Section 2.7. Environmental Conservation and Protection Standards

These standards are intended to ensure that all developments in the city are made in accordance with the following regulations:

Article VIII

Performance Standards
4. Parking lots having at least 20 car parking slots shall be at least 1 mile removed from all public roads.

3. Road decks of all buildings shall be landscaped, as applicable.

1. All residential, commercial industrial and mixed-use subdivisions in compliance with the rules and regulations of Pd 93, Pd 93, Pd 93, Z129, Pd 93, and Pd 93 are respectively.

2. Similar developments shall also be required to provide landscaped open spaces in the open space requirements mandated by Pd 93, Pd 93, and Pd 93.

The city intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following:

Section 24. Network of green and open spaces

Applications for agricultural land classification approved by the city shall be submitted to the Sangguniang Panlalawigan for review and final approval.

Section 23. Agricultural land conservation and preservation criteria

Part of the requirements for local clearance:

13. Industrial processes/equipment should not cause negative impacts to the environment. The Zoning Administrator/Zoning Officer may request for descriptions of these as

12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.

11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas, or other air pollutants, mobile or stationary, may have detrimental effects on health or cause the

10. All developments, particularly those in stopping areas, shall undertake adequate and appropriate steps and erosion protection as well as soil conservation measures.

9. Floodplains shall not be altered. All/who will be built upon will not plan without proper drainage design and without proper consideration of possible inundation effects on nearby
Infill development shall not cause excessive requirements of public health, safety, traffic and general welfare. Infill developments shall exhibit their requirements for public health, safety and general welfare.

Section 2. Infrastructure Capabilities

1. Driveways shall be of surfaced material, but may be of a (read) or of a (read) 3.6 meters width, exclusive of the road, whether it be a (read) 3.6 meters width, exclusive of the road.

2. All developments shall be equipped with a (read) meters width, exclusive of the road.

3. The slope of the roads shall be not less than 1:200, exclusive of the road.

4. All developments shall be equipped with a (read) meters width, exclusive of the road.

5. The slope of the roads shall be not less than 1:200, exclusive of the road.

6. All developments shall be equipped with a (read) meters width, exclusive of the road.

7. All developments shall be equipped with a (read) meters width, exclusive of the road.

Further, designs should consider the following:

- The horizontal and vertical alignment of the road shall be not less than 1:200, exclusive of the road.

- The slope of the roads shall be not less than 1:200, exclusive of the road.

- All developments shall be equipped with a (read) meters width, exclusive of the road.

The City considers all infrastructure that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. The developments shall consider the environmental sustainability, and the aesthetics of the streets and the adjacent properties and the public realm.

Section 2. Site Development Standards

3. All developments shall be equipped with a (read) meters width, exclusive of the road.

4. All developments shall be equipped with a (read) meters width, exclusive of the road.

5. All developments shall be equipped with a (read) meters width, exclusive of the road.

6. All developments shall be equipped with a (read) meters width, exclusive of the road.

7. All developments shall be equipped with a (read) meters width, exclusive of the road.

Further, designs should consider the following:

- The horizontal and vertical alignment of the road shall be not less than 1:200, exclusive of the road.

- All developments shall be equipped with a (read) meters width, exclusive of the road.

- All developments shall be equipped with a (read) meters width, exclusive of the road.

- All developments shall be equipped with a (read) meters width, exclusive of the road.

- All developments shall be equipped with a (read) meters width, exclusive of the road.

The City considers all infrastructure that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. The developments shall consider the environmental sustainability, and the aesthetics of the streets and the adjacent properties and the public realm.
Section 22. Deviation

Mitigating Devices

**Article VII**

The proposed variance is the minimum deviation necessary to permit reasonable use of the property.

a. Conformance to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property.

b. Variance may be allowed provided the proposed satisfies all the following provisions:

1. Variance (deviation from applicable building, bulk and density regulations, building design regulations, and performance standards) shall be in accordance with the following:

The variance or exception from the provisions of this Ordinance may be allowed by the local Zoning Board of Appeals (LZBA) only when the following terms and conditions are met:

- Required to submit the same shall be required to submit the same
- Traffic Impact Statement shall be submitted by the Zoning Administrator/County Officer.
- Environmental Plans.
- Impact Studies shall be performed.
- Filing fees shall be paid.
- The variance shall be reviewed by the board.

The Planning Administrator shall require the following:

- Mitigation plans shall be developed to mitigate the impact of the variance.
- The variance shall be reviewed by the board.
- The variance shall be approved by the board.
- The variance shall be recorded in the public records.
- The variance shall be reviewed by the board.
- The variance shall be recorded in the public records.
The LBA shall render a decision within thirty (30) days from the filing of the application, excluding any time spent for the preparation of written affidavit of non-opposition and testimonial.

6. At the hearing, any party may appear in person or by an agent or a member of the LBA, all interested parties shall be accorded the opportunity to be heard and present evidence.

5. The LBA shall hold public hearings (if any) to be held in the concerned barangay.

4. The LBA shall fix the date of hearing and shall notify the applicant at least five (5) days prior to the hearing. All interested parties shall be notified of the hearing.

3. The LBA shall not release any decision on the application unless all interested parties have been notified.

2. Upon filing of application, a written report shall be submitted by the applicant including the name and nature of the proposed project. The report shall be signed by the applicant.

1. The report shall be maintained and made accessible to the public.

Section 24. Procedures for Evaluating Variances and/or Exceptions

The procedure for evaluating variances and/or exceptions shall be as follows:

d. The exception will not alter the essential character and general purpose of the zone where the exception is located.

e. The exception shall not increase the density of the zone above the zone average density.

2. Exception (alteration of a nonconforming use) Exception may be granted provided that the reasons satisfy all of the following conditions:

2. a. The variance will be in harmony with the spirit of this ordinance.

2. b. The variance will not adversely affect the public health, safety or welfare.

2. c. The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking.
Zoning maps for each barangay shall be posted at respective barangay halls for public information and guidance of barangay officials. These should similarly be printed in standard color codes and with minimum dimensions of 1.20m x 1.20m.

- City General Service Office
- City Agricultural Office
- City Tourism Office
- City Disaster Risk Reduction and Management Office
- City Engineer's Office
- City Assessor's Office
- City Planning and Development Office
- Office of the Zoning Administrator
- Office of the City Vice Mayor
- Office of the City Mayor

The approved City Zoning Maps, printed in standard color codes and with minimum dimensions of 1.20m x 1.20m, shall be posted at the following offices:

Section 29. Approved Zoning Maps

Administration and Enforcement

Article IX

All expenses to be incurred in evaluating proposals for variances and/or exceptions shall be shouldered by the proponent.
Section 34. Planned Unit Development Projects

Proposed planned unit developments (PUD) projects shall be accompanied by Comprehensive Development Master Plans (CDMPs) showing at the minimum, proposed land use, building density, and bulk. The CDMPs shall be submitted to the Local Government Planning Board for approval. The proposed CDMPs shall be consistent with the requirements of the Zoning Ordinance and the General Plan. All projects shall be reviewed by the Planning and Zoning Commission. The Commission shall make findings and recommendations to the Board of Supervisors. The Board shall make findings and recommendations to the County Planning Commission. The County Planning Commission shall make findings and recommendations to the Board of Supervisors. The Board of Supervisors shall make a final decision on the project. The decision shall be based on the recommendations of the County Planning Commission and the Board of Supervisors. The decision shall be final and binding on all parties. The decision shall be appealable to the Superior Court of California, County of [County Name].

Section 33. Existing Projects

Proposed subdivisions and existing projects shall be reviewed by the Planning and Zoning Commission. The Commission shall make findings and recommendations to the Board of Supervisors. The Board shall make findings and recommendations to the County Planning Commission. The County Planning Commission shall make findings and recommendations to the Board of Supervisors. The Board of Supervisors shall make a final decision on the project. The decision shall be based on the recommendations of the County Planning Commission and the Board of Supervisors. The decision shall be final and binding on all parties. The decision shall be appealable to the Superior Court of California, County of [County Name].

Section 32. Major and/or Innovative Projects

Projects that are of regional or national significance shall be reviewed by the Planning and Zoning Commission. The Commission shall make findings and recommendations to the Board of Supervisors. The Board shall make findings and recommendations to the County Planning Commission. The County Planning Commission shall make findings and recommendations to the Board of Supervisors. The Board of Supervisors shall make a final decision on the project. The decision shall be based on the recommendations of the County Planning Commission and the Board of Supervisors. The decision shall be final and binding on all parties. The decision shall be appealable to the Superior Court of California, County of [County Name].

Section 30. Local Coastal Clearance

All owners/developers of projects shall secure Local Coastal Clearance from the County Planning Commission. The Local Coastal Clearance shall be based on the recommendations of the Planning and Zoning Commission. The Local Coastal Clearance shall be final and binding on all parties. The Local Coastal Clearance shall be appealable to the Superior Court of California, County of [County Name].
Should there be any change in the activity or expansion of the area subject to the localational clearance, the owner/developer shall apply for a new localational clearance.

Upon issuance of an LC, the Officer of the Zoning Administration/Zoning Officer that the building has complied with the conditions stated in the localational clearance.

No Occupancy Permit shall be issued by the City Building Official without certification from the Zoning Administration/Zoning Officer that the building has complied with the conditions stated in the localational clearance.

Section 32. Occupancy Permit

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

The Business Permit and Licensing Office shall require a localational clearance for new developments.

Section 37. Business Permit

No Building Permit shall be issued by the City Building Official without a valid localational clearance in accordance with the Integrated ZO.

Section 36. Building Permit

No localational clearance shall be issued to proposals covered by the ZO system unless the requirements of ECC have been complied with.

Section 35. Environmental Compliance Certificate

Future projects on the said PUD site shall require the environmental permits for localational clearance.

CDWPs shall also be provided with deed restrictions where, upon approval of the Zoning Administration/Zoning Officer of IZBA, as the case may be, proof of compliance of
7. That should such use and/or structure be moved for any reason to whatever distance, it shall thereafter continue to be regulated by the regulation of the zone in which it is moved or

6. That such non-conforming use and/or structure may be expanded or altered in any manner which increases its non-conformity, but any structure or portion thereof may be

5. That such non-conforming use may be moved to a place and the

4. That any non-conforming building/structure which has been damaged may be reconstructed and used as before provided that such reconstruction is not more than

3. A vacant/derelict building or structure may not be used for non-conforming activity.

2. That no such non-conforming use which has ceased operation for more than one (1) year be again revised as non-conforming use.

1. That no such non-conforming use shall be expanded or extended to a greater area of land than that already occupied by such use at the time of the adoption of

interim Ordinance, provided:

The lawful uses of any building, structure or land at the time of adoption of this Ordinance may be continued, although such uses do not conform with the provisions of the

Section 4A. Notice of Non-Conformance, Uses, Buildings and Structures

It may also provide conditions by which the non-conforming uses can achieve its conformity.

Some information of said non-conforming use building or structure of the condition for the continued use of the same as provided in the following section.

Section 4B. Notice of Non-Conformance, the Zoning Administrator/Zone Officer shall file a Notice of Non-Conformance to existing non-conforming uses, buildings or
Section 4. Powers and Functions of a Zoning Administrator/Zoning Officer

The Zoning Administrator/Zoning Officer must comply with the requirements of RA No. 10593, also known as the Environmental Planning Act of 2013.

Section 4.2. Responsibility for Administration and Enforcement

The Administrator of a non-conforming use and/or structure shall prescribe the phase-out and relocation within ten (10) years from the effective date of this Ordinance.
The LzBA shall be composed of the following members:

Section 4. Composition of the Local Zoning Board of Appeals (LzBA)

Decisions of the LzBA shall be appealable to the HRB.

Section 4.1 Apeals to LzBA Decisions

4. Decisions of the LzBA shall be appealable by any absolute majority vote (50% + 1) of its members.
3. Act on appeals referring the non-compliance of existing uses, building or structures to the applicable provisions of this ordinance.
2. Act on appeals on grant of denial of local zoning clearance by the Zoning Administrator/Zone Officer.
1. Act on applications of the following nature:

There is hereby created a LzBA which shall perform the following functions and responsibilities:

Section 4. Functions and Responsibilities of the Local Zoning Board of Appeals

A complaint for violation of any provision of the regulations of any clearance or permit issued pursuant to this act shall be filed with the LzBA. Opposition to applications for local zoning clearance, variance or exception shall be treated as a complaint and shall likewise be filed with the LzBA.

Section 4.5. Complaints and Oppositions
The Local Zoning Review Committee shall be composed of the following:

Section 30. Composition of the Local Zoning Review Committee (LZRC)

1. City Administrator/Zone Officer
2. City Planning and Development Coordinator
3. City Planning, Housing, Planning and Development, Land Utilization, Housing, Planning and Development Coordinator
4. City Planning, Housing, Planning and Development Coordinator
5. Assistant City Administrator/Zone Officer

The Local Zoning Review Committee (LZRC) is hereby created under the City Development Council to review the integrated OZ considering the EVP, based on the following:

Section 49. Review of the Zoning Ordinance

The LZRC may invite resource persons in support of the performance of its functions.
Any amendment shall take effect only after approval and authentication by the Sangguniang Panglalawigan.

Provisions thereof shall be subject to public hearing and shall be carried out through a three-quarters (3/4) vote of the Sangguniang Panglalawigan.

Changes in the Integrated ZO, as a result of the review by the IZEC shall be treated as an amendment. Provided that any proposed amendment to the Zoning Ordinance or

Section 5A: Amendments to the Integrated ZO

1. Coordination with HLB of the revised Zoning Ordinance changes to the Integrated ZO, as a result of its review.
2. Amendments to the Sangguniang Panglalawigan proposal necessary for the implementation of the revised Zoning Ordinance and the changes in the Zoning Ordinance as a result of the review conducted.
3. Review of the revised Zoning Ordinance changes to the Integrated ZO as a result of the review conducted.

The Local Zoning Committee shall have the following functions:

Section 5B: Functions of the Local Zoning Committee

The City Planning and Development Office shall serve as the Secretariat to the IZEC. The IZEC may invite resource persons in support of the performance of its functions.

1. The two (2) non-governmental and civil society organization representatives shall
2. Three (3) professional sector representatives such as from local chamber of commerce, local housing industry, Federation of homeowners’ associations, and academy.
3. President, Association of Barangay Captains
4. President, Association of Barangay Captains
5. City Disaster Risk Reduction and Management Officer
6. City Auditor
7. City Community Environment and Natural Resources Officer or its equivalent
8. City Auditor
9. City Tourism Officer
10. City Disaster Risk Reduction and Management Officer
11. City Auditor
12. City Auditor
I HEREBY CERTIFY to the correctness of the foregoing Ordinance. Approved this 19th day of August, 2017. This zoning ordinance takes effect upon approval by the Sangguniang Panlalawigan after compliance with the publication requirements of the Local Government Code.

Section 56. Effectivity Clause
Section 55. Separability Clause

Plains, programs, and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the ZO.

Section 56. Consistency between National and Local Plans, Programs and Projects

The rules and standards provided in this ZO shall conform to the rules and standards provided by national agencies that have been set by national laws and regulations.

Section 57. Non-diminution of National Standards

Compliance shall be consistent with the comprehensive land use plan of the locality.

Section 54. Supplementary Effect of Other Laws and Decrees

The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction, and other executive or administrative orders existing over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies in such areas are consistent with the comprehensive land use plan of the locality.

Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine of imprisonment as provided under the Local Government Code of the Philippines.