



COMPREHENSIVE LAND USE PLAN 2019-2028



MUNICIPALITY OF SAN FERNANDO PROVINCE OF BUKIDNON

VOLUME

2



THE ZONING ORDINANCE

2019-2028

COMPREHENSIVE LAND USE PLAN

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PROVINCE OF BUKIDNON

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THE ZONING ORDINANCE

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THE ZONING ORDINANCE



Republic of the Philippines
PROVINCE OF BUKIDNON
MUNICIPALITY OF SAN FERNANDO

OFFICE OF THE SANGGUNIANG BAYAN

EXCERPTS FROM THE MINUTES OF SESSION OF THE MEMBERS OF THE SANGGUNIANG BAYAN, SAN FERNANDO, BUKIDNON HELD AT THE SB SESSION HALL ON WEDNESDAY, JUNE 30, 2021.

PRESENT:

Hon. Norberto I. Catalan	-----	Mun. Vice Mayor/ Presiding Officer
Hon. Jeaser Mae M. Yeke	-----	SB Member
Hon. Antonio M. Abayato, Jr.	-----	-do-
Hon. Fernando P. Grafil	-----	-do-
Hon. Dante C. Dy.	-----	-do-
Hon. Pacita M. Taboclaon	-----	-do-
Hon. Juan A. Sambalud	-----	-do-
Hon. Lito L. Calañas	-----	-do-
Hon. Genaro P. Paquiao	-----	-do-
Hon. Donie L. Payaron	-----	-do-/IP Mandatory Rep.
Hon. Loy Jane A. Samoya	-----	-do-/SK Federation President

Absent: NONE

Resolution No. 661-A Series 2021
30th Special Session

RESOLUTION ENACTING AN ORDINANCE REVISING THE ZONING REGULATIONS FOR THE MUNICIPALITY OF SAN FENANDO, BUKIDNON AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

WHEREAS, the implementation of Comprehensive Land Use Plan 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 Local Government Units to enact Zoning Ordinances subject to and in accordance with existing laws;

WHEREAS, the local governments are mandated to mainstream disaster risk reduction and climate change in development processes such as policy formulation, socioeconomic development planning, budgeting, and governance, particularly in the areas of environment, agriculture, water, energy, health, education, poverty reduction, land-use and urban planning, and public infrastructure and housing;

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, on motion of Hon. Dante C. Dy, duly seconded by Hon. Antonio M. Abayato, Jr., be it, RESOLVED by the Sangguniang Bayan of San Fernando, Bukidnon in a session assembled hereby adopts the following Zoning Ordinance.

ORDINANCE NO. 889-A
Series of 2021

Be it ordained by the Sangguniang Bayan of San Fernando, Bukidnon in session assembled that:

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 San Fernando, Bukidnon and shall be referred to as the Ordinance.

ARTICLE II
AUTHORITY AND PURPOSE

Section 2. Authority. This Ordinance is enacted pursuant to the provisions of the New Local Government Code, RA 7160 Sections 458 a.2 (7-9) and 447 a.2 (7-9) dated 10 October 1991, "Authorizing the Municipality through the Sangguniang Bayan to adopt Zoning Ordinance subject to the provisions of existing laws" and in conformity with E.O. No. 72.

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

1. Guide, control and regulate future growth and development of San Fernando in accordance with its Comprehensive Land Use Plan.
2. Protect the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.
3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the locality.
4. Ensure the protection and sustainability of the environment taking into consideration climate change adaption in synergy with disaster risk reduction and management, principles of biodiversity, and preservation of historical and cultural heritage, in all development processes.

Section 4. General Zoning Principle. This zoning regulation is based on the approved Land Use Plans as per MDC Resolution No. 04-2021 dated June 9, 2021 for the Municipality of San Fernando, Bukidnon

ARTICLE III
DEFINITION OF TERMS

The definition of technical terms used in the Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental, Climate Change Act of 2009, Disaster Risk Reduction and Management of 2010 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. *Agricultural Zone (AZ)* –an area within a city or municipality intended 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 municipality intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.
3. *HLURB/BOARD* – shall mean the Housing and Land Use Regulatory Board.
4. *Buffer Area*- there 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. *Urban-use Area* – a contiguous grouping of ten (10) or more structures.
6. *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.
7. *Compatible Use* – uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.
8. *Component Municipalities* – municipalities, which do not meet the requirement of highly urbanized municipalities, shall be considered component municipalities of the province in which they are located.
9. *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.
10. *Conflicting Uses* – uses or land activities with contrasting characteristics sited adjacent to each other e.g. residential units to industrial plants.
11. *Conforming Use* – a use which is in accordance with Zone Classification as provided for in the Ordinance.

12. *Easement* – open spaces imposed on any land use/activities sited along waterways, road-right-of-ways, cemeteries/memorial parks and utilities.
13. *Environmentally Critical Area* – refer to those areas which are environmentally sensitive and are listed in presidential proclamation 2146 dated December 14, 1981.
14. *Environmentally Critical Projects* – refer to those projects, which have high potential for negative environmental impacts and are listed in presidential proclamation 2146 dated December 14, 1981.
15. *Exception* – a device which grants a property owner relief from certain provisions of a Zoning Ordinance where because of specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
16. *Floor Area Ratio or FAR* – is the ratio between the gross floor area of the building and the area of the lot which it stands, determined by dividing the gross floor area and the area of the lot. The gross floor area of any building should 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 utility networks can support.
17. *Forest Zone (FZ)* – an area within a city or municipality intended primarily for forest purposes.
18. *General Commercial Zone (GCZ)* – an area within a city or municipality for trading/services/business purposes.
19. *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, academics/research, convention centers.
20. *General Residential Zone (GRZ)* – an area within a city or municipality principally for dwelling/housing purposes.
21. *General Zoning Map* – a duly authenticated map delineating the different zones which the whole city/municipality is divided.
22. *Gross Floor Area (GFA)* – the GFA of a building is the total floor space within the perimeter of the permanent external building walls occupied by.

Office Areas, Residential Areas, Corridors, Lobbies, Mezzanine, Vertical Penetrations, which shall mean stairs, fire escapes, elevators shafts, flues, pipe shafts, vertical ducts, and the like, and other enclosing walls;

Rest rooms or Toilets, Machine Rooms and Closets, Storage Rooms and Closets, Covered Balconies and Terraces;

Interior Walls and Columns, and other Interior Features.

23. *Innovative Design* – introduction and/or application of new/creative designs and techniques in development projects, e.g. Plan Unit Development (PUD), Newtown, etc.
24. *Locational Clearance* – a clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.
25. *Mitigating Device* – a means to grant relief in complying with certain provisions of the Ordinance.
26. *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 or town
27. *Non-Confirming Use* – existing non-conforming uses/establishments in an area allowed to operate in spite of the non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance
28. *Parks and Recreation Zone (PRZ)* – an area designed for diversion/amusements and for the maintenance of ecological balance of the community.
29. *Planned Unit Development (PUD)* – it is a land development scheme wherein project site is comprehensive planned as an entity via unitary site plan which permits flexibility in planning/designing, building siting, complementarity of building types and land uses, usable open spaces and the preservation of significant natural and features
30. *Rezoning* – a process of introducing amendments to or a change in the text and maps of the zoning ordinance. It also includes amendment or change in view of Reclassification under Section 20 RA 7160.
31. *Rural Area* – are outside of designated urban area.
32. *Setback* – the open space left between the building and lot lines.
33. *Socialized Housing Zone (SHZ)* – shall be used principally for Socialized Housing/Dwelling purposes for the underprivileged and homeless as defined in RA 7279.
34. *Tourist Zone (TZ)* – are sites within cities and municipalities with natural or man-made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.
35. *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 Urbanizable Land in and adjacent to said areas and where 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 other Business Purposes.

36. *Urban Zoning Map* – a duly authenticated map delineating the different zones into which the urban area and its expansion area are divided.
37. *Urbanizable Land* – area designated as suitable for urban expansion by virtue of land use studies conducted.
38. *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 a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make money.
39. *Warehouse* – refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.
40. *Water Zone (WZ)* – are bodies of water within cities and municipalities which include rivers, streams, lakes, and seas except those included in other zone classification.
41. *Zone/District* – an area within a city or municipality for specific land use as defined by manmade or natural boundaries.
42. *Zoning Administrator/Zoning Officer* – a municipality/city government employee responsible for the implementation/enforcement of the Zoning Ordinance in a community.
43. *Zoning Ordinance* – a local legal measure which embodies regulations affecting land use.

ARTICLE IV ZONE CLASSIFICATIONS

Section 5. Division into Zones or Districts. To effectively carry out the provisions of this Ordinance, the city/municipality is hereby divided into the following zones or districts as shown in the Official Zoning Maps. [Refer to Annexes G and H for appropriate color codes].

Urban Use Zones:

- General Residential Zone (GRZ)
- Socialized Housing Zone (SCH)
- General Commercial Zone (GCZ)
- General Institutional Zone (GIZ)
- Industrial Zone
- Parks and Other Recreation Zone (PRZ)

Agricultural Zone (AZ)

Agro-industrial Zone (AIZ)

Forest Zone (FZ)

Water Zone (WZ)

- Multi-use Zone
- Fish Pond Zone
- Limited-use Zone
- Protection Zone
- Tourism Zone
- Research and Education Zone
- National Integrated Protected Areas System (NIPAS) Zone

Tourist Zone (TZ)

Other Zones:

- Mining/Quarrying
- Sanitary Landfill
- Cemeteries/Memorial Park

Section 6. Overlay Zones. In addition to the identified zones within the municipality, overlay zones shall be designated to protect the health and safety of residents by preventing the creation or establishment of incompatible land uses. Overlay districts or zones shall include the following:

- a. Flood Overlay Zones
- b. Seismic Hazard Zones
- c. Biodiversity Overlay Zone

Other overlay zones shall be further identified and established when and where necessary.

ARTICLE V ZONING MAPS

Section 7. Zoning Maps. It is hereby adopted as an integral part of this Ordinance, the Official Zoning Map for the whole municipality wherein the designation, location and boundaries of the zones established are indicated.

The zoning map shall be signed by the Municipal Mayor, the Vice Mayor as presiding officer of the Sangguniang Bayan and duly authenticated by the Sangguniang Panlalawigan.

Section 8. Zone Boundaries. The locations and boundaries of the above mentioned various zones into which the municipality has been divided are hereby identified in Annex A.

Section 9. Interpretation of the Zone Boundary. In the interpretation of the boundaries for any of the zones indicated on the Zoning Map, the following rules shall apply:

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the street or highway right-of-way lines, shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow lot lines, such lot lines shall be construed to be boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way- lies of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
4. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated.
5. Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.
6. Where zone boundary is indicated as one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular city/municipal block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be constructed as covered by the one-lot-deep zoning district provided the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

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

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

ARTICLE VI ZONE REGULATIONS

Section 10. General Provision. The uses enumerated in the succeeding sections are not exhausted nor all-inclusive. The Local Zoning Board of Adjustment and Appeals (LZBAA) shall, subject to the requirements of this Article, allow other uses

not enumerated hereunder provided that they are compatible with the uses expressly allowed.

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

Specific use/activities for lesser density within a particular zone (R-1) may be allowed within the zone of higher density (R-2, R-3) but vice versa, nor in another zone and its subdivisions (e.g. GC, C-1, C-2), except for uses expressly allowed in said zones, such that the cumulative effect zoning shall be intra-zonal and no inter-zonal.

Section 11. Use regulations in General residential Zone (GRZ). A GR zone shall be used principally for dwelling/housing purposes so as to maintain peace and quiet of the area within the zone. The following are allowable uses:

1. Detached family dwelling
2. Multi-family dwelling e.g. row-houses, apartments
3. Residential Condominium
4. Apartment
5. Hometel
6. Pension House
7. Hotel Apartment or apartel
8. Dormitory
9. Boarding House
10. Branch Libraries and museums
11. Customary accessory uses like:
 - a. Servants quarter
 - b. Private garage
 - c. Guard house
 - d. Parking lot
12. Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner,
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood

and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard;

- e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuation in line voltage off the premises.

13. Home Industry Classified as cottage industry provided that:

- a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be hazard or nuisance.
- b. Allotted capitalization shall not exceed the capitalization set by the Department of trade and Industry (DTI);
- c. Such shall consider same provisions enumerated in letter c, d and e number 12, home occupation, this section.

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

- a. Swimming Pool
- b. Pelota court
- c. Others

15. Nursery/Elementary Schools

16. High School

17. Vocational School

18. Sports Club

19. Religious Use

20. Multi-purpose hall/barangay hall

21. Clinic, nursing and convalescing home, health center

22. Plant nurseries

Section 12. Use Regulations in Socialized Housing Zone (SHZ). An SHZ shall used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279. Allowable uses.

- 1. All uses allowed in General Residential Zone.
- 2. Customary accessory use like parking lot.

Section 13. Use Regulations in General Commercial Zone (GCZ) A GC Zone shall be for business/trade/service uses. Within the zone the following types of establishments shall be allowed:

1. Offices like:
 - a. Office Building
 - b. Office Condominium

2. General retail store and shops like:

a. Department Store	d. Car shop
b. Bookstore and Office Supply Shop	e. Photo shop
c. Home appliance store	f. Flower shop

3. Food markets and shops like:

a. Bakery and bake shop	c. Grocery
b. Wine store	d. Supermarket

4. Personal service shops like:

a. Beauty parlor	d. Dressmaking and tailoring shops
b. Barber shop	
c. Sauna bath and massage clinic	

5. Recreational center/establishments like:
 - a. Movie house/theater
 - b. Playcourt e.g. tennis court, bowling lane, billiard hall
 - c. Swimming pool
 - d. Day and night club
 - e. Stadium, coliseum, gymnasium
 - f. Other sports and recreational establishment

6. Restaurants and other eateries

7. Short special education like:

a. Dancing schools	c. Driving schools
b. School for self defense	d. Speech clinics

8. Storerooms but only as may be necessary for the efficient conduct of the business

8. Commercial condominium (with residential unit in upper floors)

9. Commercial Housing like:

a. Hotel	14. Vocational/technical school
b. Apartment	
c. Apartel	15. Convention center and related facilities
d. Boarding House	
e. Club House	16. Messengerial Service
f. Pension House	
g. Club House	17. Security agency
h. Motel	

10. Embassy/consulate

11. Library Museum

12. Filling Station/Service Station

13. Clinic

18. Janitorial service
19. Bank and other financial institutions
20. Radio and television station
21. Building garage, parking lot
22. Bakery and baking of bread, cake, pastries, pies, and other similar perishable products
23. Custom dressmaking shop
24. Custom tailoring shop
25. Commercial and job printing
26. Typing and photo engraving services
27. Repair of optical instruments and equipment and cameras
28. Repair of clocks and watches
29. Manufacture of insignia, badges and similar emblems except metal
30. Transportation terminals/garage with and without repair
31. Repair shops like:
 - a. House appliances repair shops
 - b. Motor vehicles and accessory repair shops
 - c. Home furnishing shops
32. Printing/publishing
33. Machinery display shop/center
34. Gravel and Sand
35. Lumber/hardware
36. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
37. Printing and publishing of books and pamphlets, printing cards and stationary
38. Manufacture of signs and advertising displays (except printed)
39. Chicharon factory
40. Manufacture of wood furniture including upholstered
41. Manufacture of bamboo crafts and furniture including upholstered
42. Manufacture of rattan furniture including upholstered

43. Manufacture of boxes beds and mattresses
44. Welding shops
45. Machine shop service operation (repairing/rebuilding, or custom job orders)
46. Medium scale junk shop
47. Repair of motorcycles
48. Lechon or whole pig roasting
49. Biscuit factory – manufacture of biscuits, cookies, crackers and other similar dried bakery products
50. Doughnut and hopia factory
51. Other bakery products not elsewhere classified (n.e.c)
52. Repacking of food products e.g. fruits, vegetables, sugar and other related products
53. Plant nursery
54. Funeral parlors, mortuaries and crematory services and memorial chapel
55. Parking lots, garage facilities
56. Other commercial activities not elsewhere classified
57. Customary accessory use like parking lot.

Section 14. Use Regulations in General Institutional Zone (GIZ). In GI zone, the following uses shall be allowed:

1. Government center to house national, regional, or local offices in the area
2. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions for higher learning.
3. General hospitals, medical centers, multipurpose clinics.
4. Scientific, cultural academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities.
5. Convention centers and related facilities.
6. Religious structure e.g. church, seminary, convents.
7. Museums.
8. Student housing e.g. dormitories, boarding house.

9. Customary accessory like parking lot.

Section 15. Use Regulations in Parks and Recreation Zone (PRZ). The following uses shall be allowed in Parks and Recreation Zones:

1. Parks/gardens
2. Resort areas e.g. Spring, including accessory use.
3. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pool.
4. Golf courses, ball courts, race tracts and similar uses.
5. Memorial/Shrines monuments, kiosks and other parks structures.
6. Sports club.
7. Underground parking structures/facilities.
8. Functional wetlands, easement and buffer areas.
9. Customary accessory use like parking lot.

Section 16. Use Regulations for Agricultural Zone (AGZ). Agricultural zones shall be principally used for crop, livestock and poultry production. Permitted uses within Agricultural Zones are the following:

1. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like.
2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushrooms culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like.
4. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses.
5. Ancillary dwelling units/farmhouses for tillers and laborers.
6. Agricultural research and experimentation facilities such as breeding stations; fish farms, nurseries, demonstration farms, etc.
7. Pastoral activities such as goat raising and cattle fattening.
8. Home occupation for the practice of one's profession or engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - a. Number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;

- c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street in a place other than required front yard;
 - e. No equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
9. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservation, etc., provided that:
- a. Such home industry shall not occupy more than thirty percent (30%) of floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the following unit and shall not be a hazard or nuisance;
 - b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);
 - c. Such shall consider same provisions as enumerated in letters c, d and e of Home Occupation, this section.
10. Backyard raising of livestock and fowl, provide that:
- a. For livestock- a maximum of 10 heads
 - b. For fowl – a maximum of 500 birds
11. Customary accessory like parking lot.

Section 17. Use Regulations in Agro-Industrial Zone (AIZ) - In AGR. I-Zones the following uses shall be permitted:

- 1. All uses allowed in agriculture
- 2. Rice/corn mills (single pass)
- 3. Drying, cleaning, curing and preserving of meat and its by products and derivatives.
- 4. Drying, smoking and airing of tobacco
- 5. Flour mill
- 6. Cassava flour mill
- 7. Manufacture of coffee
- 8. Manufacture of unprepared animals feed, other grain milling, n.e.c.
- 9. Production of prepared feeds for animals
- 10. Cigar and cigarette factory
- 11. Curing and re-drying tobacco leaves
- 12. Miscellaneous processing tobacco leaves, n.e.c.

13. Weaving hemp textile
14. Jute spinning and weaving
15. Manufacture of charcoal
16. Milk processing plants (Manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
17. Butter and cheese processing plants
18. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
19. Other dairy products, n.e.c.
20. Canning and preserving of fruits and fruit juices
21. Canning and preserving of vegetables and vegetable juices
22. Canning and preserving of vegetable sauces
23. Miscellaneous canning and preserving of fruit and vegetables, n.e.c
24. Fish canning
25. Patis factory
26. Bagoong factory
27. Processing, preserving and canning of fish and other seafoods, n.e.c.
28. Manufacture of desiccated coconut
29. Manufacture of starch and its products
30. Manufacture of wines from juices of local fruits
31. Vegetable oil mills, including coconut oil
32. Sugarcane milling (centrifugal and refines)
33. Sugar refining
34. Muscovado sugar mill
35. Cotton textile mill
36. Manufacture/processing of other plantation crops e.g. pineapple, bananas, etc.
37. Other commercial handicrafts and industrial activities utilizing plant or animal parts and /or products as raw materials, n.e.c.
38. Other accessory uses incidental to agro-industrial activities.

39. Customary accessory use like parking lot.

Section 18. Use Regulations in Forest Zones (FZ). The various land uses within forestlands must complement each other to promote balance between ecological and economical concerns (e.g., biological diversity and timber production) and to optimize benefits.

1. Protection forests
2. Within the Forest Protection Zones, the following activities are prohibited:
 - a. Cutting of trees
 - b. Kaingin farming
 - c. Mining (refer to Mining Law. New EO 79, 2012)
 - d. Other unsustainable agricultural practices
3. Production forests

Section 19. Use Regulations in Water Zone (WZ). The following use zones should be established based on the best available information on marine resources, existing resources users, use patterns, and development potential:

1. Protection Zone
2. Production Zone
3. Eco-Tourism Zone
4. Trade and Navigation

The utilization of water resources for domestic and industrial use shall be allowed provided it is consonance with development regulation of DENR, provision of the water code and the revised Forestry Code of the Philippines, as amended, and provided further, that it is subjected to an assessment of its carrying capacity, environmental impact and vulnerability assessment prior to the approval of its use.

Other uses such as recreation, fishing and related activities, floatage/transportation and mining (e.g. off shore oil exportation) shall also be allowed provided it is in consonance with provision of the water code, and the revised Forestry Code of the Philippines, as amended as well as other laws and regulations such as Water Act, CCA and DRRM.

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

Section 20. Regulations in Tourist Zone (TZ) No tourism related activities shall be allowed in tourist zones unless developed or undertaken in accordance with the Department of Tourism (DOT) guidelines and standards (and granted approval by the tourism estate OD Department of Tourism DOT).

Section 21. Use Regulations in Historical or Heritage Zone. A Heritage zone shall be used primarily for areas containing historical or heritage structures that deserve special consideration for preservation and enhancement due to the contribution they make to the municipality's collective understanding of its historical development and cultural heritage.

Subject to the limitations or restrictions imposed by other codes, ordinances or laws, the following uses shall be permitted within the historical or heritage areas/sites:

- a. Place of Religious worship
- b. Park, playground, sports/field court, garden
- c. Parking structure
- d. Public utility facility (low-medium scale operations of a public transport stop/waiting shed, loading/unloading bay)
- e. Convenience/retail store
- f. Restaurant, canteen or food-serving establishment
- g. Office
- h. Bank, finance
- i. Library, museum, exhibit area, art gallery
- j. Convention, Meeting facility
- k. Auditorium/Theater/entertainment facility
- l. Specialty school/training facility
- m. Hotel
- n. Apartments/residential inn/condominium
- o. College/University, cultural/educational center
- p. Fire/security station
- q. Utility installation for use of zone/lot occupants and
- r. Parking lot

The following are the general restrictions within the historical or heritage areas/sites:

- a. Any demolition, repair, renovation, restoration, construction of any building or structures without prior consultation, clearance and approval by the Sangguniang Bayan or Sangguniang Panlungsod upon the recommendation of the Municipal Planning and Development Office
- b. Any building or a use which is not compatible with the essential character of the historical or heritage area/site; and
- c. Billboards and huge signages

Conditional Use Permit: The LZBAA upon the recommendation of the Municipal Planning and Development Office, may grant a conditional use permit for the construction of building to be renovated sandwiched between historic or heritage structures must be compatible in terms of architectural design and height of structure with the existing heritage building.

Non-Conforming Uses: Non-conforming uses prior to the affectivity of these rules shall continue to exist as long as they do not constitute nuisance or hazard to the health and safety of the community. The said non-conforming uses shall be subject to the restrictions stipulated under the Section 38 of this Ordinance pertaining to Non-Conforming Uses.

ARTICLE VII

GENERAL DISTRICT REGULATION

Section 22. Development Density. Permitted density shall be based on the allowed density stipulated within the zone/s.

The maximum density should be based on the planned absolute level of density intended for each district or zone based on the Comprehensive Land Use Plan.

Decision to reduce land use density must not impair on the rights of the property/land owner. The Zoning Officer's decision on allowed density must be balanced with public safety considerations especially if the proposed development is to be located within hazard prone areas.

The Zoning Officer's initial evaluation of the proposed development is grounded on the intent or objective to ensure that the proposed development meets the building code standards to reduce the vulnerability of individuals, buildings and structures to hazards such as flooding, storm surge, or wind damage.

Section 23. Flood Hazard Overlay Zone. All development, including new construction, additions, substantial improvement shall:

No encroachments on floodways shall be do ne unless a registered professional certifies that the proposed development will not result in any increase flood level.

All new construction and additions to any residential or nonresidential structure shall have the lowest floor, together with attendant utility and sanitary facilities, elevated to no lower than [one to three] feet above the base flood elevation.

All utilities, including electrical, heating, ventilation, plumbing, air conditioning, and other services facilities, including ductwork, shall be elevated or made of flood resistant materials up to [one to three] feet above base flood elevation, and designed and located to prevent water from entering or accumulating within the components during conditions of flooding.

All new buildings and additions to existing buildings must be constructed on foundations that are approved by a licensed professional engineer, or

Where new or replacement water and sewer systems, including on-site systems, are proposed in a flood hazard area the applicant shall provide the zoning officer and the building official with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems to avoid contamination during period of flood.

Structures must be constructed using materials that are resilient to flood damaged.

Any development within the overlay zone shall not contribute to the increase of flood levels especially during flood events.

Development activities must be sited and designed to minimize disruption to shorelines and their banks.

Section 24. Height Regulations. Unless otherwise stipulated in this ordinance, building or structure height regulations shall be imposed on the following zones:

A. Residential Zones

Low Density Residential Zone – no building or structure whether public or private shall be higher than _____ above the highest natural grade of the property;

Medium Density Residential Mixed (R-2MXD) – no building or structure whether public or private shall be higher than twenty one (21) meters above the highest natural grade line in the property or front sidewalk (main entry0 level; mid-rise dwelling is four (4) to seven (7) storeys.

High Density Residential Mixed (R-3MXD) – high rise dwelling units of eight or more storeys are allowed provided it conforms to the National Building Code and Structural Code prescriptions.

Exempted from the imposition of height regulations in the residential zoned are towers, church steeples, water tanks, and other utilities and such other structures not covered by the heights regulations of the National Building Code and/or the Air Transportation Office.

B. All Other Zones

Building height must conform to the height restriction 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 regulation related to the land development constructions of the various safety codes.

Section 25. Area Regulations. Area regulation in all zones shall conform to 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 its 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 26. Road Setback Regulations. The following road setback regulations shall be applied.

ROAD SETBACK

Zoning Classification	Major Thoroughfare 30m. & above	Secondary Road Below 30m.	Tertiary Road 6m & below
Mun./Brgy.	Diversion/Railways	Provincial	
Residential	10 m.	10 m.	3 m.
Commercial	20 m.	20 m.	7 m.
Industrial	30 m.	25 m.	10 m.
Agricultural	20 m.	20 m.	7 m.
Agro-Industrial	30 m.	25 m.	10 m.
Institutional	20 m.	20 m.	10 m.
Parks & Recreation	10 m.	10 m.	3 m.
Forest	30 m.	25 m.	10 m.

Source: DPWH

Section 27. Easement. Pursuant to the provisions of the Water Code: 1) The banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of 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, Float age, Fishing and Salvage.

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

Natural waterways shall be assigned as a green easement that is landscaped or planted with grass, ornamentals and trees and free of permanent structures. Should there be a change in the existing shoreline or banks of the rivers, the easement shall be construed as moved and adjusted with the actual riverbanks or shorelines.

2) Mandatory five-meter easement on both sides of the Major River/Fault Trace and such other fault traces on the ground identified by PHILVOCS.

Section 28. Buffer Regulations. A minimum buffer of 3 meters shall be provided along entire boundary length between two or more conflicting zones (allocation 1.5 meters) allocating equal distances from each side of the district boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

The developer of a more intense use shall provide the required buffer to protect a lesser intense/density use.

Section 29. 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 groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

ARTICLE VIII INNOVATIVE TECHNIQUES

Section 30. 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 R.A. 7279, etc., the Zoning Administrator/Zoning Officer shall on ground of innovation development techniques forward application to HLRB for appropriate action, unless the local government units concerned has the capacity to process the same.

ARTICLE IX MISCELLANEOUS PROVISIONS

Section 31. Projects of National Significance. Projects may be declared by the NEDA Board as Projects of National Significance pursuant to Section 3 of EO 72. When a project is declared by the NEDA Board as a Project of National Significance the Locational Clearance shall be issued by HLURB pursuant to EO 72.

Section 32. Environmental Compliance Certificate (ECC). Notwithstanding the issuance of Locational Clearance under Section 37 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 33. Subdivision Projects. All owners and/or Developers of subdivision projects shall in addition to securing a Locational Clearance under Section 37 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 X MITIGATING DEVICES

Section 34. Deviation. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeal (LZBAA) only when the following terms and conditions are existing:

1. Variance

- a. The property is unique and different from other properties in the provisions of 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 to be 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 not be in harmony with the spirit of this Ordinance.

2. Exceptions

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

Section 35. Procedures for Granting Exceptions and Variances. The procedures for the granting of exception and/or variance are as follows:

1. 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.
2. Upon filing application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site.
3. The Local Zoning Board of Adjustment and Appeals conduct preliminary studies on the application.
4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision for exception/variance.
5. In case of objection, the LZBAA shall hold public hearing.

6. At the hearing, any party may appear in person, or he be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBAA shall render a decision within thirty (30) days from 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 XI ADMINISTRATION AND ENFORCEMENT

Section 36. 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 37. Building Permit. No Building shall be constructed without providing Permit and no Building Permit shall be issued by the Local Building Officer without a valid Locational Clearance in accordance with this Ordinance. The Punong Barangays are given the power and responsibility to monitor and report any Building Construction in their respective barangays.

Section 38. 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.

Section 39. 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 ratification of the zoning ordinance by the HLURB or Sangguniang Panlalawigan (SP). Failure on the part of the owner to register/apply for Certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fine/penalties.

Section 40. Existing Non-Conforming Uses and Buildings. The lawful uses of any buildings, 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:

1. That no such non-conforming uses shall be enlarged or extended to occupy a greater area of land 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.
2. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as non-conforming use.

3. An idle/vacant structure may be used for non-conforming activity.
4. That any non-conforming structure, or structures under one ownership which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more fifty percent (50%) of the replacement cost.
5. That should such non-conforming portion of structure be destroyed by any means to 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.
6. That no such non-conforming use maybe moved to displace any conforming use.
7. That such non-conforming structure may be enlarged or altered in a way which increases its conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
8. 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 on the Non-Conforming Use within ten (10) years from the effectivity of this Ordinance.

Section 41. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered by the LOCAL CHIEF EXECUTIVE though the Zoning Administrator/Zoning Officer who shall be appointed/designated by the former in accordance with existing rules and regulations on the Subject.

Section 42. 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 Executive Order No. 648 dated 07 February 1981. The Zoning Administrator/Zoning Order shall perform the following functions, duties and responsibilities.

I. Enforcement

A. Act on all applications for Locational Clearances for all projects.

1. Issuance of Locational Clearances for projects conforming with zoning regulations.
2. 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.

- B. Monitor on-going/existing projects within their respective jurisdiction 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 HLURB.
- C. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.
- D. Coordinate with the Municipal Fiscal/Municipal Attorney/Consultant for other legal actions for other legal actions/remedies relative to the foregoing.

II. Planning

- A. Coordinate with the Regional Office of the HLURB regarding propose amendments to the zoning ordinance prior to adoption of the Sangguniang Bayan.

Section 43. Action on Complaints and Oppositions. A complaint for Violations of any provision of the Zoning Ordinance or of any Clearances or Permits issued pursuant thereto shall be filed with the LZBAA.

However, oppositions to Application for Clearances, Variances or Exceptions shall be treated as complaints and dealt with in accordance with the provision of this Section.

Section 44. 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 Application of the following nature:
 - 1. Variances
 - 2. Exceptions
 - 3. Non-Conforming Uses
 - 4. Complaints and Opposition to Applications
- B. Act of Appeals on Grant or Denial of Local Clearances by the Zoning Administrator/Zoning Officer.

Decision of the Local Zoning Board of Adjustment and Appeals shall be appealable to the HLURB.

Section 45. Composition of the Local Zoning Board of Adjustment and Appeals (LZBAA). The Municipal Development Council (MDC) shall create a Sub-Committee which shall act as the LZBAA composed of the following members:

- 1. Municipal Mayor as Chairman
- 2. Municipal Legal Officer

3. Municipal Assessor
4. Municipal Engineer
5. Municipal Planning and Development Coordinator (if other than the Zoning Administrator).
6. MARO
7. Municipal Environment and Natural Resources Officer (MENRO)
8. 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.
9. Two (2) representatives from non-government organizations, 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/Panglungsod 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 Development Council.

Section 46. Interim Provision. Until such time that the Local Zoning Board of Adjustment and Appeals shall have been constituted, the HLURB shall act as the Local Zoning Board of Adjustment and Appeals. As an appellate board, the HLURB shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

Section 47. Review of the Zoning Ordinance. The Municipal Development Council shall create a sub-committee, the Local Zoning Review Municipal Land Use Committee (LZRMLUC) that shall review the Zoning Ordinance considering the Comprehensive Land Use Plan, as the need arise, based on the following reasons/situations:

- a. Change in Local Development Plans
- b. Introduction of Projects of National Significance
- c. Petition or Rezoning
- d. Other reasons which are appropriate for consideration

Section 48. Composition of the Local Zoning Review Municipal Committee. 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 undertaking in the locality, e.g.

- a. Municipal Planning and Development Coordinator
- b. Municipal Health Officer
- c. Municipal Agriculturist

- d. President, Association of Barangay Captains/ABC
- e. Municipal Engineer
- f. Municipal Environment and Natural Resources Officer (MENRO)
- g. Municipal Agrarian Reform Officer (MARO)
- h. District School Supervisors
- i. Three (3) Private Sector Representatives (LOCAL Chamber of Commerce, Housing Industry and Homeowner's Association)
- j. Two (2) NGO Representatives

For purposes of Policy and Program Coordination, the LZRC MLUC shall be attached to the Municipal Development Council.

Section 49. Functions of the Local Zoning Review Municipal Land Use Committee.

The Local Zoning Review Municipal Land Use 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 the 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 Sangguniang Panlalawigan that would be useful in the exercise of its functions.

Section 50. Amendments to the Zoning Ordinance. Changes in the Zoning Ordinances as a result of the review by Local Zoning Review Municipal Land Use Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be subject to Public Hearing and Review Evaluation of the Local Zoning Review Municipal Land Use Committee and shall be carried out through a resolution of **three fourths vote of the Sangguniang Bayan**. Said amendments shall effect only after approval and authentication by Sangguniang Panlalawigan.

Section 51. Violation and Penalty. Any person who violates any of the provisions of this ordinance, shall upon conviction, be punished by a fine not exceeding php 2,500 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 52. Suppletory Effect of Other Laws and Decrees. The provisions of the 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 the land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

Section 53. 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 54. Repealing Clause. All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed; provided, that the rights are vested upon the effectivity of this Ordinance shall not be impaired.

Section 55. Effectivity Clause. This Ordinance shall take effect after the review by the Sangguniang Panlalawigan.


I HEREBY certify to the correctness of this Municipal Zoning Ordinance.


METCHIE B. CORTES
Secretary to the Sanggunian

ATTESTED:


NORBERTO I. CATALAN
Municipal Vice Mayor/Presiding Officer

APPROVED:


LEVI C. EDMA
Municipal Mayor
Date approved: 07/06/2021

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ZONE BOUNDARIES

2. ZONE BOUNDARIES

2.1 BARANGAY HALAPITAN ZONE BOUNDARIES

Table 2.1
Barangay Halapitan Zone Boundaries
San Fernando, Bukidnon
CLUP 2019-2028

CATEGORY	NORTH	SOUTH	EAST	WEST
GENERAL RESIDENTIALZONE (GRZ)				
	Lot No. 2012-B	Lot No. 1966	Lot No. 1984,1985 & 1986	Lot No. 1965, 1966 & Lot No. 2008
	Lot No. 2056	Lot No. 5314	Road F	Lot No. 5314
	Lot No. 2064	Lot No. 2060 & Lot No. 2043	Lot No. 2060 & Provincial Road	Lot No. 2053,2054 & Lot No. 2059
2	Lot No. 2057 & Lot No. 58	Road I	Lot No. 1953-A & Lot No. 1954	Provincial Road
3	Road L	River Easement	River Easement	Road K & L & Lot No. 1889-1893
4	River Easement	Road O & Commercial Area	River Easement Road O	Lot No. 1631-1641
5	Road X & Lot No. 1601	Road W & River Easement	Road X & River Easement	Road W & Lot No. 1601
6	Road W & Road V	Road AA & River Easement	Road AA & River Easement	Lot No. 1509 & Road Q
7	Lot No. 3579	Lot No. 3564 - 3568	Lot No. 3572	Commercial Area
8	Road VV & Lot No. 1429 & 1430	Lot No. 1428 & 1431	Lot No. 1427,1429 & 1430	Lot No. 1428 & 1431 & Road VV
9	Road PP	Lot No 1541-B	Road QQ	Lot No. 1447
10	Road MM & OO	Road PP & Lot No. 1464	Road MM & Lot No. 1464	Road OO & Road PP
11	Road NN & Lot No. 1680	Road OO	Road OO & Lot No. 1680 & 1683	Road DD & Road OO
12	Road DD & Road EE	Road NN	Road EE	Road DD & Road NN
13	Road CC	Road DD	Road DD & Road MM	Road CC Lot No. 69 & 1879
14	Lot No. 1873 & River Esaement	Road FF & CC	Road FF & Lot No. 1856-1865	Road CC

15	Lot No. 2219 & Road BB	Lot No. 2204 & 2205 & River Easement	Road BB & River Easement	Lot No. 2204 & 2205 & River Easement
SOCIALIZED HOUSING				
1	Lot No. 2094	Proposed Nat'l. Road	Proposed National Road	Road F
2	Proposed National Road	Lot No. 2095 & Lot No. 66-A	Lot No. 2095	Road F & Proposed Nat'l. Road
3	Proposed National Road	Timberland	Proposed National Road	Timberland
4	Lot No. 1964-B	Provincial Road & Road C	Lot No. 1964 & Road C	Prov'l. Road & Lot No. 1964-B
5	Lot No. 1964	Lot No. 1966 & Provincial Road	Lot No. 1965 & 1966	Lot No. 1964 & Provincial Road
6	Lot No. 1435-C-1, 1435-C-2 & 3721 & Road WW	Road TT, UU & VV	Lot No. 1435-C-1, 1435-C-2 & 3721 & Road WW	Road RR & UU
GENERAL COMMERCIAL ZONE (GCZ)				
1	Lot no. 5017 (Timberland)	Road H	Road G	Lot no. 5017 (Timberland)
2	Lot no. 5017 (Timberland)	Road E	Road G	Road E & Road G
3	Lot No. 2073 ,Lot No. 2056	National Road & Lot 5314	Lot No. 2073, 2056 & Lot No. 5314	Lot No. 2073 & National Road
4	Lot No. 2047-2041 & 2054,2055 & 5314	National Road	National Road	Lot No. 2047-2041 & 2056
5	Lot No. 2063	National Road	Provincial Road	Lot No. 2049, 2054, 2053,2041 & 2060
6	Road G	National Road & Mawi-e River	Road I	Provincial Road & National Road
7	Lot No. 1618-B, 1620, 1625/Tigwa River & Nat'l. Road	National Road & Road W	Road N, Road U & Lot No. 1618,1620 & 1625	National Road
8	Road Q, Road W & National Road	Road Z	Road Q & Road Z	National Road & Road W
9	Road Z & Lot No. 3553, 3574	National Road	Lot No. 3564-E 3553, 3574	National Road
10	Lot No. 3564	Lot No. 3564	Lot No. 3564	National Road
11	National Road	Lot No. 2228-2238	Lot No. 2228 & National Road	Lot No. 2236-2238
12	National Road	Lot No. 2218-2225	National Road & Road AA	Lot No. 2220-2225
13	National Road	Mawi-e River &	National Road	Road AA

		Road AA		
14	Maei-e River	National Road & Lot No. 1850	National Road	Mawi-e River & Lot No. 1850
15	Lot No. 1856,1857 & 1860/Road BB & Road DD	Road FF & Road EE	National Road & Road EE	Lot No. 1856,1857 & 1860/Road FF
16	National Road & Road EE	Road FF & Road GG	National Road & ROAD GG	Road FF & Road EE
17	National Road/Road GG & Road II	Road JJ & Road FF	National Road & Road JJ	Road FF/Road GG & Lot No. 1748 & 1749
18	Road FF & Road CC	Road HH & Road OO	Road FF	Road CC & Road HH
19	Road MM & National Road	Road OO & Lot No. 1688	National Road & Road OO	Road MM & Lot No. 1688
20	Road OO	Road FF	National Road	Road FF & Road OO
21	National Road	Lot No. 1454	Road RR National Road	Road QQ & Lot No. 1454
22	National Road	Lot No. 1431-1435 & Road SS	National Road	Lot No. 1431-1435 & Road SS
GENERAL INSTITUTIONAL ZONE (GIZ)				
	ROAD D	Lot no. 5017 (Timberland)	ROAD D	ROAD D
2	Road D & Lot No. 1964	Lot No. 1965	Lot No. 1964 & 1965	Road D
3	Road B & Lot No. 1964	Lot No. 1964-A & Provincial Road	Lot No. 1964-A	Provincial Road & Road B
4	Lot No. 2094	Lot No. 2067	Lot No. 2066-A	Road F
5	Lot No. 2056	National Road	National Road & Lot No. 2056	National Road & Lot No. 2056
6	Lot No. J	Lot No.1922	Lot No. 1924	Road I
7	Road w	Road Q & Lot No. 3575	Lot no. 1510 & Lot No. 3575	Road Q & Road W
8	National Road	Lot No. 2224 & Lot No. 2228	Lot No. 2225	Lot No. 2228-J
9	Mawi-e River & Lot No. 1849	Lot No. 1852 & National Road	National Road & Lot No. 1849	Mawi-e River & Lot No. 1852
10	Road GG & Lot No. 1746/1747	Road FF & Road II	Road II & Lot No. 1746 & 1747	Road FF & Road GG
11	Road JJ & National Road	Road FF & Road MM	National Road & Road MM	Road FF & Road GG
12	Road MM & Lot No. 1689	Road FF & Road OO	Road OO & Lot No. 1689	Road FF & Road MM
18	Road CC & Road HH	Road LL & Road MM	Road HH	Road CC & Road LL

19	Road MM & Lot No. 1681/1682	Lot No. 1678/1679	Lot No. 1679,1681 & 1682	Lot No. 1676
20	Lot No. 1464	Road PP	National Road & Road QQ	Lot No. 1664 & 1665
GENERAL AGRI-INDUSTRIAL ZONE (GIZ)				
	Lot No. 2065 & 5017	Lot No. 2065 & Provincial Road	Provincial Road	Lot No. 2064 & 2065
2	Lot No. 5314-K & 2058	Lot No. 2055	Lot No. 2055, 2057 & 2059	Road F
3	Lot No. 3564 & 3564	National Road	Lot No. 3564 & 3564	National Road & Lot No. 3564
CEMETERY				
	Road A & Lot No. 5017 (Timberland)	Lot No. 5017 (Timberland)	Lot No. 5017 (Timberland)	Lot No. 5017 (Timberland)
SLAUGHTER				
	ROAD	Lot No. 5017 (Timberland)	ROAD	Road D
DUMPSITE				
	Lot No. 5016 & 2017	Provincial Road & Lot No. 2012 & 2015	Lot No. 2012, 2015 Lot No. 2016	Road A
PARKS & PLAYGROUND				
	Road N & Tigwa River	Road U & Tigwa River	Tigwa River	Road N & Road U
2	Road J & Road K	Tigwa River & Mawi-e River	Tigwa River	Road J & Lot No. 1924
3	Tigwa River & Mawi-e River	Lot No. 1816 & Road N	Tigwa River	Lot No. 1924
4	Lot No. 1512,1513 & Tigwa River	Lot No. 3564, 3572 & 3575	Tigwa River	Lot No. 3564, 3572 & 3575
TOURISM				
	Lot No. 1953 & Road K	Road J	Road J & Lot No. 1953	Lot No. 1937 & Lot No. 1952

Source: MPDO

2.2 BARANGAY CANDELARIA ZONE BOUNDARIES

Table 2.2
Barangay Candelaria Zone Boundaries
San Fernando, Bukidnon
CLUP 2019-2028

CATEGORY	NORTH	SOUTH	EAST	WEST
GENERAL RESIDENTIAL ZONE (GRZ)				
	Road A	Lot No. 1285	Road A	Lot No. 1218, 1288 & 1285
2	Lot No. 1290-A	Road B & Lot No. 1291	Road B	Lot No. 1287 & Lot No. 1291
3	Road B & Lot No. 1275	Lot No. 1275 & Road C & F	Lot No. 1275 & Road F	Road B & Road C
4	Lot No. 1371 & Road C	Lot No. 1372 & Road F	Road F & Road C	Lot No. 1371 & Lot No. 1372
5	Lot No. 1294 & Road F	Road F & Road G	Lot No. 1294 & Road G	Road C & Road F
6	Road C & Road F	Lot No. 1361 & Road G	Road C & Road G	Lot No. 1361 & Road F
7	Lot No. 1301 & Road G	Road C & Road H	Lot No. 1301 & Road H	Road C & Road G
8	Lot No. 1297 & Road H	Lot No. 1345, 1410 & 1411 & Road I	Lot No. 1345 & 1410 & Road I	Lot No. 1377 & Road H
9	Road G & Road E	Lot No. 1385 & 1410 & 1411	Lot No. 1410 & Road E	Lot No. 1485, 1377, 1411 & Road G
GENERAL COMMERCIAL ZONE (GCZ)				
	Lot No. 1320, 1328 & 1332 & Road B	Road D & Road H	Lot No. 1320, 1328 & 1332 & Road H	Road B & Road D
2	Road D & Road G	Road E & Road H	Road D & Road H	Road E & Road G
3	Lot No. 1285 & Road E	Lot No. 1285 & Road G	Road E & Road G	Lot No. 1285
GENERAL INSTITUTIONAL ZONE (GlnZ)				
	Lot No. 1291, 1287 & 1288	Road A & Road B	Lot No. 1291, 1287 & Road B	Lot No. 1288 & Road A
	Road A & Road B	Road E & Road G	Road D & Road G	Road B & Road D
GENERAL AGRI-INDUSTRIAL ZONE (GlnZ)				
	Lot No. 1290 & Road B	Lot No. 1290	Road B	Lot No. 1290

Source: MPDO

2.3 BARANGAY KALAGANGAN ZONE BOUNDARIES

Table 2.3
Barangay Kalagangan Zone Boundaries
San Fernando, Bukidnon
CLUP 2019-2028

CATEGORY	NORTH	SOUTH	EAST	WEST
GENERAL RESIDENTIAL ZONE (GRZ)				
	Lot No. 5029-591	ROAD D	ROAD B	Lot No. 5029-580 & 5029-588
2	Road D	River Easement	Lot No. 5029-551	Road B
3	River Easement	Lot No. 3047-3057	Lot No. 3055-3057	Lot No.(5029-412) -(5029-435)
4	Road L	Road Q	Lot No. 5029-573	Road O
5	Road Q	Road R	Road M	Road P
6	Road P & Road S	River Easement	Lot No. 5029-B & Road T	Lot No. (5029-24)- (5029-39)/Road P
7	River Easement	Road X	Lot No. 5029-(428-465)	Road U
8	Road X	Lot No. (5029-393)- (5029-466)	Lot No. (5029-319)- (5029-466)	Lot No. 5029-387) -(5029-458)
GENERAL COMMERCIAL ZONE (GCZ)				
1	National Road	Lot No. 4211-4223 & Balakayo Creek	National Road	Lot No. 4211-4223
2	Lot No. 4219-4220	National Road	Lot No. 4219-4220	National Road
3	National Road	Lot No. 4224	Lot No. 4224 & National Road	Lot No. 4224 & National Road
4	Municipal Road & Balakayo Creek	Lot No. 5029-590	Municipal Road	Lot No. 5029-590
5	Balakayo Creek & Lot No. 5029-591	Road C	Lot No. 5029-(581-591)	Municipal Road
6	Road K	Road O	Municipal Road	Lot No. 5029-569
7	Road C	Kalagangan River	Road A	Municipal Road
8	Lot No. 5029-203 & 5029-433	Road F	Road D	Road A
9	Municipal Road &	Lot No. 5029 & 5030	Lot No. 5029 & 5030	Municipal Road

	Kalagangan River			
10	Lot No. 5029	Municipal Road	Municipal Road	Lot No. 5029
11	Lot No. 5030-38	Lot No. 5030-35	Municipal Road	Lot No. 5030-38
GENERAL INSTITUTIONAL ZONE (GlnZ)				
1	Lot No. 5029-623 & Mun. Road	Lot No. 5029-623	Lot No. 5029-623	Municipal Road
2	Lot No. 5029-591	Lot No. 5029-591	Lot No. 5029-555	Lot No. 5029-591
3	Lot No. 5029-504,5029-509 & 5029-175	Lot No. 5029-490,5029-131 to 5029-147	Municipal Road	Lot No. 5029-508 & 5029-513
4	Lot No. 5029-23	Road R	Road P	Lot No.5029-593
5	Road Q	Road R	Municipal Road	Road M
6	Lot No. 5030-41	Lot No. 5030-38 & Municipal Road	Municipal Road	Lot No. 5030-38 & Lot No. 5030-41
GENERAL AGRI-INDUSTRIAL ZONE (GlnZ)				
1	Lot No. 4217	River Easement	Lot No. 4224	Lot No. 4217 Balakayo Creek
2	River Easement	Road X	Road U	Lot No. 5029-331 & River Easement
CEMETERY				
	Lot No. 5029-502 & 503	Lot No. 5029-593 & 5029-66	ROAD P	Lot No. 5029-514 & 5029-518

Source: MPDO

2.4 BARANGAY LITTLE BAGUIO ZONE BOUNDARIES

Table 2.4
Barangay Little Baguio Zone Boundaries
San Fernando, Bukidnon
CLUP 2019-2028

CATEGORY	NORTH	SOUTH	EAST	WEST
GENERAL RESIDENTIAL ZONE (GRZ)				
1	Lot No. 2703	Road A	Road-B	Lot No. 2705 & Road-A
2	Lot No. 2710	Road C	Road-D	Road-B
3	Lot No.2714, 2715 & Road A	Lot No. 2734, 2726, 2731 & 2722	Lot No. 2722, 2726 & 2731	Road-D
4	Lot No. 2699 & Road-A	Road A & Lot No. 2760	Road A	Lot No. 2704-2760
5	Lot No. 2776 & 2777	Timberland	Lot No. 2775	Lot No. 2777
6	Lot No. 2735	Lot No. 2741-2745	Lot No. 2734 & 2741	Lot No. 2750
7	Lot No. 2523	Lot No. 2523	Lot No. 2523	Lot No. 2523
8	Lot No. 2279 & 2280	Lot No. 2279 & 2280	Lot No. 2279 & 2280	Lot No. 2279 & 2280
9	Institutional Site	Lot No. 2318	Lot No. 2318-2320	Barangay Road
10	Lot No. 2315 & Road	Lot No. 2312, 2314 & 2820	Lot No. 2312 & 2314	Lot No. 2820 & Road
11	Institutional Site	Road & Agri-Production	Road	Agri-Production Area
12	Agri-Production Area	Road	Agri-Production Area & Road	Agri-Production Area
13	Road	Agri-Production Area	Road & Agri-Production	Agri-Production Area
14	Agri-Production Area	Com./Institutional & Road Q	Agri-Production Area	Road Q & Agri-Production
15	Road Q/Com.	Road S & Agri-Production	Agri-Production Area	Institutional/Com. & Road Q
16	Road S	Agri-Production Area	Agri-Production Area	Road R
SOCIALIZED HOUSING				
1	Lot No. 2521-A, & Road F	Nat'l. Hi-way & Lot No. 2523-A	Nat'l. Hi-way & Road F	Lot No. 2523-A
2	Lot No. 2521	Road G & National Road	Road G & Lot No. 2241	Road F
3	Road G	National Road	Road H &	Road G

			National Road	
4	Road G	National Road	Road I	Road H
GENERAL COMMERCIAL ZONE (GCZ)				
1	Lot No. 2775-2779 & 2781	Nat'l. Hi-way	Lot No. 2775-2779	Nat'l. Hi-way
2	Lot No. 2766 2768 & 2750	Nat'l. Hi-way	National Road & Lot No. 2745	Lot No. 2766
3	Lot No. 2735	Nat'l. Hi-way	Road	Church
4	Lot No. 2735, 2737 & 2739	Nat'l. Hi-way	Lot No. 2523	Road
5	Lot No. 2523	Nat'l. Hi-way	Nat'l. Hi-way	Lot No. 2523
6	Nat'l. Hi-way	Lot No. 2079 & 2080 & 2083-A	Lot No. 2079 & 2080	Nat'l. Hi-way
7	National Road & Road M	Lot No. 2334 & 2977	Lot No. 2334 & 2977	Road P & Road M
8	Nat'l. Hi-way	Road N & Road M	Road M	Road N
9	Nat'l. Hi-way	Road L	Road L	Nat'l. Hi-way
10	Road O & Road L	Road M & Institutional	Road M & Road O	Road L & Institutional
11	Road L & Institutional	Road P & Road M	Road M & Institutional	Road & Road P
12	Lot No. 2977 & 2816	Road P & institutional	Agricultural Production	Road P & Road M
13	Road P & National Road	Agri-Production & Institutional	Road P	Agri-Production
14	Residential Areas	Road Q	Church	Residential Areas
15	Road Q	Residential Areas	Residential Area's	Sitio Plaza
16	Road Q	Road S	Res./Com. Area's	Road R
GENERAL INSTITUTIONAL ZONE (GlnZ)				
1	Road-A & Lot No. 2720	Lot No. 2720 & 2757	Road A & Lot No. 2720	Lot No. 2720 & 2757
2	Road-B & Road C	Road A & Road D	Road-C & Road D	Road A & Road B
3	Lot No. 2735	Lot No. 2735 & 2750	Lot No. 2735	Road A
4	Lot No. 2735 & 2736	Lot No. 2736 & 2741	Lot No. 2736	Lot No. 2735
5	Lot No. 2735	Nat'l. Hi-way	Lot No. 2735 & 2743	Lot No.2745 & 2749
6	Road-N & Nat'l. Hi-way	Road M & Road O	Road M & Road N	Road O & National Road
7	Road L & Commercial Area's	Road M/Com. Area's	Road M/Com. Area's	Road L & Commercial Area's
8	Lot No. 2977	Lot No. 2320	Lot No. 2334-C	Road P
9	Com. Area's	Res. Area's	Road P	Agri- Production
10	Res. Area's	Road Q	Res. Area's	Com. Area's

11	Road Q	Road S	Res./Com. Area's	Com. Area's
GENERAL AGRI-INDUSTRIAL ZONE (GIZ)				
	Road	Lot No. 2735	Lot No. 2731 & 2735	Road A
	Lot No. 2318	Lot No. 2314	Lot No. 2318	Road P
CEMETERY	Lot No. 2533-A & 2533-B	Agri-Production	Agri-Production	Lot No. 2733

Source: MPDO

2.5 BARANGAY MABUHAY ZONE BOUNDARIES

Table 2.5
Barangay Mabuhay Zone Boundaries
San Fernando, Bukidnon
CLUP 2019-2028

CATEGORY	NORTH	SOUTH	EAST	WEST
GENERAL RESIDENTIAL ZONE (GRZ)				
	Lot No. 3426 & Lot No. 3427	Lot No. 3425-3427	Nat'l. Hi-way	Lot No. 3429
2	Lot No. 3512 & Lot No. 3529	Lot No. 3505 & Lot No. 3518	Lot No. 3528, 3529 Lot No. 3521 & Lot No. 3522/Road T	Nat'l. Hi-way
3	Lot No. 3531-C & Lot No. 3524	Lot No. 3486 & Road S	River Easement & Lot No. 3531	Road T & Road U
4	Road S, Lot No. 3471, 3480, 3481 & 3488	Lot No. 3471 & River Esaement	River Easement	Road S, Lot No. 3471, 3480 & 3481
5	Road R/Road W & River Easement	Road P & Road W	Road W	Road P
6	River Easement & Road j	Road K & Lot No. 3406	Road K & National Road	Lot No. 3406 & River Easement
7	Road K & River Easement	Lot No. 3401 & Lot No. 3406	Road N & Road J	Lot No. 3401 & Road K
8	Road O & National Road	Lot No. 3401 & Lot No. 3402	Road J/Matay Creek & National Road	Lot No. 3401 & Lot No. 3402
SOCIALIZED HOUSING				
	Lot No. 3439 & Road A	Lot No. 3427, 3430, 3435 & 3438	Lot No. 3427 & Lot No. 3428	Lot No. 338, 3437, 3435, 3439 & 3430
GENERAL COMMERCIAL ZONE (GCZ)				
	Nat'l. Hi-way	Lot No. 3426, 3427, 3439 & Road A	Nat'l. Hi-way	Lot No. 3426, 3427, 3439 & Road A
2	Lot No. 3422	Lot No. 3419 & Lot No. 3421	Nat'l. Hi-way	Road H & Lot No. 3419
3	Lot No. 3420	Kalagutay River	Nat'l. Hi-way	Lot No. 3419
4	Kalagutay River & Nat'l. Hi-way	Road J & Road N	Nat'l. Hi-way	Road J
5	Road O National Road	Lot No. 3412	Nat'l. Hi-way & Matay Creek	Lot No. 3402 & Road O
6	Road T & Lot No. 3505	Road S	Road T	Road S & National Road
7	Road S & National Road	Kalagutay River	Lot No. 3471	National Road

8	Kalagutay River & Road T	National Road	Road P & Lot 3469 & 3470	National Road
GENERAL INSTITUTIONAL ZONE (GlnZ)				
	Lot No. 3519, 3522 & Lot No. 3523/Road V	Road U & Road T	Road U & Road V	Road T & Lot No. 3519, 3522 & 3523
	Lot No. 3506 & Road T	Lot No. 3505	Road T & Lot No. 3505	Lot No. 3505 & Lot No. 3506
	Lot No. 3424	Lot No. 3422	Lot No. 3422	Lot No. 3422 & 3424
	Lot No. 3657	Lot No. 3419-B	Nat'l. Hi-way	Lot No. 3419-B
	Road N & Nat'l. Hi-way	Road-O & Road J	Nat'l. Hi-way & Road O	Road J & Road N
GENERAL AGRI- INDUSTRIAL ZONE (GlnZ)				
	Lot No. 3423 & Lot No. 3422	Lot No. 3419-B	Lot No. 3419-B	Lot No. 3419-A & Lot No. 3423
	Nat'l Hi-Way	Lot No. 3385 & Lot No. 3402	Lot No. 3385 & National Road	Matay River & Lot No. 3402 & 3385
GENERAL INDUSTRIAL ZONE				
	Lot No. 3541 & Lot No. 3542	Lot No. 3541 & National Road	Lot No. 3541 & Lot No. 3542	Lot No. 3542 & National Road
CEMETERY				
	Lot No. 3384-B	Lot No. 3384-A & Lot No. 3375-A	Road Q	Lot No. 3384-A & Lot No. 3384-B

Source: MPDO

2.6 BARANGAY NACABUKLAD ZONE BOUNDARIES

Table 2.6
Barangay Nacabuklad Zone Boundaries
San Fernando, Bukidnon
CLUP 2019-2028

CATEGORY	NORTH	SOUTH	EAST	WEST
GENERAL RESIDENTIAL ZONE (GRZ)				
	Road A & Lot No. 160	Lot No. 161 & Lot No. 21	Lot No. 160	Road A
2	Lot No. 15,21 & 160	Road C & Road F	Lot No. 21 & Lot No. 15	Road C & Road E
3	Road C	Road F	Road C	Road E
4	Road A & Road E	Road F	Road E	Lot No. 3021
5	Road F	Creek & Lot No. 3016 & 11	Lot No. 15	Road D
6	Lot No. 3027 & Lot no. 3023	Lot No. 3022-A & Lot No. 3023 & Creek	Lot No. 3021 & Lot No. 2023	Lot No. 3024 & Lot No. 3025
7	Lot No. 3078	Lot No. 3074	Lot No. 3074 & Lot No. 3078	Lot No. 3074 & Lot No. 3078
GENERAL COMMERCIAL ZONE (CZ)				
	Lot No. 3027	Road B	Road A	Tigwa River
2	Road B	Lot No. 3025 & Lot No. 3026	Road D	Tigwa River
	Road B	Road F & Road D	Lot No. 3021	Road D
	Lot No. 3078 & Prov'l. Road	Lot No. 3075 & Prov'l. Road	Lot No. 3075, 3077 & 3078	Provincial Road
	Lot No. 3078	Lot No. 3074	Provincial Road	Lot No. 3074 & Lot No. 3078
GENERAL INSTITUTIONAL ZONE (GlnZ)				
	Road A & Lot No. 22	Lot No. 160 & Lot No. 21	Lot No. 22 & Lot No. 20	Lot No. 160 & Road A
	Lot No. 3026	Lot No. 3022-B	Road D	Lot No. 3023
	Road D	Creek	Road D	Lot No. 3022-B & Creek
GENERAL AGRI-INDUSTRIAL ZONE (GlnZ)				
	Lot No. 3082-A & Tigwa River	Lot No. 3079-C & Prov'l. Road	Lot No. 3079-C & Tigwa River	Provincial Road

Source: MPDO

2.7 BARANGAY NAMNAM ZONE BOUNDARIES

Table 2.7
Barangay Namnam Zone Boundaries
San Fernando, Bukidnon
CLUP 2019-2028

CATEGORY	NORTH	SOUTH	EAST	WEST
GENERAL RESIDENTIAL ZONE (GRZ)				
	Lot No. 77 & Lot No. 79	Lot No. 356,358 & 359	Lot No. 79	Lot No. 77 & 76
2	Lot No. 79-81	Lot No. 401-403,4 410,580 & 497	Lot No.497, 410,503,81	Lot No. 79,80,360,365, 372,
3	Road J & Lot No. 510 & 87-C	Road J Lot No. 515 & 517	Road J	Lot No. 510, 515 & 517
4	Road J & Lot No. 87 & 88	Lot No. 94,93, 90-B	Lot No. 94,93, 90-B,87 & 88	Road J & Lot No. 537,540,541,54 4, 545,575
5	Road B	Road A & Lot No. 210	Res./Com. Area's	Road A & Road B
6	Com. Lot	Agri-Protection & Road C	Road & Com. Lot	Agri-Protection
7	Road A Lot No. 74	Agri-Protection & Road G	Road A & Road G	Agri-Protection
8	Agri-Protection & Road F	Road A & Road G	Road G & Road F	Road A
9	Road B & Road C	Road F & Agri-Protection	Road B & Agri-Protection	Road C & Road F
10	Road G & Road F	Agri-Protection	Road F	Road G & Namnam River
11	Com. Lot	Road D & Road E	Com. Lot & Road D	Com. Lot & Road E
12	Com. Lot & Road E	Road B Agri-Protection	Com. Lot	Road B Agri-Protection
GENERAL COMMERCIAL ZONE (GCM)				
	National Road	Agri-Production	National Road	Agri-Production
	Agri-Production	National Road	Agri-Production	National Road
2	Res. Lot & Com. Lot	National Road	Res. Lot & Com. Lot	National Road
3	National Road & Institutional	Road B	National Road	Road B
4	Road B	Res Area's & Road E	Road B	Res. Lot
5	Road B & Road E	Res. Area's	Road B & Res. Area	Road E & Res. Area

6	Road A & Road E	Road B & Road F	Road A & Road F	Road B & Road E
7	Road A & Road F	Road G & Res. Area's	Road A	Lot No. 438-454
7	National Road & Road C	Road E/Road H & Res. Area	National Road & Road H	Road C/Road E & Res. Area
8	Road H & National Road	Res. Area's	National Road	Road H & Res. Area's
GENERAL INSTITUTIONAL ZONE (GlnZ)				
	Lot No. 74 & Road A	Lot No. 74 & Lot No. 207	Road A	Road 74
2	National Road	Road A & Road B	National Road & Road B	Road A
3	National Road	Road B & Road C	Road C & National Road	Road B & National Road
GENERAL AGRI-INDUSTRIAL ZONE (GlnZ)				
	Lot No. 788 & Nat'l. Hi-way	Lot No. 784	Nat'l. Hi-way	Lot No. 788 & Lot No. 789
2	Balacayo River & Lot No. 137	Lot No. 23 & Nat'l. Hi-way	Lot No. 23 & Lot No. 137	Balacayo River & Nat'l. Hi-way
CEMETERY				
	Nat'l. Hi-way Lot No. 77-C & Road A	Lot No. 74	Road A & Nat'l. Hi-way	Lot No. 74 & Lot No. 77-C
PROPOSED CEMETERY				
	Lot No. 5001-11	Lot No. 5001-11 & Proposed National Road	Lot No. 5001-11 & Proposed National Road	Lot No. 5001-11

Source: MPDO

2.8 BARANGAY SACRAMENTO VALLEY ZONE BOUNDARIES

Table 2.8
Barangay Sacramento Valley Zone Boundaries
San Fernando, Bukidnon
CLUP 2019-2028

CATEGORY	NORTH	SOUTH	EAST	WEST
GENERAL RESIDENTIAL ZONE (GRZ)				
	Lot No. 2895- Lot No. 2899	Lot No. 2841,2842,2843, 2847,2888-2891 & Road A	Lot No. 2844, 2899 & Lot No. 2895	Lot No. 2899 & Road A
2	Road A	National Road	Road A	Road A & National Road
3	Lot No. 5229-38 & Road B	Lot No. 2868	Road B	Lot No. 5229
4	Road B Lot No. 2868 &5229	Lot No. 2868	Lot No. 2868 &5229	Road B
5	Lot No. 2868	Road C	Road C & School Site	Institutional
6	Nat'l. Hi-way	Lot No. 286 & Road I	Lot No. 2861	National Road & Road I
7	National Road & Lot No. 2854 & Road I	Road H & Lot No. 2862	Lot No. 2862 & Road I	National Road & Road H
8	Lot No. 2938, 2938,2942,2943 2832,2915	Lot No. 2922, 2933-Lot 2937	Lot No. 2916 & National Road	Lot No. 2922, 2933-Lot 2937 & Creek
GENERAL COMMERCIAL ZONE (GCZ)				
	Res. Area's	Nat'l. Hi-way	Agri-Production	Road A & National Road
2	Lot No. 2863, 2884 & 2885	Nat'l. Hi-way	National Road	National Road & Tourism Site
3	Agri-Production	Nat'l. Hi-way	Road B & National Road	Agri-Production
4	Road C	National Road	Road D	Road C & National Road
5	Road C & Lot No. 5112-H & 2529-57	National Road	Lot No. 5212-G, 5229-53	Road D & National Road
6	Nat'l. Hi-way	Lot No. 2856,2838,2837 2839,2840,2980	Lot No. 2856,2838,2837 2839,2840,2980 & Road H	National Road
7	National Road	Creek	National Road & Creek	Timberland Area
8	National Road	Lot No. 2938, 2938,2942,2943 2832,2915	Lot No. 2915	Lot No. 2938, 2938,2942,2943 2832 & Creek
GENERAL INSTITUTIONAL ZONE (GInZ)				

	Lot No. 2899-D	Lot No. 2895	Lot No. 2896	Lot No. 2895 & 2899
2	Lot no. 5229-33	Road B & Lot No. 5229-38	Road B	Lot No. 5229
3	Lot No. 2868	Road C	Lot No. 2868	Road B
4	Lot No. 5229 & Lot no. 2869	Road C	Lot No. 5229 & Road C	Lot No. 2868
5	National Road	Lot No. 2915	Lot No. 2914	Lot No. 2916
GENERAL AGRI-INDUSTRIAL ZONE (GInZ)				
	National Road & Lot No. 2913	Lot No. 2911 & Lot No. 2912	Lot No. 2911 & Nat'l. Hi-way	Lot No. 2913
TOURISM				
	Lot No. 2899	Nat'l. Hi-way & Lot No. 2899	Lot No. 2899	Nat'l. Hi-way
	Lot No. 2885	Lot No. 2885 & National Road	Lot No. 2885	Lot No. 2886

Source: MPDO

3

PUBLIC HEARING



Republic of the Philippines
PROVINCE OF BUKIDNON
Municipality of San Fernando

OFFICE OF THE SANGGUNIANG BAYAN

CERTIFICATION


TO WHOM IT MAY CONCERN:

THIS TO CERTIFY THAT the Local Government Unit of San Fernando, this province had conducted a Public Hearing for its Proposed Comprehensive Land Use Plan (CLUP) and Zoning Ordinance, 2019-2028 on May 2, 2019 held at the Municipal Gymnasium, San Fernando, Bukidnon.

Attached are the Attendance Sheets and receipts of Invitation Letters for reference.

This Certification is issued to support the submission of the above-named documents for review and approval.

Issued this 6th day of May 2019 at San Fernando, Bukidnon, Philippines.


METCHIE B. CORTES
Secretary to the Sangguniang



Republic of the Philippines
PROVINCE OF BUKIDNON
MUNICIPALITY OF SAN FERNANDO

OFFICE OF THE MUNICIPAL MAYOR

MINUTES DURING THE PUBLIC HEARING ON THE PROPOSED COMPREHENSIVE LAND USE PLAN (CLUP) AND ZONING ORDINANCE, 2019-2028 HELD ON THE 2ND DAY OF MAY 2019 AT THE MUNICIPAL GYNASIUM, SAN FERNANDO, BUKIDNON.

I. CALL TO ORDER

Hon. Levi C. Edma, Municipal Mayor of San Fernando, this province formally called the Meeting to order at 10:20 in the morning.

The meeting was started with an opening prayer through Audio Visual Presentation and followed by the singing of the National Anthem at Municipal Gymnasium, this municipality.

II. ATTENDANCE

The activity was headed by Hon. Levi C. Edma and attended by the 24 Barangay Elective and Appointive Officials, Municipal and National Heads of Office and Representatives, Civil Society Organizations Representatives, CLUP Municipal Technical Working Group Members, Municipal Employees and other Participants which resulted to a 280 attendees (refer to attached attendance sheets).

III. INTRODUCTION

Hon. Amon C. Java, Barangay Chairman of Tugop, delivered an Opening Remarks followed by a Presentation of Rationale of CLUP and Zoning Ordinance by Engr./EnP Judith E. Luis, Municipal Planning and Development Coordinator. Mayor Levi C. Edma addressed a short and brief message encouraging all barangay officials to pursue their obligation to participate on the proposed conversion and expansion of land classification in order to attain and promote good governance of the municipality.

IV. DISCUSSION

1. Engr./EnP. Judith Luis, MPDC, headed the Presentation of CLUP Framework of San Fernando, Bukidnon comprising the Vision/Mission of the municipality and breakdown of Goals, Objectives and Strategies of all sectors
2. A Presentation of the Existing and Proposed General and Urban Land Use Map was rendered by PDO-1 Luisito H. Bongabong. Urban and Urbanizing area composed of eight barangays namely, Halapitan, Candelaria, Kalagangan, Little Baguio, Mabuhay, Nacabuklad, Namnam, and Sacramento Valley were being enumerated and being subjected to Proposed Land Use Classification Conversion and Expansion. The rest of the barangays were remained identified as rural. Maps of the 8 Urban and Urbanizing Barangays were being widely printed in 6x4m-tarpaulin and were being posted on the wall for clear identification of the Land Use Classification and to guide the attendees/participants in correcting and finalizing the zones/classification.

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3. After the presentation, Dr. Ma. Algerlina I. Edma, Mun. Health Officer announced her suggestion that all barangays subjected for Land Use/Zoning are encouraged to participate the workshop.
4. Mrs. Jean Rose Y. Agdon, CPA, Municipal Assessor, had made also a follow up announcement encouraging all Barangay Officials to participate the workshop. She also informed the officials to be focused and sensitive on the expansion of the Land Classification because once the changes has been made, the value of land will also change.
5. For. Romero Navaja, MENRO, instructed those barangays who proposed to purchase a Disposal Site to submit their proposal to the administration since the municipality will be the one to find or locate the available site. He also enumerate the new existing mining sites of San Fernando namely Barangay Little Baguio and Barangay Namnam.
6. PDO-I Lusito H. Bongabong gave 20 minutes to all the attendees to look and check the Maps. Instructions were also being clearly announced regarding the markings of proposed land use classification which includes Commercial, Residential, Institutional, Timberland, and Forest Land etc. with its corresponding color coding as reflected in the legend.

V. DELIBERATION/OPEN FORUM

1. Mrs. Nelly Dignadice, Brgy. Secretary of Mabuhay, fighting an issue regarding claims of barangay (particularly Barangay Mabuhay) area which being reduced from 2000 hectares down to 765 hectares. Mr. Bongabong responded that it was based on the official Cadastral Map, 765 hectares is the only area identified for Barangay Mabuhay. Engr. Luis also added that the reference of Cadastral Survey will be followed but if Barangay Mabuhay will demand to take back their claimed area, they must undergo an agreement/settlement between the claimant-Barangay Magkalungay. For. Navaja suggested to the issue to take an action by reconducting an actual survey to locate the actual reference point of Barangay Mabuhay which will be led by MENRO & MPDC for the purpose of clarification and at the same time closing the issue.
2. Mr. Cicil Uchang, MARPO, mentioned one of the bases of Land Conversion approval. Assessment and approval for above Five hectares will be done through the Secretary while five hectares and below will be approved by Regional Director. He also added that Land Conversion Approval will undergo a long process.
3. A representative from Barangay Namnam had a query regarding the over expansion of their Commercial Land based on the Proposed Land Use Map posted on the wall. Mr Bongabong responded that since the workshop aimed to identify changes of the proposal, they have the right to mark those changes on the map. Mr. Artemio J. Medado, MPDO Draftsman, assisted the official of the Barangay in marking those conversions.
4. The Barangay Treasurer of Sacramento Valley also ask the committee why the Church area was converted to commercial land instead of Institutional. So he was instructed by Mr. Bongabong to correct the conversion by marking the map.

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5. Engr./EnP. Luis cited those rural barangays such as San Jose, Sto Domingo, Bonacao and other barangays located along the national highway to expect some conversion from portion of residential zone to commercial zone. She also added that Approved Land Classification at MPDO will be the basis for the issuance of Zoning Certificate not the Classification recorded at Assessor's Office.
6. Hon. Restituto Bornea, Barangay Kagawad of Halapitan recommended all barangays without a Cemetery to identify their proposed sites and submit to MPDO. This is so that there will be no difficulty in the conversion with the DAR later on.
7. Submission of corrected proposed Land Use map was done at 12NN.
8. As a Closing Remarks, Engr. Luis reminded all barangay that the event should not be taken for granted and explained the importance of Land Use Classification since it will be the basis for the 10 year plan aiming to achieve the vision and mission of this municipality.

There be no more matters inquired and discussed, the Hearing was ended at 12:30 noon with a closing prayer rendered by Pastor Isagani Gonzaga of the Assembly of God.

I HEREBY CERTIFY to the correctness of the above foregoing minutes.

Done this 2nd Day of May 2019 at San Fernando, Bukidnon, Philippines


JUDITH E. LUIS, C.E., EnP
MPDC

Approved:


LEVI C. TEDMA
Municipal Mayor

PUBLIC HEARING

for the

PROPOSED COMPREHENSIVE LAND USE PLAN AND ZONING ORDINANCE, 2020-2029 OF THE MUNICIPALITY OF SAN FERNANDO San Fernando, Bukidnon

held on May 2, 2019
at the Municipal Gymnasium, San Fernando, Bukidnon

LIST OF INVITEES

1. All Punong Barangays from 24 barangays
2. All Barangay Kagawads from 24 barangays
3. All IP Mandatory Representatives from 24 barangays
4. All Barangay SK Chairmen from 24 barangays
5. All Barangay Secretaries from 24 barangays
6. All Barangay Treasurers from 24 barangays
7. All Municipal Officials
8. All Heads of Office/Agency (Local, Provincial & National)
9. Civil Society Organizations Representatives from 24 barangays
10. Representatives from Religious Sector
11. Representatives from Business Sector
12. Purok/Sitios Leaders
13. All Constituents



Republic of the Philippines
PROVINCE OF BUKIDNON
Municipality of San Fernando

OFFICE OF THE MUNICIPAL MAYOR

April 30, 2019

MEMO ORDER TO: _____

San Fernando, Bukidnon

Dear Sir/Ma'am,

The Local Government Unit of San Fernando, Bukidnon will be conducting a Public Hearing on the Proposed Comprehensive Land Use Plan (CLUP), 2020-2029 and Zoning Ordinance Amendments on May 2, 2019 at 8 O'clock in the morning to be held at the Municipal Gymnasium, San Fernando, Bukidnon.

The said Plan and Ordinance shall be our primary and dominant bases for the future use of our land resources.

In view hereof, you are invited to the above-mentioned Activity.

Your attendance counts much.

[Handwritten signatures and names of various officials and staff members, including: LEO, JUAN, EDMA, EVANGELINE B. SMILEY, TAGAP, LARRY, and others.]

LEVI C. EDMA
Municipal Mayor

[Handwritten signature]
EVANGELINE B. SMILEY

[Handwritten signature]
DURIO
Crispina Belaguer
Hon. An N. Bansa



Republic of the Philippines
 PROVINCE OF BUKIDNON
 Municipality of San Fernando

OFFICE OF THE MUNICIPAL MAYOR

April 30, 2019

MEMO ORDER TO: **ALL HEADS OF OFFICE/AGENCY**
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LEVIC C. EDMA
 Municipal Mayor

Name of Office	Received by:	Signature
MPDO	SHEILA MAE C. GARTE	
MBO	JESSICA M. HALLASIM	
MEO	JERBERT D. BUSACO	
MTD	DEDDHA S. MEBANA	
HRMO	Rhonel S. Cortez	
MCSO	RUBEN GIMOLAN	
LDRMO		
MACCO	MARIA JESSICA EURENO	
MASSO	Jean Roe T. Ardson	
MERO	J. CORSTAN	
MHO	FRANCIS S. ...	
MSWDO	EUSEBIO 5/2/19	
MAORO	ALAO, SJ	
Mun. Administrator	Levionora S. Edma	



Republic of the Philippines
 PROVINCE OF BUKIDNON
 Municipality of San Fernando

OFFICE OF THE MUNICIPAL MAYOR

April 30, 2019

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LEVIC. EDMA
 Municipal Mayor

Name of Office	Received by:	Signature
Secretary to Sanggunian	KEONAU TAGAD	
DILG	AIDA L. ESCOTO	
MARPO	DOMINADOR P. PALMA JR.	
DEPED - SF 1		
DEPED - SF 2		
HNAS		
COMELC	ANTONIO B. JUAN	
PNP	PSSg Nelbar Budon	
BFP		
Econ. Enterprise		
Mun. Trial Court	JULIETO S. VILLARMA	
KALAHI	EMAS, ROMELYN D.	
Trabal	Crispino Limogon	
MENPS	Marissa Jayjay	



Republic of the Philippines
PROVINCE OF BUKIDNON
Municipality of San Fernando

OFFICE OF THE MUNICIPAL MAYOR

April 30, 2019

MEMO ORDER TO: **ALL HEADS OF OFFICE/AGENCY**
San Fernando, Bukidnon

Dear Sir/Ma'am,

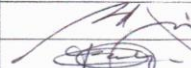
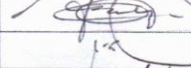
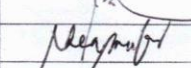
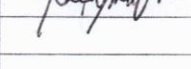
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LEVIC C. EDMA
Municipal Mayor

Name of Office	Received by:	Signature
BFP	PO3 TONDING, BT	
SFI	Elymie Salolog	
HMMF	MARILYN LIANGA	
Economic Ent.	Vega, Rhea Mae	



Republic of the Philippines
PROVINCE OF BUKIDNON
Municipality of San Fernando

OFFICE OF THE MUNICIPAL MAYOR

April 30, 2019

MEMO ORDER TO: **ALL MUNICIPAL OFFICIALS**
San Fernando, Bukidnon


Dear Hon. _____,


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LEVIC C. EDMA
Municipal Mayor

Name of Office	Received by:	Signature
CAVITA PL MMO	CAVITA PL	
PSDO	RONALD BAG. AD	
(H)SB Members or YK)		

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