



Republic of the Philippines
City of Puerto Princesa
OFFICE OF THE CITY BUILDING OFFICIAL



The Zoning Requirements

**under The Revised Zoning Ordinance of 2022 & other related
Laws & Ordinances**



ENGR. EDWIN A. ROÑA

Zoning Officer IV

Land Use and Zoning Division

Zoning

- Zoning is concerned primarily with the use of land and through imposition of parameters.

Two major elements:

1. **Zoning Ordinance** - a legally binding set of rules and regulations affirming to the usage of land in a City/Municipality. This document contains a set of allowed uses and regulations that applies to each designated zone.
2. **Zoning Map** - The official Zoning Maps for the whole City wherein the designation, location and boundaries of the zones or areas herein established are shown and indicated. Such official Zoning Maps duly signed by the Local Chief Executive, authenticated by the Sangguniang Panlungsod and duly ratified by the Housing and land Use Regulatory Board.



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OFFICIAL ZONING MAP

City of Puerto Princesa
OFFICE OF THE CITY BUILDING OFFICIAL
LAND USE AND ZONING DIVISION



Universal Transverse Mercator - Zone 50 (N)
Luzon (Philippines - Mindanao)
1:68000



LEGEND:

- Agro Industrial Zone
- General Agricultural Zone
- General Commercial 1 Zone
- General Commercial 2 Zone
- General Industrial Zone
- General Institutional Zone
- General Residential Zone
- Light Industrial Zone
- Parks and Recreation Zone
- Protected Agriculture
- Recreational Commercial Zone
- Tourist Zone
- Roads/ Rivers and Creeks
- Controlled Use Zone
- Core Zone
- Restricted Use Zone
- Traditional Use Zone
- Multiple Use Zone

APPROVED:

HON. LUCILO R. BAYRON
CITY MAYOR

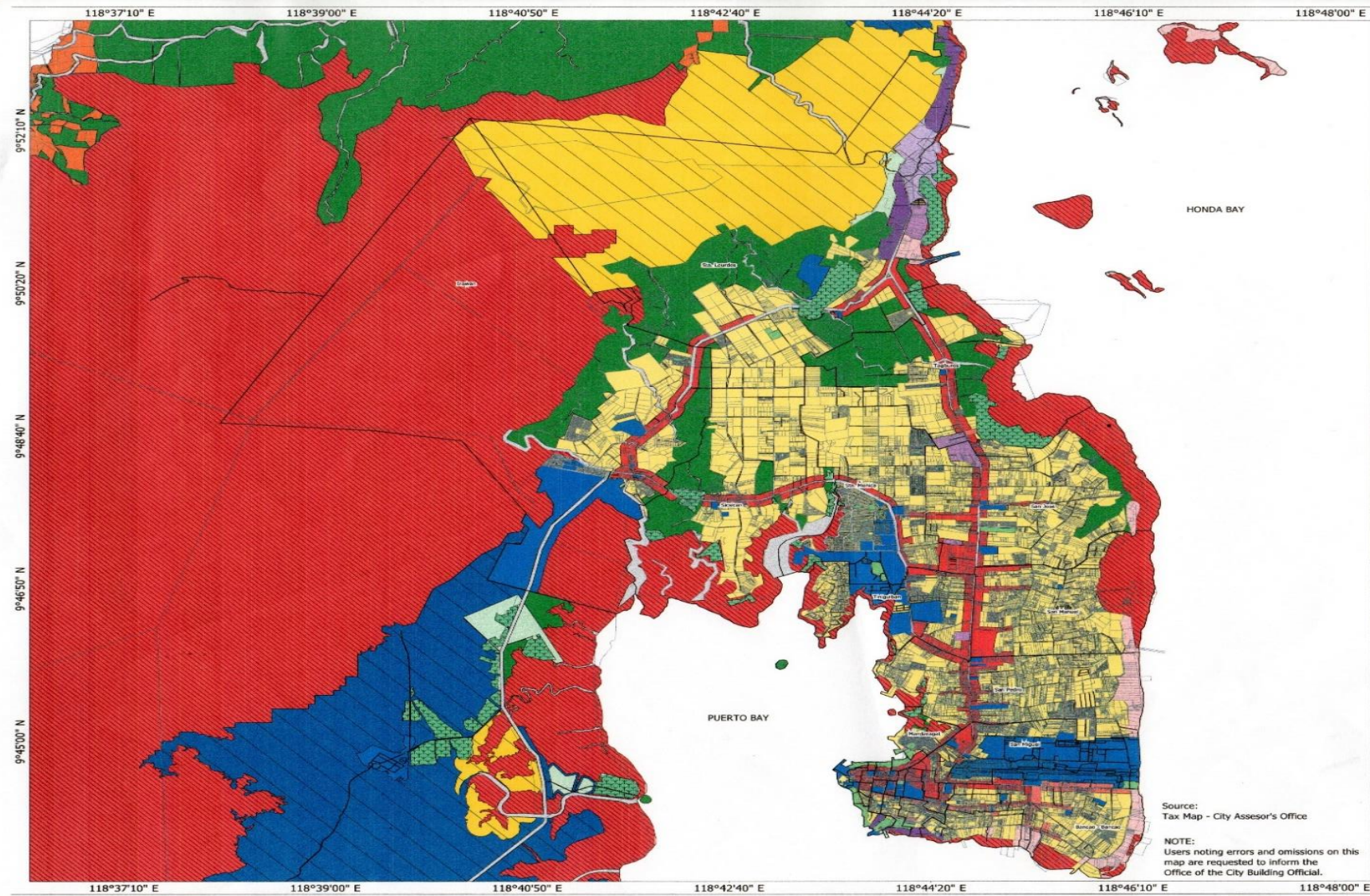
ATTESTED:

ATTY. ARNEL M. PEDROSA
CITY ADMINISTRATOR

ATTY. PHILIP JEROME J. HILARIO
SECRETARY/SANGGUNIANG PANGLUNGSOD

ENGR. REX G. BUNDAC, EnP
CITY BUILDING OFFICIAL

ENGR. EDWIN A. ROÑA
ZONING OFFICER IV

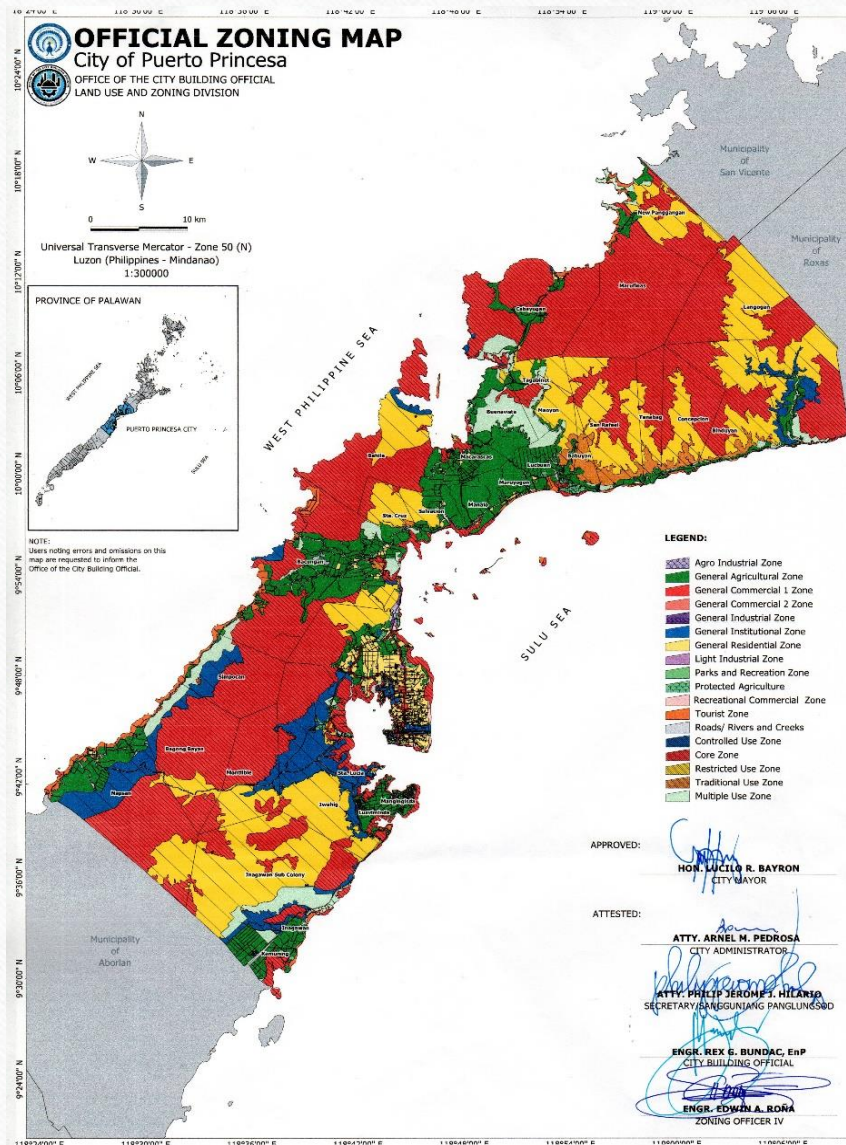


Source:
Tax Map - City Assessor's Office

NOTE:
Users noting errors and omissions on this map are requested to inform the Office of the City Building Official.



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- I. LOCATIONAL CLEARANCE**
- II. DOCUMENTARY REQUIREMENTS FOR
LOCATIONAL/ZONING CLEARANCE**
- III. SETBACK REGULATIONS**
- IV. ROAD-RIGHT-OF-WAY**
- V. SCHEDULE OF FEES AND PENALTIES**

I. Locational Clearance

- A clearance issued to a project proposal that complies with the provisions of the Zoning Ordinance as well as with other standards, rules and regulations on land use **(section 6)**.

1. Locational Clearance is being issued when you apply for:

a. Building Permit

1. Certificate of Zoning Conformance (approved without condition)
2. Consent on Merit Use (approved with the conditions)

b. Mayor's/Business Permit

c. All undertakings taking under Consent on Merit Use

All owners/developers shall secure a locational clearance from the Zoning Officer for each project listed under Allowable Uses or from the DCEPC for proposals requiring Consent on Merit, prior to conducting any activity or construction on their property/land.

II. DOCUMENTARY REQUIREMENTS FOR LOCATIONAL CLEARANCE

1. Building Permit

a. In case the applicant is the registered lot owner, the following shall be submitted:

1. Barangay Clearance (DILG Memorandum Circular No. 2019-177)
2. Certified True Copies of Lot Title
3. Certified True Copies of Tax Declaration
4. Current Real Property Tax Clearance/Certification

b. In case the applicant is NOT the registered lot owner, the following shall be submitted, in addition to A1, A2, A3 & A4:

1. Notarized Written Consent, Lease Contract/Agreement, Contract to Sale, Deed of Sale
2. For intestate estate without Extra Judicial Settlement, Affidavit of Joint Consent from heirs/owners
3. Homeowner's Certification from CA President (if Subdivision project under CMP).

c. In case the property is not titled but within alienable and disposable land:

1. Barangay Clearance (DILG Memorandum Circular No. 2019-177)
2. Barangay Certification that the lot claimant is the actual occupant and said property is free from liens, encumbrances and conflicts
3. Certification from CENRO-DENR about the land status and listed claimant
4. Certified True Copies of Tax Declaration
5. Current Real Property Tax Clearance/Certification

d. In case the property is within Ancestral Domain Claim:

1. Barangay Clearance (DILG Memorandum Circular No. 2019-177)
2. Barangay Chieftain Certification that the applicant is a bona fide member of an IP group
3. Map showing the area belongs to the IP
4. Certification from the Regional/Provincial Office that he/she is a beneficiary of the approved Certificate of Ancestral Domain Claim (CADC) or Certificate of Ancestral Domain Title (CADT)
5. Free and Prior Informed Consent (FPIC)

- **In case the property is within the protected area, a clearance from the Protected Area Management Board must be submitted.**



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2. Consent on Merit Use (this application will be subject for site inspection/validation)

a. In case the application is within A&D and the applicant is the registered lot owner, the following shall be submitted:

1. Letter request (1 original copy, 2 photocopies)
 2. Application Form (1 original copy, 2 photocopies)
 3. Certified True copies of Lot title (1 original copy, 2 photocopies)
 4. Certified true copies of Tax Declaration (1 original copy, 2 photocopies)
 5. Land Tax Certification/Clearance (1 original copy, 2 photocopies)
 6. Site Development Plan & Location Plan (with supporting documents) (1 original copy, 2 photocopies)
 7. PAMB Clearance (in case the property is within the Protected Area) (1 original copy, 1 certified true copy)
 8. Neighbors/Adjacent Lot Owner's consent of no objection to the proposed project (1 original copy, 2 photocopies)
 9. Valid licenses (PRC ID) of all involved professionals with specimen signature (2 photocopies)
 10. A Special Power of Attorney, for applications filed by authorized representative for the representative to file/follow up/sign application, and to claim decision on the application (1 original, 2 photocopies)
 11. Valid ID of applicant or representative (2 photocopies)
 12. Certification from CENRO-DENR about the land status and listed claimant, if the property is not yet titled
 13. Lease Contract/Agreement/Deed of Absolute Sale/Contract to Sale/Consent from lot owner allowing/authorizing the construction/SPA (provide one if in case the applicant is not the registered owner of the lot/property) (1 original copy, 2 photocopies)
- For Cell Site Applications (in addition to the above requirements): (1 original, 2 photocopies)
 1. CAAP Clearance
 2. Segregation Plan
 3. Other related documents/requirements that the committee may so require for compliance

b. In case the application is within Forest/Timber Land, the following shall be submitted:

1. Letter request (1 original copy, 1 photocopy)
2. Application Form (1 original copy, 2 photocopies)
3. Any approved Tenorial instrument by DENR
4. Site Development Plan & Location Plan (with supporting documents)
5. Project Brief/Development Plan Survey Plan conducted and duly signed by DENR Personnel (Forester)
6. PAMB Clearance (in case the location is within the Protected Area) (1 certified true copy)
7. Clearance from the Management Board/Committee or Property Administrator (in case the area is within the Critical Habitat, Watershed, and Reservation) (1 original copy, 1 certified true copy)
8. Consent from IP's and Certification from the Provincial NCIP (if the area is within the CADC/CADT)
9. Minutes of Community Consultation/Public Hearing (1 original copy, 1 certified true copy)
10. Barangay Resolution endorsing the project (1 original copy, 1 certified true copy)
11. Proof of Posting of Notice for the Project
12. A Special Power of Attorney, for applications filed by authorized representative for the representative to file/follow up/sign application, and to claim decision on the application (1 original, 2 photocopies)
13. Valid ID of applicant or representative (2 photocopies)
14. Other related documents/requirements that the committee may require for compliance

III. Coastal, Height & Set Back Regulations

1. **Coastal Zone Regulations-** Any development in coastal zones areas shall observe an additional setback on the easement provided under the Water Code: 10 meters in the urban area and 5 meters in the rural area.

Easement under the Water Code and Section 57 of the Zoning Ordinance.

In the utilization, exploitation, development, conservation and protection of the water resources, the following setbacks and/or easements along the entire length of the banks of rivers, streams, shores of the sea and lakes and creeks from the highest watermark shall be observed:

- a. Three (3) meters easement in urban areas;
- b. Twenty (20) meters in agricultural areas;
- c. Forty (40) meters in forest areas, along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage.
- d. Thirty (30) meters (Fishery Code) from the shore seawards may be developed for piers, etc. and for restaurants.

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

2. Height Regulations under Section 49 of ZO (as per City Ord. 636 as further amended by City Ordinance 785-1150.

The maximum height of buildings or structures shall not exceed the height regulations of the same classification in which they may be situated, except for penthouse or roof structures for the housing of elevators, stairways, water tanks, church steeples and other utilities and such other structures not covered by the height regulations of the National Building Code and Civil Aviation Authority of the Philippines (CAAP), as well as all laws, ordinances, design standards, rules and regulations related to land development and building construction and the various safety codes.

In areas that may be declared by the CAAP as along air traffic route, the building height shall govern with the CAAP regulations, provided that no building or structure shall exceed the height limitation imposed by the regulations in the zoning district where it is located.

District Classification	No. of Storeys/ Floors	Height (M)
I. Central Business Zone (C-1)		
a. Old downtown (Malvar St., Rizal Ave. Ext.)	6	19.50
b. National Highway (Junction I, Junction II, Junction III)	6	19.50
c. National Highway-north and south (from Junction 3 onwards)	18	55.50
d. Interior Roads/City roads outside Old Poblacion	4	13.50
II. General Commercial Zone (C-2)	6	19.50
III. Recreational Commercial Zone (C-3)		
a. Old downtown (Bancao-Bancao & Bagong Sikat), Barangays San Miguel, San Pedro and San Jose and San Manuel	12	37.50
b. National Highway (Sta. Lourdes)	18	55.50



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IV. General Residential Zone (GRZ)		
a. Single Detached/Attached duplex	3	11
b. Condominium projects	12	45
V. General/Light Industrial Zone		13.50
VI. General Institutional Zone (GIZ)	12	37.50
VIII. Parks and Recreation Zone (PRZ)		13.50
IX. General Agricultural Zone (GAZ)		8.00
X. Agro-Industrial Zone (AIZ)		13.50
XI. Protected Agricultural Zone		8.00
XII. Tourism/Resort/Residential/Agricultural Zone	12	63.00
XIII. Rural Service/Barangay Center	4	13.50

3. Set Back Regulations

- a. Minimum setbacks for Commercial, Industrial, Institutional, Recreational and other Buildings.

RROW	Front (m)	Side (m)	Rear (m)
30.00 and above	8.00	5.00	5.00
25.00 to < 30.00	6.00	3.00	3.00
20.00 to < 25.00	5.00	3.00	3.00
10.00 to < 20.00	5.00	2.00	2.00
Below 10.00	5.00	2.00	2.00

Note: The required setback shall apply after deducting the established road right-of-way.

The following shall be observed the allowable maximum constructed firewall.

Socialized Housing project are allowed to have a firewall.

This provision on firewall shall be implemented in accordance to the provision of the National Building Code (PD 1096). Provided with the conditions that the firewall shall have constructed within the established property line, and shall not encroach the adjacent properties as evidenced by submitted relocation/verification survey or any recent subdivision/segregation plan.

b. Minimum setback for Residential Building/Structures in General Residential Zones.

YARD	From Property line
Front	3.00
Side (Both sides)	2.00
Rear	2.00

Note: The required setback shall apply after deducting the established road right-of-way.

4. Firewall-a wall barrier or partition designed and constructed to prevent the spread of fire

a. Firewall may be allowed provided that the applicant shall secure a written notarized consent or waiver from the adjacent lot owner with proof of evidence that the firewall will be constructed within his/her boundary line thru submission of relocation or verification survey from a duly licensed Geodetic Engineer.

V. Zoning Schedule of Fees

a. Zoning/Locational Clearance

- i. Residential Structures, the project cost of which is:

P100,000 and below	P 400.00	
over 100,000 to 200,000	P 600.00	
over P 200,000	P600.00 plus 1/10 of 1% of cost in excess of P200T	

- ii. Apartments, the project cost of which is:

P 500,000 and below	P 1,500.00	
over 500T to 2M	P 2,000.00	
over P 2,000,000.00	P 2,500.00 plus 1/10 of 1% of cost in excess of P2M regardless of the number of doors	

- iii. Dormitories, the project cost of which is:

P 2M and below	P 3,000.00	
over 2M	P 3,000.00 plus 1/10 of 1% of cost in excess of the number of rooms	P 500,000.00 regardless of

- iv. Institutional, the project cost of which is:

P 2M and below	P 1,000.00	
over P2M	P 1,000.00 plus 1/10 of 1% of cost in excess of P100,000.00	

v. Commercial, Industrial, Agro-Industrial, the project cost of which is:

P100,000 and below	P 2,000.00
over 100T-500T	P 2,500.00
over 500T-1M	P 3,000.00
over 1M-2M	P 4,000.00
over 2M	P 5,000 plus 1/10 of 1% of cost in excess of 2M

vi. Projects approved through "Consent on Merit", the project cost of which is:

P 500,000.00 and below	P 10,000.00
over P 500,000.00	P 10,000.00 plus 1/10 of 1% of cost of in excess of P500,000.00

vii. Alteration/Expansion
(cost of expansion only)

Same as original application

viii. Fence (CHB)

P 500,000.00 below	P 1,000.00
over 500T-P1M	P 1,500.00
over 1-P2M	P 2,500.00
over 2M	P3,000.00 plus 1/10 of 1% of cost in excess of 2M



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c. Other Transactions/Certifications

i.	Reclassification or Amendments	P 10,000.00/ha. or fraction thereof
ii.	Application for Mayor's Permit	P 300.00
iii.	Certification Fee	P 250.00/lot
iv.	Inspection Fee	P 500.00
v.	All appeals	P 1,000.00
vi.	Certificate of Zoning Viability	P 1000.00
vii.	Occupancy Permit	P 5.00/sq.m. – residential/ institutional/agricultural P 10.00/sq.m. –commercial/ industrial
viii.	Lodgement Fee for COM	P 10,000.00
ix.	Fee for inspection and verification of subdivision	P 1,000.00 – residential/ agricultural/institutional P 2,000.00 – commercial/ industrial

Administrative Fine under Section 70 of the Zoning Ordinance:

(Section 11D.08 administrative penalties-Rev Code)

Any persons or entity who, after investigation, was found violating any of the provision of the City Zoning Ordinance and/or o this Article, shall be administratively penalized as follows:

a. For committing fraud or misrepresentation

a.1 fraud or misrepresentation as to use	P5000.00
a.2 fraud or misrepresentation as to location	P5000.00
a.3 Non-disclosure of material fact/s	P2000.00
a.4 For submission of forged or fake document/s	P5000.00

b. For failure to secure the locational clearance prior to the construction/development or activity and the non-payment of the required fees and charges P10,000.00

c. For refusing admission within any premises subject to inspection by a duly authorized inspector:

c.1 first act of refusal	P2000.00
c.2 Subsequent refusal	P5000.00

Any person or corporation found guilty of violation shall be deemed guilty of a separate offense of FIVE HUNDRED PESOS (P500.00) each day from first issuance of Notice of Violation during which any violation of any provisions of this ordinance or portion thereof is committed, continued or permitted by such persons, firms or corporations, and shall be punishable thereof as provided for in this Ordinance.

A penalty of 500.00 pesos per day shall be imposed against any person who undertakes pre-development or pre-construction of a project in any area or land without locational clearance or Preliminary Approval and Locational Clearance (PALC) and/or Development Permit (DP) reckoned from start of the conduct of any activity of the construction on the land or property to be determined by the Zoning Administrator/Officer.