- (c) Pension house
- (d) Hometel
- (e) Vocational school
- (f) Hotel apartments or apartels
- (g) High school and vocational schools

SECTION 14. USE REGULATIONS IN THE MAJOR COMMERCIAL ZONE (C-1).

A C-1 district or the Central Business District (CBD), shall be for commercial uses such as retail and wholesale trade, as well as professional, financial, recreational and personal services. Within the district, the following kinds of establishment shall be allowed:

- (a) Offices like:
 - (1) Office buildings
 - (2) Office condominiums
- (b) General stores and shops such as:
 - (1) Department stores
 - (2) Bookstores and office supply shops

- (3) Home appliance stores
 - (4) Car shops
 - (5) Photo shops
 - (6) Flower shops
- (c) Food markets and shops such as:
- (1) Bakeries and bake shops
 - (2) Wine stores
 - (3) Groceries
 - (4) Supermarket
- (d) Personal service shops like:
- (1) Beauty parlors
 - (2) Barber shops
 - (3) Sauna bath and massage clinics
 - (4) Dressmaking and tailoring shops
- (e) Recreational center establishments like:
- (1) Movie house/Theater
 - (2) Playcourt, e.g., tennis, bowling, billiard
 - (3) Swimming pool
 - (4) Day and night club
 - (5) Stadium, coliseum, gymnasium
 - (6) Other sports and recreational establishments
- (f) Restaurants and other eateries
- (g) Short-term special educational institutions such as:
- (1) Dancing schools
 - (2) Schools for self-defense
 - (3) Driving schools
 - (4) Speech clinics
- (h) Storerooms and warehouses, but only as may be necessary for the efficient conduct of the business
- (i) Commercial condominiums (with residential units in upper floors)
- (j) Commercial housing like:
- (1) Hotels
 - (2) Apartments
 - (3) Apartels
 - (4) Boarding houses
 - (5) Dormitories

- (6) Pension houses
 - (7) Club houses
 - (8) Motels
- (k) Other establishments such as:
- (1) Commercial condominium (with residential units in upper floors)
 - (2) Embassy/consulate
 - (3) Library, museum
 - (4) Filling station/service station
 - (5) Clinic
 - (6) Vocational/technical school
 - (7) Convention center and related facilities
 - (8) Messengerial service
 - (9) Security Agency
 - (10) Janitorial service
 - (11) Bank and other financial institution
 - (12) Radio and television station
 - (13) Building garage
 - (14) Commercial job printing
 - (15) Typing and photo engraving services
 - (16) Repair of optical instruments and equipment and cameras
 - (17) Repair of clocks and watches
 - (18) Manufacture of insignia, badges and similar emblems except metal
 - (19) Transportation terminal/garage
 - (20) Plant nurseries
 - (21) Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities.

SECTION 15. USE REGULATIONS IN THE MINOR COMMERCIAL ZONE (C-2).

A C-2 zone shall be for quasi-trade, business activities and service industries performing complimentary/supplementary functions to the Central Business District (CBD). Within the C-2 zone, the following uses are allowed:

- (a) All uses allowed in C-1 zone
- (b) Repair shops such as:
 - (1) House appliance repair shops
 - (2) Motor vehicle and accessory repair shops
 - (3) Home furnishing shops

- (c) Transportation terminal/garage with repair
- (d) Publishing
- (e) Medium scale junk shop
- (f) Machinery display shop/center
- (g) Gravel and sand
- (h) Lumber/hardware
- (i) Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- (j) Manufacture of signs and advertising displays (except printed)
- (k) Chicharon factory
- (l) Welding shops
- (m) Machine shop service operations (repairing/rebuilding, or custom job orders)
- (n) Repair of motorcycles
- (o) Lechon or whole pig roasting
- (p) Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
- (q) Doughnut and hopia factory
- (r) Other bakery products not elsewhere classified
- (s) Repacking of food products, e.g. fruits, vegetables, sugar and other related products
- (t) Funeral parlors, mortuaries and crematory services and memorial chapels
- (u) Parking lots, garage facilities
- (v) Other commercial activities not elsewhere classified

SECTION 16. USE REGULATIONS IN THE LIGHT INDUSTRIAL ZONE (I-1).

An I-1 zone shall be for non-pollutive/non-hazardous and non-pollutive/hazardous manufacturing/processing establishments. Enumerated below are the allowable uses:

- a) Non-Pollutive/Non-Hazardous Industries
 - (1) Drying fish
 - (2) Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
 - (3) Doughnut and hopia factory
 - (4) Manufacture of macaroni, spaghetti and vermicelli and other noodles
 - (5) Other bakery products not elsewhere classified (n.e.c.)
 - (6) Life belts factory
 - (7) Manufacture of luggage, handbags, wallets and small leather goods
 - (8) Manufacture of miscellaneous products of leather and leather substitute and n.e.c.

- (9) Manufacture of shoes except rubber, plastic and wood
- (10) Manufacture of slippers and sandals except rubber and plastic
- (11) Manufacture of footwear parts except rubber and plastic
- (12) Printing, publishing and allied industries and those n.e.c.
- (13) Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
- (14) Manufacture or assembly of electronic data processing machinery and accessories
- (15) Renovation and repair of office machinery
- (16) Manufacture or assembly of miscellaneous office machines and those n.e.c.
- (17) Manufacture of rowboats, bancas, sailboats
- (18) Manufacture of animal drawn vehicles
- (19) Manufacture of children vehicles and baby carriages
- (20) Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
- (21) Manufacture of measuring and controlling equipment, plumb bomb, rain gauge, taxi meter, thermometer, etc.
- (22) Manufacture or assembly of surgical, medical, dental equipment and medical furniture
- (23) Quick freezing and cold packaging for fish and other sea-foods
- (24) Quick freezing and cold packaging for fruits and vegetables
- (25) Popcorn/rice factory
- (26) Manufacture of medical/ surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
- (27) Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
- (28) Manufacture of photographic equipment and accessories
- (29) Manufacture or assembly of optical instruments
- (30) Manufacture of eyeglasses and spectacles
- (31) Manufacture of optical lenses
- (32) Manufacture of watches and clocks
- (33) Manufacture of pianos
- (34) Manufacture of string instruments
- (35) Manufacture of wind and percussion instruments
- (36) Manufacture or assembly of electronic organs
- (37) Manufacture of sporting gloves and mitts
- (38) Manufacture of sporting balls (not of rubber or plastic)
- (39) Manufacture of gym and playground equipment
- (40) Manufacture of sporting tables (billiards, pingpong, pool)
- (41) Manufacture of other sporting and athletic goods, n.e.c.
- (42) Manufacture of toys and dolls except rubber and mold plastic
- (43) Manufacture of pens, pencils and other office and artist materials
- (44) Manufacture of umbrella and canes
- (45) Manufacture of buttons except plastic

- (46) Manufacture of brooms, brushes and fans
- (47) Manufacture of needles, pens, fasteners and zippers
- (48) Manufacture of insignia, badges and similar emblems (except metal)
- (49) Manufacture of signs and advertising displays (except printed)
- (50) Small-scale manufacture of ice cream

(b) Non-Pollutive/Hazardous Industries

- (1) Manufacture of house furnishing
- (2) Textile bag factories
- (3) Canvass bags and other canvass product factory
- (4) Jute bag factory
- (5) Manufacture of miscellaneous textile goods, embroideries And weaving apparel
- (6) Manufacture of fiber batting, padding and upholstery filling except choir
- (7) Men's and boy's garment factory
- (8) Women's, girls' and ladies' garment factory
- (9) Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
- (10) Manufacture of raincoats and waterproof outer garments except jackets
- (11) Manufacture of miscellaneous wearing apparel except footwear and those n.e.c.
- (12) Manufacture of miscellaneous fabricated mill work and those n.e.c.
- (13) Manufacture of wooden and cane containers
- (14) Sawali, nipa and split cane factory
- (15) Manufacture of bamboo, rattan and other cane baskets and wares
- (16) Manufacture of cork products
- (17) Manufacture of wooden shoes, shoelace and other similar products
- (18) Manufacture of miscellaneous wood products and those n.e.c.
- (19) Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
- (20) Manufacture of paper stationery, envelopes and related articles
- (21) Manufacture of dry ice
- (22) Repacking of industrial products e.g. paints, varnishes and other related products

SECTION 17. USE REGULATIONS IN MEDIUM INDUSTRIAL ZONE (I-2). An I-2 Zone shall be for pollutive/non-hazardous and pollutive/hazardous manufacturing and processing establishments. Enumerated below are the allowable uses:

(a) Pollutive/Non-Hazardous Industries

- (1) Manufacture and canning of ham, bacon and native sausage
- (2) Poultry processing and canning
- (3) Large-scale manufacture of ice cream
- (4) Corn mill/Rice mill
- (5) Chocolate and cocoa factory
- (6) Candy factory
- (7) Chewing gum factory
- (8) Peanuts and other nuts factory
- (9) Other chocolate and confectionery products
- (10) Manufacture of flavoring extracts
- (11) Manufacture of food products n.e.c. (vinegar, vetsin)
- (12) Manufacture of fishmeal
- (13) Oyster shell grading
- (14) Manufacture of medicinal and pharmaceutical preparations
- (15) Manufacture of stationery, art goods, cut stone and marble products
- (16) Manufacture of abrasive products
- (17) Manufacture of miscellaneous non-metallic mineral products n.e.c.
- (18) Manufacture of cutlery, except table flatware
- (19) Manufacture of hand tools
- (20) Manufacture of general hardware
- (21) Manufacture of miscellaneous cutlery, hand tools and general hardware n.e.c.
- (22) Manufacture of household metal furniture
- (23) Manufacture of office, store and restaurant metal furniture
- (24) Manufacture of metal blinds, screens and shades
- (25) Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.
- (26) Manufacture of fabricated structural iron and steel
- (27) Manufacture of architectural and ornamental metal works
- (28) Manufacture of boilers, tanks and other structural sheet metal works
- (29) Manufacture of other structural products n.e.c.
- (30) Manufacture of metal cans, boxes and containers
- (31) Manufacture of stamped coated and engraved metal products
- (32) Manufacture of fabricated wire and cable products
- (33) Manufacture of heating, cooking and lighting equipment except electrical
- (34) Sheet metal works generally manual operation
- (35) Manufacture or assembly of agricultural machinery and equipment

- (36) Manufacture or assembly of agricultural machinery and equipment
- (37) Native plow and harrow factory
- (38) Repair of agricultural machinery
- (39) Manufacture or assembly of service industry machines
- (40) Manufacture or assembly of elevators and escalators
- (41) Manufacture or assembly of sewing machines
- (42) Manufacture or assembly of cooking ranges
- (43) Manufacture or assembly of water pumps
- (44) Refrigeration industry
- (45) Manufacture or assembly of other machinery and equipment except electrical n.e.c.
- (46) Manufacture and repair of electrical apparatus
- (47) Manufacture and repair of electrical cables and wires
- (48) Manufacture of electrical cables and wires
- (49) Manufacture of other electrical industrial machinery and apparatus n.e.c.
- (50) Manufacture or assembly of electric equipment, radio and television, tape recorders, stereo
- (51) Manufacture or assembly of radio and television transmitting, signaling and detection equipment
- (52) Manufacture or assembly of telephone and telegraphic equipment
- (53) Manufacture of other electronic equipment and apparatus n.e.c.
- (54) Manufacture of industrial and commercial electrical appliances
- (55) Manufacture of household cooking, heating and laundry appliances
- (56) Manufacture of other electrical appliances n.e.c.
- (57) Manufacture of electric lamp fixtures

(b) Pollutive/Hazardous Industries

- (1) Flour mill
- (2) Cassava flour mill
- (3) Manufacturing of coffee
- (4) Manufacturing of unprepared animal feeds, other grain milling n.e.c.
- (5) Production of prepared feeds for animals
- (6) Cigar and cigarette factory
- (7) Curing and redrying tobacco leaves
- (8) Miscellaneous processing of tobacco leaves n.e.c.
- (9) Weaving hemp textile
- (10) Jute spinning and weaving.
- (11) Miscellaneous spinning and weaving mills n.e.c.
- (12) Hosiery mill
- (13) Underwear and outwear knitting mills
- (14) Fabric knitting mills

- (15) Miscellaneous knitting mills n.e.c.
- (16) Manufacture of mats and mattings
- (17) Manufacture of carpets and rugs
- (18) Manufacture of cordage, rope and twine
- (19) Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
- (20) Manufacture of linoleum and other surfaced coverings
- (21) Manufacture of artificial leather, oil cloth and other fabrics except rubberized
- (22) Manufacture of coir
- (23) Manufacture of miscellaneous textile n.e.c.

- (24) Manufacture of rough lumber, unworked
- (25) Manufacture of worked lumber
- (26) Resawmills
- (27) Manufacture of veneer, plywood and hardwood
- (28) Manufacture of doors, windows and sashes
- (29) Treating and preserving of wood
- (30) Manufacture of charcoal
- (31) Manufacture of wood and cane blinds, screens and shades
- (32) Manufacture of containers and boxes of paper and paper boards
- (33) Manufacture of miscellaneous pulp and paper products, n.e.c.
- (34) Manufacture of perfumes cosmetics and other toilet preparations
- (35) Manufacture of waxes and polishing preparations
- (36) Manufacture of candies
- (37) Manufacture of inks
- (38) Manufacture of miscellaneous chemical products n.e.c.
- (39) Tire retreating and rebuilding
- (40) Manufacture of rubber shoes and slippers
- (41) Manufacture of industrial and molded rubber products
- (42) Manufacture of plastic footwear
- (43) Manufacture of plastic furniture
- (44) Manufacture of fabricated plastic products n.e.c.
- (45) Manufacture of table and kitchen articles
- (46) Manufacture of pottery, china and earthen ware n.e.c.
- (47) Manufacture of flat glass
- (48) Manufacture of glass containers
- (49) Manufacture of miscellaneous glass and glass products n.e.c.
- (50) Manufacture of clay bricks, clay tiles and hollow clay tiles
- (51) Manufacture of miscellaneous structural clay products n.e.c.
- (52) Manufacture of structural concrete products

- (53) Manufacture of asbestos products
- (54) Manufacture of engines and turbines except motor vehicles, marine and aircraft
- (55) Manufacture of metal cutting, shaving and finishing machinery
- (56) Manufacture of wood working machinery
- (57) Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
- (58) Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
- (59) Manufacture, assembly, rebuilding, repairing of paper industry machinery
- (60) Manufacture, assembly, rebuilding, repairing of printing, trade machinery and equipment
- (61) Manufacture of rice mills
- (62) Manufacture of machines for leather and leather products
- (63) Manufacture of construction machinery
- (64) Manufacture of machines for clay, stove and glass industries
- (65) Manufacture, assembly, repair, rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
- (66) Manufacture of dry cells, storage battery and other batteries
- (67) Boat building and repairing
- (68) Ship repairing industry, dockyards, dry docks, shipways
- (69) Miscellaneous shipbuilding and repairing n.e.c.
- (70) Manufacture of locomotives and parts
- (71) Manufacture of railroad and street cars
- (72) Manufacture or assembly of automobiles, cars, buses, trucks and trailers
- (73) Manufacture of wood furniture including upholstered
- (74) Manufacture of rattan furniture including upholstered
- (75) Manufacture of box beds and mattresses

SECTION 18. USE REGULATIONS IN THE GENERAL INSTITUTION ZONE (GIZ).

A GIZ district is an institutional zone characterized by governmental as well as institutional and social services for the entire community and characterized further by specialized governmental agencies providing institutional and social services for the region or the country as a whole.

In the GIZ zone, only the following uses shall be allowed:

- (a) Government center-covering all national, regional, or local offices in the area

(b) Colleges, universities, professional business schools, vocational and trade schools, technical schools, and other institutions of higher learning

(c) General hospitals, medical/health centers, multi-purpose clinics, day care centers

(d) Scientific, cultural, and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities.

(e) Convention centers and related facilities

(f) Religious structures, e.g., church, seminary, convents

(g) Museums

(h) Embassies/consulates

(i) Student housing, e.g., dormitories, boarding houses

SECTION 19. USE REGULATIONS IN THE PARKS AND RECREATION ZONE (PRZ).

The parks and recreation zone is characterized by park facilities, amusement center, resort establishments including marine, coastal and riverine resorts, playgrounds, scenic areas, and environmental conservation and protection areas.

Only the following uses shall be allowed in the parks and recreation zone:

(a) Open air or outdoor sports activities and support facilities, including low-rise studios, gymnasiums, amphitheatres and swimming pools

(b) Golf courses, ball courts, race tracks, and similar uses

(c) Memorials, monuments, kiosks, and other park structures

(d) Pocket parks, gardens, parklets, promenades, plazas, playing fields, and playgrounds

(e) Resort areas, e.g., beaches, including accessory uses

(f) Sports club

(h) Underground parking structures/facilities

(i) Memorial Parks

SECTION 20. USE REGULATIONS IN THE MINING (MZ).

In the mining zone, mining operations shall be regulated and conducted with due regard to the following: protection, development and utilization of other surface resources; protection and enhancement of the municipality's physical environment; and the promotion of the socioeconomic development of the mining community, as provided for in the Philippine Mining Act of 1995 (R. A. 7942) and as stipulated in the rules and regulations of the Mines and Geo-Sciences Bureau (MGSB) and the DENR.

In the mining zone, only the following uses shall be allowed:

- (a) Mining/quarrying of rock aggregates (basalt, etc.) provided that:
- (1) The Contractor shall submit to the Municipality of Angono a plan of mining that minimizes damage to the environment, especially in terms of control in pollution and the transformation of the mined-out areas or materials into economically and socially productive forms simultaneously with mining activities;
 - (2) An Environmental Compliance Certificate (ECC) is secured from the Environmental Management Bureau (EMB) after the conduct of an Environmental Impact Assessment (EIA) exercise prior to the conduct of any mine development work in the Contract Area as provided for in Section 20 of the Mining Act of 1994 (R. A. 7942) and Sections 26 and 27 of the Local Government Code (R. A. 7160);
 - (3) The Contractor shall submit within thirty (30) calendar days after the issuance and receipt of the ECC, an Environmental Protection and Enhancement Program (EPEP) covering all areas to be affected by mining development;
 - (4) The Contractor shall submit within thirty (30) days prior to the beginning of every year an Annual Environment Protection and Enhance Program (AEPEP) which shall be based on the approved EPEP and implemented during the year for which it was submitted;
 - (5) The Contractor shall establish a Mine Rehabilitation Fund (MRF) based on the financial requirements of the approved EPEP as a reasonable environmental deposit to ensure satisfactory compliance with the

commitments/strategies of the EPEP/AEPEP and availability of funds for the performance of the EPEP/AEPEP during the specific project phase. The MRF shall be deposited as Trust Fund in a government depository bank and shall be used for physical and social rehabilitation of areas affected by mining activities and for research in the social, technical and preventive aspects of rehabilitation;

- (6) The Contractor shall set up mitigating measures such as mine waste and mill tailings disposal system, mine rehabilitation of decommissioning, water quality monitoring, pollution, acid rock drainage and changes in hydrogeology;
 - (7) The Contractor shall employ mining methods that do not create ground and bedrock vibrations that destroy natural and man-made features of the earth's surface that are considered valuable or important by the community or the government;
 - (8) The Contractor shall set up an Environmental and Safety Unit manned by qualified personnel to plan, implement and monitor its approved EPEP;
 - (9) The Contractor shall be responsible for the monitoring of environmental safety and health of the Contract Area and shall strictly comply with all rules and regulations embodied under Mines Administrative Order No. 51, Series of 1991, otherwise known as the "Mine Safety Rules and Regulations".
 - (10) The Contractor shall submit a Safety and Health Program covering its area of operation within fifteen (15) days before the start of every Calendar Year; and
 - (11) The Contractor shall assist in the development of its mining community, the promotion of the general welfare of its inhabitants, and the development of science and mining technology.
- (b) Rock crushing, cleansing, sorting and related activities;
 - (c) Mineral exploration, testing and experimentation; and
 - (d) Customary support activities to the foregoing, such as:
 - (1) Residential quarters/staff housing;
 - (2) Clinic and emergency medical/surgical facilities;
 - (3) Motor pool and equipment shed; repair, maintenance and service areas;

- (4) Warehouse and Storage depot;
- (5) Transport terminals;
- (6) Community shopping center, groceries, bazaars, eateries, and mini-marts; and
- (7) Community recreational facilities, playgrounds, sports and athletic fields, and gymnasia.

SECTION 21. USE REGULATIONS IN PROTECTION FOREST ZONE (PTFZ).

In the protection forest zone, the following uses or activities shall be permitted in accordance with the National Integrated Protected Areas System (NIPAS) Law (R.A. 7586), the Forestry Reform Code (P.D. 705) and other relevant regulations of the DENR providing for the proper use of public lands over 50 percent in slope:

(a) Forest reserves to be withdrawn or protected from use and planted to dipterocarp and other suitable tree species

(b) Protected activities, where applicable should these areas be designated by the DENR as part of the NIPAS, as categorized by the NIPAS Law, to wit:

- a. Strict nature reserve
- b. Natural park
- c. Natural monument
- d. Wildlife sanctuary
- e. Protected landscapes and seascapes
- f. Resource reserve
- g. Natural biotic areas

SECTION 22. USE REGULATIONS IN WATER ZONE (WZ)

1. The Utilization of the water resources for domestic and industrial use shall be allowed provided it is in consonance with the development regulations of the Department of Environment and National Resources (DENR) and the Department of Public Works and Highways (DPWH) and the provisions of the Water Code, and provided further, that it is subjected to an environmental impact assessment prior to the approval of its use.

2. Other uses such as recreational, fishing and related activities, floatage and transportation shall also be allowable provided it is in consonance with the provisions of the watercode rules and regulation of Laguna Lake Development Authority (LLDA)

Such bodies of water shall include rivers, creeks, streams, lakes and seas.

ARTICLE VI

GENERAL DISTRICT REGULATIONS

SECTION 23. DEVELOPMENT DENSITY. Permitted density shall be based on the zones' capacity to support development.

(a) Residential zones

(1) Low density residential zone (R-1) - in R-1 zone, allowed density is twenty (20) dwelling units and below per hectare;

(2) Medium density residential zone (R-2) - in R-2 zone, allowed is twenty one to sixty-five (21 to 65) dwelling units per hectare;

(3) High density residential zone (R-3) - in R-3 zone, allowed density is sixty-six (66) or more dwelling units per hectare.

(b) All other zones

There is no fixed maximum density but should be based on the planned absolute level of density that is intended for each concerned zone based on the comprehensive land use plan.

SECTION 24. BUILDING OR STRUCTURE USE. No building, structure or land shall hereafter occupied or used and no building or structure or part thereof shall be erected, constructed, moved or structurally altered except in conformity with the provisions of this zoning ordinance.

SECTION 25. YARD, OFF-STREET PARKING SPACE. No part of a road, off-street parking space, loading space, or other space required of any building shall for the purpose of complying with this Ordinance, be included as part of the yard, open space, off-street parking or loading space similarly required of any adjacent neighboring building. 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.

SECTION 26. TRAFFIC GENERATORS. All traffic generating buildings and structures allowed in any of the districts must provide for adequate parking spaces for their employees, clients and visitors. Parking requirements for certain types of traffic generating structures are provided for in parking requirement table.

SECTION 27. ADVERTISING AND BUSINESS SIGNS. Advertising and business signs to be displayed or put for public view in any of the districts herein enumerated must comply with existing laws,

rules and regulations. Further, they shall not be allowed along scenic areas of parks and recreational zones.

SECTION 28. ERECTION OF MORE THAN ONE PRINCIPAL STRUCTURE. In any district where more than one structure may be permitted to be erected on a single lot, the yard and other requirements of this Ordinance shall be met for each structure as though it were to be erected on an individual lot.

SECTION 29. DWELLING ON REAR LOTS. No building used or designed to be used as residence shall be allowed in any rear lot unless such lot has a right-of-way.

SECTION 30. STRUCTURE TO HAVE ACCESS. Every building hereafter erected or moved shall have access to a public street or to a private street open to the public and all structures shall be so located on lots so as to provide safe and convenient access for servicing fire protection units.

SECTION 31. YARD REQUIREMENTS ALONG A BARANGAY BOUNDARY LINE. Lots abutting on a barangay boundary line shall conform to the yard requirements of the more restrictive barangay bounded by the line.

SECTION 32. DWELLING GROUP. When it is impractical to apply the requirements of these Zoning Regulations to individual building unit in a residential compound, consisting of two or more buildings, a permit for the construction of such compound may be issued, provided that the plan thereof conform to the following conditions:

a) That the buildings are to be used only for residential purposes and such uses are permitted in the barangay where the compound is located;

b) That the average lot area per family of dwelling unit in the compound, exclusive of the area used or to be used for streets or driveways, is not less than the lot area per family required in the barangay;

c) That there is provided, within the tract on which the residential compound is to be located, an open space for playground purposes with an area equivalent to at least an aggregate area of five (5%) percent of the required lot area per family, but in no case less than one hundred square meters; provided that where the residential compound is intended for less than ten families, the setting aside of such area for playground purposes may be dispensed with; and provided further, that an open space may be used as part of the yard requirements for the compound; and

d) That there is provided within the tract on which the residential

compound is to be erected or immediately adjacent thereto, an adjacent private garage or off-street parking area, depending on the need of the residents and their visitors.

SECTION 33. HEIGHT REGULATIONS. Building height must conform to the height restrictions and requirements of the air transportation office (ATO) as well as the requirements of the national building code, the structural code as well as all laws, ordinances, design standards, rules and regulations related to land development and building construction and the various safety codes.

(a) Residential zones

(1) Medium density residential zones (R-2) - in R-2 zone, no building or structure shall be higher than four (4) storeys or than fifteen (15) meters measured from the highest natural grade line or front sidewalk level to the topmost part of the structure whichever is lower. However, planned residential communities with structures more than four (4) storeys high that introduce creativity in design similar to planned unit development such as but not limited to housing projects covered by New Town Development under RA 7279 and other housing complexes etc. shall be allowed subject to the prescribe Floor Area Ratio (FAR) or other specific regulations for the area, and subject to the approval of the Local Zoning Administrator provided that the area subject for development shall not be less than one (1) hectare.

(2) High density residential zones (R-3) - in R-3 zone, no building or structure shall be higher than ten (10) storeys or higher than thirty three (33) meters measured from the highest natural grade line or front sidewalk to the topmost part of the structure whichever is lower, subject to prescribed Floor Area Ration (FAR) or specific regulations for particular areas of the zone. However planned residential; communities with structures more than ten (10) storeys high that introduced creativity in design similar to planned unit development such as but not limited to New Town Development under RA 7279 and other housing complexes etc. shall be allowed subject to the FAR or other specific regulations prescribed for the particular area, and subject to the approval of the Local Zoning Administrator provided that the area subject for development shall not be less than one (1) hectare.

(3) Projects on Commercial zones (C-1) along Manila East Road, Quezon Avenue shall be subject to the provisions of the Department of Public Works and Highways (DPWH) and National Building Code and a maximum Floor Area Ration (FAR) of 1:10. The original land area shall be the basis in determining the allowed FAR for each property.

(a.) Project in Commercial zones (C-1) shall not

be higher than ten (10) storeys or thirty three (33) meters in height measured from the natural grade line to the topmost part of the structure whichever is lower.

(4) Where an R-1 zone adjoins a C-1 or C-2 zone without an intervening street or permanent open spaces of at least eight (8) meters in width, the proposed structure fronting the R-1 zone shall be limited to four (4) storeys or a height of fifteen meter (15) measured from the natural grade line to the topmost part of the structure whichever is lesser.

(5) The height of building shall be measured from the highest adjoining sidewalk or ground surface; provided, that the height measured from the lowest adjoining surface shall not be exceed such maximum height by more than 3.00 meters.

(b) All other zones

There is no fixed building height limits except those prescribed by the air transportation office [ATO] and other government regulations. Within these zones, building heights shall be based on the prescribed floor area ratio [FAR]. [Refer to annexes B-F for illustration on how floor area ratio is used in a zoning plan.]

SECTION 34. EXEMPTIONS FROM HEIGHT REGULATION IN R-1 AND R-2. Exempted from the imposition of height regulations in residential zones are the following: towers, church steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code and/or The Air Transportation Office.

SECTION 35. AREA REGULATIONS. Area regulation in all zones shall conform with the minimum requirement of the existing codes such as:

(a) P.D. 957 - the "Subdivision and Condominium Buyers' Protective Law." And its revised implementing rules and regulations

(b) B.P. 220 - "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and it's revised implementing rules and regulations.

(c) P.D. 1096 - National Building Code

(d) Fire Code

(e) SANITATION CODE

(f) Plumbing Code

(g) STRUCTURAL CODE

(h) Executive Order No. 648

(i) Other relevant guidelines promulgated by the national agencies concerned.

SECTION 36. ROAD SETBACK REGULATIONS. The following road setback regulations shall be applied.

1. Minimum Setback Requirements

	R-2	R-3	Industrial	Commercial & others (for roads 5.00 mts. & above)
Front	2.00 mts.	1.20 mts.	3.00 mts.	3.00 mts.
Side	1.50 mts	1.00 mts.	2.00 mts.	-
Rear	1.50 mts.	1.20 mts.	2.00 mts.	-

2. Side and rear setback requirements for R-2 and R-3 may be waived provided that open space requirements of the Building Code are complied with, unless elsewhere specified in this Ordinance.
3. Setback for industries is subject to the provision on Buffer Regulations in Section 35.
4. Setback regulations in commercial zones are subject to the provision of minimum setback requirement table.
5. Other setback requirements not specified herein shall be subject to the provisions of the National Building Code.
6. Setback regulation shall conform with the subdivision laws, rules and regulations.
7. Setback regulation in all road:
 - a. Every parcel of buildable property in C-1 zones in all national, provincial and municipal road shall provide a sidewalk that equally serves as the front yard of the building. The side walk shall be made available to the public at all times with walkways, landscaping and street furniture that will encourage pedestrian movement.
 - b. The criteria concerning the walkways, landscaping and street furniture shall be governed by the approved Site Development Plan.
 - c. The first 18.00 meters of building height shall have a minimum setback of 3.00 meters on the side and rear where window openings and other exits. Above 18.00 meters of building height, a minimum setback of six (6) meters shall apply to all side and rear yards.
 - d. Road Expansion

A minimum of 3.00 mts. Width along the lot frontage or as maybe determined by the Municipality of Angono or any

National/Provincial Agency based on its Development Plan shall be reserved for road expansion. The new lot line resulting from the road expansion shall become the basis in determining setback requirements.

- e. Sidewalk shall be cleared of any obstructions and shall be made available at all times. Sidewalk shall be made level and continuous throughout the length of the street.

SECTION 37. EASTMENT. PURSUANT TO THE PROVISIONS OF THE WATER CODE:

(a) THE BANKS OF RIVERS AND STREAMS AND THE SHORES OF THE SEAS AND LAKES THROUGHOUT THEIR ENTIRE LENGTH AND WITHIN A ZONE OF THREE (3) METERS IN URBAN AREAS; TWENTY (20) METERS IN AGRICULTURAL AREAS AND FORTY (40) METERS IN FOREST AREAS, ALONG THEIR MARGINS, ARE SUBJECT TO EASEMENT OF PUBLIC USE IN THE INTEREST OF RECREATION, NAVIGATION, FLOATAGE, FISHING AND SALVAGE.

NO PERSON SHALL BE ALLOWED TO STAY IN THIS ZONE LONGER THAN WHAT IS NECESSARY FOR SPACE OR RECREATION, NAVIGATION, FLOATAGE, FISHING OR SALVAGE OR TO BUILD STRUCTURES OF ANY KIND.

SECTION 38. BUFFER REGULATIONS. A buffer zone of not less than 3.00 meters planting strip is required along the entire boundary length of an industrial area or zone in conflict with the adjacent use.

SECTION 39. PETITION TO HOMEOWNER'S ASSOCIATION OR BARANGAY. Where a person plans to establish a certain use/activity which will necessarily affect the character of a residential zone in terms of traffic to be generated and/ or opening the area to outsiders which may result in loss of privacy of its residents, the prior approval of a majority of the household heads of the homeowner's association or in its absence the barangay, most especially the persons immediately adjacent to the proposed site, will have to be secured as one of the pre-requisites for locational clearance and building permit.

SECTION 40. SPECIFIC PROVISIONS IN THE NATIONAL BUILDING CODE. Specific provisions stipulated in the National Building Code (P.D. 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

SECTION 41. PARKING REQUIREMENTS The following parking requirements for each type or traffic generating structures shall be applied.

Type of building	Parking Requirements
1. Multi storey condominium buildings for residential for residential purposes in the Central Business District.	<ul style="list-style-type: none"> one parking space per 1-2 bedroom units two; (2) parking spaces per 3 or more bedroom units.
2. Office condominiums / buildings, for office spaces and general business.	<ul style="list-style-type: none"> one parking space per 50 sq.mts. Of rentable floor area
3. Shopping Centers	<ul style="list-style-type: none"> 1 parking slots for every 25 sq.mts. Of rental floor area.
4. Retail Store	<ul style="list-style-type: none"> 1 parking slot per 30 sq.mts. Of gross floor area
5. Restaurants and other eateries, night clubs, supper clubs and theatre restaurants.	<ul style="list-style-type: none"> 1 slot for every 10 sq.mts. Of customer area.
6. Banks, other related financial institutions, and service shops.	<ul style="list-style-type: none"> 1 parking space per 25 sq.mts. Of gross floor area.
7. Markets	<ul style="list-style-type: none"> 1 slot per 100 sq. mts. Of shopping floor area.
8. Public Assembly Bldg, such as theatres, cinemas, auditorium, stadium.	<ul style="list-style-type: none"> 1 parking slot per 20 sq.mts. Of shopping floor area.
9. Churches, other places of worship and funeral parlors	<ul style="list-style-type: none"> 1 slot for every 25 mts. Of gross floor area.
10. Hotels, residential hotels, apartelles motel (excluding built in garage per room/unit)	<ul style="list-style-type: none"> 1 slot for every 5 rooms
11. Pension/boarding/lodging houses	<ul style="list-style-type: none"> 1 slot per 20 beds
12. Warehouse	<ul style="list-style-type: none"> 1 slot per 100 sq.mts. Of gross floor area
13. Schools	<ul style="list-style-type: none">
Elementary and High School	<ul style="list-style-type: none"> 1 slot per 5 classrooms
Trade School	<ul style="list-style-type: none"> 1 slot per 10 classrooms
College	<ul style="list-style-type: none"> 1 slot per 3 classrooms
14. Recreational facilities	<ul style="list-style-type: none">
Bowling alleys	<ul style="list-style-type: none"> 1 slot per alley
Amusement center	<ul style="list-style-type: none"> 1 slot per 50 sq.mts. Of gross floor area
15. Hospitals	<ul style="list-style-type: none"> 1 slot per 5 beds
16. Residences	<ul style="list-style-type: none"> 1 parking area for residential structures with more than 50 sq.mts. Of floor area

Parking slots for commercial establishments shall be have a minimum depth of 5.00 meters and shall not in any way encroach on the sidewalk of right of way.

ARTICLE VII

INNOVATIVE TECHNIQUES

SECTION 42. INNOVATIVE TECHNIQUES OR DESIGNS. For projects that introduce flexibility and creativity in design or plan such as BUT NOT LIMITED to Planned Unit Development, HOUSING projects covered by New Town Development under RA 7279, BLISS Commercial Complexes, etc., the Zoning Administrator/ZONING OFFICER may on grounds of innovative development techniques grant locational clearances under this Ordinance, subject to eh provisions of P.D. 957 its implementing rules and regulations, and B.P. 220 and its implementing rules and regulations., and other related rules and regulation implemented by the Municipality of Angono..

a. For structure located along Laguna Lake, standard design are required to be determined by Engineering Office. Green building concept is encourage to all buildings as part of local adaptation in climate change.

ARTICLE VIII

MISCELLANEOUS PROVISIONS

SECTION 43. PROJECTS OF NATIONAL SIGNIFICANCE. PROJECTS OF NATIONAL SIGNIFICANCE, AS DECLARED BY THE NEDA BOARD, SHALL SECURE DEVELOPMENT PERMIT FROM THE HOUSING AND LAND USE REGULATORY BOARD (HLURB) PURSUANT TO E.O. 72 PRIOR TO ISSUANCE OF LOCATIONAL CLEARANCE IN ACCORDANCE WITH THIS ORDINANCE.

SECTION 44. ENVIRONMENTAL COMPLIANCE CERTIFI-CATE (ECC). NOTWITHSTANDING THE ISSUANCE OF LOCATIONAL CLEARANCE UNDER SECTION 1, ARTICLE XI OF THIS ORDINANCE, NO ENVIRONMENTALLY CRITICAL PROJECTS NOR PROJECTS LOCATED IN ENVIRONMENTALLY CRITICAL AREAS SHALL BE COMMENCED, DEVELOPED OR OPERATED UNLESS THE REQUIREMENTS OF ECC HAVE BEEN COMPLIED WITH.

SECTION 45. SUBDIVISION PROJECTS. ALL OWNERS AND/OR DEVELOPERS OF SUBDIVISION PROJECTS SHALL IN ADDITION TO SECURING A LOCATIONAL CLEARANCE UNDER SECTION 1, ARTICLE XI OF THIS ORDINANCE BE REQUIRED TO SECURE A DEVELOPMENT PERMIT PURSUANT TO PROVISIONS OF PD 957 AND ITS IMPLEMENTING RULES AND REGULATIONS OR BP 220 AND ITS IMPLEMENTING RULES AND REGULATIONS IN THE

CASE OF SOCIALIZED HOUSING PROJECTS IN ACCORDANCE WITH
THE PROCEDURES LAID DOWN IN EO 71, SERIES OF 1993.

ARTICLE IX

MITIGATING DEVICES

SECTION 46. TEMPORARY USE PERMIT. A temporary use permit to establish a use or activity not allowed under the List of Permitted Uses in a given area or zone may upon application by the interested party with the office of the Zoning Administration, be issued, subject to the following conditions:

1. Development for the intended use of the zone within 100 meters radius from the project property line is not evident at the time of the application of the proponent or not programmed for the next five (5) years or no noticeable and desirable dominant trend has been observed in the area for a reasonable period, or at least two years.
2. That the proposed project shall not in any way pose danger or hazard to the health and safety of its environment and surrounding neighborhood.
3. That the propose activity shall be subject to the requirements of initial environmental examination and environmental impact assessment.
4. That the proponent shall relocate the project facilities and equipment to another site at his own cost in the event that the office of the Zoning Administration finds that its continued existence is undesirable wherein the relocation shall take place upon the expiration of the permit.
5. The Temporary Use Permit shall be valid for a maximum of five (5) years, subject to terms and conditions stipulated in the permit.

SECTION 47. DEVIATION. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

- (a) Variances

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

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

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

(b) Exceptions

(1) 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.

(2) 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.

(3) The exception will not adversely affect the appropriate use of adjoining property in the same district.

(4) The exception will not alter the essential character and general purpose of the district where the exception sought is located.

SECTION 48. PROCEDURES FOR GRANTING EXCEPTIONS AND VARIANCES. The procedure for the granting of exception and/or variance is as follows:

(a) A written application for an exception or variance SHALL be filed WITH THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS [LZBAA] citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.

(b) Upon filing of application, a visible project sign (indicating the name and nature of the proposed project) shall be posted at the project site.

(c) The LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS shall conduct preliminary studies on the application.

(d) A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision for exception/variance. Adjacent properties refer to lands/properties immediately affecting the proposed project location.

(e) In case of objection, THE LZBAA shall hold public hearing.

(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 LZBAA shall render a decision within thirty (30) days from the filing of the application, exclusive, of the time spent for the preparation of written affidavit of non-objection and the public hearing in case of any objection to the granting of exception/variance.

ARTICLE X

ADMINISTRATION AND ENFORCEMENT

SECTION 49. LOCATIONAL CLEARANCE. All owners/ developers shall secure LOCATIONAL CLEARANCE from the Zoning Administrator/ZONING OFFICER OR IN CASES OF VARIANCES AND EXEMPTIONS, FROM THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA) prior to conducting any activity or construction on their property/land.

SECTION 50. BUILDING PERMIT. NO BUILDING PERMIT SHALL BE ISSUED BY THE LOCAL BUILDING OFFICER WITHOUT A VALID LOCATIONAL CLEARANCE IN ACCORDANCE WITH THIS ORDINANCE.

SECTION 51. NON-USER OF LOCATIONAL CLEARANCE. UPON ISSUANCE OF A LOCATIONAL CLEARANCE, THE GRANTEE THEREOF SHALL HAVE ONE YEAR WITHIN WHICH TO COMMENCE OR UNDERTAKE THE USE, ACTIVITY OR DEVELOPMENT COVERED BY SUCH CLEARANCE ON HIS 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 52. CERTIFICATE OF NON-CONFORMANCE. A certificate of Non-Conformance shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of the zoning ordinance by the HLRB or SANGGUNIANG PANLALAWIGAN (SP). Failure on the part of the owner to register/ apply for a Certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fines/penalties.

UPON APPROVAL OF THIS ORDINANCE, THE ZONING ADMINISTRATOR/ZONING OFFICER SHALL IMMEDIATELY NOTIFY OWNERS OF KNOWN EXISTING NON-CONFORMING USE TO APPLY FOR A CERTIFICATE OF NON-CONFORMANCE.

SECTION 53. 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 which 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 structure, or structures under one ownership which has been damaged may be reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.

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

(e) That no such non-conforming use may be moved to displace any conforming use.

(f) That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

(g) That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved or relocated.

IN ADDITION, THE OWNER OF A NON-CONFORMING USE SHALL PROGRAM THE PHASE-OUT AND RELOCATION OF THE NON-CONFORMING USE WITHIN TEN (10) YEARS FROM THE EFFECTIVITY OF THIS ORDINANCE.

SECTION 54. RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT. This Ordinance shall be enforced and administered by THE LOCAL CHIEF EXECUTIVE THROUGH the Zoning Administrator/ZONING OFFICER who shall be appointed BY THE FORMER IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS ON THE SUBJECT.

SECTION 55. 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.

(a) Issuance of Locational Clearance for projects conforming with zoning regulations.

(b) RECOMMEND TO THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA) the grant or denial of applications for variances and exemptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning ordinance, including clearances for repairs/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 violative of zoning ordinance and IF NECESSARY, PURSUANT TO SEC. 3 OF EO 72 AND SEC. 2 OF EO 71 refer subsequent actions thereon to the HLRB.

(3) Call and 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 Attorney for other legal actions/remedies relative to the foregoing.

(b) Planning

(1) Coordinate with the Regional Office of the HLRB regarding proposed amendments to the zoning ordinances prior to adoption by the Sangguniang Bayan.

SECTION 56. ACTION ON COMPLAINTS AND OPPOSITIONS. A COMPLAINT FOR VIOLATIONS OF ANY PROVISION OF THE ZONING ORDINANCE OR OF ANY CLEARANCE OR PERMITS ISSUED PURSUANT THERETO SHALL BE FILED WITH THE LZBAA.

HOWEVER, OPPOSITIONS TO APPLICATION FOR CLEARANCE, VARIANCE OR EXCEPTION SHALL BE TREATED AS A COMPLAINT AND DEALT WITH IN ACCORDANCE WITH THE PROVISION OF THIS SECTION.

SECTION 57. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS. THERE IS HEREBY CREATED A LZBAA WHICH SHALL PERFORM THE FOLLOWING FUNCTIONS AND RESPONSIBILITIES:

(a) ACT ON APPLICATIONS OF THE FOLLOWING NATURE:

- (1) Variances
- (2) Exceptions
- (3) Non-Conforming Uses
- (4) COMPLAINTS AND OPPOSITION TO APPLICATIONS

(b) ACT ON APPEALS ON GRANT OR DENIAL OF LOCATIONAL CLEARANCE BY THE ZONING ADMINISTRATOR/ ZONING OFFICER.

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

SECTION 58. COMPOSITION OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA). THE MUNICIPAL DEVELOPMENT COUNCIL SHALL CREATE A SUB-COMMITTEE WHICH SHALL ACT AS THE LZBAA COMPOSED OF THE FOLLOWING MEMBERS:

- (a) Municipal Mayor as Chairman
- (b) Municipal Legal Officer
- (c) Municipal Assessor
- (d) Municipal Engineer

(e) Municipal Planning and Development Coordinator (if other than the Zoning Administrator)

(f) 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 members as may be necessary to meet the total number above set forth, as representatives.

FOR PURPOSES OF POLICY COORDINATION, SAID COMMITTEE SHALL BE ATTACHED TO THE MUNICIPAL OR CITY DEVELOPMENT COUNCIL.

SECTION 59. INTERIM PROVISION. Until such time that the LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS shall have been constituted, the HLRB shall act as the LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS. As an appellate Board, the HLRB shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

SECTION 60. REVIEW OF THE ZONING ORDINANCE. The Municipality/City Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance considering the Comprehensive Land Use Plan, as the need arises, based on the following reasons/situations:

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

SECTION 61. COMPOSITION OF THE LOCAL ZONING REVIEW COMMITTEE (LZRC). The Local Zoning Review Committee shall be composed of sectoral experts.

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

- (a) Municipal Planning and Development Coordinator
- (b) Municipal Health Officer
- (c) Municipal Agriculturist
- (d) President, Association of Barangay Captains
- (e) Municipal Engineer
- (f) Community Environment and Natural Resources Officer
- (g) District School Supervisor
- (h) Two (2) Private Sector Representatives [Local Chamber of Commerce and Housing Industry]
- (i) Two (2) NGO Representatives

FOR PURPOSES OF POLICY AND PROGRAM COORDINATION, THE LZRC SHALL BE ATTACHED TO THE MUNICIPAL DEVELOPMENT COUNCIL.

SECTION 62. FUNCTIONS OF THE LOCAL ZONING REVIEW COMMITTEE. The LOCAL ZONING REVIEW COMMITTEE shall have the following powers and functions.

(a) Review the Zoning Ordinance for the following purposes:

(1) Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.

(2) Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, and exceptions and variances granted.

(3) Identify provisions of the Ordinance difficult to enforce or are unworkable.

(b) Recommend to the Sangguniang Bayan necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.

(c) Provide information to the HLRB that would be useful in the exercise of its functions.

SECTION 63. AMENDMENTS TO THE ZONING ORDINANCE. Changes in the Zoning Ordinance as a result of the review by the Local Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be carried out through a resolution of three-fourths vote of the Sangguniang Bayan. Said amendments shall take effect only after approval and authentication by HLRB OR SANGGUNIANG PANLALAWIGAN.

SECTION 64. VIOLATION AND PENALTY. Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine NOT EXCEEDING P2,500 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 65. SUPPLEMENTARY EFFECT OF OTHER LAWS AND DECREES. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letter of instructions and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies

concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

SECTION 66. 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 67. 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 68. EFFECTIVITY CLAUSE. This Ordinance shall take effect upon approval.

ANNEX “B”: ZONE CLASSIFICATION

RESIDENTIAL

R-2 - MEDIUM-DENSITY RESIDENTIAL ZONE: Characterized mainly by a combination of low- and medium-size dwellings consisting of duplexes, row-houses and apartments with the usual community auxiliary uses on a neighborhood scale having a density of 21 to 65 dwelling units per hectare.

R-3 - HIGH-DENSITY RESIDENTIAL ZONE: Characterized by mixed housing types and high-density housing, line walk-up apartments and flats with community auxiliary uses increasingly commercial in scale and having a density of 66 or more dwelling units per hectare.

COMMERCIAL

C-1 - MAJOR COMMERCIAL AREA: Characterized by commercial developments either engaged in retail and wholesale trade, professional, financing and related services and recreational industries forming the central business district (CBD).

C-2 - MINOR COMMERCIAL AREA: Characterized by quasi-commercial and residential developments engaged in retail trade and service industries performing complementary/supplementary functions to the major commercial area.

INSTITUTIONAL

GIZ - GENERAL INSTITUTIONAL ZONE: Characterized by concentration of government offices, educational and health facilities, cultural, civic and religious structures on a local scale.

INDUSTRIAL

I-1 - LIGHT INDUSTRIAL ZONE: Covers those industries which are classified as non-pollutive/non-hazardous (NP/NH) and non-pollutive/hazardous (NP/H) manufacturing/processing establishments.

I-2 – MEDIUM INDUSTRIAL ZONE: Covers those industries which are classified as pollutive/non-hazardous and pollutive/hazardous manufacturing and processing establishments.

AGRICULTURAL

AIZ – AGRI-INDUSTRIAL ZONE: Areas devoted to industries which are agriculturally derived and other compatible uses.

AGZ-C - AGRICULTURAL ZONE-CARP. Areas declared as lands covered by the Comprehensive Agrarian Reform Program (CARP) and

devoted to the cultivation of rice and other staple crops, cash crops and vegetables.

AGZ-R - AGRICULTURAL ZONE-RICELAND: Irrigated and irrigable areas devoted solely to rice.

PARKS AND RECREATION

PRZ—PARKS AND RECREATION ZONE: Spaces designed for recreational pursuits and for the maintenance of ecological balance of the community. These consist of parks and playgrounds, zoos, outdoor sports facilities, botanical gardens, golf links, and community plazas.

PRODUCTION FOREST

PDFZ—PRODUCTION FOREST ZONE: Covers those areas between 18 to 50 percent and can be devoted to multiple uses such as orchards, silviculture, grazing, tourism and recreation activities, fishing, infrastructure development, resettlement, and small-scale mining. This zone should be subjected to the development regulations for forest zones drawn up by the DENR which observe sustainable development principle. Included in this zone are areas within and outside the Marikina watershed, with those within the watershed requiring more careful and less intensive use.

PROTECTION FOREST

PTFZ—PROTECTION FOREST ZONE: Areas above 50 percent in slope that should be put under forest cover and withdrawn and protected from utilization, exploitation and development. This zone also includes areas within and outside the Marikina watershed.

APPROVED this 18TH day of **November** in Angono, Rizal

HON. JERI MAE E. CALDERON
Councilor

HON. JO ANNE E. SAGUINSIN
Councilor

HON. JANUVER H. TIAMSON
Councilor

HON. SHERWEEN T. LAGAYA
Councilor

HON. ARMANDO B. VILLAMAYOR SR.
Councilor

HON. GINOCLEM T. MIRANDA
Councilor

HON. PATNUBAY B. TIAMSON
Councilor

HON. JOSE RUBEN V. UNIDAD
Councilor/ABC President

MR. JUANCHO LALIC
Acting Secretary to the Sangguniang Bayan

Attested by:

HON. ANTONIO M. RUBIN
Municipal Vice Mayor:
Presiding Officer

Approved by:

HON. GERARDO V. CALDERON, MPA
Municipal Mayor