BE IT ENACTED, as it is hereby ENACTED by the Sangguniang Panlungsod of the City of Abangos City, Pangasinan in session duly assembled that:

NOW, THEREFORE, premises considered and on motion of councilor Chris B. Radioc, duly seconded by councilor Caturyn D. Siton, 2026 based on the new Planning and Zoning Code implemented by the Housing and Land Use Regulation Board in CY 2014;

WHERAS, the Integrated Zoning Ordinance is anchored on the new Comprehensive Plan and Water Use Plan of the City of Abangos, Pangasinan covering the period CY 2017–

Whereas, the Integrated Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the approved Comprehensive Plan and Water Use Plan;

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

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

Whereas, the implementation of Comprehensive Plan and Water Use Plans would require the enactment of regulatory measures to translate the planning goals and objectives into reality;

AND AMENDMENT THEREOF FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THERewith.

THE ABANGOS CITY, PANGASINAN, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT
AN ORDINANCE ENACTING THE INTEGRATED ZONING REGULATIONS OF

Series of 2017

CITY ORDINANCE NO. 2017-17
Title of the Ordinance

Article 1

Section 1, Title of the Ordinance

Authority and Purpose

Section 2, Authority

This Ordinance shall be known as the Integrated Zoning Ordinance (ZO) of the City of Alimos, Pangasian and shall hereinafter be referred to as the Ordinance or ZO.

Section 3, Purpose

The ZO is enacted for the following purposes:

The City, through the Sangguniang Panlungsod, to adopt a Zoning Ordinance subject to the provisions of the Local Government Code of 1991, RA 7160 Sections 447, 448 and 458 as amended by RA 10692 (ZO) of October 15, 1997, authorizing this Ordinance.

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The Definition of Terms used in this Zoning Ordinance which is enumerated in Annex "A", that shall form part of this Ordinance, shall carry the same meaning given to them in the community’s common good.

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.

7. The Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions.

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 development.

5. The Ordinance has been drafted to encourage the evolution of high-quality development rather than reinforcing the worst type of projects.

4. The Ordinance has been designed to ensure the evolution of high-quality development rather than reinforcing the worst type of projects.

3. The Ordinance gives the free market the maximum opportunity to spur the city’s development within a framework of environmental integrity and social responsibility.

2. The Ordinance reflects the city’s vision 2030, stated as follows: "We envision Alaminos City by 2030 to be a major growth center and prime tourism hub in Region 1.

Follows:

These zoning Regulations are based on the principles provided for in the approved Comprehensive Land Use Plan as per Resolution No. 112-2017 dated August 7, 2017 as Section 4 General Zoning Principles.
The following are designated as Base Zones:

Section 6. Base Zones

"B" which form part of this ordinance.

To effectively carry out the provisions of this ordinance, the City is hereby divided into the following zones or districts as shown in the Official Zoning Maps as shown in Annex.

### Zone Classifications

Article IV
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Section 1. Interpretation of Zone Boundaries

Denoted as Annex "C" which forms part of the integral part of the Zoning Ordinance:

The locations and boundaries of the above mentioned various zones into which the city has been subdivided are identified and specified in the "Zone Boundaries Document".

Section 2. Zone Maps

Zones and Overlay Zones herein established as zoning maps in Annex "B" which forms part of the integral part of this Zoning Ordinance.

It is hereby adopted as an integral part of this Ordinance, the duly authenticated and official zoning maps of the city showing location and boundaries of the base zones, sub-zones and Overlay Zones.

Section 3. Zoning Overlay Zones

The following are designated as Overlay Zones:

1. Landslide Overlay Zone (LSO-ZO)
2. Flood Overlay Zone (FLO-ZO)
3. Erosion Hazard Zone (ETH-ZO)
4. Storm Surge Overlay Zone (SSO-ZO)
5. Tsunami Inundation Overlay Zone (TI-ZO)
Section II. General Provisions

Article V

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

8. Where zone boundaries are indicated by lot lines or roads to be one-for-one, they should mean that the said zone boundaries are defined by the parcel or subdivision. Where a lot or tract of land is located in a zone where the boundaries indicated by such boundary lines are two-for-one, the lot shall be considered to be within the zone where the boundaries indicated shall be considered as conforming with the actual boundaries.

6. Where the boundary of a zone follows a stream, lake or other body of water, said boundary line should be deemed to be at the point of the principal insularization of the community unless otherwise indicated. Boundaries indicated as following stream lines shall be considered to follow such stream lines and in the event of change in the location of the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.
Section 12.2.2 Regulations in NIPAS Multiple Use Sub-Zone

No permanent buildings or structures are allowed.

Building Regulations

Ceremonial or Religious use by Indigenous Communities

Scientific Studies

Included:

Allowed Uses/Activities shall be in accordance with the Protected Area Management Plan (PAMP) as approved by the Protected Area Management Board (PAMB). These may

Allowed Uses/Activities by Indigenous Communities

Per the NIPAS Act, this is an area that have "...high bio-diversity value which shall be closed to all human activity except for scientific studies and/or ceremonial or religious use..."

Section 12.1.1 Regulations in NIPAS Strict Protection Sub-Zone

City/Municipal Forest Land Use Plan (FLUP) Rule.

The Forest Zone includes the Protection Areas and Production Forest. The following Regulations shall be applied in accordance with the relevant provisions of the Revised Forest Code, Revised Public Land Act of 1937, NIPAS Act of 1992, and specific programs of forest reservations and related issuances as well as with approved implementing rules and regulations.

Section 12.1 Regulations in Forest Zone

Among others base zones refer to the primary zone classification of areas within the city and that are provided with a list of allowable uses and regulations on building density and bulk.
Lumberyard
Log Pond/Log Drogue Site
Landing site (for ships)
Communication Station site
Fish Drying site
Nipa plantation
Horticultural plantation
Industrial Processing site
Drydock site/Shipbuilding/Ship Breaking site
Docks/Warehouse site

Allowed Uses/Activities

Section 12.1.3 Regulations in Special Use Sub-Zone

This Sub-Zone

When allowed, buildings and structures shall be designed, constructed and operated in accordance with the requirements of the PAMP. NVC and with the provisions of

Building Regulations

Areas consisting of existing installations of national significance/interest such as development of renewable energy sources, telecommunication and electric power lines

Areas of educational or environmental awareness values

Areas of high recreational tourism

Existing settlement, traditional and/or sustainable land use, including agriculture, forestry and other income generating or livelihood activities.

Inclued:

Allowed Uses/Activities

Those may
Section 12.2 Regulations in Agricultural Zone

When allowed, buildings and structures shall be designed, constructed and operated in accordance with the requirements of the DENR and with the provisions of this ordinance.

Building Regulations

- Other lawful purposes
- Water reservoir or impounding dam
- School site
- Right-of-Way (including but not limited to Transmission Line Right-of-Way (TLRW), Communication Right-of-Way (CROW))
- Power station site
- Fire dispatch site
- Mining Waste Disposal Site (outside MPZ area)
- Material Storage and/or Crushing Site (outside MPZ area)
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:

Building Regulations

- Such stall shall use the provisions pertaining to customary accessory uses, fittings, and equipment as enumerated under Home Occupation of this section.
- Such stall shall not change or alter in any way the outside appearance of the dwelling unit and shall not be a hazard or nuisance and
- Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
- Home industry/casual or college industry provided that:

Home Industry/casual or college Industry provided that:

- No such stall shall be located in such location that would normally be expected in a residential neighborhood and any need for
- The number of persons engaged in such business/home industry shall not exceed five, inclusive of owner.
- Engaging in home businesses such as tailoring, laundering, baking, catering, etc. shall be allowed provided that:
- It shall be located in the rear yard and on the premises where the dwelling house or premises shall be the
- Building Regulations shall be observed and provided that:
- The buildings shall be designed, constructed, and operated in accordance with the requirements of the NBC and with the provisions of this:

Building Regulations

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- Home industry/casual or college industry provided that:

Home Industry/casual or college Industry provided that:

- No such stall shall be located in such location that would normally be expected in a residential neighborhood and any need for
- The number of persons engaged in such business/home industry shall not exceed five, inclusive of owner.
parking guaranteed by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and

The number of persons employed in such business/industry shall not exceed five inclusive of owner;

engaging in business such as eastman sales, tailoring and fashion, running a screen shop and the like provided that:

acceptable dwelling units for tenants and employees

customer support facilities such as pay dyes, tie die shops and storage barns and warehouses

Single family dwellings units of ranches

plant nursery

agricultural research and experimentation facilities such as breeding stations, fryer farms, nurseries, demonstration farms, etc.

poultry and poultry flocks to the extent that they are not operated in a way that interferes with the operation of any other permitted activities

professional activities such as real estate and legal counseling

agricultural, mushroom culture, and the like

cultivation of grapes and growing of staple crops such as rice, cotton, cane or similar, and the like

allowed uses/activities

These areas that are outside of NRG and declared by the city for agricultural use.

Section 12.2 Regulations in Production Agricultural Sub-Zone

The building height limit is 15.00 meters above established grade as provided in the NBC.
• Manufacture of unprepared animal feeds and other feed milling
• Manufacture of coffee
• Cassava four mill
• Flour mill
• Drifting, shipping, and refining of tobacco
• Drying, cleaning, curing, and preserving of meat and its by-products and derivatives
• Agricultural and agro-industrial research & experimentation facilities
• Rice/comb warehouse & storage facilities
• Rice mills
• All uses allowed in agriculture zone

**Allowable Uses/Activities:**
- Pineapple, sugarcane, etc.

These are areas within Claus/Machinery facilities intended primarily for integrated farm operations and related product processing activities such as plantation for bananas.

**Section 12.3: Regulations in Agri-Industrial Zone**

The building height limit is 15.00 meters above established grade as provided in the NBC.

**Building Regulations**

Class „A“ slaughterhouse/poultry
- Such shall provide the provisions pertaining to customer service areas, fencing, and equipment as enumerated under Home Occupation of this section.
- There shall be no change in the appearance of the dwelling unit and shall not be a hazard or nuisance.
- Such home industry shall not occupy more than thirty percent of the floor area of the dwelling unit.
- Home Industry Classed as cottage industry provided that:
  - Normal noise and visual or audible interference in any radio or television reception or causes fluctuations in the voltage of the premises.
  - No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odor, and electrical interference detectable to the public.
- Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
- Cotton textile mill
- Muscovado sugar mill
- Vegetable oil mills, including coconut oil
- Manufacture of wines from fruit juices
- Manufacture of spirits and liqour products
- Manufacture of deocadent coconuts
- Processing, preserving and canning of fish and other seafood products
- Bagging plant
- Fruits factory
- Fish factory
- Miscellaneous canning and preserving of fruit and vegetables n.e.c.
- Canning and preserving of vegetable sauces
- Canning and preserving of vegetables and vegetable juices
- Canning and preserving of fruits and fruit juices
- Other dairy products n.e.c.
  - Milk powder plants (manufacturing dried, reconstituted or recombined milk, condensed or evaporated)
  - Manufacture of chocolate
  - Ice cream and margarine
  - Vegetable oil
  - Miscellaneous processing of tobacco leaves n.e.c.
  - Curing and drying tobacco leaves
  - Cigar and cigarette factory
  - Production of prepared feeds for animals
Regulation of marine life

Allowable uses/activities

Be Restricted

Per the Fisheries Code, these are designated areas which define the ecosystem of the area is protected and human access may not be allowed in these zones.

Section 12.4. Regulations in Fishey Refuge and Sanctuary Sub-Zone

Vessels of 200 ft and related issuance

Regulations shall be in accordance with the Fisheries Code, Presidential Decree No. 1067 or the Water Code of the Philippines, Republic Act No. 9775 or the Philippine Clean Forest Reserve or Fishery Reserve, but also marine waters (boundaries delineation defined in the Fisheries Code) which are not included within the protected areas as defined under Republic Act No. 7788 (the NIPA Law). Public Forest timber lands, tidal waters within the city (municipality) which are included under Republic Act No. 9775 (the Water Code) and bodies of water and natural streams, lakes, rivers, and estuaries included under any streams, lakes, rivers, and estuaries included under any streams, lakes, rivers, and estuaries.

Section 12.4. Regulations in City Waters Zone

Building Density and Use Regulations

Class "A", "A" (high-rise hose/pump/accumulator
Class "B", "B" (high-rise hose/pump/accumulator
Class "C", "C" (high-rise hose/pump/accumulator
Fire hydrants, fireplugs, and fire apparatus
Customary support facilities such as dryer, etc.
Sugar furnishing
Supreme court martial (ceremonial and ceremonial
Other accessions requiring special industrial activities utilizing plant or animal parts or products, etc.

15
These are landforms at the mouth of a river where it flows into an ocean, sea, estuary, lake or reservoir that is formed by deposition of sediments carried by the river.

Section 12.4.4 Regulations in Delta/Estuary Sub-Zone

No permanent buildings or structures are allowed.

Building Regulations

Regulated educational and research activities

Regulation of marine life

Allowable Uses/Activities

Per the Fishers Code, this is "a designated area where activities are regulated in order to protect the geographical and ecological character of the area."

Section 12.4.3 Regulations in Fishery Reserve Sub-Zone

No permanent buildings or structures are allowed.

Building Regulations

Mariculture plantations

Allowable Uses/Activities

Swamps

Per the Fishers Code, this zone is characterized as "a community of intertidal plants including all species of trees, shrubs, vines and herbs found on coasts, swamps or border of..."
Section 22.4.6 Regulated in Municipal Fishing Sub-Zone

- Fishing using fishing vessels of three (3) gross tons or less

Allowable Uses/Activities

An area within the Municipal Waters Zone of the City where only municipal fishing as defined in the Fisheries Code is allowed.

Building Regulations

- No permanent buildings or structures are allowed.
- Except for duly-approved aquaculture-related structures such as fish cages, no other temporary structures are allowed.

Aquaculture

- Fishery species in fresh, brackish and marine water areas per the Fisheries Code, this is an area within the Municipal Waters Zone of the City designated for fishery operations involving all forms of raising and culturing fish and other aquatic species.

Section 22.4.5 Regulated in Aquaculture Sub-Zone

Except for duly-approved protected coastal structures, no other permanent buildings or structures are allowed.

Building Regulations

- Regulated fishing
- Shell gathering

Allowable Uses/Activities
Section 12.5 Regulations in Residential Zone - I

No buildings or structures are allowed.

Building Regulations

Navigation of water vessels

Allowed Uses/Activities

Navigation lane.

An area within the Municipal Waters Zone of a city that is designated as an established route for water vessels traversing the municipal waters. It may also be referred to as a navigation lane.

Section 12.4.7 Sea Lane Sub-Zone

No permanent buildings or structures are allowed.

Building Regulations

Fishing not requiring the use of floating vessels

That in no case shall more than 20% of the building be used for said home occupation.

There shall be no change in the outside appearance of the building premises.

The number of persons employed in such business/industry shall not exceed five (5), inclusive of owner.

Engaging home business units as dressmaking, tailoring, baking, running a small store and the like, provided that:

Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, attorneys, engineers, lawyers, and other professionals of for.

Residential Subdivisions approved per P.D. 957 standards

Single-detached dwelling units

Duplex

Triplex
SERVANTS' QUARTERS

Commercial purposes such as:

- 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

- Plant nursery
- Clinic, nursing and convalescing, home, health center
- Multi-purpose/entertainment hall
- Religious use
- Sports club
- Trailer service
- Nursery/Elementary school
- Parks and open space
- Basketball courts
- Tennis courts
- Swimming pool

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

- Such shall consist of the provisions pertaining to customary accessory uses, parking, and equipment/structure associated with home occupation of this section.
- Additional comfort and not exceed the requirements established by the applicable laws; and
- It shall be classified as non-polluting/non-pollution-sensitive, in the appropriate zone;

- Such home industry shall not occupy more than thirty percent (30%) of the total area of the dwelling unit. There shall be no change of alteration in the

Home industry classified as 'coke' industry, provided that:

- To the normal sounds and visual or audible interference in any radio of television receiver or causes fluctuations in the volume of the premises;
- No equipment of process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable;
- The street and in a place other than the rear yard, front yard, and
- For parking guaranteed by the conduct of such home occupation shall be met or
- No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need
- No home occupation shall be conducted in any customary accessory uses cited above.
Per the relevant provisions of the NBC, PD 957 and this Ordinance,

Building Regulations

- Vocational School
- High School
- Libraries
- Museums
- Dormitories
- Boarding Houses
- Apartments

All uses allowed in R-2 Zone subject to other rules and regulations of the City

Allowable Uses

Section 2.6 Regulations in Residential Zone-2

The building height limit is 10.00 metres above highest grade as provided in the NBC.

The number of allowable stories/floors above established grade is three (3) as provided in the NBC.

Per the relevant provisions of the NBC, PD 957 and this Ordinance,

Building Regulations

- Generator houses
- Pump houses
- Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
- Non-commercial Garages
- Laundry
- Garage
- Private Garage
Building Regulations

All uses allowed according to the provisions of BP 220.

Allowable Uses

- Underprivileged and homeless citizens (UDHA)

An area within City designated to Housing [programs and projects covering houses and lots or home lots only undertaken by the Government or the private sector for the

Section 12.8 Regulations in Socialized Housing Zone

Parking buildings (aboveground/underground)

- Hotels
- Hotel apartments or apartments
- Residential condominiums

All uses allowed in R-1 and R-2 Zones subject to existing rules and regulations of the City

Allowable Uses

Section 12.7 Regulations in Residential Zone 3

- The building height limit is 15.00 meters above highest grade as provided in the NBC.
- The number of allowable stories/floors above established grade is five (5), as provided in the NBC.
Wellness facilities such as sauna, spa, massage and facial clinics

- Barber shop
- Beauty parlor
- Medical, dental and similar clinics
- Personal service shops like:
  - Warehouse/Showroom/distributor store
  - Convenience stores
  - Supermarkets
  - Gas stations
  - Liquor and wine stores
  - Bakery, cake, pastry and deli/essen shops
    - Food market and shops like:
      - Butchers
      - Consumer electronics such as cellular phones, cameras, lap-tops, home appliances and the like
- Jewelry shops
- Pet shops and aquarium stores
- Cruise or airline shops
- Flower shops
- Photo shops
- Car display and dealer stores
- Home appliance stores
- Art supplies and novelties
- Bookstores and office supply shops
- Department stores

Retail stores and shops like:

Section 12.9 Regulations in Commercial Zone-1
Short term special education (SPEL) school

Vocational/technical school

Plant nurseries

Parks, playgrounds, pocket parks, pathways, promenades and play lots

Lotto terminals, off-licence, on-line bingos, outlets and off-track betting stations

Restaurants and other eateries

Gymnasium

Swimming pool

Play courts, table tennis court, bowling lane, billiard hall

Recreational centres/establishments like

Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like

� Bicycle repair shops

Battery shops and repair shops

Motor vehicle and accessory repair shops

House furniture and appliance repair shops

Repair shops like:

Photo and portrait studios

Travel agencies

Internet services

Security agencies

Courier services

Water stations

Car washing services

Photography, lighting & sound services

Internet cafe and cyber stations

Laundromats

Beauty centres

Dressmaking and tailoring shop
Section 12.10 Regulations in Commercial Zone-2

All uses allowed in C-1 Zone subject to existing rules and regulations of the City.

Building Regulations

- General houses
- Shop houses
- Offices and warehouses but only as may be necessary for the efficient conduct of the business
- Parking lots/garages
- Self houses/quarters
- Common accessory uses incidental to any of the above uses such as:

All uses allowed C-1 Zone subject to existing rules and regulations of the City.

- Pension house
- Dormitory
• Children’s factory
• Lickets store
• Manufacture of ice chunks, cubes, lumps, crushed dry ice
• Gardens and landscaping supplies/containers
• Pain stores without bulk handling
• Lumber/handware
• Gravel and sand stores
• Recycling and limb report stores
• Printing/Offsetting, copying and duplicating services
• Screenprint and screen printing and silk screen
• Glassware and household stores, household equipment and appliances
• Meat, fish, dairy, junk shop
• Welding shop
• Machine shop service operation (repairing, refueling, or custom shop orders)
• Welding shops
• Machine display shop center
• Welding equipment center
• Auto sales and rental, automotive handcraft, accessory and parts shops, marine craft and direct sales yards
• Hauling services and garage terminals for trucks, low trucks and buses
• Motofield
• Display for cars, tractors, etc.
• Transportation terminals/garages with and without repair
• Radio and television stations
• Business process outsourcing services
• Convention centers and related facilities
• Exhibit halls
• Bars, nightclubs, lounges, bistros, pubs, beer gardens, disco, dance halls
• Other sports and recreational establishments
• Sports clubs/houses
Regional Shopping Malls/Centers

All uses allowed in R-3, R-4, and R-5 zones subject to existing rules and regulations of the city.

All uses allowed in C-1 and C-2 zones subject to existing rules and regulations of the city.

Section 12.11 Regulations in Commercial Zone-3

Subject to national building guidelines and standards of concerned agencies.

The building height limit is 12.00 meters above the highest grade as provided in the NBC.

The number of allowable stories/floors above the established grade is six (6) as provided in the NBC.

Per the relevant provisions of the NBC and this ordinance.

Building Regulations

All uses allowed in R-1 and R-2 zones subject to existing rules and regulations of the city.

- Commercial
- Residential
- Commercial-Residential (with residential units in upper floors)
- Funeral premises (all categories)
- Manufacture of boxes and mattresses
- Manufacture of religious articles including upholstered
- Manufacture of wool and similar upholstery
- Shops for retailing of food products e.g. fruits, vegetables, sugar and other related products
- Other bakery products and oilseeds (excluding rye, wheat)
- Doughnut and dough bakery
- Bakery products
- Domestic-Factory—Manufacture of biscuits, cookies, crackers and other similar dried
Manufacture of animal-drawn vehicles
Manufacture of forklifts, forklift trucks, and trucks
Manufacture of machines for the manufacture of office machinery and those n.e.c.
Reconditioning and repair of office machinery
Manufacture of machinery for the processing of electronic data and accessories
Manufacture of assembly of typewriters, cash registers, weight machines, duplicating and accounting machines
Printing, publishing, and allied industries and those n.e.c.
Manufacture of clock parts, clockwork and plastic
Manufacture of rubber and synthetic rubber and plastic
Manufacture of glass, sheet glass, plastic, and wood
Manufacture of miscellaneous products of leather and leather substitute and n.e.c.
Manufacture of high-quality handbags, wallets, and small leather goods
Flax processing—manufacture of bagging, whether or not in the form of yarn
Other bakery products n.e.c.
Bread and rolls
Margarine and other edible fats
Basic soap
Whiskey and other spirituous beverages
Drinking milk
Non-Polluting/Non-Hazardous Industries

Allowable Uses
b. non-polluting/non-hazardous
4. non-polluting/non-hazardous
An area within the City of Milwaukee intended for Light Manufacturing or production of industries that are:

Section 1Z-12 Regulations in Industrial 1 (I-1) Zone
Manufacture of pens, pencils and other office and artist materials

Manufacture of bags and totes except rubber and model plastic

Manufacture of other sporting and athletic goods n.e.c.

Manufacture of sporting labels (milliards, merchandise, pool)

Manufacture of 8mm and 16mm equipment

Manufacture of sporting balls (not of rubber or plastic)

Manufacture of sporting gloves and mitts

Manufacture of assembly of electronic organs

Manufacture of wind and percussion instruments

Manufacture of string instruments

Manufacture of pianos

Manufacture of watches and clocks

Manufacture of optical lenses

Manufacture of eyeglasses and spectacles

Manufacture of assembly of optical instruments

Manufacture of prosthesis equipment and accessories

Manufacture of appliances, orthopedic and prosthetic appliances (prosthetic support, ankle support, artificial limb, knee caps, etc.)

Manufacture of medical/surgical supplies, disposable items, respiratory, dressing, sanitary napkins, surgical gauze, etc.

Prosthesis/Rehab, etc.

Quick freezing and cold packaging for fruits and vegetables

Ice plants and cold storage buildings

Manufacture of assembly of surgical, medical, dental equipment and medical furniture

Manufacture of measuring and controlling equipment, pump, bob, ram gauge, load meter, thermometer, etc.

Manufacture of photographic and scientific instruments, meters, balances, chemical balances, etc.

Manufacture of child devices and baby carriages
• Manufacture of miscellaneous fabricated millwork and those n.e.c.
• Manufacture of miscellaneous wearing apparel except footwear
• Manufacture of trousers and waterproof outer garments except jackets
• Manufacture of hats, gloves, handkerchiefs, underwear and related clothing accessories
• Women's and girls' and ladies' garments factory
• Men's and boys' garment factory
• Manufacture of other bedding, padding and upholstery filling except cork
• Manufacture of miscellaneous textile goods, embroidered and weaving apparel
• Textile bag factories
• Canvas bag and other canvas products factory
• Manufacture of house furnishings

Non-Polluting/Hazardous Industries

Structural and waterworks steel only as may be necessary for the efficient conduct of the business (lump houses & generator houses)

Customer accessories: use is incidental to any of the above uses such as (a) Staff houses/quarters (b) Offices & facilities (c) Parking lots/hauling facilities (d) Warehouse/storage facilities for non-polluting/non-hazardous industries

Dishes and cleanaments

Small-scale manufacturing of ice cream

Manufacture of signs and advertising displays (except printed)

Manufacture of insignia, badges and similar emblems (except metal)

Manufacture of needles, pins, fasteners and zippers

Manufacture of brooms, brushes and fans

Manufacture of umbrellas and canes
Section 12.13 Regulations in General Institutional Zone

- Subject to national housing guidelines and standards of concerned agencies.
- The building height limit is 15 meters above the highest grade as provided in the NBC.
- Per the relevant provisions of the NBC and this Ordinance.

Building Density and Bulk Regulations

- Storerooms and workshops but only as may be necessary for the conduct of the business of the house (e.g., General Houses, General Houses, and workshops)
- Custodians, accessories, pocket parks, pedestrian pathways and promenades
- Warehouses, storage facilities for non-pollutants/hazardous industries
- Pumping plants, water supply, storm drainage, sewage, irrigation, and waste treatment plants
- Reclamation of industrial products (e.g., paints, varnishes, and other related products
- Manufacture of dry ice
- Manufacture of paper, stationery, envelopes, and related articles
- Manufacture of miscellaneous linen, textile, and related products (except those of metal and those not exceeding 1000 kg)
- Manufacture of wooden shoes, shoe lace, and other similar products
- Manufacture of cork products
- Manufacture of bamboo, basket, and other similar products
- Sawmill, mill, and related factories
- Manufacture of wooden and cane containers
Subject to national/local guidelines and standards of concerned agencies.

The building height limit is 15 meters above highest grade as provided in the NBC.

Per the relevant provisions of the NBC and this ordinance.

Building Density and built Regulations

Structures and warehouses but only as may be necessary for the efficient conduct of the business of Pump houses (dead-end structures) General Offices, General Houses (plug houses) (2) Offices (2) Exteriors/Entrances (3) Parking Lots/Free Parking (a)

Customer accessory uses incidental to any of the above uses such as (a) Staff houses/quarters (b) Offices (c) Exteriors/Entrances (d) Parking Lots/Free Parking (a)

Parades, Playgrounds, Pocket parks, parterres, promenades and piazzas

Embassies/Consulates

Pavements and curbsides

Parks

Galleries, exhibition halls and galleries

Churches, temples, mosques, shrines, chapels

General hospitals, medical centers, specialized hospitals, medical dental and similar clinics

Civil centers and community centers

Convention centers and related facilities

Museums, exhibition halls and galleries

Science, educational and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities

Learning facilities such as training centers, seminar halls and libraries

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

Other types of government buildings

Police and fire stations

Government or civic centers to house national, regional or local offices in the area

Allowable Uses
An area designated for the maintenance of ecological balance in the community.

Section 12.15 Regulations in Parks and Recreation Zone

Subject to national local planning guidelines and standards of concerned agencies.

The building height limit is 15 meters above the highest grade provided in the NBC. Per the relevant provisions of the NBC and the Ordinance.

Building Density and Bulk Regulations

Storerooms and workshops but only as may be necessary for the efficient conduct of the business (i.e., Pump houses & Generator houses, Garages, etc.)

Customer accessory uses incidental to any of the above uses such as (a) sales offices, (b) quarters, (c) staff house, (d) parking lots/areas, (e) parking lots/areas for facilities (f)

Parks, playgrounds, parkways, promenades, playlots, etc.

Psychiatric facilities, such as mental hospitals, mental sanatoriums/patients' homes.

Rehabilitation and correctional institutions

Jails, prisons, reformatories and correctional institutions

Military camps/reconstitution/passes and training grounds

Rehabilitation and vocational training centers for ex-combatants, drug addicts, unwed mothers, physically, mentally, and emotionally handicapped, etc.

Welfare homes, orphanages, boys and girls town, nursing homes, homes for the aged, and like.

Section 12.14 Regulations in Special Institutional Zone

An area within the City of Alabang intended primarily for certain types of institutional establishments & e. Welfare homes, orphanages, home for the aged, rehabilitation centers, military camps/reconstitution/passes and training grounds, etc.
Section 2.16 Regulations in Cemetery/Memorial Park Zone

- Subject to national legislative guidelines and standards of concerned agencies.
- The building height limit is 15 meters above highest grade as provided in the NBC.
- Per the relevant provisions of the NBC and this Ordinance.

Building Density and Bulk Regulations

- Storerooms and waterhouses but only as may be necessary for the efficient conduct of the business (if pump houses & Generator houses)
- Customer service uses incidental to any of the above uses such as (a) Start houses/quarters (b) Offices (c) Garages (d) Parking lots/Garage facilities (e)
- Open space buffets and amenities
- Parking structures/RECCs
- Sports clubs
- Memorial/Salvage monuments, kinds and other park structures
- Ball courts, skate parks and similar uses
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Parks, playgrounds, pocket parks, pathways, promenades and plazas, gardens

Allowable Uses
Building Density and Bulk Regulations

- Commercial accessory uses incidental to any of the above such as offices, eateries, conference rooms, parking, hobby shops, retail stores, and toilet facilities
- Retail stores, commercial, and office
- Ground-level or underground parking structures/areas
- Plant nurseries
- Parks and park structures such as playgrounds, jogging trails, bicycle lanes
- Open spaces/gardens
- Allowed Uses

Zones where no permanent structures are allowed.

These are yards, parks, or open spaces intended to separate incompatible elements, or uses to control pollution nuisance and for identity and defining development areas or

Section 12.17 Regulations in Buffer/Greendale Zone

- Subject to national local jurisdiction guidelines and standards of concerned agencies
- Subject to HLG guidelines and regulations for emergency parks and community centers and other applicable guidelines/standards of concerned agencies
- The building height limit is 15 meters above highest grade as provided in the NBC
- Per the relevant provisions of the NBC and this ordinance

Building Density and Bulk Regulations

- Customary accessory uses such as cypsets, chapels, playgrounds, pocket parks, pathways, promenades, parking, and toilet facilities
- Ossemary
Section 12.18 Regulations in Utilities, Transportation, and Services Zone

Per the relevant provisions of the NBC and this Ordinance.

Building Density and Bulk Regulations

Subject to national local council guidelines and standards of concerned agencies.

Most buildings height limit is IT 25 meters above ground grade as provided in the NBC.

Suitable and warehouse buildings may be necessary for the efficient conduct of the business (e.g., Pump Houses & Generator Houses)

Customer access to uses incidental to any of the above uses such as (a) staff houses/offices (b) offices (c) factories (d) printing lots/garage facilities (e)

All other types of large complexes for public services

Telecommunication facilities such as cell (mobile) phone towers

Climate monitoring facilities

Liquid and solid waste management facilities

Pumping plants (water supply, storm drainage, sewerage, irrigation and waste treatment plants)

Power plants (thermal, hydro, geothermal, wind, solar)

All other types of transportation complexes

Airports and seaport facilities

Bus and railway depots and terminals

Permitting of utility/transportation and services facilities within an area of city designated for "a range of utilitarian/functional uses of occupancies characterized mainly as low-rise or medium-rise building/structure for low to high
Overlay Zone:

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 "transportation zone" that is overlay on top of the basic zone or another Overlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations include:

- Parking areas
- Food production and processing activities such as vegetables, fruits and plantation crop and fish production to sustain tourism industry
- Open air outdoor sports activities
- Souvenir shops
- Home stays
- Restaurants
- Lodging units
- Colleges
- Tourism accommodation such as:
  - Other related activities such as tea parks and botanical gardens
  - Heritage and historical sites
  - Theme parks
  - Resort areas & picturesque/mountain resort including accessory uses

Allowable Uses

Guidelines and Standards:

No tourism project or tourist related activities shall be allowed in Tourism Zones unless developed or undertaken in compliance with the Department of Tourism (DOT)
Natural drainage patterns should not be altered, and infiltration and runoff regulation should be retained. Appropriate slope, erosion, and soil stabilization measures shall be applied, either through hand or soft engineering measures. Buildings and structures should be laid out and designed to harmonize with the terrain to minimize earth moving activities. It will also cause landslides to nearby areas/properties.

Building/Structure Design Regulations

As defined in the NBC, USA is the "tree open space" which should be expanded and planted. The USA is located outside the building envelope.

- Not less than 60% for all other uses/activities
- Not less than 70% for parks and recreation uses

The urbanized area (USA) or development shall:

- The MAFSO shall include all buildings and structures built on the land.
- 30% for all other uses/activities
- 20% for parks and recreation uses

The maximum allowable footprint of the occupancy (MAFSO) is defined in the NBC as the area of round coverage of allowable maximum building footprint, expressed as a percentage of the base zone area. 

Building Beauty and Park Regulations

Allowable uses shall be provided in the base zone subject to the following additional regulations:

- Landslide occurrence, and to protect lives and properties from its impacts

LSD-02 Regulations are applied in areas identified in the CUL as highly susceptible to landslides. The objectives of these regulations are to avoid/minimize potential for

Section 2.3.1 Landslide Overlay Zone (LSD-02)
Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc., that can decrease the flow and make productive use of storm water run-off.

- Natural drainage patterns should not be altered; and
- Providing roof decks that can be used for recreation purposes
- Providing utility connections such as those for electricity, potable water and sewage shall be located at elevations higher than the PFE
- Raising the lowest floor level above the flood protection elevation (FPE) as determined by the DPWH either through fill or by using stilts.
- Buildings shall be made flood-proof through any or combination of the following means:

Building/Structure Design Regulations

- USAZ: not less than 15% of TLA
- MAPSO: 70% of TLA

Building Density and Bulk Regulations

- Allowable uses shall be provided in the respective Base Zone, subject to the following additional regulations

- From the harmful effects of flood.
- FLD-ZO Regulations are applied in areas that have been determined in the CCLP as flood-prone. The objective of the flood Overlay Zone is to protect lives and properties.

Objective

Section 13.2 Flood Overlay Zone (FLD-ZO)

Use sustainable drainage systems to include rainwater storage tanks, green roofs, etc., that can decrease the flow and make productive use of storm water run-off.
The maximum building footprint shall be 70% of the total lot area.

The minimum setback of buildings from the inland footage line is 25 meters, 8 meters and 4.5 meters from agricultural land, urban and forestland respectively.

Eco-tourism facilities such as resorts should have heights of no greater than (x) meters from highest grade to roof apex line.

Building/Structure Design Regulations

Building Density and Bulk Regulations

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 Eco-tourism Overlay Zone:

<table>
<thead>
<tr>
<th>Allowable Uses</th>
</tr>
</thead>
<tbody>
<tr>
<td>The objective for this Overlay Zone is to ensure that the dual goals of environmental conservation and tourism economic development are attained.</td>
</tr>
<tr>
<td><strong>Objective</strong></td>
</tr>
<tr>
<td>Section 13.3 Eco-tourism Overlay Zone (ETM-OZ)</td>
</tr>
</tbody>
</table>
Wet and dry flood proofing measures such as backflow valves, waterproofing for doors and windows, elevated electric circuits, etc.

- Limitations on use of enclosed spaces below foot elevation (for parking access or limited storage only)
- Requirements for construction of structures on slabs as applicable
- Required elevation requirements for the lowest floor line of new constructed and improved buildings

Building Design Requirements for Residential and Commercial Use Within SS-OZ

- Commercial with restrictions on building design and environmental performance
- Residential with restrictions on building design and environmental performance
- Recreational
- Agricultural
- Manufactures Development

Allowable Uses

Overlay Zone is to protect lives and properties from the harmful effects of storm surge.

SS-OZ regulations are applied in areas that have been determined in the CLIP as potential areas that can be affected by storm surge. The objective of the storm surge

Section 3.4 Storm Surge Overlay Zone (SS-OZ)

- The use of unreinforced wood property lines shall not be allowed.
- Only non-combustible materials that can be raised with a minimum height of 6.00 feet on each building’s first floor line shall be allowed.
- Electrical appliances should be raised with a minimum height of 6.00 from each building’s first floor line.
- Buildings on slabs are encouraged.
Vertical evacuation is possible.

The structure can withstand a tsunami.

However, should the building of this facility will become unavoidable, the following should be ensured:

- Civil engineering structures such as evacuation centers and hospitals
- Government centers especially City Hall

The following critical facilities should not be built in Tsunami inundation areas to wit:

- Industrial
- Commercial
- Residential
- Recreation
- Agricultural

Alcove or use:

- Alcoves

Objectives:

Section 13.5 Storm Surge Overway Zone (SS-OZ)

Development shall preserve and maintain natural vegetation along coast.

Environmental Conservation and Protection Standards for Residential and Commercial Use within SS-OZ
4. PD 1096 - National Building Code
3. RA 7279 - Urban Development and Housing Act
2. RA 9729 - Urbanization Act
1. PD 957, "Subdivision, and Condominium, Buyers Protection Law"

Area Regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes, and regulations such as:

Section 12. Area Regulations

covered by the height regulations of the National Building Code and/or the CAGP,

Exception: The imposition of height regulations in residential zones are the following: towers, churches, steeples, water tanks, and other utilities and such other structures not

Section 13. Height Regulations

Necessary Zoning Regulations of this ordinance, building height should also conform to the height restrictions and requirements of the Civil Aviation Authority

General Regulations

Article VI

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

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

Section 14. Zoning Incentives

Policies, programs, and other incentives such as Incentives for Affordable Housing Projects, and other

Section 17. Easement

25. Other relevant guidelines promulgated by the national agencies concerned.
24. PA 10724, RA 7868, RA 6579, and RA 12084 of the National Integrated Protected Areas Act (NIPDRA), and any other relevant laws.
23. RA 10660 of the Philippine Cultural Heritage Act; and cultural and heritage zones/areas, and man-made;
22. RA 9729, RA 3959, RA 5390, and RA 4956 of Philippines; tourism zones and estates.
21. RA 8325 of the Philippines; and prime agricultural lands.
20. RA 8550 of the Philippines.
19. RA 6830 of the Philippines; Healthy Environment Act or (PEHA) – agricultural lands;
18. RA 8325 of the Philippines; Agriculture Act – mining areas;
17. RA 7149 of the Philippines; Land Act – Agriculture Reform Act.
16. RA 7149 of the Philippines; National Solid Waste Management Act – marine areas.
15. RA 10066 of the Philippines; National Integrated Protected Areas Act – protected areas in both land and seas.
14. RA 7860 – Clean Air Act.
13. RA 6579 – Comprehensive Agrarian Reform Law – Agrarian Reform Law.
11. RA 10066 of the Philippines; Renewable Energy Act – Forestry Code.
10. CA 1417 of the Philippines; Public Lands, including Forestry and Related Lands.
8. Basic Education Act – Accessibility Law.
7. RA 6541 – Structural Code.
5. PD 449 – Fire Code.
It shall be unlawful to maintain an obsolete sign by reason of disconnection of business service or activity for more than 60 days thereafter.

Section 20. Advertising, Billboards and Business Signs

Observe:

- Specific provisions in the National Building Code
- Section 13. Specific provisions in the National Building Code

Section 12. Buffer Regulations

As required by the City Government, no vessels and no construction projects shall be permitted to超出 the boundary lengths between two or more adjoining zones. No vessels shall be provided adjacent to the boundary lengths of any kind.