

Item No.: 07

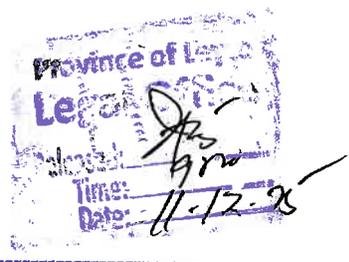
Date: 18 2025 NOV



Republic of the Philippines
PROVINCE OF LEYTE
Provincial Capitol
Tacloban City

-oOo-

PROVINCIAL LEGAL OFFICE



Sangguniang Panlalawigan
Province of Leyte

RECEIVED
NOV 12 2025

Date: _____
By: Jenn N.

2nd INDORSEMENT
Ocotober 30, 2025

Respectfully returned to the Sangguniang Panlalawigan of Leyte, through the SP Secretary, the attached Ordinance No. 2025-21 of the Sangguniang Bayan of Tanauan, Leyte.

Issues/concerns for review/recommendation/legal opinion is/are as follows:

- Ordinance No. 2025-21 entitled: **“An Ordinance establishing and adopting a revised comprehensive zoning regulations for the Municipality of Tanauan, Leyte and providing for the administration, enforcement and amendment thereof and for other purposes.”**

REVIEW/RECOMMENDATION/LEGAL OPINION:

This office is of the opinion that the subject Ordinance is generally in accordance with its power under Section 447(a)(2)(xi)¹ the Local Government Code of 1991 (R.A 7160). Hence, we recommend for the declaration of its validity.

We hope to have assisted you with this request. Please note that the opinion rendered by this Office are based on the facts available and may vary or change when additional facts and documents are presented or changed. This opinion is likewise without prejudice to the opinions rendered by higher and competent authorities and/or the courts.

ATTY. JOSE RAYMUND A. ACOL
Provincial Legal Officer

¹ ((ix) Enact integrated zoning ordinances in consonance with the approved comprehensive land use plan, subject to existing laws, rules and regulations; established fire limits or zones, particularly in populous centers; and regulate the construction, repair or modification of buildings within said fire limits or zones in accordance with the provisions of this Code;

Republic of the Philippines
PROVINCE OF LEYTE
Palo, Leyte
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OFFICE OF THE SANGGUNIANG PANLALAWIGAN

1ST INDORSEMENT
28 October 2025

[Handwritten signature and date: 10.28.25]

The Provincial Legal Office is respectfully requested to review and submit recommendations on the herein enclosed **Ordinance No. 2025-21 of the Municipality of Tanauan, Leyte**, entitled: **An Ordinance establishing and adopting a Revised Comprehensive Zoning Regulations for the Municipality of Tanauan, Leyte, and providing for the administration, enforcement and amendment thereof, and for other purposes.**


FLORINDA JILL S. UYVICO
Secretary to the Sanggunian



Republic of the Philippines
Province of Leyte
TANAUAN
-oOo-

Sangguniang Panlalawigan
Province of Leyte
RECEIVED
Date: OCT 28 2025
By: [Signature]

OFFICE OF THE SANGGUNIANG BAYAN

October 16, 2025

THE HONORABLE MEMBERS

Sangguniang Panlalawigan
Province of Leyte
Capitol Building
Tacloban City

Thru: The Secretary to the Sanggunian

Sir/Madam;

Respectfully submitting herewith 17th SB Ordinance No. 2025-21, "AN ORDINANCE ESTABLISHING AND ADOPTING A REVISED COMPREHENSIVE ZONING REGULATIONS FOR THE MUNICIPALITY OF TANAUAN, LEYTE AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, AND FOR OTHER PURPOSES."

*Sponsored by: Hon. Engr. Jan Elmer V. Magdalaga
Hon. Mark Christian Ferdinand L. Gimenez
Hon. Engr. Mae Jane Angelie M. Morabe-Borais
Hon. Quintin T. Octa, Jr., D.M.D.
Hon. Cherry Anne T. Fiel*

Trusting that you will accord this matter with your kindest attention.

Thank you.

Truly yours,


ATTY. MIAMOR D. NATIVIDAD
OIC- Sangguniang Bayan Secretary

SP

Republic of the Philippines
Province of Leyte
TANAUAN
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SANGGUNIANG BAYAN

Sangguniang Panlalawigan
Province of Leyte
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Date: Oct 28 2025
By: [Signature]

EXCERPT FROM THE MINUTES OF THE TWELFTH (12th) REGULAR SESSION OF THE 17TH SANGGUNIANG BAYAN OF TANAUAN, LEYTE, HELD ON SEPTEMBER 29, 2025, AT THE SB SESSION HALL, TANAUAN TOWN HALL, TANAUAN, LEYTE.

PRESENT :

HON. ARCHIE LAWRENCE R. KAPUNAN	Municipal Vice-Mayor/Presiding
HON. JAN ELMER V. MAGDALAGA	Sangguniang Bayan Member
HON. MARK CHRISTIAN FERDINAND L. GIMENEZ	-do-
HON. MAE JANE ANGELIE M. MORABE-BORAIS	-do-
HON. CHERRY ANNE T. FIEL	-do-
HON. JOSIE M. CREER	-do-
HON. QUINTIN T. OCTA, JR., D.M.D.	-do-
HON. MARK EFREN E. MERILO	-do-
HON. LAURO A. VILLERO	-do-
HON. EFREN C. MERILO	-do-/Liga Fed. Pres.
HON. KYLE C. MESIAS	-do-/SK Fed. Pres.

ABSENT : NONE.

ORDINANCE NO. 2025 – 21

AN ORDINANCE ESTABLISHING AND ADOPTING A REVISED COMPREHENSIVE ZONING REGULATIONS FOR THE MUNICIPALITY OF TANAUAN, LEYTE, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, AND FOR OTHER PURPOSES.

Sponsor: Hon. Engr. Jan Elmer V. Magdalaga
Co-Sponsors: Hon. Mark Christian Ferdinand L. Gimenez
Hon. Engr. Mae Jane Angelie M. Morabe-Borais
Hon. Quintin T. Octa, Jr., DMD
Hon. Cherry Anne T. Fiel

BE IT ENACTED BY THE SANGGUNIANG BAYAN OF TANAUAN, LEYTE IN REGULAR SESSION ASSEMBLED THAT:

WHEREAS, Republic Act No. 7160, otherwise known as the Local Government Code of 1991, mandates Local Government Units (LGUs) to prepare their respective Comprehensive Land Use Plans (CLUPs) enacted through Zoning Ordinances, which shall be the primary and dominant bases for the future use of land resources within their territorial jurisdiction;

WHEREAS, the 1987 Philippine Constitution, particularly Article XII, Sections 2 and 3, and Article XIII, Sections 1 and 9, recognizes the social function of property and the State's power to regulate its use for the common good, and mandates the provision of affordable housing programs;

WHEREAS, Republic Act No. 7279, otherwise known as the Urban Development and Housing Act of 1992, requires Local Government Units to prepare their CLUPs and ZOs to include provisions for socialized housing and balanced housing development;

WHEREAS, Executive Order No. 72, Series of 1993, provides the guidelines for the preparation and implementation of the Comprehensive Land Use Plans and Zoning Ordinances;

WHEREAS, Republic Act No. 9729, otherwise known as the Climate Change Act of 2009, and Republic Act No. 10121, otherwise known as the Disaster Risk Reduction and Management Act of 2010, mandate the mainstreaming of climate change adaptation and disaster risk reduction in all national and local plans, including land use and physical plans;

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WHEREAS, Presidential Decree No. 1096, otherwise known as the National Building Code of the Philippines, provides for a uniform building code to regulate the design, construction, use, occupancy, and maintenance of all buildings and structures;

WHEREAS, Republic Act No. 8435, otherwise known as the Agriculture and Fisheries Modernization Act of 1997, emphasizes the conservation and protection of prime agricultural lands;

WHEREAS, various Department of Environment and Natural Resources (DENR) laws and issuances, including Presidential Decree No. 1586 (Establishing the Environmental Impact Statement System), Republic Act No. 9003 (Ecological Solid Waste Management Act of 2000), Republic Act No. 8749 (Philippine Clean Air Act of 1999), and Republic Act No. 9275 (Philippine Clean Water Act of 2004), provide the legal framework for environmental protection and sustainable resource management;

WHEREAS, Republic Act No. 10066, otherwise known as the National Cultural Heritage Act of 2009, mandates the protection, preservation, and promotion of the nation's cultural heritage;

WHEREAS, the Municipality of Tanauan, Leyte, has formulated and adopted its Comprehensive Land Use Plan (CLUP) for the period 2025-2034, which embodies the municipality's vision, goals, objectives, and strategies for its physical development;

WHEREAS, there is an urgent need to translate the goals and objectives of the approved CLUP into a legally enforceable instrument that will guide, control, and regulate the future growth and development of Tanauan, Leyte, ensuring the rational and orderly use of its land and resources, promoting public health, safety, welfare, and environmental integrity;

WHEREAS, public hearings and consultations have been conducted to ensure the widest public participation and to gather inputs from various stakeholders, thereby reflecting the collective aspirations and needs of the community;

ARTICLE I: TITLE AND SCOPE

Section 1. Title. This Ordinance shall be known as "**AN ORDINANCE ESTABLISHING AND ADOPTING A COMPREHENSIVE ZONING FOR THE MUNICIPALITY OF TANAUAN, LEYTE, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT THEREOF, AND FOR OTHER PURPOSES**"

Section 2. Authority. This Ordinance is enacted pursuant to the provisions of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, specifically Sections 20, 447 (a)(2)(vii) & (viii), and 458 (a)(2)(vii) & (ix), and other pertinent laws including Republic Act No. 7279, Republic Act No. 9729, Republic Act No. 10121, and Presidential Decree No. 1096.

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

- a. To guide, control, and regulate the future growth and development of the Municipality of Tanauan in accordance with its approved Comprehensive Land Use Plan (CLUP) 2025-2034.
- b. To define and delineate the land uses for residential, commercial, industrial, institutional, agricultural, open space, and other functional areas within the locality and to promote their orderly and beneficial development.
- c. To promote and protect the environment, health, sanitation, safety, peace, comfort, convenience, and general welfare of the inhabitants in the locality, in line with the State's police power.
- d. To provide adequate natural light and air ventilation, maximum privacy, and convenience of access to property, consistent with the National Building Code.
- e. To prevent undue concentration of activities that may collectively cause undue harm to the Municipality's populace.
- f. To regulate the location and use of buildings and lands in such a manner as to avert danger to public safety caused by undue interference with existing or prospective traffic movements on such streets and thoroughfares.









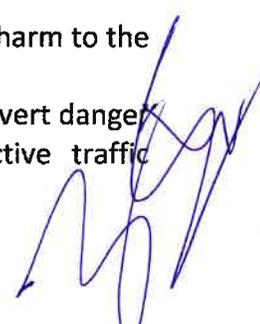










- g. To provide safety from fire, pollution, and other environmental hazards to life and property, in compliance with environmental laws and the Fire Code of the Philippines (RA 9514).
- h. To harmonize pertinent provisions of this Zoning Ordinance with existing national laws, rules, and regulations, including but not limited to the Water Code (PD 1067), Philippine Environment Code (PD 1152), Fisheries Code (RA 8550), and Indigenous Peoples' Rights Act (RA 8371).
- i. To integrate climate change adaptation and disaster risk reduction and management considerations into land use planning and regulation, as mandated by RA 9729 and RA 10121.
- j. To preserve and protect the municipality's cultural heritage and natural resources, in accordance with RA 10066 and other conservation laws.

Section 4. Coverage. This Ordinance shall cover all lands, waters, and developments within the territorial jurisdiction of the Municipality of Tanauan, Leyte, including its municipal waters, as delineated in the official Zoning Maps.

ARTICLE II: ZONING PRINCIPLES AND CONCEPTS

Section 5. Community Development. This Ordinance is based on the principle that the use of land and resources bears a social function, and that all economic agents shall contribute to the common good, as enshrined in the 1987 Philippine Constitution.

Section 6. Rational and Orderly Growth. This Ordinance promotes the rational and orderly growth of the Municipality by employing a system that allows for the adequate evaluation of development proposals in both public and private lands, consistent with the principles of comprehensive planning.

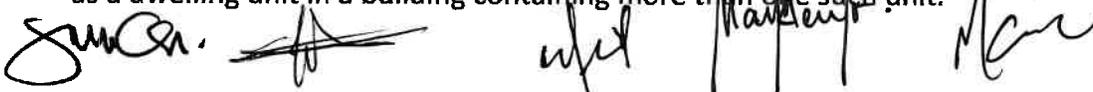
Section 7. Environmental Protection. This Ordinance promotes public health and safety through compatible arrangement of various land uses, buffering between incompatible zones, and standards for environmental protection and conservation, in compliance with relevant environmental laws.

Section 8. Preservation of Character and Values. This Ordinance aims to preserve the desirable character and real estate values of each zone or sub-zone through standards intended to facilitate high- quality and appropriate developments.

ARTICLE III: DEFINITION OF TERMS

For the purpose of this Ordinance, the following terms shall be understood to have the meaning correspondingly indicated, unless otherwise specified. Terms not herein defined shall be interpreted in accordance with the definitions provided in the National Building Code of the Philippines (PD 1096), the Urban Development and Housing Act (RA 7279), the Local Government Code (RA 7160), the Water Code (PD 1067), the Philippine Environment Code (PD 1152), and other relevant national laws, rules, and regulations, as well as DHSUD/HLURB issuances.

1. **Accessory Use** – A use customarily incidental and subordinate to the principal use of the building or land and located on the same lot with such principal use.
2. **Agricultural Zone (Agri-Z)** – An area within the municipality intended for cultivation, farming, animal husbandry, and other agricultural activities, consistent with the Agricultural and Fisheries Modernization Act (RA 8435).
3. **Agri-Industrial Zone (AgIndZ)** – An area intended for the integration of agricultural production and industrial processing, typically involving value-adding activities to agricultural products.
4. **Alley** – A public way or thoroughfare that provides secondary access to properties, typically narrower than a street.
5. **Apartment** – A room or a set of rooms fitted with cooking and toilet facilities, intended for use as a dwelling unit in a building containing more than one such unit.



6. **Buffer Area** – 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.
7. **Building** – Any structure built for the support, shelter, or enclosure of persons, animals, chattels, or property of any kind.
8. **Building Height Limit (BHL)** – The maximum height to which a building or structure may be erected, measured from the highest-grade line to the topmost part of the building, as defined by the National Building Code.
9. **Building Footprint (BFP)** – The area of a lot that is covered by the building structure, typically measured at the ground level.
10. **Cemetery/Memorial Park Zone (Cem-Z)** – An area intended for the interment of the dead, including associated facilities like chapels and crematories, subject to the Sanitation Code of the Philippines (PD 856).
11. **Central Business District (CBD)** – The main commercial and business center of the municipality, characterized by high intensity of commercial, office, and often mixed-use developments.
12. **Cluster Housing** – A housing arrangement where dwelling units are grouped together on a portion of the site, allowing for larger common open spaces.
13. **Commercial Zone (C-1, C-2, C-3)** – Areas intended for trade, services, and business activities.
 - **Commercial – 1 (C-1) Zone:** Primarily for local shopping, services, and offices serving immediate neighborhood needs.
 - **Commercial – 2 (C-2) Zone:** For medium to large-scale commercial and business activities, including retail, wholesale, and service establishments.
 - **Commercial – 3 (C-3) Zone:** For metropolitan or regional scale commercial and business activities, including high-density commercial, financial, and mixed-use developments.
14. **Comprehensive Land Use Plan (CLUP)** – The official document embodying the local government unit's policies on land use and physical development, prepared in accordance with the CLUP Guidebook issued by DHSUD.
15. **Conditional Use** – A use that is allowed in a particular zone but subject to specific conditions to mitigate its potential adverse impacts on the surrounding area, requiring approval from the LZBAA.
16. **Condominium** – A building or group of buildings, in which units are owned individually, and the common areas are owned jointly by all unit owners, as defined by RA 4726 (The Condominium Act).
17. **Conforming Use** – A use which is in accordance with the use regulations of the zone as provided for in this Ordinance.
18. **Density** – The number of dwelling units or population per unit of land area.
19. **Development Permit** – A permit issued by the LGU for the physical development of land, including subdivision, condominium, and other real estate projects, issued by the Local Chief Executive or his/her authorized representative.
20. **Dormitory** – A building or a portion thereof, where sleeping accommodations are provided for a number of unrelated persons, usually students or workers.
21. **Duplex** – A dwelling unit designed for two families, with separate entrances, either side-by-side or one above the other.
22. **Easement** – An encumbrance imposed on an immovable for the benefit of another immovable belonging to a different owner, or for the benefit of a community or a person, as defined by the Civil Code of the Philippines and other special laws (e.g., Water Code).
23. **Eco-Tourism Zone (ETM-OZ)** – An overlay zone intended for environmentally responsible travel to natural areas, conserving the environment, and improving the well-being of local people, consistent with the National Ecotourism Strategy.
24. **Environmental Compliance Certificate (ECC)** – A document issued by the DENR certifying that a proposed project or undertaking will not cause a significant negative environmental impact and that the proponent has complied with the requirements of the EIS System.
25. **Exception** – A special permission granted for a use that is conditionally allowed in a particular zone, provided that specific criteria and conditions are met, and the use is deemed compatible with the general intent of the zone.

26. **Floor Area Ratio (FAR)** – The ratio between the gross floor area of a building and the area of the lot on which it stands, consistent with the National Building Code.
27. **Flood Overlay Zone (F-OZ)** – An overlay zone identifying areas susceptible to flooding, requiring specific development regulations to mitigate flood risks, in line with RA 10121.
28. **General Commercial Zone (GC-Z)** – A broad commercial classification, often encompassing a mix of C-1, C-2, or C-3 uses, depending on the specific context and scale.
29. **General Institutional Zone (GI-Z)** – An area intended for government, educational, health, religious, and other public or quasi-public uses.
30. **General Residential Zone (GR-Z)** – An area intended for dwelling purposes, primarily for single-detached, duplex, and low-rise multi-family dwellings.
31. **Gross Floor Area (GFA)** – The total floor area of a building or buildings within a lot, measured from the exterior of the walls, as defined by the National Building Code.
32. **Hazard Overlay Zone (H-OZ)** – An overlay zone identifying areas prone to natural or man-made hazards, requiring specific development regulations, consistent with RA 10121.
33. **Home Occupation** – An occupation or business activity conducted within a dwelling unit, clearly incidental and subordinate to the residential use, and not changing the residential character of the dwelling.
34. **Impervious Surface Area (ISA)** – The percentage of a lot that is covered by surfaces that do not allow water to penetrate, such as buildings, concrete, and asphalt.
35. **Industrial Zone (I-1, I-2, I-3)** – Areas intended for manufacturing, processing, and related activities.
 - **Industrial – 1 (I-1) Zone:** For light industrial activities that are non-pollutive and non-hazardous.
 - **Industrial – 2 (I-2) Zone:** For medium industrial activities that are non-pollutive and/or non-hazardous.
 - **Industrial – 3 (I-3) Zone:** For heavy industrial activities that are highly pollutive and/or hazardous.
36. **Land Use** – Refers to the manner by which land is actually utilized or occupied, e.g., residential, commercial, industrial, agricultural, institutional, etc.
37. **Land Use Plan** – The Comprehensive Land Use Plan (CLUP) of the LGU.
38. **Landslide Overlay Zone (LS-OZ)** – An overlay zone identifying areas susceptible to landslides, requiring specific development regulations to mitigate risks, based on geo-hazard maps from DENR-MGB.
39. **Local Zoning Board of Adjustment and Appeals (LZBAA)** – A body created to act on applications for variances, exceptions, and appeals from the decision of the Zoning Administrator, consistent with DHSUD/HLURB guidelines.
40. **Locational Clearance (LC)** – A clearance issued by the Zoning Administrator to a project that is consistent with the provisions of this Ordinance, a prerequisite for a Building Permit.
41. **Lot** – A parcel of land, whether platted or unplatted, capable of being developed, occupied, or used.
42. **Master Plan** – A comprehensive, long-range plan for the physical development of an area, often synonymous with CLUP.
43. **Mixed-Use Development** – A development that combines two or more different land uses, such as residential, commercial, and/or institutional, within a single building or a single complex.
44. **Municipal Water Zone (MW-Z)** – An area covering the municipal waters, intended for sustainable fishing, aquaculture, and other water-related activities, while protecting marine ecosystems.
45. **National Building Code (NBC)** – Presidential Decree No. 1096, which provides for a uniform building code for the Philippines.
46. **Non-Conforming Use/Structure** – A use or structure that does not conform to the regulations of the zone in which it is located, but which existed legally prior to the enactment of this Ordinance, or any amendment thereto.
47. **Open Space** – An area left open to the sky, which may be unpaved or paved, and may include lawns, gardens, patios, and swimming pools, consistent with PD 957 and BP 220.

48. **Parks and Recreation Zone (PR-Z)** – An area intended for parks, playgrounds, recreational facilities, and other open spaces for public enjoyment, in line with the Local Government Code's provision for basic services.
49. **Permitted Use** – A use allowed in a particular zone without the need for a special permit or approval from the LZBAA, subject only to securing a Locational Clearance.
50. **Pollution** – Any alteration of the physical, chemical and biological properties of any water, air and/or land resources of the Philippines, or any discharge thereto of any liquid, gaseous or solid wastes as will or is likely to create or render such water, air and/or land resources harmful, detrimental or injurious to public health, safety or welfare or which will adversely affect their utilization for domestic, commercial, industrial, agricultural, recreational or other legitimate purposes.
51. **Prohibited Use** – A use that is not allowed in a particular zone.
52. **Production Agriculture Special Zone (PDA-SZ)** – A specific sub-classification within the Agricultural Zone, primarily intended for intensive cultivation of perennial crops or specialized agricultural production.
53. **Protection Agriculture Special Zone (PTA-SZ)** – A specific sub-classification within the Agricultural Zone, primarily intended for the cultivation of annual crops and areas requiring special protection due to their ecological or agricultural significance.
54. **Reclassification of Lands** – The act of specifying how agricultural lands shall be utilized for non-agricultural uses such as residential, industrial, commercial, as embodied in the CLUP.
55. **Residential Area Special Zone (RA-SZ)** – A specific sub-classification within the Residential Zones, often indicating a particular type of residential development or a designated residential area with unique characteristics.
56. **Residential Zone (R-1, R-2, R-3)** – Areas primarily for dwelling purposes.
 - **Residential – 1 (R-1) Zone:** For low-density residential uses, primarily single-detached dwellings.
 - **Residential – 2 (R-2) Zone:** For medium-density residential uses, including single-detached, duplex, and row houses.
 - **Residential – 3 (R-3) Zone:** For high-density residential uses, including multi-family dwellings, apartments, and condominiums.
57. **Road Right-of-Way (RROW)** – The total width of the land reserved for public use, including the carriageway, sidewalks, and planting strips.
58. **Row House** – A series of three or more dwelling units separated from each other by party walls and with a common roof.
59. **Setback** – The minimum open space required between the property line and the outermost face of the building or structure, as defined by the National Building Code.
60. **Socialized Housing Zone (SH-Z)** – An area designated for housing projects for the underprivileged and homeless, consistent with RA 7279 and BP 220.
61. **Special Economic Zone (SEZ-OZ)** – An overlay zone designated for specific economic activities, often with special incentives and regulations, governed by specific laws like the PEZA Act (RA 7916).
62. **Special Institutional Zone (SI-Z)** – An area intended for specialized institutional uses such as correctional facilities, rehabilitation centers, and research institutions.
63. **Storm Surge Overlay Zone (SS-OZ)** – An overlay zone identifying areas susceptible to storm surges, requiring specific development regulations to mitigate risks, based on hazard maps from DOST-PAGASA and consistent with RA 10121.
64. **Subdivision** – A tract of land divided into lots or parcels for the purpose of sale or lease, including residential, commercial, industrial, or mixed-use subdivisions.
65. **Tourism Zone (T-Z)** – An area intended for tourism-related activities, including resorts, hotels, and tourist attractions, consistent with the Tourism Act of 2009 (RA 9593).
66. **Variance** – A relaxation of the terms of this Ordinance where literal enforcement would result in unnecessary hardship due to unique physical conditions of the property, granted by the LZBAA.
67. **Water Body** – Any accumulation of water, whether natural or artificial, above or below the ground, including rivers, lakes, ponds, and coastal waters.
68. **Utility Zone (U-Z)** – An area intended for essential public utility infrastructure and facilities that serve the municipality, including areas designated as UTS-Z in land use maps.

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- 69. Zoning** – The delineation of areas or districts within the territorial jurisdiction of the local government unit concerned for specific land uses and their regulation, as basis for the implementation of the CLUP.
- 70. Zoning Administrator/Officer (ZA/ZO)** – An official appointed by the Local Chief Executive to administer and enforce the provisions of this Ordinance, preferably a licensed Environmental Planner (RA 10587).
- 71. Zoning Map** – A duly authenticated map delineating the different zones or districts in the Municipality of Tanauan, forming an integral part of this Ordinance.

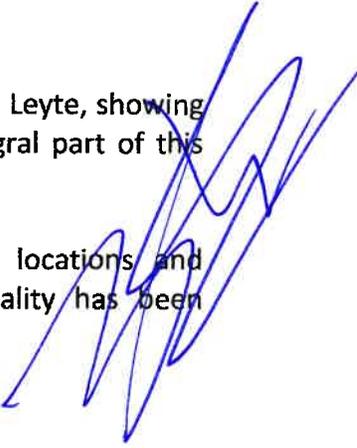
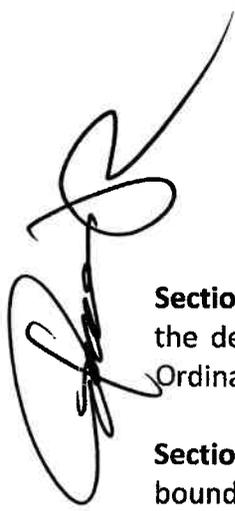
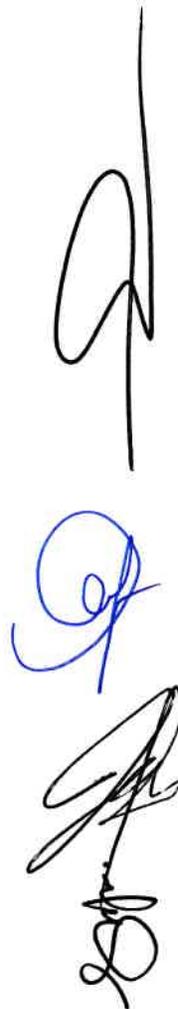
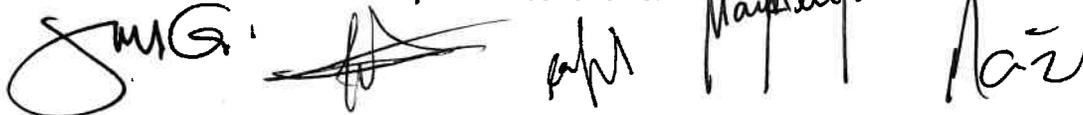
ARTICLE IV: ZONE CLASSIFICATION

Section 9. Division into Zones. To effectively carry out the provisions of this Ordinance, the Municipality of Tanauan is hereby divided into the following zones as shown on the official Zoning Maps:

- A. Base Zones:**
- 1. Residential Zones:**
 - Residential – 1 (R-1) Zone
 - Residential – 2 (R-2) Zone
 - Residential – 3 (R-3) Zone
 - General Residential Zone (GR-Z)
 - Socialized Housing Zone (SH-Z)
 - 2. Commercial Zones:**
 - Commercial – 1 (C-1) Zone
 - Commercial – 2 (C-2) Zone
 - Commercial – 3 (C-3) Zone
 - General Commercial Zone (GC-Z)
 - 3. Industrial Zones:**
 - Industrial – 1 (I-1) Zone
 - Industrial – 2 (I-2) Zone
 - Industrial – 3 (I-3) Zone
 - Agri-Industrial Zone (AgIndZ)
 - 4. Institutional Zones:**
 - General Institutional Zone (GI-Z)
 - Special Institutional Zone (SI-Z)
 - 5. Agricultural Zone (Agri-Z)**
 - 6. Parks and Recreation Zone (PR-Z)**
 - 7. Tourism Zone (T-Z)**
 - 8. Cemetery/Memorial Park Zone (Cem-Z)**
 - 9. Municipal Water Zone (MW-Z)**
 - 10. Utility Zone (U-Z)**
- B. Overlay Zones:**
- 1. Landslide Overlay Zone (LS-OZ)**
 - 2. Flood Overlay Zone (F-OZ)**
 - 3. Storm Surge Overlay Zone (SS-OZ)**
 - 4. Eco-Tourism Overlay Zone (ETM-OZ)**
 - 5. Special Economic Zone Overlay Zone (SEZ-OZ)**
 - 6. Cultural Heritage Overlay Zone (CH-OZ)**
 - 7. Critical Habitat Overlay Zone (CHB-OZ)**

Section 10. Zoning Maps. The official Zoning Maps of the Municipality of Tanauan, Leyte, showing the delineation of the zones herein established, are hereby adopted as an integral part of this Ordinance.

Section 11. Zone Boundaries and Interpretation of Zone Boundaries. The locations and boundaries of the above- mentioned various zones into which the Municipality has been subdivided are identified and specified as follows:



Zone Code	Zone Name/Classification	Description
AgIndZ	Agri-Industrial Zone	The zone identified as AgIndZ includes the area known as Mechanical Rice dryer, designated for Agri-Industrial. It is bounded by Protection Agriculture (Annual Crop) (142.92m) to the north, Production Agriculture (Perennial Crop) (21.41m) to the south, Production Agriculture (Perennial Crop) (142.92m) to the east, and Protection Agriculture (Annual Crop) (21.41m) to the west.
Agri-Z	Agricultural Zone	The zone identified as Agri-Z includes the area known as Perennial Crop, designated for Agricultural. It is bounded by Production Agriculture (Perennial Crop) (333.16m) to the north, Protection Agriculture (Annual Crop) (499.19m) to the south, Production Agriculture (Perennial Crop) (343.48m) to the east, and Protection Agriculture (Annual Crop) (427.22m) to the west.
C-1	Commercial – 1 Zone	The zone identified as C-1 includes the area known as Commercial, designated for Commercial Area. It is bounded by Commercial Area (Commercial) (25.46m) to the north, Commercial Area (Commercial) (25.03m) to the south, Commercial Area (Commercial) (47.40m) to the east, and Commercial Area (Commercial) (72.49m) to the west.
C-2	Commercial – 2 Zone	The zone identified as C-2 includes the area known as Commercial, designated for Commercial Area. It is bounded by Commercial Area (Commercial) (25.46m) to the north, Commercial Area (Commercial) (25.03m) to the south, Commercial Area (Commercial) (47.40m) to the east, and Commercial Area (Commercial) (72.49m) to the west.
C-3	Commercial – 3 Zone	The zone identified as C-3 includes the area known as Commercial, designated for Commercial Area. It is bounded by Commercial Area (Commercial) (25.46m) to the north, Commercial Area (Commercial) (25.03m) to the south, Commercial Area (Commercial) (47.40m) to the east, and Commercial Area (Commercial) (72.49m) to the west.
Cem-Z	Cemetery/Memorial Park Zone	The zone identified as Cem-Z includes the area known as Cemetery, designated for Cemetery/Memorial Park. It is bounded by Institutional Area (Church) (108.40m) to the north, Institutional Area (Church) (21.41m) to the south, Institutional Area (Church) (142.92m) to the east, and Institutional Area (Church) (90.72m) to the west.
CH-OZ	Cultural Heritage Overlay Zone	The zone identified as CH-Z includes the area known as Cultural Heritage, designated for Cultural Heritage. It is bounded by Residential Area (Residential) (108.40m) to the north, Residential Area (Residential) (21.41m) to the south, Residential Area (Residential) (142.92m) to the east, and Residential Area (Residential) (90.72m) to the west.
CHB-OZ	Critical Habitat Overlay Zone	The zone identified as CHB-Z includes the area known as Critical Habitat, designated for Critical Habitat. It is bounded by Mangrove (Nipa) (51.90m) to the north, Mangrove (Nipa) (46.88m) to the south, Mangrove (Nipa) (21.41m) to the east, and Mangrove (Nipa) (66.50m) to the west.
ETM-OZ	Eco-Tourism Overlay Zone	The zone identified as ETM-Z includes the area known as Proposed Eco Park, designated for Eco-Tourism. It is bounded by Tourism Area (Proposed Eco Park) (263.90m) to the north, Tourism Area (Proposed

Zone Code	Zone Name/Classification	Description
		Eco Park) (263.90m) to the south, Institutional Area (Proposed City Government Buildings) (365.00m) to the east, and Production Agriculture (Perennial Crop) (510.76m) to the west.
F-OZ	Flood Overlay Zone	The zone identified as F-Z includes the area known as Flood Prone Area, designated for Flood. It is bounded by Residential Area (Residential) (108.40m) to the north, Residential Area (Residential) (21.41m) to the south, Residential Area (Residential) (142.92m) to the east, and Residential Area (Residential) (90.72m) to the west.
GC-Z	General Commercial Zone	The zone identified as GC-Z includes the area known as Proposed Commercial, designated for Commercial Area. It is bounded by Mangrove (Nipa) (51.90m) to the north, Commercial Area (Proposed Commercial) (46.88m) to the south, Utilities (Pathway) (21.41m) to the east, and Utilities (Bridge) (66.50m) to the west.
GI-Z	General Institutional Zone	The zone identified as GI-Z includes the area known as Proposed City Government Buildings, designated for Institutional Area. It is bounded by Commercial Area (Proposed Commercial) (51.90m) to the north, Commercial Area (Proposed Commercial) (46.88m) to the south, Utilities (Pathway) (21.41m) to the east, and Utilities (Bridge) (66.50m) to the west.
GR-Z	General Residential Zone	The zone identified as GR-Z includes the area known as Residential, designated for Residential Area. It is bounded by Commercial Area (Proposed Commercial) (36.98m) to the north, Residential Area (Residential) (97.92m) to the south, Utilities (Pathway) (54.06m) to the east, and Residential Area (Residential) (94.56m) to the west.
I-1	Industrial – 1 Zone	The zone identified as I-1 includes the area known as Light Industrial, designated for Industrial. It is bounded by Commercial Area (Proposed Commercial) (51.90m) to the north, Commercial Area (Proposed Commercial) (46.88m) to the south, Utilities (Pathway) (21.41m) to the east, and Utilities (Bridge) (66.50m) to the west.
I-2	Industrial – 2 Zone	The zone identified as I-2 includes the area known as Medium Industrial, designated for Industrial. It is bounded by Commercial Area (Proposed Commercial) (51.90m) to the north, Commercial Area (Proposed Commercial) (46.88m) to the south, Utilities (Pathway) (21.41m) to the east, and Utilities (Bridge) (66.50m) to the west.
I-3	Industrial – 3 Zone	The zone identified as I-3 includes the area known as Heavy Industrial, designated for Industrial. It is bounded by Commercial Area (Proposed Commercial) (51.90m) to the north, Commercial Area (Proposed Commercial) (46.88m) to the south, Utilities (Pathway) (21.41m) to the east, and Utilities (Bridge) (66.50m) to the west.
LS-OZ	Landslide Overlay Zone	The zone identified as LS-Z includes the area known as Landslide Prone Area, designated for Landslide. It is bounded by Residential Area (Residential) (108.40m) to the north, Residential Area (Residential) (21.41m) to the south, Residential Area (Residential) (142.92m) to the east, and Residential Area (Residential) (90.72m) to the west.

Zone Code	Zone Name/Classification	Description
MW-Z	Municipal Water Zone	The zone identified as MW-Z includes the area known as Municipal Water, designated for Municipal Water. It is bounded by Residential Area (Residential) (108.40m) to the north, Residential Area (Residential) (21.41m) to the south, Residential Area (Residential) (142.92m) to the east, and Residential Area (Residential) (90.72m) to the west.
PDA- SZ	Production Agriculture Special Zone	The zone identified as PDA-SZ includes the area known as Perennial Crop, designated for Production Agriculture. It is bounded by Protection Agriculture (Annual Crop) (340.84m) to the north, Utilities (Proposed Concrete Pathway) (90.72m) to the south, Production Agriculture (Perennial Crop) (368.25m) to the east, and Residential Area (Residential) (167.49m) to the west.
PR-Z	Parks and Recreation Zone	The zone identified as PR-Z includes the area known as Open Space, designated for Parks and Recreation. It is bounded by Utilities (Flood Control) (5.50m) to the north, Institutional Area (Institution) (62.55m) to the south, Mangrove (Nipa) (8.50m) to the east, and Parks and Recreation (Open Space) (5.50m) to the west.
PTA- SZ	Protection Agriculture Special Zone	The zone identified as PTA-SZ includes the area known as Annual Crop, designated for Protection Agriculture. It is bounded by Production Agriculture (Perennial Crop) (333.16m) to the north, Protection Agriculture (Annual Crop) (499.19m) to the south, Production Agriculture (Perennial Crop) (343.48m) to the east, and Protection Agriculture (Annual Crop) (427.22m) to the west.
R-1	Residential – 1 Zone	The zone identified as R-1 includes the area known as Residential, designated for Residential Area. It is bounded by Commercial Area (Proposed Commercial) (36.98m) to the north, Residential Area (Residential) (97.92m) to the south, Utilities (Pathway) (54.06m) to the east, and Residential Area (Residential) (94.56m) to the west.
R-2	Residential – 2 Zone	The zone identified as R-2 includes the area known as Residential, designated for Residential Area. It is bounded by Commercial Area (Proposed Commercial) (36.98m) to the north, Residential Area (Residential) (97.92m) to the south, Utilities (Pathway) (54.06m) to the east, and Residential Area (Residential) (94.56m) to the west.
R-3	Residential – 3 Zone	The zone identified as R-3 includes the area known as Residential, designated for Residential Area. It is bounded by Commercial Area (Proposed Commercial) (36.98m) to the north, Residential Area (Residential) (97.92m) to the south, Utilities (Pathway) (54.06m) to the east, and Residential Area (Residential) (94.56m) to the west.
RA-SZ	Residential Area Special Zone	The zone identified as RA-SZ includes the area known as Residential, designated for Residential Area. It is bounded by Residential Area (Residential) (108.40m) to the north, Production Agriculture (Perennial Crop) (21.41m) to the south, Agri-Industrial (Mechanical Rice dryer) (142.92m) to the east, and Utilities (Proposed Concrete Pathway) (90.72m) to the west.
SEZ- OZ	Special Economic Zone Overlay Zone	The zone identified as SEZ-Z includes the area known as Special Economic Zone, designated for Special Economic Zone. It is bounded by Commercial Area (Proposed Commercial) (51.90m) to the north,

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Zone Code	Zone Name/Classification	Description
		Commercial Area (Proposed Commercial) (46.88m) to the south, Utilities (Pathway) (21.41m) to the east, and Utilities (Bridge) (66.50m) to the west.
SH-Z	Socialized Housing Zone	The zone identified as SH-Z includes the area known as Socialized Housing, designated for Socialized Housing. It is bounded by Residential Area (Residential) (108.40m) to the north, Residential Area (Residential) (21.41m) to the south, Residential Area (Residential) (142.92m) to the east, and Residential Area (Residential) (90.72m) to the west.
SI-Z	Special Institutional Zone	The zone identified as SI-Z includes the area known as Correctional Facility, designated for Special Institutional. It is bounded by Institutional Area (Proposed City Government Buildings) (51.90m) to the north, Institutional Area (Proposed City Government Buildings) (46.88m) to the south, Utilities (Pathway) (21.41m) to the east, and Utilities (Bridge) (66.50m) to the west.
SS-OZ	Storm Surge Overlay Zone	The zone identified as SS-Z includes the area known as Storm Surge Prone Area, designated for Storm Surge. It is bounded by Residential Area (Residential) (108.40m) to the north, Residential Area (Residential) (21.41m) to the south, Residential Area (Residential) (142.92m) to the east, and Residential Area (Residential) (90.72m) to the west.
T-Z	Tourism Zone	The zone identified as T-Z includes the area known as Proposed Agro Tourism, designated for Tourism Area. It is bounded by Utilities (Pathway) (30.31m) to the north, Utilities (Pathway) (33.71m) to the south, Tourism Area (Proposed Agro Tourism) (86.31m) to the east, and Utilities (National Road) (31.97m) to the west.
U-Z	Utility Zone	The zone identified as UTS-Z includes the area known as Flood Control, designated for Utilities. It is bounded by Mangrove (Nipa) (34.94m) to the north, Institutional Area (Institution) (62.55m) to the south, Mangrove (Nipa) (8.50m) to the east, and Parks and Recreation (Open Space) (5.50m) to the west.

Where the zone boundary is indicated as approximately following:

- 1. Centerline of Streets or Highways:** The street or highway centerline shall be construed as the boundary.
- 2. Lot Lines:** The lot lines shall be construed as the boundary.
- 3. Natural Features (Rivers, Streams, Shorelines):** The actual natural feature shall be construed as the boundary. In case of change in the natural feature, the boundary shall be determined by the Zoning Administrator based on the most recent survey.
- 4. Parallel to Streets or Highways:** Such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated in the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown on said Zoning Map.
- 5. Uncertainty:** In cases of uncertainty where the above rules do not apply, the Zoning Administrator shall determine the location of the boundary. Any party aggrieved by the decision of the Zoning Administrator may appeal to the LZBAA.

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ARTICLE V: ZONE REGULATIONS

This Article provides the specific regulations for the uses and developments allowed in each zone. All developments shall conform to the provisions of this Ordinance, the National Building Code of the Philippines (PD 1096), and other relevant national laws and local ordinances.

A. BASE ZONE REGULATIONS

Section 12. Residential Zone – 1 (R-1) Regulations.

- **Purpose:** An R-1 Zone is primarily for low-density residential uses, characterized by single- detached dwellings, providing a tranquil and healthy neighborhood environment.
- **Allowed Uses:**
 - **Permitted Uses:** Single-detached family dwellings, customary accessory uses (e.g., servant's quarters, private garages, sheds, guardhouses), parks and playgrounds, neighborhood convenience stores (subject to size limits), home occupations.
 - **Conditional Uses:** Duplexes, townhouses (limited units), pre-school/kindergarten, barangay multi-purpose halls, religious structures (churches, chapels), small clinics, professional offices (subject to area and parking limits).
 - **Prohibited Uses:** Commercial establishments (except as specified), industrial uses, institutional uses (except as specified), cemeteries, high-rise buildings.
- **Development Standards:**
 - **Building Height Limit (BHL):** Maximum of 9 meters or 3 stories, whichever is less, consistent with the NBC.
 - **Lot Area Requirements:** Minimum lot area of 150 sq.m. for single-detached, consistent with BP 220 and PD 957 guidelines for economic and socialized housing projects.
 - **Building Footprint (BFP):** Maximum of 60% of the lot area.
 - **Impervious Surface Area (ISA):** Maximum of 70% of the lot area.
 - **Setbacks:** Front: 4.5 meters, Side: 2 meters, Rear: 2 meters, consistent with NBC requirements.
 - **Open Space:** Minimum of 30% of the lot area.

Section 13. Residential Zone – 2 (R-2) Regulations.

- **Purpose:** An R-2 Zone is for medium-density residential uses, accommodating a mix of single- detached, duplex, and row houses, allowing for moderate population density.
- **Allowed Uses:** (Similar to R-1, but with more flexibility for duplexes, row houses, and small- scale neighborhood commercial/institutional uses.)
- **Development Standards:**
 - **BHL:** Maximum of 12 meters or 4 stories, whichever is less, consistent with the NBC.
 - **Lot Area Requirements:** Minimum lot area of 100 sq.m. for single-detached, 80 sq.m. for duplex, 60 sq.m. for row houses, consistent with BP 220 and PD 957 guidelines.
 - **Building Footprint (BFP)::** Maximum of 70% of the lot area.
 - **Impervious Surface Area (ISA):** Maximum of 80% of the lot area.
 - **Setbacks:** Front: 3 meters, Side: 1.5 meters, Rear: 1.5 meters, consistent with NBC requirements.
 - **Open Space:** Minimum of 20% of the lot area.

Section 14. Residential Zone – 3 (R-3) Regulations.

- **Purpose:** An R-3 Zone is for high-density residential uses, allowing for apartments, condominiums, and other multi-family dwellings, typically located in areas with good access to services and transportation.
- **Allowed Uses:** (Includes multi-family dwellings, apartments, dormitories, boarding houses, and limited commercial/institutional uses that cater primarily to residents.)
- **Development Standards:**
 - **BHL:** Maximum of 15 meters or 5 stories, whichever is less, or higher subject to FAR and open space provisions and compliance with CAAP requirements.
 - **Floor Area Ratio (FAR)::** Maximum of 3.0, consistent with DHSUD guidelines for high-density residential areas.
 - **Building Footprint (BFP)::** Maximum of 80% of the lot area.
 - **Impervious Surface Area (ISA):** Maximum of 90% of the lot area.
 - **Setbacks:** Front: 3 meters, Side: 0-1.5 meters, Rear: 0-1.5 meters, consistent with NBC requirements.
 - **Open Space:** Minimum of 10% of the lot area, consistent with PD 957.

Section 15. General Residential Zone (GR-Z) Regulations.

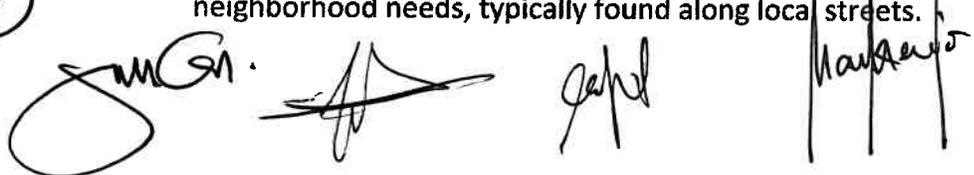
- **Purpose:** A GR-Z is a flexible residential zone that may accommodate a range of residential densities from low to medium, and limited compatible uses, often found in transition areas or where specific R-1, R-2, R-3 classifications are not strictly applied.
- **Allowed Uses:** (A mix of R-1 and R-2 uses, with specific conditional uses for compatible commercial/institutional activities.)
- **Development Standards:** (A flexible range of standards, often a blend of R-1 and R-2, or specific to the GR-Z's intended intensity.)
 - **BHL:** Maximum of 12 meters or 4 stories, whichever is less.
 - **Building Footprint (BFP)::** Maximum of 65% of the lot area.
 - **Impervious Surface Area (ISA):** Maximum of 75% of the lot area.
 - **Setbacks:** Front: 3 meters, Side: 1.5 meters, Rear: 1.5 meters.
 - **Open Space:** Minimum of 25% of the lot area.
 -

Section 16. Socialized Housing Zone (SH-Z) Regulations.

- **Purpose:** An SH-Z is an area designated for housing projects for the underprivileged and homeless, consistent with the provisions of RA 7279 (UDHA) and BP 220 (Economic and Socialized Housing Projects).
- **Allowed Uses:** Socialized housing projects (single-detached, duplex, row houses, multi-family), community facilities (barangay hall, health center, multi-purpose hall), neighborhood commercial uses (sari-sari stores).
- **Development Standards:** Shall conform to the minimum standards set by BP 220 and other relevant DHSUD guidelines for socialized housing, including:
 - **Minimum Lot Area:** 36 sq.m. for rowhouse.
 - **Minimum Living Area:** 18 sq.m.
 - **BHL:** Maximum of 6 meters or 2 stories for row houses, higher for multi-family, as per BP 220.
 - **Open Space and Community Facilities:** Strict adherence to requirements for open spaces, parks, and community facilities within the development, as mandated by BP 220 and PD 957.

Section 17. Commercial Zone – 1 (C-1) Regulations.

- **Purpose:** A C-1 Zone is for local shopping, services, and offices serving immediate neighborhood needs, typically found along local streets.



- **Allowed Uses:** Retail stores (sari-sari stores, bakeries, small groceries), personal services (barber shops, beauty salons), laundromats, small offices, eateries, repair shops.
- **Development Standards:**
 - **BHL: Maximum of 10 meters or 3 stories, whichever is less.**
 - **Building Footprint (BFP):: Maximum of 80% of the lot area.**
 - **Impervious Surface Area (ISA): Maximum of 90% of the lot area.**
 - **Setbacks: Front: 3 meters, Side: 0-1.5 meters, Rear: 0-1.5 meters, consistent with NBC.**
 - **Parking: As per NBC requirements.**

Section 18. Commercial Zone – 2 (C-2) Regulations.

- **Purpose:** A C-2 Zone is for medium to large-scale commercial and business activities, including retail, wholesale, and service establishments, serving a wider municipal or district clientele.
- **Allowed Uses:** Department stores, supermarkets, restaurants, banks, cinemas, hotels, clinics, hospitals, educational institutions, offices, showrooms, service stations (conditional).
- **Development Standards:**
 - **BHL: Maximum of 15 meters or 5 stories, whichever is less.**
 - **FAR: Maximum of 4.0.**
 - **Building Footprint (BFP):: Maximum of 90% of the lot area.**
 - **Impervious Surface Area (ISA): Maximum of 95% of the lot area.**
 - **Setbacks: Front: 5 meters, Side: 0-2 meters, Rear: 0-2 meters, consistent with NBC.**
 - **Parking: As per NBC requirements.**

Section 19. Commercial Zone – 3 (C-3) Regulations.

- **Purpose:** A C-3 Zone is for metropolitan or regional scale commercial and business activities, including high-density commercial, financial, and mixed-use developments, typically located in the Central Business District (CBD) or major growth centers.
- **Allowed Uses:** High-rise commercial buildings, shopping malls, financial institutions, hotels, convention centers, call centers, multi-story parking structures, mixed-use developments (commercial and residential).
- **Development Standards:**
 - **BHL: Maximum of 24 meters or 8 stories, whichever is less, or higher subject to FAR, open space, and compliance with CAAP requirements.**
 - **FAR: Maximum of 6.0.**
 - **Building Footprint (BFP):: Maximum of 95% of the lot area.**
 - **Impervious Surface Area (ISA):: Maximum of 98% of the lot area.**
 - **Setbacks: Front: 5 meters, Side: 0-3 meters, Rear: 0-3 meters, consistent with NBC.**
 - **Parking: As per NBC requirements, with emphasis on sufficient off-street parking.**

Section 20. General Commercial Zone (GC-Z) Regulations.

- **Purpose:** A GC-Z is a broad commercial classification that allows for a mix of commercial activities, often found along major thoroughfares or in areas with evolving commercial character.
- **Allowed Uses:** (A mix of C-1 and C-2 uses, with specific conditional uses for larger establishments.)
- **Development Standards: (A flexible range of standards, often a blend of C-1 and C-2, or specific to the GC-Z's intended intensity.)**
 - **BHL: Maximum of 15 meters or 5 stories, whichever is less.**
 - **Building Footprint (BFP):: Maximum of 85% of the lot area.**
 - **Impervious Surface Area (ISA): Maximum of 90% of the lot area.**

- **Setbacks: Front: 4 meters, Side: 0-2 meters, Rear: 0-2 meters.**
- **Parking: As per NBC requirements.**

Section 21. Industrial Zone – 1 (I-1) Regulations.

- **Purpose:** An I-1 Zone is for light industrial activities that are non-pollutive and non-hazardous, compatible with surrounding residential or commercial areas.
- **Allowed Uses:** Warehousing, light manufacturing (e.g., garments, handicrafts, food processing without heavy machinery), repair shops, printing presses, research and development facilities.
- **Development Standards:**
 - **BHL: Maximum of 15 meters.**
 - **Building Footprint (BFP):: Maximum of 70% of the lot area.**
 - **Impervious Surface Area (ISA):: Maximum of 80% of the lot area.**
 - **Setbacks: Front: 10 meters, Side: 5 meters, Rear: 5 meters.**
 - **Parking: Adequate off-street parking and loading/unloading spaces.**
 - **Performance Standards: Strict adherence to environmental performance standards (noise, air, water quality) as prescribed by DENR.**

Section 22. Industrial Zone – 2 (I-2) Regulations.

- **Purpose:** An I-2 Zone is for medium industrial activities that may be pollutive and/or hazardous, but are generally compatible with surrounding industrial uses and require buffering from sensitive areas.
- **Allowed Uses:** Medium-scale manufacturing, assembly plants, food processing (with waste treatment), chemical storage (conditional), power generation (conditional).
- **Development Standards:**
 - **BHL: Maximum of 20 meters.**
 - **Building Footprint (BFP):: Maximum of 60% of the lot area.**
 - **Impervious Surface Area (ISA):: Maximum of 70% of the lot area.**
 - **Setbacks: Front: 15 meters, Side: 8 meters, Rear: 8 meters.**
 - **Parking: Adequate off-street parking and loading/unloading spaces.**
 - **Performance Standards: Strict adherence to environmental performance standards, including requirements for Environmental Compliance Certificate (ECC) from DENR and comprehensive waste management plans.**

Section 23. Industrial Zone – 3 (I-3) Regulations.

- **Purpose:** An I-3 Zone is for heavy industrial activities that are highly pollutive and/or hazardous, requiring significant buffering from other zones and strict environmental controls.
- **Allowed Uses:** Heavy manufacturing, chemical plants, refineries, large-scale processing plants, power plants (coal-fired, nuclear - conditional and subject to national approval).
- **Development Standards:**
 - **BHL: Maximum of 25 meters.**
 - **Building Footprint (BFP):: Maximum of 50% of the lot area.**
 - **Impervious Surface Area (ISA):: Maximum of 60% of the lot area.**
 - **Setbacks: Front: 20 meters, Side: 10 meters, Rear: 10 meters.**
 - **Parking: Extensive off-street parking and loading/unloading spaces.**
 - **Performance Standards: Rigorous adherence to environmental performance standards, including mandatory ECC, comprehensive waste management, and pollution control facilities, as required by DENR.**

Section 24. Agri-Industrial Zone (AgIndZ) Regulations.

- **Purpose:** An AgIndZ is intended for the integration of agricultural production and industrial processing, promoting value-adding activities to agricultural products while minimizing environmental impact.

- **Allowed Uses:** Agricultural production, agri-processing plants (e.g., rice mills, sugar mills, fruit processing), cold storage, agricultural research facilities, farm-to-market support services.
- **Development Standards:**
 - **BHL: Maximum of 15 meters.**
 - **Building Footprint (BFP):: Maximum of 60% of the lot area.**
 - **Impervious Surface Area (ISA):: Maximum of 70% of the lot area.**
 - **Setbacks: Front: 10 meters, Side: 5 meters, Rear: 5 meters.**
 - **Waste Management: Mandatory wastewater treatment and solid waste management systems for processing plants, in compliance with RA 9003 and RA 9275.**

Section 25. General Institutional Zone (GI-Z) Regulations.

- **Purpose:** A GI-Z is for government, educational, health, religious, and other public or quasi- public uses that serve the community.
- **Allowed Uses:** Government offices, public schools, universities, hospitals, health centers, places of worship, civic centers, museums, libraries, public parks.
- **Development Standards:**
 - **BHL: Maximum of 15 meters.**
 - **Building Footprint (BFP):: Maximum of 60% of the lot area.**
 - **Impervious Surface Area (ISA):: Maximum of 70% of the lot area.**
 - **Setbacks: Front: 8 meters, Side: 4 meters, Rear: 4 meters.**
 - **Parking: Adequate parking facilities to accommodate users and visitors, as per NBC.**
 - **Accessibility: Compliance with Batas Pambansa Bilang 344 (Accessibility Law) to ensure access for persons with disabilities.**

Section 26. Special Institutional Zone (SI-Z) Regulations.

- **Purpose:** An SI-Z is for specialized institutional uses that may require isolation or specific environmental conditions, such as correctional facilities, rehabilitation centers, and specialized research institutions.
- **Allowed Uses:** Prisons, mental health facilities, drug rehabilitation centers, specialized research laboratories, military bases (conditional).
- **Development Standards:** (Specific standards will vary greatly depending on the nature of the institution, but generally strict controls on access, security, and environmental impact.)
 - **BHL: Maximum of 15 meters.**
 - **Building Footprint (BFP):: Maximum of 50% of the lot area.**
 - **Impervious Surface Area (ISA):: Maximum of 60% of the lot area.**
 - **Setbacks: Front: 20 meters, Side: 10 meters, Rear: 10 meters.**
 - **Security: Specific security measures and buffering from adjacent zones, as required by relevant national agencies.**

Section 27. Agricultural Zone (Agri-Z) Regulations.

- **Purpose:** An Agri-Z is intended for cultivation, farming, animal husbandry, and other agricultural activities, with a primary objective of food production and rural livelihood. This zone includes areas classified as Production Agriculture Special Zone (PDA-SZ) and Protection Agriculture Special Zone (PTA-SZ).
- **Allowed Uses:** Crop production, livestock raising, aquaculture (freshwater), farmhouses, farm-to- market roads, agricultural support facilities (e.g., small storage, drying areas), agri-tourism (conditional).
- **Development Standards:**
 - **BHL: Maximum of 6 meters for farmhouses/structures.**
 - **Building Footprint (BFP):: Maximum of 10% of the lot area for structures.**
 - **Impervious Surface Area (ISA):: Maximum of 20% of the lot area.**
 - **Setbacks: Significant setbacks from property lines to maintain agricultural character.**

- **Land Conversion:** Strict regulations on the reclassification and conversion of prime agricultural lands to non-agricultural uses, adhering to RA 8435 and DA/DAR administrative orders (e.g., DAR AO No. 1, Series of 2002). Conversion shall only be allowed if the land ceases to be economically feasible for agriculture, or if the area has greater economic value for other uses, as determined by the appropriate agencies.

Section 28. Parks and Recreation Zone (PR-Z) Regulations.

- **Purpose:** A PR-Z is intended for parks, playgrounds, recreational facilities, and other open spaces for public enjoyment, contributing to the municipality's green infrastructure and quality of life.
- **Allowed Uses:** Public parks, playgrounds, sports facilities (basketball courts, open fields), gardens, plazas, public open spaces, limited kiosks for refreshments.
- **Development Standards:**
 - **BHL:** Maximum of 6 meters for ancillary structures (restrooms, kiosks).
 - **Building Footprint (BFP)::** Maximum of 10% of the lot area for structures.
 - **Impervious Surface Area (ISA)::** Maximum of 20% of the lot area, prioritizing permeable surfaces.
 - **Landscaping:** Mandatory landscaping and tree planting.

Section 29. Tourism Zone (T-Z) Regulations.

- **Purpose:** A T-Z is an area intended for tourism-related activities, including resorts, hotels, tourist attractions, and support facilities, promoting sustainable tourism development.
- **Allowed Uses:** Hotels, resorts, tourist accommodations, restaurants, souvenir shops, tour operators, recreational facilities (beaches, diving centers, eco-parks), cultural heritage sites (with appropriate management plans).
- **Development Standards:**
 - **BHL:** Maximum of 15 meters, subject to aesthetic and environmental considerations and compliance with CAAP requirements if applicable.
 - **Building Footprint (BFP)::** Maximum of 40% of the lot area.
 - **Impervious Surface Area (ISA)::** Maximum of 50% of the lot area.
 - **Setbacks:** Significant setbacks from shorelines, natural features, and adjacent zones, consistent with the Water Code and other environmental laws.
 - **Design Guidelines:** Architectural and design guidelines to ensure structures are harmonious with the natural and cultural landscape, promoting local character.
 - **Environmental Protection:** Strict adherence to environmental standards, including wastewater treatment, solid waste management, and protection of coastal and marine ecosystems, in compliance with DENR and DOT regulations.

Section 30. Cemetery/Memorial Park Zone (Cem-Z) Regulations.

- **Purpose:** A Cem-Z is an area intended for the interment of the dead, including associated facilities, ensuring proper sanitation and respectful disposition.
- **Allowed Uses:** Burial grounds, memorial parks, crematories, chapels, ossuaries, administrative offices.
- **Development Standards:**
 - **BHL:** Maximum of 9 meters for chapels/structures.
 - **Building Footprint (BFP)::** Maximum of 20% of the lot area for structures.
 - **Impervious Surface Area (ISA)::** Maximum of 30% of the lot area, prioritizing green spaces.
 - **Setbacks:** Adequate setbacks from residential zones and water bodies, consistent with the Sanitation Code (PD 856) and local health ordinances.
 - **Drainage and Sanitation:** Strict adherence to sanitation and drainage requirements to prevent contamination of groundwater and surface water.

Section 31. Municipal Water Zone (MW-Z) Regulations.

- **Purpose:** An MW-Z covers the municipal waters, intended for sustainable fishing, aquaculture, and other water-related activities, while protecting marine ecosystems.
- **Allowed Uses:** Traditional and sustainable fishing, aquaculture (e.g., fish pens, cages - conditional and regulated by BFAR), marine protected areas (MPAs), eco-tourism activities (e.g., snorkeling, diving - conditional), navigation channels.
- **Development Standards:**
 - **Structures:** Limited to temporary, non-permanent structures necessary for fishing or aquaculture, subject to permits from relevant agencies (BFAR, DENR).
 - **Environmental Protection:** Strict prohibition on destructive fishing methods, dumping of waste, and activities that degrade marine habitats, in compliance with the Fisheries Code (RA 8550) and environmental laws.
 - **MPA Management:** Adherence to management plans for declared Marine Protected Areas, consistent with NIPAS Act (RA 7586) and relevant DENR/DA-BFAR issuances.
 - **Easements:** No permanent structures within 20 meters from the shoreline, as per the Water Code (PD 1067) and the Civil Code.

Section 32. Utility Zone (U-Z) Regulations.

- **Purpose:** A U-Z is an area intended for essential public utility infrastructure and facilities that serve the municipality, including areas designated as UTS-Z in land use maps.
- **Allowed Uses:** Power substations, water treatment plants, sewerage treatment plants, communication towers, solid waste management facilities (e.g., transfer stations, sanitary landfills - conditional and subject to ECC), pumping stations.
- **Development Standards:**
 - **BHL:** As required by the specific utility, subject to safety and aesthetic considerations and compliance with relevant national agency standards (e.g., DOE, NTC, LWUA).
 - **BFP/ISA:** As required by the specific utility, with consideration for buffering.
 - **Setbacks:** Adequate setbacks from residential and sensitive zones to mitigate potential hazards or nuisances.
 - **Environmental Protection:** Strict adherence to environmental standards, including pollution control and waste management, as required by DENR.

B. OVERLAY ZONE REGULATIONS

Overlay Zones impose additional regulations on top of the base zone regulations. Where there is a conflict, the more restrictive regulation shall apply.

Section 33. Landslide Overlay Zone (LS-OZ) Regulations.

- **Purpose:** To mitigate risks in areas identified as susceptible to landslides.
- **Regulations:**
 - **Prohibited Uses:** Construction of high-density residential or commercial buildings, critical facilities (hospitals, schools) unless specifically engineered with extensive mitigation measures and subject to rigorous geological assessment.
 - **Conditional Uses:** Low-density residential structures, agricultural uses, open spaces, subject to:
 - **Mandatory Geo-Hazard Assessment (GHA)** by a licensed geologist, approved by DENR-MGB, as required by RA 10121.
 - **Implementation of structural (e.g., retaining walls, slope stabilization) and non- structural (e.g., drainage improvements, vegetation) mitigation measures as recommended by the GHA.**

- **Minimum setback from identified landslide scarp or toe of slope, typically 10-20 meters from the scarp or toe, based on DENR-MGB guidelines.**
- **Development Standards:** Building designs must incorporate landslide-resilient features. Cutting and filling of slopes shall be minimized and strictly regulated, requiring necessary permits from DENR.

Section 34. Flood Overlay Zone (F-OZ) Regulations.

- **Purpose:** To mitigate risks and minimize damage in areas identified as susceptible to flooding.
- **Regulations:**
 - **Prohibited Uses:** Basement constructions, critical facilities (unless flood-proofed to highest standards).
 - **Conditional Uses:** All new constructions, subject to:
 - **Mandatory Flood Hazard Assessment, as part of the DRRM plan.**
 - **Building floor elevation (lowest habitable floor) must be at least 0.6 meters above the highest recorded flood level or base flood elevation, whichever is higher, consistent with NBC and DRRM guidelines.**
 - **Use of flood-resistant materials and construction techniques.**
 - **Provision of adequate drainage systems within the property, preventing exacerbation of flooding in adjacent areas.**
 - **No obstruction to natural water flow.**
 - **Development Standards:** Impervious surfaces shall be minimized to promote water infiltration. Open spaces and green infrastructure encouraged for flood attenuation, in line with climate change adaptation strategies.

Section 35. Storm Surge Overlay Zone (SS-OZ) Regulations.

- **Purpose:** To minimize risks and enhance resilience in coastal areas susceptible to storm surges.
- **Regulations:**
 - **Prohibited Uses:** Construction of permanent structures within the designated no-build zone (e.g., 40 meters from the mean high water mark, or as defined by specific hazard maps from DOST-PAGASA and consistent with national guidelines).
 - **Conditional Uses (outside no-build zone but within SS-OZ):** All new constructions, subject to:
 - **Mandatory Coastal Hazard Assessment.**
 - **Building floor elevation must be at least 1.5 meters above the highest recorded storm surge level or base flood elevation, whichever is higher, consistent with DRRM guidelines.**
 - **Use of robust, salt-resistant, and flexible building materials.**
 - **Foundation designs capable of withstanding wave action and scour.**
 - **Orientation of buildings to minimize exposure to direct wave impact.**
 - **Maintenance of natural coastal vegetation (mangroves, beach forests) as natural buffers, in coordination with DENR.**
 - **Development Standards:** No alteration of natural coastal protection features. Drainage systems must be designed to handle storm surge inundation.

Section 36. Eco-Tourism Overlay Zone (ETM-OZ) Regulations.

- **Purpose:** To promote environmentally responsible tourism development that conserves natural areas and improves the well-being of local communities.
- **Regulations:**

- **Allowed Uses:** Eco-lodges, nature parks, bird watching facilities, hiking trails, cultural tourism facilities, limited souvenir shops, and restaurants that use local produce.
- **Development Standards:**
 - **Low Impact Development:** Minimal disturbance to natural terrain and vegetation.
 - **Architectural Design:** Structures must blend with the natural environment, using local materials and traditional architectural styles where appropriate, consistent with DOT guidelines.
 - **Environmental Management:** Mandatory wastewater treatment, solid waste management, and energy efficiency measures, requiring an ECC from DENR if applicable.
 - **Carrying Capacity:** Development density shall be limited based on the ecological carrying capacity of the area, typically determined through an Environmental Impact Assessment (EIA) or similar study.
 - **Community Benefit:** Projects must demonstrate clear benefits to local communities (e.g., employment, local sourcing), consistent with the principles of sustainable tourism.

Section 37. Special Economic Zone Overlay Zone (SEZ-OZ) Regulations.

- **Purpose:** To designate areas for specific economic activities, often with special incentives and regulations to attract investments and generate employment.
- **Regulations:** Shall be governed by the specific laws and regulations of the Philippine Economic Zone Authority (PEZA) (RA 7916) or other relevant investment promotion agencies, in addition to the general provisions of this Ordinance.
- **Allowed Uses:** Manufacturing, IT parks, tourism enterprises, agro-industrial facilities, subject to PEZA/other agency approval.
- **Development Standards:** Specific building and environmental standards as prescribed by the SEZ authority, which may supersede some base zone regulations if more permissive, provided that environmental protection standards are not compromised and are consistent with national environmental laws.

Section 38. Cultural Heritage Overlay Zone (CH-OZ) Regulations.

- **Purpose:** To protect, preserve, and promote sites, structures, and areas identified as having historical, cultural, or architectural significance.
 - **Allowed Uses:** Adaptive reuse of heritage structures, museums, galleries, cultural centers, traditional crafts and arts shops, compatible commercial uses that support heritage tourism.
 - **Development Standards:**
 - **Conservation:** Preservation of the original architectural character, materials, and historical integrity of heritage structures, in compliance with RA 10066.
 - **New Construction:** New constructions within or adjacent to the CH-OZ must be harmonious with the existing heritage character in terms of height, massing, setbacks, materials, and design elements, requiring clearances from NHCP or local cultural heritage offices.
 - **Signage:** Regulations on size, style, and placement of signs to maintain aesthetic quality, consistent with local ordinances and heritage guidelines.
 - **Alterations:** Any alterations, renovations, or demolitions must secure clearances from the National Historical Commission of the Philippines (NHCP) or other relevant cultural agencies and the LGU, as mandated by RA 10066.

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Section 39. Critical Habitat Overlay Zone (CHB-OZ) Regulations.

- **Purpose:** To protect and conserve areas identified as critical habitats for endangered, threatened, or endemic species of flora and fauna.
- **Regulations:**
 - **Prohibited Uses:** Any form of development or activity that would significantly alter the natural habitat, disturb wildlife, or introduce invasive species. This includes logging, large-scale infrastructure, and pollutive industries, in compliance with the Wildlife Resources Conservation and Protection Act (RA 9147) and NIPAS Act (RA 7586).
 - **Conditional Uses:** Scientific research, limited eco-tourism (strictly controlled), conservation activities, traditional sustainable resource use by indigenous communities (if applicable), subject to:
 - **Mandatory Environmental Impact Assessment (EIA) and securing an Environmental Compliance Certificate (ECC) from DENR.**
 - **Adherence to specific management plans for the critical habitat, approved by DENR.**
 - **No-build zones and strict setbacks from sensitive ecological features, typically 50 meters from the edge of the critical habitat, based on DENR guidelines.**
 - **Development Standards:** Development must be low-impact, use permeable materials, and incorporate green infrastructure, minimizing ecological footprint.

ARTICLE VI: GENERAL REGULATIONS

Section 40. Building Height Regulations.

1. **Maximum Height:** The maximum building height shall be as specified for each zone in Article V, measured from the highest-grade line to the topmost part of the building, consistent with the National Building Code (PD 1096).
2. **Airport Vicinity:** Buildings and structures near airports shall comply with the height restrictions imposed by the Civil Aviation Authority of the Philippines (CAAP).
3. **Firewall:** Firewall construction shall be allowed only where absolutely necessary and in accordance with the provisions of the National Building Code and the Fire Code of the Philippines (RA 9514).

Section 41. Area Regulations.

1. **Lot Coverage (BFP):** The maximum percentage of the lot area that can be covered by buildings shall be as specified for each zone in Article V, consistent with NBC and PD 957/BP 220.
2. **Impervious Surface Area (ISA):** The maximum percentage of the lot area that can be covered by impervious surfaces (buildings, pavements, concrete) shall be as specified for each zone in Article V, to promote groundwater recharge and mitigate urban heat island effect.
3. **Open Space:** The minimum percentage of the lot area that must remain as open space shall be as specified for each zone in Article V. This open space shall be free from any permanent structures and shall contribute to green infrastructure, consistent with PD 957 and BP 220.

Section 42. Central Business District (CBD) Regulations.

- **Boundaries:** The Central Business District (CBD) of Tanauan, Leyte, is hereby delineated as encompassing Barangays Poblacion I, II, III, and IV, specifically the areas along Real Street, Palo-Tanauan Road, and adjacent commercial blocks as shown in the official Zoning Map.

- **Purpose:** To foster a vibrant, pedestrian-friendly, and economically dynamic core for the municipality, accommodating high-intensity commercial, mixed-use, and institutional developments.
- **Special Development Standards:**
 - **Mixed-Use Development:** Encouraged, integrating commercial, residential, and institutional uses vertically or horizontally, to promote efficient land use.
 - **Pedestrianization:** Design guidelines shall prioritize pedestrian movement, with wider sidewalks, street furniture, and reduced vehicular traffic where feasible, consistent with urban design principles.
 - **Architectural Design:** New developments shall contribute to the aesthetic quality of the CBD, with emphasis on building articulation, material quality, and street-level activation, promoting a distinct local identity.
 - **Parking:** Adequate off-street parking facilities shall be provided, potentially through shared parking arrangements or multi-story parking structures, as per NBC parking requirements.

Section 43. Easement.

1. **River/Creek Easement:** A minimum easement of 3 meters from the edge of the bank on both sides of rivers and creeks shall be maintained free from any permanent structures. This area shall be used for public access, green buffer, or utility lines, as mandated by the Water Code (PD 1067) and the Civil Code.
2. **Road Right-of-Way (RROW) Easement:** All new developments shall provide the necessary RROW as specified by the Department of Public Works and Highways (DPWH) and local ordinances, ensuring adequate public access and circulation.
3. **Fault Line Easement:** A minimum easement of 5 meters from identified active fault lines shall be maintained free from any permanent structures, based on the recommendations of PHIVOLCS and DENR-MGB.
4. **Shoreline Easement:** A minimum easement of 20 meters from the mean high water mark along coastlines shall be maintained free from any permanent structures, as per the Water Code (PD 1067) and the Civil Code.

Section 44. Buffer Regulations.

1. **Incompatible Uses:** Buffer strips shall be required to separate incompatible land uses (e.g., industrial from residential, or high-density from low-density).
2. **Width and Landscaping:** The width of the buffer and its landscaping requirements shall be determined by the Zoning Administrator based on the degree of incompatibility, but generally not less than 5 meters for major buffers. The buffer shall be planted with trees and shrubs to minimize visual, noise, and environmental impacts.
3. **Permissible Uses:** Only open spaces, landscaping, and non-habitable structures (e.g., fences, utility lines) shall be allowed within buffer areas.

Section 45. Advertising, Billboards, and Business Signs.

1. **Permit Required:** All outdoor advertising, billboards, and business signs shall require a permit from the LGU and shall conform to the provisions of this Ordinance and the National Building Code.
2. **Size and Height:** Regulations on the maximum size and height of signs shall vary by zone, with stricter controls in residential, institutional, and heritage zones, to preserve visual amenity.
3. **Location:** Signs shall not obstruct public pathways, traffic visibility, or natural views.
4. **Lighting:** Illumination of signs shall be designed to prevent glare and light pollution to adjacent properties, consistent with environmental and aesthetic considerations.
5. **Aesthetics:** Signs shall be designed to be aesthetically pleasing and harmonious with the architectural character of the building and the surrounding environment.

ARTICLE VII: PERFORMANCE STANDARDS

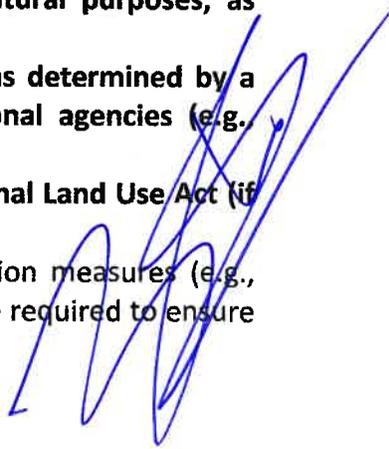
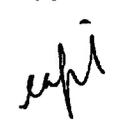
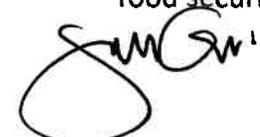
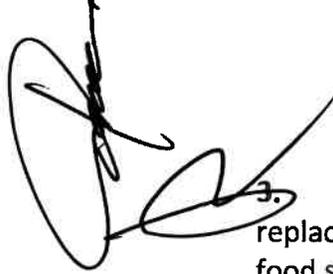
All developments and activities within the Municipality of Tanauan shall comply with the following performance standards to ensure environmental protection, public health, and safety, consistent with national environmental laws and regulations.

Section 46. Environmental Conservation and Protection Standards.

1. **Air Quality:** All developments shall comply with the emission standards set by the Philippine Clean Air Act (RA 8749) and its Implementing Rules and Regulations (IRR). Industrial and commercial establishments shall implement measures to control dust, smoke, and other air pollutants.
2. **Water Quality:**
 - **Wastewater Treatment:** All new developments, especially residential subdivisions, commercial establishments, and industrial facilities, shall provide adequate wastewater treatment facilities (e.g., Septic Tanks, Sewage Treatment Plants) in accordance with the Philippine Clean Water Act (RA 9275) and DENR standards (DAO 2005-10). Discharge of untreated wastewater into water bodies is strictly prohibited.
 - **Stormwater Management:** Developments shall implement stormwater management practices (e.g., permeable pavements, rain gardens, detention ponds) to minimize runoff, prevent flooding, and promote groundwater recharge, consistent with DRRM and CCA principles.
3. **Solid Waste Management:** All establishments and households shall comply with the provisions of RA 9003 (Ecological Solid Waste Management Act of 2000), including waste segregation at source, composting, recycling, and proper disposal. Commercial and industrial establishments shall submit a Solid Waste Management Plan to the MENRO.
4. **Noise and Vibration:** Developments shall ensure that noise and vibration levels at property boundaries do not exceed the standards set by the National Pollution Control Commission (NPCC) or DENR (DAO 2000-81). Mitigation measures (e.g., soundproofing, vibration dampeners) shall be employed where necessary.
5. **Light Pollution:** Outdoor lighting shall be designed to minimize glare, light trespass, and skyglow, especially in residential and natural areas, promoting energy efficiency and preserving nocturnal environments.
6. **Hazardous Materials:** The storage, handling, transport, and disposal of hazardous and toxic substances shall strictly comply with DENR regulations (e.g., RA 6969, Toxic Substances and Hazardous and Nuclear Wastes Control Act) and other relevant laws. A Hazardous Waste Management Plan shall be required for facilities handling such materials.

Section 47. Agricultural Land Conservation and Preservation Criteria.

1. **Prime Agricultural Lands:** Reclassification and conversion of prime agricultural lands (as identified in the CLUP and certified by the Department of Agriculture) to non-agricultural uses shall be highly restricted and allowed only under exceptional circumstances, in accordance with RA 8435 (AFMA) and DA/DAR administrative orders (e.g., DAR AO No. 1, Series of 2002 on Rules on Land Use Conversion).
2. **Criteria for Conversion:** Conversion may only be considered if:
 - The land ceases to be economically feasible for agricultural purposes, as certified by the Department of Agriculture.
 - The area has a greater economic value for other uses, as determined by a comprehensive study and approval from relevant national agencies (e.g., DAR, DA, DHSUD).
 - The conversion is consistent with the CLUP and the National Land Use Act (if enacted).
3. **Mitigation:** Where conversion is allowed, appropriate mitigation measures (e.g., replacement of agricultural land, support for displaced farmers) may be required to ensure food security and social equity.



Section 48. Network of Green and Open Spaces.

1. **Mandatory Open Spaces:** All residential, commercial, and industrial subdivisions, as well as institutional and mixed-use developments, shall provide mandatory open spaces for parks, playgrounds, and community facilities in accordance with BP 220 (Economic and Socialized Housing Projects) and PD 957 (Subdivision and Condominium Buyers' Protective Decree).
2. **Connectivity:** The design of open spaces shall consider connectivity to existing or planned municipal-wide green networks, promoting biodiversity, ecological corridors, and recreational opportunities.
3. **Maintenance:** Developers and homeowners' associations shall be responsible for the perpetual maintenance of these open spaces, ensuring their accessibility and functionality.

Section 49. Site Development Standards.

1. **Grading and Drainage:** Site grading shall minimize earth disturbance and ensure proper drainage to prevent erosion and flooding on the site and adjacent properties, consistent with NBC and environmental regulations.
2. **Preservation of Natural Features:** Significant natural features such as mature trees, rock formations, and natural watercourses shall be preserved where feasible, requiring tree cutting permits from DENR if necessary.
3. **Slope Protection:** Developments on slopes shall incorporate appropriate engineering and bio-engineering measures to ensure slope stability and prevent erosion, requiring adherence to NBC and DPWH standards.
4. **Accessibility:** All public and private buildings and facilities shall comply with Batas Pambansa Bilang 344 (Accessibility Law) to ensure access for persons with disabilities.

Section 50. Infrastructure Capacities.

1. **Adequacy of Utilities:** All new developments shall ensure that adequate public utilities (water supply, power, sewerage, telecommunications) and infrastructure (roads, drainage) are available or can be provided to support the proposed project without unduly burdening existing systems, in coordination with relevant utility providers.
2. **Developer Responsibility:** Developers may be required to provide or upgrade off-site infrastructure (e.g., road widening, utility connections) proportionate to the impact of their development, as a condition for development permits.
3. **Traffic Impact Assessment (TIA):** Large-scale developments likely to generate significant traffic shall be required to submit a Traffic Impact Assessment and implement recommended mitigation measures, in coordination with the Municipal Engineering Office and local traffic management bodies.

ARTICLE VIII: MITIGATING DEVICES

Section 51. Non-Conforming Uses and Structures.

1. **Recognition:** The lawful use of any building, structure, or land existing at the time of the adoption or amendment of this Ordinance may be continued, although such use does not conform to the provisions of this Ordinance.
2. **Certificate of Non-Conformance:** A Certificate of Non-Conformance shall be issued by the Zoning Administrator upon application by the owner/developer of a non-conforming use or structure, within a specified period from the effectivity of this Ordinance.
3. **Conditions for Continuation:**
 - **No Expansion:** A non-conforming use or structure shall not be expanded, enlarged, or intensified.
 - **No Alteration:** No structural alteration, except those required by law to render the building safe, shall be made in a non-conforming structure.

- **Repair and Maintenance:** Ordinary repairs for maintenance and minor improvements are allowed.
 - **Discontinuance:** If a non-conforming use is discontinued for a period of six (6) months or more, it shall be deemed abandoned and any future use shall conform to the provisions of this Ordinance.
 - **Damaged Structure:** If a non-conforming structure is damaged by fire, flood, typhoon, or other calamity to an extent exceeding 50% of its replacement cost at the time of damage, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
4. **Phase-out and Relocation:** The Sangguniang Bayan may provide for the eventual phase-out and relocation of non-conforming uses that are deemed highly incompatible or pose significant risks to the community, with due process and just compensation, consistent with RA 7279.

Section 52. Deviations, Variances, and Exceptions.

1. **Nature:**
- **Variance:** A special privilege granted to a property owner to deviate from the strict application of a specific provision of this Ordinance where, due to unique physical conditions of the property (e.g., irregular shape, unusual topography), literal enforcement would result in exceptional and undue hardship, provided that the spirit of the Ordinance is observed and public welfare is not prejudiced.
 - **Exception:** A special permission granted for a use that is conditionally allowed in a particular zone, provided that specific criteria and conditions are met, and the use is deemed compatible with the general intent of the zone.
2. **Authority:** Applications for Variances and Exceptions shall be acted upon by the Local Zoning Board of Adjustment and Appeals (LZBAA), whose decisions are final unless appealed to the DHSUD.
3. **Procedure for Application:**
- **Filing:** An application for Variance or Exception shall be filed with the Zoning Administrator, who shall forward it to the LZBAA.
 - **Required Documents:** The application shall include a sworn statement of justification, site development plan, vicinity map, proof of ownership, and other relevant documents as required by the LZBAA.
 - **Public Notification:** The LZBAA shall require the applicant to post a project sign on the subject property and notify adjacent property owners within a 100-meter radius. A public hearing shall be conducted by the LZBAA, ensuring due process as per Section 59 of the LGC.
 - **Decision:** The LZBAA shall render a decision within 30 days from the date of the public hearing.
4. **Criteria for Granting Variance:**
- **The property is unique and not typical of other properties in the same zone.**
 - **The hardship is not self-created.**
 - **The variance will not alter the essential character of the zone.**
 - **The variance will not adversely affect the public health, safety, or welfare.**
 - **The variance is the minimum necessary to afford relief.**
5. **Criteria for Granting Exception:**
- **The proposed use is in harmony with the general purpose of the zone.**
 - **The proposed use will not generate excessive traffic, noise, or other nuisances.**
 - **Adequate utilities and infrastructure are available or will be provided.**
 - **The proposed use will not adversely affect the value of adjacent properties.**
6. **Conditions:** The LZBAA may impose appropriate conditions and safeguards in granting Variances or Exceptions to protect the general welfare and ensure consistency with the spirit and intent of this Ordinance.

ARTICLE IX: ADMINISTRATION AND ENFORCEMENT

Section 53. Zoning Administrator/Officer (ZA/ZO).

1. **Appointment:** The Municipal Mayor shall appoint a Zoning Administrator/Officer, who shall preferably be a licensed Environmental Planner (RA 10587).
2. **Powers and Functions:** The ZA/ZO shall have the following powers and functions:
 - **Enforcement:** Enforce the provisions of this Ordinance, the National Building Code, and other related laws.
 - **Issuance of Locational Clearance (LC):** Issue LC for all projects that conform to the provisions of this Ordinance.
 - **Inspection:** Conduct ocular inspections to determine compliance with this Ordinance and issue notices of violation.
 - **Issuance of Cease and Desist Order:** Issue Cease and Desist Orders for violations of this Ordinance, subject to due process.
 - **Recommendation for Prosecution:** Recommend to the Municipal Legal Officer the prosecution of violators.
 - **Maintenance of Records:** Keep and maintain comprehensive records of all Locational Clearances, non-conforming uses, zoning complaints, and other relevant documents.
 - **Interpretation:** Render initial interpretations of the provisions of this Ordinance, subject to appeal to the LZBAA.
 - **Coordination:** Coordinate with other municipal departments and national government agencies regarding zoning matters and development control.

Section 54. Local Zoning Board of Adjustment and Appeals (LZBAA).

1. **Composition:** The LZBAA shall be composed of the following:
 - **Municipal Mayor (Chairman)**
 - **Sangguniang Bayan Committee on Land Use/Zoning (Chairman)**
 - **Municipal Planning and Development Coordinator (Secretary)**
 - **Municipal Engineer/Building Official**
 - **Municipal Legal Officer**
 - **A representative from the private sector (e.g., Chamber of Commerce, professional organization)**
 - **A representative from a non-government organization (NGO) involved in environmental or urban development.**
 - **Note: DHSUD Memorandum Circulars provide specific guidance on LZBAA composition.**
2. **Functions:** The LZBAA shall have the following functions:
 - **Act on applications for Variances and Exceptions.**
 - **Act on appeals from the decision of the Zoning Administrator.**
 - **Act on applications for the continuation of non-conforming uses.**
 - **Conduct public hearings as required for its functions, ensuring due process.**
 - **Adopt its own rules of procedure, consistent with DHSUD/HLURB guidelines.**

Section 55. Local Zoning Review Committee (LZRC).

1. **Composition:** The LZRC shall be composed of the following:
 - **Municipal Planning and Development Coordinator (Chairman)**
 - **Municipal Engineer/Building Official**
 - **Municipal Assessor**
 - **Municipal Legal Officer**
 - **Municipal Agriculturist**
 - **Municipal Environment and Natural Resources Officer (MENRO)**
 - **Representative from the Sangguniang Bayan Committee on Land Use/Zoning**
 - **Representative from the private sector**
 - **Representative from civil society organizations**
 - **Note: Additional members may be included as deemed necessary by the LGU.**

- **Functions:** The LZRC shall have the following functions:
- **Review the Zoning Ordinance every five (5) years or as needed (e.g., due to significant changes in the CLUP, national policies, or local conditions), to ensure its relevance and effectiveness.**
- **Recommend necessary amendments or revisions to the Sangguniang Bayan, based on review findings and public consultations.**
- **Monitor the implementation of the Zoning Ordinance and recommend strategies for improved enforcement.**
- **Conduct studies and research on land use and zoning matters to inform policy decisions.**

Section 56. Application and Permit Processes.

1. Locational Clearance (LC):

Requirement: All persons or entities desiring to locate, erect, construct, reconstruct, alter, expand, or use any building or structure, or use any land or water within the Municipality, shall first secure a Locational Clearance from the Zoning Administrator, prior to securing a Building Permit or Business Permit.

○ Procedure:

- **Filing:** Applicant submits a duly accomplished application form with complete documentary requirements (e.g., lot plan, vicinity map, building plans, proof of ownership, Environmental Compliance Certificate (ECC) if required by DENR).
 - **Review:** The ZA/ZO reviews the application for compliance with the Zoning Ordinance.
 - **Ocular Inspection:** The ZA/ZO may conduct an ocular inspection of the site.
 - **Decision:** The ZA/ZO shall approve or disapprove the application within 15 working days from receipt of complete documents, as per the Anti-Red Tape Act (RA 11032).
- **Effectivity:** The LC shall be valid for one (1) year from the date of issuance. Failure to commence construction or operation within this period may require revalidation or a new application.

2. **Certificate of Non-Conformance:** Application for a Certificate of Non-Conformance shall be filed with the ZA/ZO within six (6) months from the effectivity of this Ordinance.

3. **Projects of National Significance and Major/Innovative Projects:** Projects declared by the National Economic and Development Authority (NEDA) as Projects of National Significance, or major/innovative projects that do not perfectly fit existing categories, shall undergo a special review process by the LZBAA, with endorsement to the DHSUD for appropriate action, consistent with EO 72.

Section 57. Violations and Penalties.

1. **Unlawful Act:** Any person who violates any of the provisions of this Ordinance shall be punished by a fine of not less than One Thousand Pesos (P1,000.00) nor more than Five Thousand Pesos (P5,000.00), or by imprisonment of not more than six (6) months, or both, at the discretion of the court.

2. **Continuing Violation:** Each day that a violation continues after notice thereof shall constitute a separate offense.

3. **Abatement/Demolition:** In addition to the penalties herein provided, the Municipal Government may order the abatement or demolition of the structure or cessation of the use in violation of this Ordinance, at the expense of the violator, after due process.

4. **Revocation of Permits:** The Zoning Administrator may recommend the revocation of any permit or clearance issued if it is found that there was misrepresentation or false information provided in the application, or a material violation of the conditions set forth in the permit.

Section 58. Amendments to the Zoning Ordinance.

1. **Initiation:** Amendments to this Ordinance may be initiated by the Sangguniang Bayan, the LZRC, or upon petition by property owners.
2. **Review and Recommendation:** All proposed amendments shall first be reviewed by the LZRC, which shall conduct necessary studies and public consultations. The LZRC shall then submit its recommendations to the Sangguniang Bayan.
3. **Public Hearing:** The Sangguniang Bayan shall conduct at least one (1) public hearing on the proposed amendments prior to their enactment, as mandated by Section 59 of the LGC.
4. **Enactment and Confirmation:** The process of enactment by the Sangguniang Bayan and confirmation by the Provincial Board (or DHSUD for HUCs/ICCs) shall follow the same procedure as the original adoption of this Ordinance, consistent with EO 72 and DHSUD guidelines.

ARTICLE X: SCHEDULE OF FEES

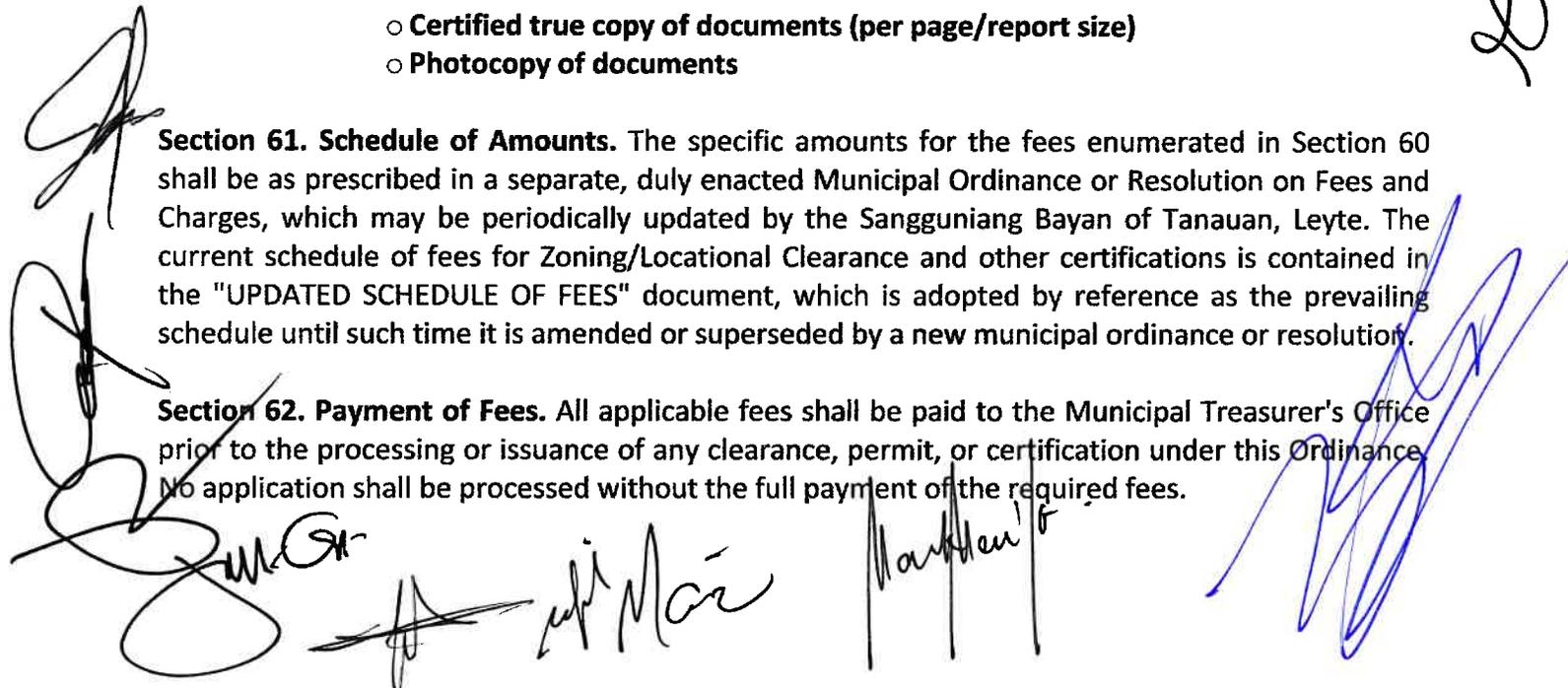
Section 59. Collection of Fees. The Municipality of Tanauan, Leyte shall collect fees for services rendered in relation to the implementation and enforcement of this Comprehensive Zoning Management Code. These fees are intended to cover the administrative costs associated with processing applications, conducting inspections, and maintaining records.

Section 60. Types of Fees. Fees shall be collected for, but not limited to, the following services:

1. **Zoning/Locational Clearance:**
 - For single residential structures (attached or detached)
 - For apartments and townhouses
 - For dormitories
 - For institutional projects
 - For commercial, industrial, and agro-industrial projects
 - For special uses/special projects (e.g., Gasoline Station, Cell Sites, Slaughter House, Treatment Plants)
 - For alteration/expansion projects (based on affected areas/cost)
2. **Other Certifications:**
 - Zoning Certification
 - Certification of Town Plan/Zoning Ordinance Approval
 - Certification of New Rights/Sales
 - Certificate of Registration (form)
 - License to Sell (form)
 - Certificate of Creditable Withholding Tax (per certificate, with limits on lots)
 - Availability of records/public request
 - Certificate of no record on file
 - Certified true copy of documents (per page/report size)
 - Photocopy of documents

Section 61. Schedule of Amounts. The specific amounts for the fees enumerated in Section 60 shall be as prescribed in a separate, duly enacted Municipal Ordinance or Resolution on Fees and Charges, which may be periodically updated by the Sangguniang Bayan of Tanauan, Leyte. The current schedule of fees for Zoning/Locational Clearance and other certifications is contained in the "UPDATED SCHEDULE OF FEES" document, which is adopted by reference as the prevailing schedule until such time it is amended or superseded by a new municipal ordinance or resolution.

Section 62. Payment of Fees. All applicable fees shall be paid to the Municipal Treasurer's Office prior to the processing or issuance of any clearance, permit, or certification under this Ordinance. No application shall be processed without the full payment of the required fees.



Section 63. Non-Refundable. All fees paid under this Ordinance are non-refundable, regardless of whether the application is approved or denied, except in cases of erroneous payment or as otherwise provided by law.

ARTICLE XI: FINAL PROVISIONS

Section 64. Separability Clause. Should any section or provision of this Ordinance be declared unconstitutional or invalid by a competent court, the other provisions not affected thereby shall continue to be in full force and effect.

Section 65. Repealing Clause. All ordinances, rules, and regulations, or parts thereof, inconsistent with the provisions of this Ordinance are hereby repealed or modified accordingly.

Section 66. Effectivity. This Ordinance shall take effect upon its approval and after compliance with the publication requirements as provided for in the Local Government Code of 1991 (Section 59 and 60), specifically by posting in at least three (3) conspicuous places for three (3) consecutive weeks and/or publication in a newspaper of general circulation in the municipality.

ENACTED : 29 SEPTEMBER 2025

CERTIFIED TRUE AND CORRECT:


ELEUTERIO T. LERIOS
SB Secretary

ATTESTED BY:


HON. ARCHIE LAWRENCE R. KAPUNAN
Vice Mayor/Presiding


HON. JAN ELMER V. MAGDALAGA
SB Member


HON. MAE JANE ANGELIE M. MORABE-BORAIS
SB Member


HON. JOSIE M. CREER
SB Member

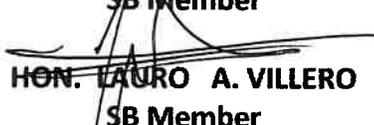

HON. MARK EFREN E. MERILO
SB Member

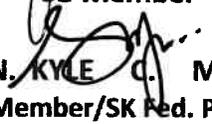

HON. EFREN C. MERILO
SB Member/Liga Pres.


HON. MARK CHRISTIAN FERDINAND L. GIMENEZ
SB Member


HON. CHERRY ANNE T. FIEL
SB Member


HON. QUINTIN T. OCTA, JR., D.M.D.
SB Member


HON. LAURO A. VILLERO
SB Member


HON. KYLE C. MESIAS
SB Member/SK Fed. Pres.

APPROVED BY:


HON. MA. GINA E. MERILO
Municipal Mayor
LGU – Tanauan, Leyte

Date: 10-15-2025

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Republic of the Philippines
Province of Leyte
TANAUAN
-oOo-
16th SANGGUNIANG BAYAN

MINUTES OF THE PUBLIC HEARING
06 AUGUST 2025 - WEDNESDAY- 9:00 A.M.
Presidencia Lobby, Tanauan Town Hall, Tanauan, Leyte

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A. PRELIMINARIES

In attendance were the members of the Committee on Zoning of the 17th Sangguniang Bayan and the representatives from all barangays and different stakeholders. The Public Hearing commenced with the opening prayer and the singing of the Philippine National anthem. Afterwards, the Chairman of the Committee on Zoning – Hon. Engr. Jan Elmer V. Magdalaga, gave an overview and rationale of the proposed legislative measure.

B. AGENDA

THE PROPOSED COMPREHENSIVE ZONING MANAGEMENT ORDINANCE OF TANAUAN, LEYTE; PROVIDING GUIDELINES IN THE ADMINISTRATION AND IMPLEMENTATION THEREOF AND FOR OTHER PURPOSES

Sponsor: HON. ENGR. JAN ELMER V. MAGDALAGA
Co-Sponsors: HON. MARK CHRISTIAN FERDINAND L. GIMENEZ
HON. ENGR. MAE JANE ANGELIE M. MORABE-BORAIS
HON. QUINTIN T. OCTA, JR., DMD
HON. CHERRY ANNE T. FIEL

C. PRESENTATION OF THE PROPOSED ORDINANCE

The CLUP Consultant, through the Municipal Planning and Development Coordinator's (MPDC) Office, presented and explained all the provisions of the proposed Zoning Ordinance.

D. OPEN FORUM

A representative from the JGC Financing raised his concern whether in the proposed zoning ordinance, he will be able to request for the issuance of a Certification of actual use, explaining that he is applying for the titling of a parcel of land and the classification of the said land in the Tax Declaration is indicated as commercial however, he was advised to secure a certification is actually used as residential.

The Committee Members and the Municipal Assessor answered that they LGU cannot issue a certification of actual use for purposes of availing the Free Patent titling with the DENR, especially when the parcel of land is currently classified as commercial land.

Ms. Roda Bernate, the Verona subdivision broker, asked whether the guidelines in the issuance of the development permit can be incorporated in the proposed ordinance, stating that they have a pending application with the LGU for the said permit however the same was held in abeyance due to the fact that the land subject of the request is classified as agricultural land.

The Committee Chair – Engr. Magdalaga, explained that the 16th SB has already enacted an ordinance providing for the guidelines in the subdivision permits and further stated that the





Republic of the Philippines
 Province of Leyte
 Municipality of Tanauan
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OFFICE OF THE SANGGUNIANG BAYAN

PUBLIC HEARING

1. PROPOSED ORDINANCE: THE PROPOSED COMPREHENSIVE ZONING MANAGEMENT ORDINANCE OF THE MUNICIPALITY OF TANAUAN, LEYTE; PROVIDING GUIDELINES IN THE ADMINISTRATION AND IMPLEMENTATION THEREOF AND FOR OTHER PURPOSES.

Date: AUGUST 6, 2025

Time: 9:00 AM

Venue: Presidencia Lobby, Tanauan Town Hall, Tanauan, Leyte

ATTENDANCE

NO.	NAME	DESIGNATION	SIGNATURE
1	FRANCISCO P. VILSMOK	P.B	[Signature]
2	Demegillo, Emerson C.		[Signature]
3	Olahay, Angelica		[Signature]
4	Oranes, Asuncion		[Signature]
5	Ibaoboban, Ellen		[Signature]
6	Riza, Vicente		[Signature]
7	Regilda M. de la Cruz	Planning Officer III	[Signature]
8	JAN ELMER MAGDALAGA	SB	[Signature]
9	ROBERTO M. ORIT	MASCO	[Signature]
10	REYNALDO V. MUSCA	P.B	[Signature]
11	CESTRE M. CERKUA	MCO	[Signature]
12	DAVE G. CADVA	MROO	[Signature]
13	UMMAD Palmer	ZONING	[Signature]
14	JEPON?	WRMS	[Signature]
15	ERIC MULLAN (JAC Filming)	ZONING	[Signature]
16	JOEY T. GARCIA	CLUP	[Signature]
17	RODA MERINATE	Verona Subdiv - Broker	[Signature]
18	KATHLYNN DE OMA	Verona Subdiv - Broker	[Signature]
19	ARGIE S. CINCO	P.B	[Signature]
20	ROBERTO V. MAMAY	JAPLO	[Signature]
21	Glen Carlo T. [unclear]	P.B	[Signature]
22	RODRIGO M. SOLERA	P.B	[Signature]
24	RIZZA A. PUENOVIA	MPOO	[Signature]
25	Clansia Mae J. Budan	MPOO	[Signature]
26	Alice R. Señora	MPOO	[Signature]
27	[unclear] C. XIERVO	P.B	[Signature]
28	Joseph Oanda	P.B	[Signature]
29	[unclear] L. [unclear]	P.B	[Signature]
30	Rosario Velasco	Private	Rosario Velasco

1 reason their request was held in abeyance was the fact that they are still waiting for the approval
2 of the CLUP and the zoning ordinance wherein the subject property is already reclassified from
3 agricultural to residential.

4 The Chairpersons of Brgy. Sacme and Brgy. Sta. Cruz also inquired whether the proposed
5 ordinance will govern their concerns on the implementation farm to market roads wherein an
6 owner of the private land refuses to sign the deed of donation or waiver of rights as to the
7 portions of their private lands that will be traversed by the proposed farm to market roads.

8 PB Marites Salvaña and PB Sheryl Espina were then advised that if private owners do not want
9 to waive their rights over their private lands which will be affected by the project, then the
10 barangay should either pay for the said portions or their last recourse is to initiate an
11 expropriation proceedings.

12 The Municipal Accountant – Mar P. Villegas, inquired if the proposed zoning ordinance can
13 provide a prohibition of the construction of concrete barriers on the DPWH projects unless the
14 said barriers are extremely necessary, and to incorporate also in the zoning ordinance that
15 provision on the road right of way. He further asked if the said proposed ordinance can include
16 a provision on the mandatory road right of way.

17 Ms. Maraya answered that for apparent road right of ways, the same are already marked in the
18 municipality's zoning map. She further answered that the road setback rules will apply when
19 it comes to the diversion roads or farm to market roads that are newly being constructed. Hon.
20 Fiel also answered to the query of Mr. Villegas that the proposed zoning ordinance cannot
21 provide a stipulation for mandatory right of way as the same is subject to just compensation
22 and such other conditions provided under the New Civil Code.

23 The Chairperson of Brgy. Pago also asked why the entire lands along the national highway
24 from Brgy. Pago to Maribi were reclassified as commercial lands when said lands are mostly
25 residential. The resource person explained that the CLUP is a ten-year plan and thus the said
26 areas are projected to develop on account of the sectoral and geophysical appearance of the
27 said areas, among others. PB Dandan was also apprised of the positive impact to his barangay
28 the said reclassification as to the possibilities of attracting future investors. As to the residents,
29 PV Dandan was advised that for purposes of taxation, the same will still be based on the actual
30 use of the particular land.

31 Other minor concerns and queries were likewise addressed.

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39 **E. ADJOURNMENT**

40 There having no more matters to be discussed, the public hearing was adjourned at 12:30
41 in the afternoon.

CERTIFIED TRUE AND CORRECT:
ATTY. MIAMOR B. NATIVIDAD
LOCAL LEGISLATIVE OFFICER IV

42
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48 ATTESTED:

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50 HON. ENGR. JAN ELMER V. MAGDALAGA
51 Chairman, Committee on Zoning
52



Republic of the Philippines
Province of Leyte
Municipality of Tanauan

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OFFICE OF THE SANGGUNIANG BAYAN

NO.	NAME	DESIGNATION	SIGNATURE
31	XILDA C. REPORA	P.B.	Xilda C. Repora
32	JOHN RHEBO M. OLIVERO	LAPDO	[Signature]
33	Rongie L. Green	MPPD	[Signature]
34	ANTHONY T. TRAND	PR	[Signature]
35	CHRISTY ANN T. FIEL	SB	[Signature]
36	SHARLE C. ESPINA	P.B.	[Signature]
37	CINCO, MARIC LEO	MEMRA	[Signature]
38	WOLFRUM JENNIFER		[Signature]
39	Marites B. Salvan	Pudong Barangay	[Signature]
40	Arturo D. Tolikas	OP-BO	[Signature]
41	Coronado Fernando	PROC.	[Signature]
42	Shanelle Janita	MPPD	[Signature]
43	EPHRAIM I. ARANDO	MO	[Signature]
44	MARK SPANZA	MO	[Signature]
45	MARK JENSTROY ARCELA	MO	[Signature]
46	ALJON ROYERAS	G.S.O	[Signature]
47	MIRIAM ROSTOL	SB	[Signature]
48	LOREN RATION VILLANOVA	MS	[Signature]
49	MARK P. VILLEGAS	MSO	[Signature]
50	EURINA S. COPINCO	MSO	[Signature]
51	JESSIE C. MOLINA	P.B.	[Signature]
52	BRYAN T. MORANTE	P.B.	[Signature]
53	SKYLAR CUNIL	LT	[Signature]
54	PINKY VICENTE	MPPD	[Signature]
55	MARICA AMARAL	PR	[Signature]
56	TERESA B. ROLAS	GPO	[Signature]
57	RACHEL S. RAZ	G.S.O	[Signature]
58	RADJIE A. MUNDIN	P.B.	[Signature]
59	SHERINA DUBILLES	SB	[Signature]
60	Virginia R. Estrada	CSO	[Signature]
61	JANETTE QUIRAN	CR	[Signature]
62	Elizabeth Fiel	SB	[Signature]
63	MARIA CORAZON B. MENCINA	"	[Signature]
64	CHRISTIAN BENEDICT A. ABELLA	MSWDO	[Signature]
65	NICOLENA SABAÑA	SB	[Signature]
66	GLAUCY OENA	SB	[Signature]
67	JESSEL ANN PERMED	SB	[Signature]
68	Rhodella A. Tondo	-do-	[Signature]
69	MICHAEL NATIVIDAD	"	[Signature]
70	DANTE CUMPA	"	[Signature]
71	SHEILA C. OBECAS	"	[Signature]
72	JEANE C. HAPADAG	"	[Signature]
73	Rodolfo D. Villegas	SB	[Signature]
74	EDMUNDO L. VARONA	"	[Signature]
75	JOSE P. MARATE	SB	[Signature]
76	Joni Sece	SB	[Signature]
77	Elina P. Malate		[Signature]



Republic of the Philippines
Province of Leyte
Municipality of Tanauan
-oOo-

OFFICE OF THE SANGGUNIANG BAYAN

NO.	NAME	DESIGNATION	SIGNATURE
78	Christian Cobacha	TURISM	
79	XAVIER SOTOSA	TURISM	
80	John Perez		
81	Monty Tiel		
82	Belcorio Vergara	S.B	
83	Elysha Perez		
84	John Mijay		
85	Kenneth Cornejo		
86	Virgel Velasco		
87	GEMEZ, ANTONIO	SB	
88	Mano C. Paratundin	SB	
89	Gerson B. Paratundin	SB	
90	UPERT DE PAF		
91	KIM CREEK		
92	Rupert Epil		
93	JANET AVILA		
94	Maitez Sanchez		
95	Nannette Cinco		
96	Ivan Salas		
97	Annabelle Go		
98	Azulene Perez		
99	Alejo Mercado		
100	Cesarito Halayahay	SB	



Republic of the Philippines
Province of Leyte
TANAUAN
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OFFICE OF THE SANGGUNIANG BAYAN

C E R T I F I C A T I O N

TO WHOM IT MAY CONCERN:

THIS IS TO CERTIFY that Ordinance No. 2025-21, "AN ORDINANCE ESTABLISHING AND ADOPTING A REVISED COMPREHENSIVE ZONING REGULATIONS FOR THE MUNICIPALITY OF TANAUAN, LEYTE AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, AND FOR OTHER PURPOSES.", have been posted in the bulletin boards at the following: Entrance of the Municipal Hall, Office of the Sangguniang Bayan and Public Market beginning October 16, 2025 and shall remain posted for a minimum of three consecutive weeks.

This certification is issued in compliance with the pertinent provisions of R.A. 7160.

Issued: October 16, 2025


ATTY. MIAMOR D. NATIVIDAD
OIC-Sangguniang Bayan Secretary