



Republic of the Philippines
Province of Ilocos Norte
City of Laoag

OFFICE OF THE SANGGUNIANG PANLUNGSOD

DRAFT CITY ORDINANCE NO. _____

Series of 2021

AN ORDINANCE ADOPTING THE INTEGRATED ZONING REGULATIONS OF THE CITY OF LAOAG AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

Be it enacted by the Sangguniang Panlungsod of Laoag City.

WHEREAS, the implementation of Comprehensive Land Use Plans would require the enactment of regulatory measures to translate its planning goals and objectives into reality; and a Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the comprehensive land use plan;

WHEREAS, the Local Government Code of 1991 authorizes Local Government Units to enact Zoning Ordinances subject to and in accordance with existing laws;

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

WHEREAS, this Integrated Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the approved Comprehensive Land Use Plan;

NOW THEREFORE, the City Council (Sangguniang Panlungsod) of the City of Laoag in a session assembled hereby adopts the following Integrated Zoning Ordinance.

ARTICLE I
TITLE OF THE ORDINANCE

Section 1. Title of the Ordinance. This Ordinance shall be known as the Integrated Zoning Ordinance of the City of Laoag and shall be referred to as the Ordinance or IZO.

ARTICLE II
AUTHORITY AND PURPOSE

Section 2. Authority. This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160, Section 458 a.2 (7-9) dated 10 October 1991, "Authorizing the City, through the Sangguniang Panlungsod, to adopt a Zoning Ordinance subject to the provisions of existing laws" and in accordance with related laws such as but not limited to Commonwealth Act 141, RA 8850 or the Fisheries Code, PD 705 or the Forestry Code, PD 1067 or the Water Code, PD 1096 or the National Building Code, Executive Order No. 72, RA 9729 or the Climate Change Act of 2009, and RA 10121 or the Disaster Risk Reduction and Management Act of 2010.

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

1. Promote and protect the health, safety, peace and comfort, convenience and general welfare of the inhabitants in the locality.
2. Guide, control and regulate future growth and development of City of Laoag in accordance with its Comprehensive Land Use Plan.
3. Provide the proper regulatory environment to maximize opportunities for creativity, innovation, and make ample room for development within the framework of good governance and community participation;
4. Enhance the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.
5. Ensure the protection and sustainability of the environment, taking into consideration climate change adaptation, in synergy with disaster risk reduction and management, in all development processes.
6. Preserve historical and cultural heritage as a way to boost tourism and economic activities.

Section 4. General Zoning Principle. These Zoning Regulations are based on the principles provided for in the approved Comprehensive Land Use Plan as per Sangguniang Panlungsod Resolution No. _____ Series of _____, as follows:

1. That empowers its people through inclusive governance to sustain economic growth and vibrant culture while preserving the environment."
2. The local government unit recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Ordinance;
3. The Ordinance gives the free market the maximum opportunity to spur the City's development within a framework of environmental integrity and

- social responsibility;
4. The Ordinance designs to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
 5. The Ordinance is crafted in a manner that is fully responsive to the ever-changing conditions that the City continually face;
 6. The Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
 7. The Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
 8. The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community's common good.

ARTICLE III DEFINITION OF TERMS

The definition of the terms used in this Integrated Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environment Code, Climate Change Act of 2009, Disaster Risk Reduction and Management Act of 2010 and other Implementing Rules and Regulations, promulgated by the Housing and Land Use Regulatory Board, now Department of Human Settlements and Urban Development. The words, terms and phrases used in this Ordinance shall be understood to have the meaning corresponding indicated and are hereby defined in **Annex A**, which is attached herewith and made an integral part of this Ordinance.

ARTICLE IV ZONE CLASSIFICATIONS

Section 5. Division into Base Zones, Sub-Zones and Overlay Zones. To effectively carry out the provisions of this Ordinance, the City is hereby divided into the following zones or districts as shown in the official Zoning Maps.

1. Base Zones
2. Sub-Zones
3. Overlay Zones

Section 6. Base Zones and Sub-Zones. The following are designated as Base Zones:

1. Forest Zone (FZ)
 - Protection Forest Sub-Zones
 - Forest Reserve Sub-Zone (FR-SZ)
 - Mangrove Sub-Zone (Mn-SZ)

Production Forest Sub-Zones

- Forest Buffer Sub-Zone (FB-SZ)
- Special Use Sub-Zone (SU-SZ)
- Grazing Land Sub-Zone (GZ-SZ)

2. Agricultural Zone (AGZ)

- Production Agricultural Sub-Zone (PDA-SZ)
- Protection Agricultural Sub-Zone (PTA-SZ)

3. Agri-industrial Zone (AgIndZ)

4. Municipal Waters Zone (WZ)

Protection Water Sub-Zones

- Fishery Refuge and Sanctuary Sub-Zone (FRS-SZ)
- Foreshore Land Sub-Zone (FL-SZ)
- Mangrove Sub-Zone (Mn-SZ)
- Fishery Reserve Sub-Zone (FR-SZ)

Production Water Sub-Zones

- Aquaculture Sub-Zone (Aq-SZ)
- Municipal Fishing Sub-Zone (MF-SZ)

5. Mineral Land Zone (MLZ)

- Quarry Sub-Zone(Q-SZ)

6. Residential-1 Zone (R1-Z)

7. Residential-2 Zone (R2-Z)

- Basic R-2 Sub-Zone (BR2-SZ)
- Maximum R-2 Sub-Zone (MR2-SZ)

8. Residential-3 Zone (R3-Z)

- Basic R-3 Sub-Zone (BR3-SZ)
- Maximum R-3 Sub-Zone (MR3-SZ)

9. Socialized Housing Zone (SH-Z)

10. General Commercial Zone (GC-Z)

11. Commercial-1 Zone (C1-Z)

12. Commercial-2 Zone (C2-Z)

13. Commercial-3 Zone (C3-Z)

14. Industrial-1 Zone (I1-Z)

15. Industrial-2 Zone (I2-Z)

16. General Institutional Zone (GI-Z)

17. Special Institutional Zone (SI-Z)

18. Parks and Recreation Zone (PR-Z)
19. Cemetery/Memorial Park Zone (C/MP-Z)
20. Utilities, Transportation, and Services Zone (UTS-SZ)
21. Tourism Zone (T-Z)

Section 7. Overlay Zones. In addition to the identified zones within the City, overlay zones shall be designated to protect the health and safety of residents by preventing the creation or establishment of incompatible land use. The following are designated as Overlay Zones:

1. Landslide Overlay Zone (LSD-OZ)
2. Flood Overlay Zone (FLD-OZ)
3. Scenic Corridor Overlay Zone (SCD-OZ)
4. Faultline Overlay Zone (FLT-OZ)
5. Heritage Overlay Zone (HTG-OZ)
6. Ecotourism Overlay Zone (ETM-OZ)
7. Urban Corridor Overlay Zone (UCD-OZ)
8. Transit-Oriented Development Overlay Zone (TOD-OZ)
9. Protection and Conservation Overlay Zone (PC-OZ)
10. No Build Zone (NBZ-OZ)

Section 7.1. Transit Oriented Development Overlay Zone (TOD). This overlay zone shall specifically refer to the zone of influence at 800 meters radius up to 1 kilometer radius from a would be Railway Station with Inter-modal Interchange Terminal land development or redevelopment schemes on large private and government lots or consolidated lots into one (1) amalgamated land wherein the project site must have a Master Development Plan that permits flexibility in road network for compact super block development through urban planning/urban design, building siting, complementary of building types and land uses, usable open spaces for general public use, real estate land valuation, traffic impact management and supportive infrastructure.

The development shall be three-prong to provide pedestrian-centric traffic management, place-making and real estate land management.

The TOD Master Development Plan with Overlay Zone Guidelines should comply with the rules and regulations related to National Building Code (NBC), Safety Code, and other applicable laws. Likewise, as part of the project approval requirements, there is a need to submit impact studies of the development such as but not limited to Environmental Impact Assessment (EIA), Traffic Impact Assessment (TIA), Utility Impact Assessment (UIA) and Engineering Geological and Geohazard Assessment Report (EGGAR). As well as other appropriate interventions and mitigating measures recommended by the studies.

In all types of zones that would be the TOD Overlay Zone, a building or structure that is within 400- meter radius from the commuter rail/ferry station/Interchange Terminal may be allowed to apply for Additional FAR under TOD.

For every 200-meter length that the building owner or developer builds and

maintains at his cost, a direct, elevated covered walkway from his building -- to the transit station, one (1) Floor Area Ratio (FAR) may be awarded. The length should be within the maximum of 600-meter walking distance.

For ferry station, at grade covered walkway shall be constructed. However, if the alignment crosses a major road, the covered walkway shall be a combination of at grade level and elevated walkway.

A Technical Working Group (TWG) is hereby created to evaluate and recommend the approval of the TOD to the Zoning Administrator and the Laoag City Planning and Development Office. The TWG will be composed of the Office of the Building Official (OBO), the Laoag City Public Safety and Traffic Assistance, the Laoag City Assessors Office, and the Laoag City Planning and Development Office. The TWG, depending on the concern may invite other stakeholders for consultation.

As determined by the TWG and in consultation with concerned transit authorities, this link must be of sufficient dimension to accommodate public pedestrian volumes and must be kept open, safe, and well- lighted for the use of the general public at least during a period that extends before and after regular working hours.

The proposed TOD Zone of Influence will be between the intersections of Laoag Airport Road and Laoag By-pass Road with the radius of 800 meters up to 1 kilometer radius.

Section 8. Zoning Maps. It is hereby adopted as an integral part of this Ordinance, the duly authenticated and official Zoning Maps for urban areas and for the whole City (General), wherein the designation, location and boundaries of the Base Zones, Sub-zones and Overlay Zones herein established are shown and indicated. Such official Zoning Maps are signed by the local chief executive and duly authenticated by the Sangguniang Panlungsod are hereto attached as **Annex "B"**.

In the event that the Official Zoning Maps are damaged, destroyed, lost or becomes difficult to interpret because of the nature or number of changes and additions, the same shall be reconstituted. The Sangguniang Panlungsod may, by resolution, adopt the reconstituted Official Zoning Maps which shall supersede the prior Official Zoning Maps.

Section 9. Zone Boundaries. The location and boundaries of the above-mentioned various zones into which the City has been divided are hereby identified and specified on the official Zoning Map.

Heritage Core. The Heritage Core (Growth Node 1-A) shall be defined by Balintawak Street, Juan Luna Street, M. Nolasco Street, JP Rizal Street, Gen, Segundo Avenue and Gen.Luna Street.

Buffer Zone. The Buffer Zone (Growth Node 1-B) shall be defined by Hernando Street, P. Lazaro Street, Gen Segundo Avenue, M.H. Del Pilar Street, Abadilla Street and Juan Luna Street.

Central Business District and Mixed-Used Zone. This zone (Growth Node 1-C) comprises all the rest of the urban barangays.

Commercial Growth Nodes. Growth Nodes 2-B, 2-C, 3-A, 4, 4-A and 5-B defined in this Zoning Ordinance shall be commercial zones.

Eco-Tourism Growth Nodes. Growth Nodes 2-A, 3, 3-C, 5 and 5-A defined in this Zoning Ordinance shall be eco-tourism zones.

Institutional Growth Node. Growth Node 2 defined in this Zoning Ordinance shall be the “new government city”, hence an institutional zone.

Light Industrial Growth Node. Growth Node 3-B defined in this Zoning Ordinance shall be a light industrial zone.

Description of the City’s Zones:

1. **Central Growth Nodes 1-A 1-B, 1-C:** The Heritage Core, Buffer Zone and Central Business District/ Mixed Residential-Commercial and Residential Sections

1-A. The Heritage Zone

The Heritage Zone shall encompass the city’s major heritage structures that include Plaza Aurora, St. William’s Cathedral and belltower, the Provincial Capitol, Museo Ilocos, present Laoag City Hall (for adaptive re-use), Heroes Hall, Holy Spirit Academy of Laoag and Laoag City Elementary School.

1-B. The Buffer Zone

The Buffer Zone covers the street blocks that immediately surround the Heritage Zone. This zone protects the visual quality and character of the Heritage Zone.

1-C. Central Business District, Mixed Residential-Commercial and Residential Sections

This section of the urban core covers all the outer street blocks after the Buffer Zone constituting the Central Business District, mixed residential-commercial and residential sections of the city.

2. **West Growth Node: The New Government City**

This zone shall host the new Laoag City Hall, Provincial branches of national agencies and related and support land uses. This proposed growth node shall be established at the intersection of Laoag Bypass Road and extension of GomBurZa Street.

2-A. Influenced Growth Area: The La Paz Sand Dunes

Development of a “new government city” will influence the development of La Paz Sand Dunes, which is also harmonized with the Metro Ilocos Norte Development Plan that identifies Barangay La Paz Sand Dunes as a priority area for nature-based tourism-related development while the sand dunes will largely remain protected throughout as a natural heritage resource of the city.

2-B. Influenced Growth Area. Barangays North of New Government City
Immediately northwards of the proposed new government city shall be a

commercial development to support the new city.

2-C. Influenced Growth Area: The New City Public Market Site

The proposed new City Public Market site shall be beside the central terminal. It is midway between the Central Growth Node (City Center) and West Growth Node (new government center).

3. East Growth Node: Ermita Hill Traditional Village

The East Growth Node shall be centered on the development of the Ermita Hill Traditional Village partly as a reconstructed native settlement into a cultural tourist attraction and a reforested hill with tourism amenities.

3-A. Influenced Growth Area: The Proposed San Nicolas-Laoag By-Pass Road-Sarrat-Laoag Road intersection

Construction of the proposed San Nicolas-Laoag By-Pass Road that will intersect with Sarrat-Laoag Road will be a catalyst in the commercial development of this node as an alternate access and egress in the south.

3-B. Influenced Growth Area: The Proposed San Nicolas-Laoag By-Pass Road-Laoag-Vintar Road Intersection

Construction of the proposed San Nicolas-Laoag By-Pass Road that will intersect with Laoag-Vintar Road will stimulate the development of the existing light industrial development of this area.

3-C. Influenced Growth Area: Redevelopment of Old Dumpsite into a Man-made Forest.

The proposed redevelopment of the city's old dumpsite shall be into a man-made forest with low-impact tourism amenities, with the nearby hills and mountains as added natural attractions ideal for nature-based tourism.

4. Southeast Growth Node: The Mall and Commercial Strip

This proposed commercial development covers the whole stretch of Laoag Airport Road and the Manila North Road Nangalisan Section until before Laoag Bridge. The central magnet shall be a shopping mall supported by large commercial establishments serving as seamless spillover of Robinsons Mall complex and commercial establishments in San Nicolas town.

4-A. Mixed-Use Development along Laoag Airport Road

The Laoag Airport Road shall be characterized by mixed-use development of commercial, commercial-residential, medium and high-density residential (apartments, hotels, condominium units) and institutional uses. The urban design along this road shall be formulated to create an architecturally impressive and organized built-up development from the airport to the city proper.

5. South Growth Node: PEZA-Registered Eco-Tourism Zone

This Growth Node shall encompass the proposed PEZA-registered Eco-Tourism Zone. The Zone shall cover 79.2 hectares for development exclusively into nature-based tourism-related activities having structures built with low-impact designs and operate with sustainable methods. It shall involve community people in the conservation of the ecology and biodiversity of the area which in return provides economic incentives to them.

5-A. Influenced Growth Area: The Calayab Sand Dunes, Fort Ilocandia, Plaza del Norte Convention Center, and Laoag International Airport Development Area.

The Calayab Sand Dunes shall stay protected as a natural heritage resource while nature-based tourism-related activities shall be allowed within the periphery of Fort Ilocandia and Plaza Del Norte Convention Center. The proximity of Laoag International Airport will ease travel to the city and province and drives growth and development in the area. The airport is expected to create a demand for cargo warehousing. Warehouses shall be located in the Light Industrial Zone along the Laoag-Paoay Road.

5-B. Influenced Growth Area: Darayday Road-Paoay-Balacad Road Intersection.

This node located at Brgy. Mangato is envisioned as a support commercial growth area to the PEZA-registered Eco-Tourism Zone with a proposed mall development. This area shall provide the shopping needs of guests, visitors and residents in PEZA-registered Eco-Tourism Zone and in nearby Calayab Sand Dunes, Fort Ilocandia, Plaza del Norte Convention Center and travellers at Laoag International Airport.

The location and boundaries of the other above-mentioned various zones into which the City has been divided are identified and specified in **Annex "C"** of this Ordinance and these boundaries and locations are subject to possible redevelopment as heritage or buffer zone.

Section 10. Interpretation of Zone Boundary. In the interpretation of the boundaries for any of the zones indicated on the Official Zoning Maps, the following rules shall apply:

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highways, the street or highway's right-of-way lines shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets or highways, such zone boundaries shall be construed as being parallel thereto and at such a distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
4. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.

5. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.
6. Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.
7. Where zone boundary is indicated one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular City block. Where, however, any lot has a depth greater than said average, the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.
8. In case of any remaining doubt as to the location of any property along zone boundary lines, such property shall be considered as falling within the less restrictive zone.
9. Where there is any change of parcel shape or missing parcel on the Zoning Map due to consolidation, error in technical description, missing data and other circumstances, such property shall be considered as falling within the less restrictive zone.
10. The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

ARTICLE V ZONE REGULATIONS

Section 11. General Provision. Zone regulations refer to Use, Density and Bulk and Building/ Structure Design Regulations as described below.

The succeeding sections are neither exhaustive nor all-inclusive. The Local Zoning Board of Adjustment and Appeals (LZBAA) may, subject to the requirements of this Article, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

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

Specific uses/activities for lesser density within a particular zone (R-1) may be allowed within the zone of higher density (R-2, R-3) but not vice versa, nor in another zone and its subdivisions (e.g. GC, C1, C2), except for uses expressly

allowed in said zones, such that the cumulative effect of zoning shall be intra-zonal and not inter-zonal.

Each zone lists land uses that are, may, and are not considered appropriate, i.e. lists of permitted, special permit and prohibited uses, as follows:

1. **Allowable Uses**, i.e., uses that will be approved with or without conditions or the list of the uses that are considered to be appropriate in the zone.
2. **Uses that may or may not receive approval or require Special Permit approval** (Everything else not listed as 'allowable' or 'prohibited').
3. **Prohibited Uses**, i.e., uses that will not be approved and cannot be appealed or the List of the uses that are considered to be inappropriate in the zone.

The aim of the Ordinance is to give certainty to developers. Too much flexibility creates uncertainty and is therefore not going to encourage economic activity, or a reasonable standard of development.

Section 12. Use Regulations in Base Zones

Section 12.1. Use Regulations in General Residential Zone (GR-Z) A GR Zone shall be used principally for dwelling/housing purposes so as to maintain peace and quiet of the area within the zone. Enumerated below are the allowable and prohibited uses.

Allowable Uses

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

- uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume that would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard;
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
13. Home Industry Classified as cottage industry provided that:
- a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be hazard or nuisance;
 - b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);
 - c. Such shall consider same provisions as enumerated in letters c, d, and e of number 12, home occupation, this section.
14. Recreational facilities for the exclusive use of the members of the family residing within the premises such as swimming pool or pelota court.
15. Nursery/Elementary School
16. High School
17. Vocational School
18. Sports Club
19. Religious Use
20. Multi-Purpose Hall/Barangay Hall
21. Clinic, nursing and convalescing home, health center
22. Plant nurseries

Section 12.2. Use Regulation in Low Density Residential Zone (R1). An R-1 shall be used principally for housing/dwelling purposes so as to maintain the peace and quiet of the area within a density of 20 dwelling units and below per hectare. Enumerated below are the allowable and prohibited uses.

Allowable Uses

- 1. Single-detached dwelling units
- 2. Semi-detached family dwelling units, e.g. duplex
- 3. Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes:
 - a. Servants quarters
 - b. Private garage
 - c. Guard house
 - d. Laundries
 - e. Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
 - f. Pump houses
 - g. Generator houses
- 4. Home occupation for the practice of one's profession such as offices of

- physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
- a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. That in no case shall more than 20% of the building be used for said home occupation;
 - d. No home occupation shall be conducted in any customary accessory uses cited above;
 - e. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - f. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
5. Home Industry classified as cottage industry, provided that:
 - a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - b. It shall be classified as non- pollutive/ non-hazardous as provided in this Integrated ZO;
 - c. Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 - d. Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/ process under Home Occupation of this section.
 6. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - a. Swimming pool
 - b. Tennis courts
 - c. Basketball courts
 7. Religious use
 8. Multi- purpose/ Barangay hall
 9. Pre- school
 10. Sports club
 11. Plant nursery

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. Everything else not listed as 'allowable' or 'prohibited' that is compatible with residential uses, and that do not create noise, or other pollution, or major traffic congestion.
2. Commercial larger than 10 square meters in floor area but less than 20 square meters.

3. Clinic, nursing and convalescing home, health center
4. Elementary school
5. High School

Prohibited Uses

1. Industry
2. Agro-Industry
3. Commercial larger than 20 square meters in floor area

Section 12.3. Use Regulation in Medium Density Residential Zone (R2). R-2 zones shall be for housing/dwelling purposes i.e., 21 to 65 dwelling units per hectare. Enumerated below are the allowable and prohibited uses.

Allowable Uses

1. All uses allowed in R-1 Zone
2. Townhouses
3. Apartments
4. Boarding houses
5. Dormitories
6. Museums and libraries
7. Elementary School
8. High School

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. All allowable uses in C-1
2. Funeral homes

Prohibited Uses

1. Industry

Section 12.4. Use Regulation in High Density Residential Zone (R3). An R-3 shall be for housing/dwelling purposes of high density i.e., 66 or more dwelling units per hectare. Enumerated below are the allowable and prohibited uses.

Allowable Uses

1. All uses allowed in R-1 and R-2 zones
2. Residential condominium
3. Pension house
4. Hometel
5. Vocational school
6. Hotel apartments/apartelles
7. High school

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. All allowable uses in C-2
2. Funeral homes

Prohibited Uses

1. Industry

Section 12.5. Regulations in Socialized Housing Zone (SHZ). A SHZ shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in RA 7279. Allowable uses are all uses allowed in **GR-Z**, R-1, R-2 and R-3 zones.

Section 12.6. Use Regulations in General Commercial Zone (GCZ). A GZ Zone shall be for business/trade/service uses. Within the zone, the following types of establishments shall be allowed:

1. Offices like:
 - a. office building
 - b. office condominium
2. General retail stores and shops like:
 - a. department store
 - b. bookstore and office supply shop
 - c. home appliance store
 - d. car shop
 - e. photo shop
 - f. flower shop
3. Food markets and shops like:
 - a. bakery and bake shop
 - b. wine store
 - c. grocery
 - d. supermarket
4. Personal services shops like:
 - a. beauty parlor
 - b. barber shop
 - c. sauna bath and massage clinic
 - d. dressmaking and tailoring shop
5. Recreational center/establishments like:
 - a. movie house/theater
 - b. play court e.g. tennis court, bowling lane, billiard hall
 - c. swimming pool
 - d. day and night club e. stadium, coliseum, gymnasium
 - f. other sports and recreational establishments
6. Restaurants and other eateries
7. Short term special education like:
 - a. dancing schools
 - b. school for self-defense
 - c. driving schools
 - d. speech clinics
8. Storerooms or warehouse but only as may be necessary for the efficient conduct of the business
9. Commercial housing like:
 - a. hotel

- b. apartment
 - c. apartelle
 - d. boarding house
 - e. dormitory
 - f. pension house
 - g. club house
 - h. motel
10. Commercial Condominium (with residential units in upper floors)
 11. Embassy/consulate
 12. Library, museum
 13. Filling Station/service station
 14. Clinic
 15. Vocational/technical school
 16. Convention Center and related facilities
 17. Messengerial service
 18. Security agency
 19. Janitorial service
 20. Bank and other financial institutions
 21. Radio and television station
 22. Building garage/Parking Lot
 23. Bakery and Baking of bread, cake, pastries, pies and other similar perishable products
 24. Custom dressmaking shop
 25. Custom tailoring shop
 26. Commercial job printing
 27. Typing and photo engraving services
 28. Repair of optical instruments and equipment and cameras
 29. Repair of clocks and watches
 30. Manufacture of insignia, badges and similar emblems except metals
 31. Transportation terminal/garage with and without repair
 32. Repair shops like:
 - a. house appliances repair shops
 - b. motor vehicles and accessory repair shops
 - c. home furnishing shops
 33. Printing/publishing
 34. Machinery display shop/center
 35. Gravel and sand
 36. Lumber/hardware
 37. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
 38. Printing and publishing of books and pamphlets, printing cards and stationery.
 39. Manufacture of signs and advertising display (except printed)
 40. Chicharon factory
 41. Manufacture of wood furniture including upholstered
 42. Manufacture of rattan furniture including upholstered
 43. Manufacture of box beds and mattresses
 44. Welding shops
 45. Machine shop service operation (repairing/rebuilding, or custom job orders)
 46. Medium scale junk shop
 47. Repair of motorcycles

48. Lechon of whole pig roasting
49. Biscuit factory – manufacture of biscuits, cookies, crackers and other similar dried bakery products
50. Doughnut and hopia factory
51. Other bakery products not elsewhere classified (n.e.c.)
52. Repacking of food products e.g. fruits, vegetables, sugar and other related products
53. Plant nursery
54. Funeral parlors, mortuaries and crematory services and memorial chapels
55. Parking lots, garage facilities
56. Other commercial activities not elsewhere classified

Section 12.7. Use Regulations in C-1 Zone. Referred to as the central business district (CBD), A C-1 Zone shall be principally for trade, services and business activities. Enumerated below are the allowable and prohibited uses.

Allowable Uses

1. Offices like:
 - a. office building
 - b. office condominium
2. General retail stores and shops like:
 - a. department store
 - b. bookstore and office supply shop
 - c. home appliance store
 - d. car shop
 - e. photo shop
 - f. flower shop
 - g. antique shops
 - h. jewelry shops
 - i. pet shops and aquarium stores
3. Food markets and shops like:
 - a. bakery and bake shop
 - b. wine store
 - c. grocery
 - d. supermarket
 - e. convenience store
4. Personal services shops like:
 - a. beauty parlor
 - b. barber shop
 - c. sauna bath and massage clinic
 - d. dressmaking and tailoring shops
 - e. spa
 - f. wellness center
5. Recreational center/establishments like:
 - a. movie house/theater
 - b. play court e.g. tennis court, bowling lane, billiard hall
 - c. swimming pool
 - d. day and night club
 - e. stadium, coliseum, gymnasium
 - f. other sports and recreational establishments
6. Restaurants, canteens, and other eateries

7. Short term special education like:
 - a. dancing schools
 - b. school for self-defense
 - c. driving schools
 - d. speech clinics
8. Storerooms or warehouse but only as may be necessary for the efficient conduct of the business
9. Commercial housing like:
 - a. hotel
 - b. apartment
 - c. apartelle
 - d. boarding house
 - e. dormitory
 - f. pension house
 - g. club house
 - h. motel
10. Commercial Condominium (with residential units in upper floors)
11. Embassy/consulate
12. Library, museum
13. Filling Station/service station
14. Medical, Dental, Optical and Similar Clinics
15. Vocational/technical school
16. Convention Center and related facilities
17. Courier or Messengerial service
18. Security agency
19. Janitorial service
20. Bank and other financial institutions
 - a. Stand-alone automated teller machines
 - b. Insurance
 - c. Foreign Exchange
 - d. Money Lending
 - e. Pawnshops
21. Radio and television station
22. Building garage
23. Commercial job printing
24. Typing and photo engraving services
25. Repair of optical instruments and equipment and cameras
26. Repair of clocks and watches
27. Manufacture of insignia, badges and similar emblems except metals
28. Transportation terminal/garage
29. Plant Nurseries
30. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities.
31. Stores for construction supplies and building materials such as electrical and electronics, plumbing supplies, ceramic, clay cement and similar products except CHBs, gravel and sand and other concrete products
32. Customary accessory uses incidental to any of the above uses such as:
 - a. Staff houses/ quarters
 - b. Building garage
 - c. Storerooms and warehouses but only as be necessary for the efficient conduct of the business
 - d. Pump houses

- e. Generator houses
- 33. Garage for jeepneys and taxis not greater than six [6] units in number
- 34. Garage for bus and trucks not greater than three [3] units in number
- 35. Parking buildings (aboveground/ underground)
- 36. All uses allowed in R-1 and R-2 Zones

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

- 1. Everything else not listed as 'allowable' or 'prohibited'
- 2. Motel/Inn
- 3. Funeral homes

Prohibited

- 1. Medium and Heavy industry
- 2. Agro-industry

Section 12.8. Use Regulations in C-2 Zone. A C-2 Zone shall be for quasi-trade business activities and services industries performing complimentary/ supplementary functions to principally commercial C-3 Zone. Enumerated below are the allowable and prohibited uses:

Allowable Uses

- 1. All uses in C-1
- 2. Repair shops like:
 - a. house appliances
 - b. motor vehicles and accessory
 - c. home furnishing shops
- 3. Publishing
- 4. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- 5. Manufacture of signs and advertising displays (except printed)
- 6. Chicharon factory
- 7. Lechon or whole pig roasting
- 8. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
- 9. Doughnut and hopia factory
- 10. Other bakery products not elsewhere classified
- 11. Repackaging of food products e.g. fruits, vegetable, sugar and other related products

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

- 1. Everything else not listed as 'allowable' or 'prohibited'
- 2. Gasoline filling and service stations
- 3. Funeral homes

Prohibited

- 1. Medium and Heavy industry
- 2. Agro-industry

Section 12.9. Use Regulations in C-3 Zone. A C-3 zone shall be for regional shopping centers such as large malls and other large commercial activities which are regional in scope or whose market activities generate traffic and requires utilities and services that extend beyond local boundaries. Enumerated below are the allowable and prohibited uses.

Allowable Uses

1. All uses in C-1 and C-2
2. Transportation terminal/garage with repair
3. Medium scale print shop
4. machinery display shop/center
5. gravel and sand
6. lumber/hardware
7. welding shops
8. machine shop service operations (repairing/rebuilding, or custom job orders)
9. repair of motorcycles
10. funeral parlors, mortuaries and crematory services and memorial chapels
11. parking lots, garage facilities
12. Department stores, shopping malls/ centers, commercial and sports complexes/ areas
13. Commercial condominiums
14. Residential condominium
15. other commercial activities not elsewhere classified

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. Everything else not listed as 'allowable' or 'prohibited'

Prohibited

1. Medium and Heavy industry
2. Agro-industry

Section 12.10. Use Regulations in Light Industrial Zone (I-1). An I-1 zone shall be for non-pollutive/non-hazardous manufacturing/processing establishments, compatible with adjoining residential areas. Enumerated below are the allowable and prohibited uses.

Allowable Uses

Non-Pollutive/Non-Hazardous Industries

1. Drying fish
2. Biscuit factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products
3. Doughnut and hopia factory
4. Manufacture and macaroni, spaghetti and vermicelli and other noodles
5. Other bakery products not elsewhere classified (n.e.c)
6. Life belts factory
7. Manufacture of luggage, handbags, wallets and small leather goods

8. Manufacture of miscellaneous products of leather and leather substitute and n.e.c
9. Manufacture of shoes except rubber, plastic and wood
10. Manufacture of slipper and sandal except rubber and plastic
11. Manufacture of footwear parts except rubber and plastic
12. Printing, publishing and allied industries and those n.e.c.
13. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
14. Manufacture or assemble of electronic data processing machinery and accessories
15. Renovation and repair of office machinery
16. Manufacture or assembly of miscellaneous office machines and those n.e.c.
17. Manufacture of rowboats, bancas, sailboats
18. Manufacture of animal drawn vehicles
19. Manufacture of children vehicles and baby carriages
20. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc. 21. Manufacture of measuring and controlling equipment, plumb bomb, rain gauge, taxi meter, thermometer, etc.
21. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
22. Quick freezing and cold packaging for fish and other seafood
23. Quick freezing and cold packaging for fruits and vegetables
24. Popcorn/rice factory
25. Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
26. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
27. Manufacture of photographic equipment and accessories
28. Manufacture or assembly of optical instruments
29. Manufacture of eyeglasses and spectacles
30. Manufacture of optical lenses
31. Manufacture of watches and clocks
32. Manufacture of pianos
33. Manufacture of string instruments
34. Manufacture of wind and percussion instruments
35. Manufacture of assembly of electronic organs
36. Manufacture of sporting gloves and mitts
37. Manufacture of sporting balls (not of rubber or plastic)
38. Manufacture of gym and playground equipment
39. Manufacture of sporting tables (billiards, Ping-Pong, pool)
40. Manufacture of other sporting and athletic goods
41. Manufacture of toys and dolls except rubber and mold plastic
42. Manufacture of pens, pencils and other office and artist materials
43. Manufacture of umbrella and canes
44. Manufacture of buttons except plastic
45. Manufacture of brooms, brushes and fans
46. Manufacture of needles, pens, fasteners and zippers
47. Manufacture of insignia, badges and similar emblems (except metal)
48. Manufacture of signs and advertising displays (except metal)
49. Small-scale manufacture of ice cream

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. Everything else not listed as 'allowable' or 'prohibited'

Prohibited

Non-Pollutive/Hazardous Industries

1. Manufacture of house furnishing
2. Textile bag factories
3. Canvass bags and other canvass products factory
4. Jute bag factory
5. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
6. Manufacture of fiber batting, padding and upholstery filling except choir
7. Men's and boy's garment factory
8. Women's, girl's and ladies' garment factory
9. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
10. Manufacture of raincoats and waterproof outer garments except jackets
11. Manufacture of miscellaneous wearing apparel except footwear and those n.e.c.
12. Manufacture of miscellaneous fabricated mill work and those n.e.c.
13. Manufacture of wooden and cane containers
14. Sawali, nipa and split cane factory
15. Manufacture of bamboo, rattan and other cane baskets and wares
16. Manufacture of cork products
17. Manufacture of wooden shoes, shoe lace and other similar products
18. Manufacture of miscellaneous wood products and those n.e.c.
19. Manufacture of miscellaneous furniture and fixture except primarily of metals
20. Manufacture of paper stationary, envelopes and related articles
21. Manufacture of dry ice
22. Repacking of industrial products e.g. paints, varnishes and other related products.

Section 12.11. Use Regulations in Medium Industrial Zone (I-2) An I-2 zone shall be for non-pollutive/ hazardous industries and pollutive/ non-hazardous industries manufacturing and processing establishments. Enumerated below are the allowable and prohibited uses:

Allowable Uses

Non-Pollutive/ Hazardous Industries

1. Manufacture of heating, cooking and lighting equipment except electrical
2. Sheet metal works generally manual operation
3. Manufacture of other fabricated metal products except machinery and equipment n.e.c.
4. Manufacture or assembly of agricultural machinery and equipment
5. Native plow and harrow factory

6. Repair of agricultural machinery
7. Manufacture or assembly of service industry machines
8. Manufacture or assembly of sewing machines
9. Manufacture of house furnishing
10. Textile bag factories
11. Canvass bags and other canvass products factory
12. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
13. Manufacture of fiber batting, padding and upholstery filling except coir
14. Men's and boys' garment factory
15. Women's and girls' and ladies' garments factory
16. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
17. Manufacture of raincoats and waterproof outer garments except jackets
18. Manufacture of miscellaneous wearing apparel except footwear
19. Sawali, nipa and split cane factory
20. Manufacture of bamboo, rattan and other cane baskets and wares
21. Manufacture of miscellaneous wood products
22. Manufacture of miscellaneous furniture and fixture except primarily of metals
23. Manufacture of paper stationery, envelopes and related articles
24. Repackaging of industrial products e.g. paints, varnishes and other related products

Pollutive/ Non-Hazardous Industries

1. Manufacturing and canning of ham, bacon and native sausage
2. Poultry processing and canning
3. Large-scale manufacturing of ice cream
4. Ice plants and cold storage
5. Corn mill/ rice mill
6. Chocolate and cocoa factory
7. Candy factory
8. Chewing gum factory
9. Peanuts and other nuts factory
10. Other chocolate and confectionery products
11. Manufacturing of flavoring extracts
12. Manufacture of food products (vinegar, soy sauce)
13. Manufacture of fish meal
14. Manufacture of medicinal and pharmaceutical preparations
15. Manufacture of stationery, art goods, cut stone and marble products
16. Manufacture of abrasive products
17. Manufacture of miscellaneous non- metallic mineral products n.e.c.
18. Manufacture of cutlery, except table flatware
19. Manufacture of hand tools
20. Manufacture of general hardware
21. Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
22. Manufacture of household metal furniture
23. Manufacture of office, store and restaurant metal furniture
24. Manufacture of metal blinds, screens and shades
25. Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.

26. Manufacture of fabricated structural iron and steel
27. Manufacture of architectural and ornamental metal works
28. Manufacture of boilers, tanks and other structural sheet metal works
29. Manufacture of other structural products n.e.c.
30. Manufacture of metal cans, boxes and containers
31. Manufacture of stamped coated and engraved metal products
32. Manufacture of fabricated wire and cable products
33. Manufacture of heating, cooking and lighting equipment except electrical
34. Sheet metal works generally manual operation
35. Manufacture of other fabricated metal products except machinery and equipment n.e.c.

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. Everything else not listed as 'allowable' or 'prohibited'

Prohibited

1. Pollutive/hazardous industries

Section 12.12. Use Regulations in General Institutional Zone (GIZ). In GIZ, the following uses shall be allowed and prohibited:

Allowable Uses

1. Government center to house national, regional or local offices in the area
2. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
3. General hospitals, medical centers and multi-purpose clinics
4. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
5. Convention centers and related facilities
6. Religious structures e.g. church, seminary, convents
7. Museums
8. Embassies/consulate
9. Student housing e.g. dormitories, boarding house
10. Parking buildings (aboveground and underground)
11. Parks, playgrounds, pocket parks, parkways, promenades and playlots

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. Everything else not listed as 'allowable' or 'prohibited'.
2. Support personal and business services related under allowable uses of this Zone.

Prohibited

1. Medium Industry (I-2)

Section 12.13. Use Regulations in Special Institutional Zone (SIZ). In SI Zones, the following uses shall be allowed and prohibited:

Allowable Uses

1. Welfare homes, orphanages, boys and girls town, home for the aged and the like
2. Rehabilitation and/or vocational training center for ex-convicts, drug addicts, solo parent, physically, mentally and emotionally handicapped, ex-sanitaria inmates and similar establishments
3. Military camps/reservations/bases and training grounds
4. Penitentiary and correctional institution
5. Mental hospitals, mental sanitarium and mental asylums
6. Parks, playgrounds, pocket parks, parkways, promenades and playlots

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. Everything else not listed as 'allowable' or 'prohibited'.
2. Support personal and business services related under allowable uses of this Zone.

Prohibited

1. Pollutive/hazardous industries

Section 12.14. Use Regulations in Parks and Recreation Zone (PRZ). The following uses which are allowed and prohibited in Parks and Recreation Zones are as follows:

Allowable Uses

1. Parks/Gardens, playgrounds, pocket parks, parkways, promenades and playlots
2. Resort areas e.g. beaches, including accessory uses
3. Open air or outdoor sport activities (zip lines, bungee jumping, and similar activities) and support facilities, including low rise stadia, gyms, amphitheaters, and swimming pools
4. Ball courts, race tracks and similar uses
5. Memorial/shrines, monuments, kiosks and other park structures
6. Sports Club
7. Functional wetlands, easement and buffer areas

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. Support personal and business services related under allowable uses of this Zone.

Prohibited

1. Everything else not listed as 'allowable'.

Section 12.15. Regulations in Agricultural Zone (AGZ). The Agricultural Zone includes areas intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the

harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operation. These include Protected Agricultural Areas (as defined by AFMA, CARL and related issuances) as well as Production Agricultural Areas. Regulations shall be in accordance with AFMA, CARL, Republic Act No. 7160 or the Local Government Code of 1991 (LGC) and related issuances.

Section 12.15.1. Use Regulations for Production Agriculture Sub-Zone (PDA-SZ) and Protection Agriculture Sub-Zone (PTA-SZ). The following uses which are allowed and prohibited in Production Agriculture Sub-Zone (PDA-SZ) and Protection Agriculture Sub-Zone (PTA-SZ) are as follows:

Allowable Uses

1. Cultivation, raising and growing of staple crops such as rice, corn, camote, cassava and the like
2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushroom culture, fishing and fish culture
4. Customary support facilities such as palay dryers, rice threshers, rice mill, solar dryers, and storage barns and warehouses
5. Ancillary dwelling units/farmhouses for tillers and laborers
6. Agricultural research and experimentation facilities such as breeding stations, fishfarms, nurseries, demonstration farms
7. Pastoral activities such as goat raising and cattle fattening

8. Home occupation for the practice of one's profession or engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:
 - a. Number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street in a place other than the required front yard;
 - e. No equipment or process shall be used in such occupation which created noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.

9. Home industry classified as cottage industry e.g. mat weaving, pottery making, food preservations, etc. provided that:
 - a. Such home industry shall not occupy more than 30% of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be hazard or nuisance;

- b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);
- c. Such shall consider same provisions as enumerated in letters c, d and e of Home Occupation, this section.

10. Backyard raising of livestock and fowl, provided that:

- a. For livestock – a maximum of 10 heads
- b. For fowl – a maximum of 50 birds inclusive of the chicks

11. All other uses not previously specified but are permitted under the Strategic Agricultural and Fisheries Development Zones (SAFDZ) adopted by the Sangguniang Panlungsod Resolution No. 1999-070 Series of 1999.

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. Support personal and business services related under allowable uses of this Zone.

Prohibited

1. Everything else not listed as 'allowable'

Section 12.16. Use Regulations in Agro-Industrial Zone (AIZ). In the AI zone, the following are the uses which are allowed and prohibited.

Allowable Uses

1. All uses allowed in agriculture
2. Rice/corn mills (single pass)
3. Drying, cleaning, curing and preserving of meat and its by products and derivatives
4. Drying, smoking and airing of tobacco
5. Flour mill
6. Cassava flour mill
7. Manufacture of coffee
8. Manufacture of unprepared animal feeds, other grain milling, n.e.c
9. Production of prepared feeds for animals
10. Cigar and cigarette factory
11. Curing and redying tobacco leaves
12. Miscellaneous processing tobacco leaves, n.e.c.
13. Weaving hemp textile
14. Jute spinning and weaving
15. Manufacture of charcoal
16. Milk processing plants (manufacturing filled, reconstituted or recombined milk, condenses or evaporated)
17. Butter and cheese processing plants
18. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
19. Other dairy products, n.e.c.
20. Canning and preserving of fruit and fruit juices
21. Canning and preserving of vegetable and vegetable juices

22. Canning and preserving of vegetable sauces
23. Miscellaneous canning and preserving of fruit and vegetables, n.e.c.
24. Fish canning
25. Patis factory
26. Bagoong factory
27. Processing, preserving and canning of fish and other seafood, n.e.c.
28. Manufacture of desiccated coconut
29. Manufacture of starch and its products
30. Manufacture of wines from juices of local fruits
31. Vegetable oil mills, including coconut oil
32. Cotton textile mill
33. Manufacture/processing of other plantation crops e.g. mango, bananas, etc.
34. Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials, n.e.c.
35. Other accessory uses incidental to agro-industrial activities.

Uses That May Or May Not Receive Approval Or Require Special Permit Approval

1. Everything else not listed as 'allowable' or 'prohibited'.

Prohibited

1. Everything else not listed as 'allowable'

Section 12.17. Use Regulations in Forest Zones (FZ). The Forest Zone includes the Protection Forest and the Production Forest. The following regulations shall be applied in accordance with the relevant provisions of the Revised Forestry Code, Revised Public Land Act of 1937, NIPAS Act of 1992, and specific proclamations of Forest Reservations, and related issuances.

No development use, or activity shall be allowed in forest zones unless consistent with the Department of Environment and Natural Resources (DENR) development regulations for forest zones and a permit, lease or license is issued by the DENR for the following:

1. Contract re-forestation with Forest Land Management Agreement (FLMA)
2. Commercial Tree Plantation and Industrial Forest Plantation (ITF/IFP)
3. Integrated Forestry Program (IFP)
4. Community-Based Forest Management
5. Ecological Revolution Program (ECOREV)
6. Reforestation Compliance by Forest Users by Temporary Lease Agreement
7. Reforestation Compliance by Pasture Lease Agreement
8. Forest Bathing and Nature Tourism

Other allowable uses such as mining, infrastructure development, fishpond and resettlement purposes should be in consonance with National Policies as enumerated below:

1. MINING

No extraction, excavation or other mining activity shall be undertaken except in accordance with Mining Code and its implementing rules and regulations.

2. FISHPOND PURPOSES

Fishing activities within the forest zone shall be undertaken in pursuant to the provision of the Fisheries Code and its implementing rules and regulations and the Revised Forestry Code of the Philippines, as amended

3. INFRASTRUCTURE AND RESETTLEMENT

Infrastructure development and resettlement undertaken within forest zones shall be consistent with the provisions of the Revised Forestry Code of the Philippines, as amended, and subject to an environmental impact assessment, prior to the approval of such projects in order to determine their environmental impacts and social acceptability.

Section 12.18. Use Regulations in Water Zone (WZ). Under Republic Act No. 8550 or the Philippines Fisheries Code of 1998, this zone covers the Municipal Waters which “include not only streams, lakes, inland bodies of water and tidal waters within the city which are not included within the protected areas as defined under Republic Act No. 7586 (The NIPAS Law), public forest, timber lands, forest reserves or fishery reserves, but also marine waters. (boundary delineation defined in the Fisheries Code).”

The utilization of the water resources for domestic and industrial use shall be allowed provided it is in consonance with the development regulations of DENR, provisions of the Fisheries Code, Presidential Decree No. 1067 or the Water Code of the Philippines, Republic Act No. 9275 or the Philippine Clean Water Act of 2004, Revised Forestry Code of the Philippines, as amended, and related issuances and provided further, that it is subjected to an assessment of its carrying capacity, environmental impact and vulnerability assessment prior to the approval of its use.

Other uses such as recreation, fishing and related activities, floatage/transportation and mining (e.g. off shore oil exploration) shall also be allowed provided it is in consonance with the provisions of the Water Code and the Revised Forestry Code of the Philippines, as amended as well as other laws and regulations such as Water Act, Climate Change Adaptation (CCA) and Disaster Risk Reduction and Management (DRRM).

A. Fishery Refuge and Sanctuary Sub-Zone

Allowable Uses/Activities

- Regeneration of marine life

B. Foreshore Land Sub-Zone

Allowable Uses/Activities

- Legal easement

C. Mangrove Sub-Zone
Allowable Uses

- Mangrove plantations

D. Fishery Reserve Sub-Zone
Allowable Uses

- Regeneration of marine life
- Regulated educational and research activities

E. Delta/Estuary Sub-Zone
Allowable Uses

- Shell gathering
- Regulated fishing

F. Fishing Sub-Zone
Allowable Uses

- Fishing using fishing vessels of three (3) gross tons or less
- Fishing not requiring the use of fishing vessels

G. Sea Lane Sub-Zone
Allowable Uses

- Navigation of water vessels

Section 12.19. Regulations in Tourism Zone (TZ). No tourism project or tourist related activities shall be allowed in tourist zones unless developed or undertaken in accordance with the Department of Tourism (DOT) guidelines and standards and granted approval by the Tourism Estate Department of DOT.

Section 12.20. Use in Duneland and Grassland/Pastureland. This area shall be used principally for projects that will enhance environmental quality on those that conserve and preserve their natural characteristics. Allowable uses are the following:

1. Outdoor recreation
2. Environmental research
3. Park development
4. Other limited resort development.

Section 13. Regulations in Overlay Zones

Section 13.1. Flood Hazard Overlay Zone Regulations

Hazard Overlay Zone	Allowable Uses	Potential Restrictions
<p>Flood Overlay Zone</p>	<p><i>Allowable Land Uses:</i></p> <ol style="list-style-type: none"> 1. Agriculture 2. Recreational 3. Residential* (Allowable uses shall be as provided in the respective Base Zones, R-1 and R-2) 4. Commercial* 5. Industrial* <p>*With appropriate density, building design, and environmental restrictions below:</p> <p><i>Building Design Standards</i></p> <ol style="list-style-type: none"> 1. Required elevation requirements for the lowest floor line of new constructed and improved buildings 2. Requirements for construction of structures on stilts where applicable 3. Limitations on uses of enclosed spaces below flood elevation (for parking, access, or limited storage only) 4. Wet and dry flood proofing measures such as backflow valves, waterproofing for doors and windows, elevated electric circuits, etc. 5. Measures to compensate storm water retention capacity of the building site due to infilling; and 6. Measures to retrofit existing buildings on Floodplain Zones. <p>Environmental Conservation and Protection Standards Developments shall:</p> <ol style="list-style-type: none"> 1. Preserve riparian strips/ ecological buffers along water channels 	<ol style="list-style-type: none"> 1. No development on floodways shall be done unless a registered professional (specify e.g. hydrogeologist) certifies that the proposed development will not result in any increase in flood levels. 2. All utilities, including electrical, heating, ventilation, plumbing, air conditioning, and other service facilities, including ductwork, shall be elevated or made of flood resistant materials up to one meter above highest flood elevation, and designed and located to prevent water from entering or accumulating within the components during conditions of flooding. 3. All new buildings and additions to existing buildings must be constructed on foundations that are approved by a licensed professional engineer. 4. Where new or replacement water and sewer systems, including on-site systems, are proposed in a flood hazard area, the applicant shall provide the zoning officer and the building official with assurance that these systems will be designed to minimize or eliminate infiltration of flood waters into the systems to avoid contamination during periods of flood.

	<p>2. Not alter natural drainage patterns</p> <p>3. Not alter or fill or build on the floodplain without proper drainage design and without proper consideration of possible inundation effects of nearby properties</p> <p>4. Avoid/ minimize culverting or canalization of watercourses unless necessary for access</p> <p>5. Use permeable pavement materials and sustainable urban drainage systems such as filtration trenches, retention ponds, swales, rainwater storage, green roofs and other related technologies that can improve storm water quality, decrease runoff, manage peak flows, and make productive use of stormwater.</p> <p>6. Protect water bodies from sedimentation and erosion.</p> <p>7. Design internal drainage so as not to increase turbidity, sediment yield, or discharge harmful substances.</p> <p>8. Retain at least 10% of the property for open space.</p> <p>The following may also be required for the locational clearance of allowable residential, commercial, industrial uses:</p> <p>Drainage Impact Assessment Statement, Environmental Compliance Certificate, and evaluation of existing infrastructure capacity for drainage</p>	<p>5. Structures must be constructed using materials that are resilient to flood damage.</p> <p>6. Any development within the overlay zone shall not contribute to the increase of flood levels especially during flood events.</p> <p>7. Development activities must be sited and designed to minimize disruption to shorelines and their banks.</p> <p>8. All new buildings and additions to existing buildings shall be designed with flood exit and approved by the City Building Official.</p> <p>9. No new development intended for residential, commercial, institutional, or industrial purposes shall be allowed in high risk flood prone areas.</p> <p>10. No permanent structure shall be allowed in riverbeds, accretion, or areas identified by competent authority as NO BUILD ZONE.</p> <p>11. No development on floodways shall be done other than flood mitigation measures and bridges.</p> <p>12. All new construction and addition to any residential or non-residential structure together with all utilities and other service facilities shall be constructed not lesser than 1.00 meter above the experienced maximum flood level.</p>
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		<p>13. All major and principal rivers shall have a buffer zone/strip 20.00 meters from the marginal line of the ordinary water level on areas along the rivers with adjacent flood terrain and</p> <p>14. 3.00 meters on steep banks to provide maintenance, emergency use, and future development such as mitigation works. The width of the buffer zone may be increased on areas for construction of natural retarding basin. All titled lots affected by the buffer zone and proposed natural retarding basin shall be duly compensated.</p> <p>15. Remaining property of structure built must be in natural/retain soil or landscape, any parking or driveway must not be completely concreted. Paving blocks may be provided.</p> <p>16. Structures should provide rainwater collector/storage tank or detention tanks that can be used or recycled for domestic use.</p> <p>17. Restrict/regulate/prohibit housing development in areas identified as highly susceptible to flooding.</p> <p>18. Appropriate structural mitigating measures shall be provided in any development.</p> <p>19. Dried up rivers/creeks shall be delineated in the preparation of barangay disaster risk maps and shall be considered in undertaking development projects.</p>
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		<p>20. There shall be no new development and expansion allowed in high-risk flood prone areas to include natural waterways other than the introduction of protective and mitigating measures.</p> <p>21. There shall be required Geohazard Susceptibility Plan/Study for any development projects in high-risk flood prone areas.</p> <p>22. Current and future Housing Design shall adapt to Climate Change by constructing vertical housing and higher elevated ground.</p> <p>23. The highest experienced flood level shall be considered in any development projects to be undertaken.</p> <p>24. Consider the impact of any development (roads and bridges) to existing settlement.</p>
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Section 13.2. Landslide Hazard Overlay Zone Regulations

Hazard Overlay Zone	Allowable Uses	Potential Restrictions
<p>Landslide Overlay Zone</p>	<p><i>Allowable land uses</i></p> <ol style="list-style-type: none"> 1. Low-density residential (R-1) 2. Neighborhood commercial (C- 1) <p>Site Development Requirements:</p> <ol style="list-style-type: none"> 1. Locate buildings away from steep slopes, streams and rivers, or the mouths of mountain channels 	<ol style="list-style-type: none"> 1. There shall be required a geotechnical study together with a plan on landslide measures for any development on the barangays as identified specifically those located at slopes of 18% and above. 2. There shall be provided on bulk density regulation for 20% of the lot coverage. 3. Plan on landslide protection measures shall be required for any development. 4. Engineering measures shall be required to very degraded slopes, gullies and slump areas, while

	<p>2. Maintain low density (as designated for R-1 use)</p> <p>3. Employ slope stabilization measures such as control of surface and ground water drainage, earth buttresses, restraining walls, terracing, etc.</p>	<p>moderately steep riverbanks, creek banks and patches of barren hilly areas shall have purely tree plantation.</p> <p>5. Domestic agri-farm to include all Community-Based Forestry Management (CBFM) areas shall strictly adopt contour-farming practices and silt dams/silt ponds shall be constructed along its main drainage canal.</p> <p>6. There shall be required a continuing maintenance to existing land use vegetation cover.</p> <p>7. There shall be no expansion allowed to existing Housing Development in all high risk areas.</p> <p>8. There shall be no further land disposition allowed for those areas located 30 % in slope and above and shall be designated as "No Build Zone" areas.</p> <p>9. Only activities considered as protective measures classified as engineering or infra-development and engineering activities shall be allowed to the identified landslide hazard potential barangays;</p> <p>a. Engineering/Infra Development - Riprapping, Terracing/ Benching, Contour Rock Walling</p> <p>b. Engineering Activities - contour farming, tree parks and mini forest, urban greening/urban forest, tree planting of indigenous hardwood species (narra, molave, apitong and lauan), bamboo plantation</p>
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Section 13.3. Heritage Zone Regulations

Overlay Zone	Allowable Uses	Restrictions
Heritage Zone	<p>Subject to the limitations or restrictions imposed by other codes, ordinances or laws, the following uses shall be permitted within the historical or heritage areas/sites:</p> <p>a. Place of Religious worship</p> <p>b. Park, playground, garden</p> <p>c. Parking space</p>	<p>The following are the general restrictions within the heritage zone:</p> <p>a. Any demolition, repair, renovation, restoration, construction of any</p>

	<p>d. Convenience/retail store e. Restaurant, canteen or food- serving establishment f. Office g. Bank, finance, Library, museum, exhibit area, art gallery h. Souvenir shops i. Convention/Function/Meeting facility j. Auditorium/Theater/entertainment facility k. Specialty school/training facility l. Hotel (low rise) m. Apartments/residential inn n. cultural/educational center o. Fire/security station p. Preservation of old building design</p> <ul style="list-style-type: none"> • For ancestral houses, Allowable Uses shall be limited to: <ul style="list-style-type: none"> ○ Single-detached residential ○ Museum ○ Shops, offices, restaurants, craftsmen’s workshops and retail outlets • For new construction, Allowable Uses shall be as provided in the base C-1 Zones. 	<p>building or structure without prior consultation, clearance and approval by the Sangguniang Panlungsod upon the recommendation of the City Planning and Development Office</p> <p>b. Any building or a use which is not compatible with the essential character of the historical or heritage area/site;</p> <p>c. Billboards and huge signages; and</p> <p>d. Building higher than the Church belltower</p>
<p>Buffer Zone</p>	<p>The following uses shall be permitted within the Buffer Zone:</p> <ul style="list-style-type: none"> • Allowable uses in the Heritage Zone • Allowable Uses shall be as provided in the R-1, R-2, R-3 and C-1 Zones 	<p>The following are the general restrictions within the Buffer Zone:</p> <p>a. Any demolition, repair, renovation, restoration, construction of any mapped heritage building or structure without prior consultation, clearance and approval by the Sangguniang Panlungsod upon the recommendation of the City Planning and Development Office</p>

		<p>b. Any building or a use which is not compatible with the essential character of the heritage zone;</p> <p>c. Billboards and huge signages; and</p> <p>d. Building not higher than the Church belltower</p>
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Section 13.4. Protection and Conservation Overlay Zone Regulations

Overlay Zone	Allowable Uses	Potential Restrictions
Protection and Conservation Overlay Zone	<ol style="list-style-type: none"> 1. Eco-Tourism 2. Nature-based Historical/ 3. Heritage Tourism 	<ol style="list-style-type: none"> 1. The existing sand dunes in Barangay La Paz and Barangay Calayab which are identified as National Geological Monuments by the National Commission on Geological Sciences and therefore protected pursuant to RA 10066 As such, no residential, commercial, and institutional development shall be allowed. 2. Existing mangrove forests of the city shall be declared as marine parks and protected areas pursuant to RA 7586 and RA 8550. As such, no residential, commercial, and institutional development shall be allowed. Mangrove areas shall form part of the ecotourism destinations in the city. 3. Prohibit the cutting and removal of beach species trees (“kandaruma”), along the beaches to protect and conserve the shoreline. Beaches with existing beach species shall be declared as Beach Park.

		<p>4. Protect the water pumping station and watershed of the INWD.</p> <p>5. Declare the estuaries at Padsan and Bislak Rivers as nursery grounds and fish sanctuary for certain fishes and crustaceans.</p> <p>6. Beaches along Caaocan, Cataban, Navotas, La Paz, Gabu, Apaya and Calayab, shall be classified as Water Class "SB" - primary contact recreation (swimming, bathing, snorkelling, etc.). Set sanitation standards for beach operators.</p> <p>7. All flood prone areas declared</p> <p>8. As NO BUILD ZONE shall be developed into eco-tourism parks.</p> <p>9. Declare Monroe Island as critical habitat for endemic flora and fauna.</p> <p>10. Declare downstream of Padsan River after the Laoag By-Pass Bridge and downstream of Bislak River as spawning grounds for endemic aquatic fishes. No fishing activity and quarrying in the riverbanks shall be allowed.</p>
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Section 13.5 No Build Zone Regulations

Overlay Zone	Allowable Uses	Potential Restrictions
No Build Zone	<p>The following uses may be allowed under certain conditions:</p> <ul style="list-style-type: none"> • Nature reserve • Agriculture/ fisheries • Parks and outdoor recreation spaces • Access roads and pathways • Memorial/ shrine monuments • Docks, piers, wharves, and similar structures • Non-structural industrial and commercial uses such as loading areas and open parking areas • Extraction of sand and gravel 	<p>Under no circumstances shall the following uses be allowed:</p> <ul style="list-style-type: none"> • Hazardous uses such as solid waste disposal facilities, petroleum depots, sewage treatment plants, and the like • Civil emergency structures such as evacuation centers, hospitals, fire stations, police stations and the like • 40 meters easement from the shoreline

Section 14. Zoning Incentives. Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that use CCA/ DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems. Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites.

Section 14.1. Bonus Incentives. Bonus incentives which may take the form of either additional increase in the allowable FAR or other incentives, may be made available to developments that provide facilities and amenities which are of public benefit and deemed desirable by the City. These facilities or amenities shall be in the form of:

- a. network of green and open spaces;
- b. development employing land readjustment scheme;
- c. public art/heritage facilities;
- d. iconic spaces/landmarks; and
- e. green architecture and technology as certified by a reputable and recognized third party

The Special Body to be created shall prepare the Implementing Rules and Regulations to describe and guide in detail the objectives, eligibility of lots and developments, processes and management of Bonus Incentives by the Laoag City Government, including the creation and composition of a special committee tasked to evaluate and recommend on applications for Bonus Incentives.

ARTICLE VI
GENERAL REGULATIONS

Section 15. Height Regulations. Notwithstanding the Building Height provisions of this ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP), as well as the requirements of the National Building Code, the Structural Code as well as all laws, ordinances, design standards, rules and regulations related to land development and building construction and the various safety codes.

Exempted from the imposition of height regulations in residential zones are the following: towers, church, steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code and/or the CAAP.

A. Residential Zones

A.1. Low /Density Residential Zone (R-1). In R-1 Zone, no building or structure for human occupancy whether public or private shall be higher than ten (10) meters above highest natural grade line in the property or front sidewalk (main entry) level; low rise dwellings are up to three storeys.

A.2. Medium Density Residential Zones (R-2). In R-2 Zone, no building or structure for human occupancy whether public or private shall be higher than twenty-one (21) meters above highest natural grade line in the property or front sidewalk (main entry) level; mid-rise dwellings are four to seven storeys.

A.3. High Density Residential Zones (R-3). In R-3 Zone, high rise dwelling units of eight or more storeys are allowed provided it conforms with the Zone's prescribed Floor Area Ratio (FAR). The FAR of an R-3 Zone shall be based on the planned density of development intended for the zone.

B. All Other Zones

The defined heritage and buffer zones have required building height limit as contained in Section 13.3 of this IZO.

However, in all other zones, there is no fixed building height limits except those prescribed by the Civil Aviation Authority of the Philippines (CAAP) and other government regulations. Within these zones, building heights shall be based on the prescribed Floor Area Ratio (FAR).

Section 16. Area Regulations. Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

1. PD 957, "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations.
2. Batas Pambansa 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects"

and its revised implementing rules and regulations.

3. RA 7279 – Urban Development and Housing Act;
4. PD 1096 – National Building Code
5. PD 1185 – Fire Code
6. PD 856 – Sanitation Code
7. RA 6541 – Structural Code
8. Batas Pambansa 344 – Accessibility Law
9. Rules and Regulations – HLURB Town Planning and Zoning Program
10. CA 141 or Public Land Act – public lands, including foreshore and reclaimed lands;
11. PD 705 or Revised Forestry Code – forestlands;
12. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements;
13. RA 6657 or Comprehensive Agrarian Reform Law – agrarian reform lands.
14. RA 7279 or Urban Development and Housing Act (UDHA) – socialized housing and settlements development;
15. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
16. RA 7942 or Philippine Mining Act – mining areas;
17. RA 8371 or Indigenous People’s Rights Act (IPRA) – ancestral lands;
18. RA 8435 or Agri-Fisheries Modernization Act (AFMA) – SAFDZs and prime agricultural lands;
19. RA 8550 or Revised Fisheries Code – municipal waters and coastal zones;
20. RA 9593 or Philippine Tourism Act – tourism zones and estates
21. RA 9729 or Philippine Climate Change Act;
22. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas; and,
23. RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.

24. Other relevant guidelines promulgated by the national agencies concerned.

Section 17. Development Density. Permitted density shall be based on the zones capacity to support development.

A. Residential zones

A.1 Low Density Residential Zone (R-1). In R-1 Zone, allowed density is twenty (20) dwelling units and below per hectare;

A.2. Medium Density Residential Zone (R-2). In R-2 Zone, allowed density is twenty-one to sixty-five (21 to 65) dwelling units per hectare;

A.3. High Density Residential Zone (R-3). In R-3 Zone, allowed density is sixty-six (66) or more dwelling units per hectare.

B. All other zones

There is no fixed maximum density but should be based on the planned absolute level of density that is intended for each concerned zone based on the comprehensive land use plan.

Section 18. Building Density Regulations. The allowable building densities in the zones and subzones defined in this Ordinance are enumerated below. Building density shall be controlled by the maximum Floor Area Ratio (FAR) and maximum lot coverage.

FAR is defined as the ratio between the Gross Floor Area (GFA) of a building and the area of the lot on which it is built. The total GFA of any building or buildings in a lot should not exceed the prescribed maximum FAR multiplied by the lot area. Unless otherwise prescribed in this Ordinance, prescribed maximum FARs shall apply only to developable lots and not to roads and other lots or parcels of land not intended for vertical development.

Maximum lot coverage shall be prescribed for zones and subzones in order to preserve the open space character of the area and to provide better ventilation of the building. Lot coverage is defined as the percentage of total area covered by the building in the lot on which it is built.

Building Density

Zone		Maximum FAR	Maximum Lot Coverage
Residential Zone	Low Density Residential Zone (R-1)	2.0	65%
	Medium Density Residential Zone (R-2)	2.0	75%
	High Density Residential Zone (R-3)	3.0	80%

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	Socialized Housing Zone (SHZ)	1.6	80%
	Rural Settlements Zone (RSZ)	1.0	65%
Commercial Zone	Low Density Commercial Zone (C-1)	4.0	80%
	Medium Density Commercial Zone (C-2)	5.0	80%
	High Density Commercial Zone (C-3)	9.0	
Industrial Zone	Light Industrial Zone (I-1)		65%
	Medium Industrial Zone (I-2)		65%
Institutional Zone	General Institutional Zone (GIZ)		60%
	Special Institutional Zone (SIZ)		60%
Parks and Recreation Zone (PRZ)			20%
Agricultural Zone (AGZ)			
Agro-Industrial Zone (AIZ)			50%
Forest Zone (FZ)			
Areas with slope more than 18%		0.6	30%

Section 19. Easement. Pursuant to the provisions of the Water Code: 1) the banks of rivers and streams and the shores of the seas and lakes throughout their entire length within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easements of public use in the interest of recreation, navigation, floatage, fishing and salvage.

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

Mandatory five-meter easement on both sides of earthquake fault traces on the ground identified by PHIVOLCS.

Section 20. Road Setback Regulations. The following road setback regulations shall be applied:

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

Section 21. Buffer Regulations. A buffer of four (4) meters shall be provided along entire boundary length between two or more conflicting zones allocating two (2) meters from each side of the zone/subzone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 22. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D. 1096), as amended thereto, relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

Section 23. Advertising, Billboards and Business Signs. No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without clearance from the Zoning Administrator. Clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot.

Obnoxious signs that would constitute nuisance to adjoining property owners, distract motorists or constitute as hazards to public safety shall not be allowed in any area. No sign should project to public property unless expressly allowed by the Zoning Administrator. Temporary signs and billboards for not more than two months may be allowed by the Zoning Administrator upon payment of corresponding fees to the City. The permit for such sign shall indicate the location, size, slope, contents and type of construction.

It shall be unlawful to maintain an obsolete sign by reason of discontinuance of business, service or activity for more than 60 days there from.

ARTICLE VII PERFORMANCE STANDARDS

Section 24. Application of Performance Standards

The following performance standards are intended to ensure land use and neighborhood compatibility. All developments shall comply with the applicable performance standards which shall form part of the requirements for Locational Clearance. These standards are by no means exhaustive or all inclusive. The Local Zoning Board of Adjustments and Appeals (LZBAA) may require other standards, when deemed necessary, to ensure land use and neighborhood compatibility.

Section 25. Environmental Conservation and Protection Standards

It is the intent of the IZO to protect the natural resources of the City. In order to achieve this objective, all developments shall comply with the following regulations:

1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
2. Heavy water using industrial (e.g. soft drink bottling), recreational (golf courses, water theme parks and the like) and other facilities that will cause excessive and non-sustainable draw-out of groundwater shall not be allowed to locate within the City unless the proponent proves that their water requirement will not be detrimental to the residents;
3. Deep wells shall not be allowed unless a Water Permit is obtained.
4. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of stormwater. Streams, watercourses, wetlands, lakes or ponds shall not be altered, regraded, developed, piped, diverted or built upon;
5. All developments shall ensure that the storm water runoff shall be controlled through appropriate storm water drainage system design;
6. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;
7. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR DAO No. 34 - Revised Water Usage and Classification/ Ambient Water Quality Criteria;
8. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR DAO No. 35 - 91 - Establishing Effluent Quality Standards for Class "C" Inland Waters;
9. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;
10. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties;
11. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures.
12. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke or any other air polluting material that may have harmful effects on health

or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR DAO No. 14 - Revised Air Quality Standards of 1992.

13. Industrial processes/ activities should not cause negative impacts to the environment. The Zoning Administrator may request for descriptions of these as part of the requirements for Locational Clearance.

Section 26. Agricultural Land Conservation and Preservation Criteria

Agricultural lands are recognized as valuable resources that provide employment, amenity and biodiversity. All agricultural lands in the City shall not be prematurely re-classified. Requests for re-classification shall be evaluated on the merits of conditions prevailing at the time of application, compatibility with the CLUP, and subject to the provisions of the Memorandum Circular No. 54 Prescribing the Guidelines Governing Section 20 of RA 7160 “Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses”.

Section 27. Network of Green and Open Spaces

All residential, commercial, industrial and mixed-use subdivisions in compliance with the rules and regulations of PD 1216, PD 953, PD 957 and BP 220 are respectively required to provide tree-planted strips along its internal roads having a spacing of not more than 10 meters per tree.

Similar developments shall also be required to provide, in addition to the above, landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws.

These open spaces, along with parks, playgrounds, roads, alleys and sidewalks shall be classified as non-alienable public lands, and non-buildable. Upon completion of the project, these open spaces shall be donated by the owner or developer to the city government or to a duly organized Homeowner’s Association with the prior written consent of the City government. These shall hereinafter be zoned as Parks and Recreation Zones.

Roof decks of all buildings shall be landscaped, as applicable.

Section 28. Site Development Standards

The City considers it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets.

The quality of every neighborhood shall always be enhanced. The design, construction, operation and maintenance of every facility shall be in harmony with the existing and intended character of its neighborhood. It shall not change the

essential character of the said area but will be a substantial improvement to the value of the properties in the neighborhood in particular and the community in general. The same is true for the facilities and buildings in the Heritage Overlay Zone which shall be consistent with the aesthetic and historical character of the area.

Further, designs should consider the following:

1. Sites, buildings and facilities shall be designed and developed with regard to safety, efficiency and high standards of design. The natural environmental character of the site and its adjacent properties shall be considered in the development of each building and facility.
2. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
3. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator prior to the granting of a Locational Clearance;
4. The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
5. Developments which attract a significant volume of different modes of transportation, such as tricycles, PUJs, buses, etc., shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.
6. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing machinery. Noise levels shall be maintained according to levels specified in DENR DAO No. 30 - Abatement of Noise and Other Forms of Nuisance as Defined by Law.
7. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
8. Fencing along roads shall not exceed 1.8 meters. Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

Section 29. Infrastructure Capacities

All developments shall not cause excessive requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community. All developments shall exhibit that their requirements for public infrastructure (such as roads, water supply and the like) are within the

capacities of the system/s serving them.

The Zoning Administrator shall require the following:

1. Drainage Impact Assessment Study

All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings, shopping centers, office areas, residential and industrial areas, schools, universities, sports and recreational facilities and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.

2. Traffic Impact Assessment

Major, high intensity facilities such as commercial-residential buildings having four floors and above, shopping centers, public markets, transportation terminals/ garages, schools, universities, residential and industrial estates, cock fighting arena, sports stadia and other similar developments shall be required to submit Traffic Impact Assessment. Other traffic generating developments, as determined by the Zoning Administrator, shall be required to submit the same.

3. Environmental Management Plan

The Environmental Management Plan (EMP) is a site-specific plan developed to ensure that the project is implemented in an environmental sustainable manner, and understand the potential environmental risks arising from the proposed project and take appropriate actions to properly manage that risk. EMP also ensures that the project implementation is carried out in accordance with the design by taking appropriate mitigative actions to reduce adverse environmental impacts during its life cycle. The EMP has to be signed by an Environmental Planner.

**ARTICLE VIII
MITIGATING DEVICES**

Section 30. Deviation

Variances and/ or Exceptions from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions exist:

1. Variance (deviation from applicable Bulk and Density Regulations, Building Design Regulations and Performance Standards)

Variance may be allowed provided that proposals satisfy all of the following provisions:

- a. Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property (topography, shape, etc.), which is not self-

created.

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

c. The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like.

d. That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.

e. The variance will be in harmony with the spirit of this Ordinance.

2. Exceptions (deviations from allowed use provisions)

Exceptions may be allowed provided that proposals satisfy all of the following conditions:

a. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community.

b. The proposed project shall support economic-based activities/ provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.

c. The exception will not adversely affect the appropriate use of adjoining properties in the same zone such as generating excessive vehicular traffic, causing overcrowding of people or generating excessive noise and the like.

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

Section 31. Procedures for Evaluating Variances and/or Exceptions.

The procedure for evaluating applications for Variances and/ or Exceptions is as follows:

a. The project proponent shall file a written application for Variance and/ or Exception with the LZBAA citing the section(s) of this Ordinance under which the same is sought and stating the ground/s thereof.

b. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site. This sign shall be maintained until the LZBAA has rendered a decision on the application.

c. The LZBAA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.

d. A written affidavit of no objection to the project by the owners of the properties immediately in front of and abutting the project site shall be filed by the applicant with the LZBAA within fifteen (15) days upon filing of application.

e. The LZBAA shall hold public hearing(s).

f. At the hearing, any party may appear in person, or be represented by authorized agent/s. All interested parties shall be accorded the opportunity to be heard and present evidence and testimonies.

g. The LZBAA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing(s).

All expenses to be incurred in evaluating proposals for Variances and/ or Exceptions shall be shouldered by the project proponent.

ARTICLE IX ADMINISTRATION AND ENFORCEMENT

Section 32. Approved Zoning Maps

The Approved City Zoning Maps, with sizes of 2.40m x 2.40m, shall be posted at conspicuous locations at the City Hall.

Zoning Maps for each barangay shall be posted at barangay halls for public information and guidance of barangay officials. These shall be printed in standard color codes and of sizes similar to the City Zoning Maps.

Section 33. Locational Clearance

All owners/ developers shall secure Locational Clearance from the Zoning Administrator or, in cases of Variances and/ or Exceptions, from the LZBAA prior to conducting any activity or construction on their property/land.

NO BUILDING PERMIT SHALL BE ISSUED BY THE LOCAL BUILDING OFFICER WITHOUT A VALID LOCATIONAL CLEARANCE IN ACCORDANCE WITH THIS ORDINANCE.

Section 34. Projects of National Significance

Projects may be declared by the NEDA Board as Projects of National Significance pursuant to Section 3 of Executive Order No. 72. When a project is declared by the NEDA Board as a Project of National Significance, the Locational Clearance shall be issued by DHSUD.

Section 35. Major and/ or Innovative Projects

The Zoning Administrator or the LZBAA, as the case may be, may seek the assistance of the DHSUD or external consultants in the evaluation of proposed

Major and/ or Innovative Projects such as seaports, airports, oil depots, reclamation areas, shopping malls, environmentally critical projects, special economic zones, tourism enterprise zones, new towns and the like.

Section 36. Subdivision Projects

All owners and/ or developers of subdivision projects shall, in addition to securing a Locational Clearance, be required to secure a Development Permit pursuant to the provisions of PD 957 and its Implementing Rules and Regulations or BP 220 and its Implementing Rules and Regulations and in accordance with the procedures laid down in EO 71, Series of 1993.

Proposed subdivision projects shall prepare their respective Deed of Restrictions (to include, among others, regulations pertaining to allowable uses within their project sites. The list of allowable uses within subdivisions shall be within the list of allowable uses within the Zone. Proof of compliance of future projects with the provisions of Deed of Restrictions for the said subdivision shall form part of the requirements for Locational Clearance.

Section 37. Temporary Approval

An activity or an establishment not listed as Allowable Use in the Zone Regulations within any zone hereof may, on application by the interested party with the Zoning Administrator shall be allowed on a temporary basis under the following conditions:

- a. The Zone or area in which the property subject of the application is located, or the area within the immediate vicinity, or a radius of five (5) kilometers from such property, is not yet built up or being developed according to the original trend, projection or pattern envisioned in the Ordinance, or no noticeable and desirable dominant trend has been observed in the area for a period of at least two (2) years where a non-built up area is one where the dominant use is less than 40% of the area;
- b. The temporary use permit shall be valid for a maximum of one year subject to the terms and conditions stipulated in the permit;
- c. The proposed project shall not in any way pose danger or hazard to the health and safety of its environment and surrounding neighborhood;
- d. The proposed activity shall be subject to the requirements of favorable initial and ongoing environmental examination and environmental impact assessment;
- e. The proponent shall submit a quarterly report of the progress of its operations; and,
- f. The proponent shall relocate the project facilities and equipment to another site at his own cost, in the event the CPDO find that the project's continued existence and operation are undesirable.

Section 38. Community Consultation

An application for any proposal listed as ‘Uses that may or may not receive approval or require Special Permit approval’ or ‘Prohibited’ within any Zone hereof shall be applied for and involve the community as follows:

- a. A satisfactory proof of posting of a conspicuous notice on the project site attesting, in essence, to the fact that an application has been filed with the CPDO specifying the date of such an application, the nature and expected level of operation of the establishment, the name of the project owner/proponent and his/its exact address and telephone and other important information.
- b. If the project is at least citywide in expected impact, the CPDO, through the Zoning Administrator, may also require the publication of such a notice in a newspaper of general circulation within the City at least once a week for two consecutive weeks.
- c. In case of objection lodged within two weeks of the latest notice, the LZBAA shall determine the matter as indicated in this Ordinance.

Section 39. Planned Unit Development Projects

Proposed Planned Unit Development (PUD) projects shall be accompanied by Comprehensive Development Master Plans (CDMPs) showing, at the minimum, proposed land uses, building density and bulk, road network layout, road and sidewalk section details, and master layouts of all utilities such as those for potable water, storm drainage, sewerage, power supply, telecommunications and solid waste management.

CDMPs shall also be provided with the Deed of Restrictions where, upon approval of the Zoning Administrator or the LZBAA, as the case maybe, proof of compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

Section 40. Environmental Compliance Certificate

No Locational Clearance shall be issued to proposals covered by the EIS System unless the requirements of ECC have been complied with.

Section 41. Barangay Clearance

Project proponents are required to secure a Barangay Clearance for the proposed development, signed by the Punong Barangay, which is a requirement for applications for Locational Clearance.

Section 42. Building Permit

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

Section 43. Business Permit

The Business and Licensing Division shall not issue a Business Permit unless a valid Locational Clearance has been issued. Should there be any change in the activity or expansion of the area subject of Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

Section 44. Occupancy Permit

No Occupancy Permit shall be issued by the Local Building Official without certification from the Zoning Administrator that the building has complied with the conditions stated in the Locational Clearance.

Section 45. Validity of Locational Clearance

The Locational Clearance shall be valid for one year from the date of issuance. Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/ developer shall apply for a new Locational Clearance.

Section 46. Non-user of Locational Clearance

Upon issuance of a locational clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity, or development covered by such clearance on his property. Non-use of said clearance within said period shall result in its automatic expiration, cancellation; and the grantee shall not proceed with its project without applying for a new clearance.

Section 47. Notice of Non-Conformance.

Upon approval of this Ordinance, the Zoning Administrator shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same Notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section.

Section 48. Existing Non-Conforming Uses, Buildings and Structures

The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform to the provisions of the Integrated ZO, provided:

1. That no such non-conforming use shall be enlarged or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use exists at the time of the adoption of this Ordinance.

2. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as non-conforming use.
3. A vacant/idle building or structure may not be used for non-conforming activity.
4. That any non-conforming building/ structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost. That should such non-conforming portion of any building/ structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
5. That no such non-conforming use maybe moved to displace any conforming use;
6. That no such non-conforming structure may be enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
7. That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the zone in which it is moved or relocated.
8. That such non-conforming use and/ or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.
9. The owner of a non-conforming use shall program the phase-out and relocation of the non-conforming use within ten (10) years from the effectivity of this Ordinance.

Section 49. Responsibility for Administration and Enforcement

This Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Administrator in accordance with existing rules and regulations on the subject.

Section 50. Qualifications of the Zoning Administrator

The Zoning Administrator should be a registered and licensed Environmental Planner in accordance with RA No. 10587 also known as the Environmental Planning Act of 2013 preferably with background in: *Architecture, Civil Engineering, Environmental Planning, and Law.*

Section 51. Powers and Functions of a Zoning Administrator

Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following functions, duties and responsibilities:

1. Enforcement

- a. Act on all applications for Locational Clearance.
 - Issuance of Locational Clearance for projects conforming with the zoning regulations;
 - Issuance of Notice of Non-Conformance to owners/operators of buildings or structures that is non-conforming to the applicable provisions of this Ordinance.
- b. Monitor on-going/existing projects and issue Notice of Violation and Show Cause Order to owners, developers, or managers of projects that are in violation of the provisions of the Integrated ZO.
- c. Coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.
- d. Coordinate with the City Fiscal and/or City Legal Officer for other legal actions/remedies relative to the foregoing.

2. Planning

- a. Coordinate with the Regional Office of the DHSUD regarding proposed amendments to the Integrated ZO prior to adoption by the Sangguniang Panlungsod.

Section 52. Complaints and Oppositions

A complaint for violation of any provisions of the Integrated ZO or any clearance or permits issued pursuant thereto shall be filed with the LZBAA.

Oppositions to applications for Locational Clearance, Variance/Exception shall be treated as a complaint and shall likewise be filed with the LZBAA.

Section 53. Functions and Responsibilities of the City Zoning Board of Adjustment and Appeals

There is hereby created a Local Zoning Board of Adjustments and Appeals (LZBAA) which shall perform the following functions and responsibilities:

- Act on applications of the following nature:
 - Variances
 - Exceptions
 - Complaints and oppositions to application/s

- Act on appeals on Grant or Denial of Locational Clearance by the Zoning Administrator.
- Act on appeals regarding the non-conformity of existing uses, buildings or structures to the applicable provisions of this Ordinance.
- Decisions of the LZBAA shall be carried by an absolute majority vote (50% + 1) of its members.

Section 54. Appeals of LZBAA Decisions

Decisions of the LZBAA shall be appealable to the DHSUD.

Section 55. Composition of the Local Zoning Board of Adjustments and Appeals (LZBAA)

The LZBAA shall be composed of the following members:

1. City Mayor as Chairman
2. SP Committee Chairperson on Land Use/ Zoning (If said committee is non-existent, the SP/SB may elect a representative)
3. City Legal Officer
4. City Assessor
5. City Engineer
6. City Planning and Development Coordinator
7. City Local Environment and Natural Resources Officer
8. City Disaster Risk Reduction and Management Officer
9. MARO
10. Two (2) representatives of the private sector nominated by their respective organizations and confirmed by the City Mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Panlungsod shall elect the number from its members as may be necessary to meet the total number above setforth, as representatives.
11. Two (2) representatives from non-government organizations nominated by their respective organizations and confirmed by the City Mayor. In the event of nonavailability of any of the officials enumerated above, the Sangguniang Panlungsod shall elect the number from its members as may be necessary to meet the total number above setforth, as representatives.

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

Section 56. Review of the Zoning Ordinance

The Local Zoning Review Committee (LZRC) is hereby created under the City Development Council, to review the Integrated ZO considering the CLUP, as the need arises, based on the following reasons/ situations:

1. Updating/Revision of the CLUP
2. Introduction of projects of national and/ or local significance

3. Force majeure events with City-wide land use implications
4. Petition for re-zoning/ re-classification with City-wide implications
5. Increasing number of applications/issuances invoking Variances and Exceptions

Section 57. Composition of the Local Zoning Review Committee (LZRC)

The Local Zoning Review Committee shall be composed of local officials/civic leaders responsible for the operation, development and progress of all sectoral undertaking in the locality and they are the following:

1. Sangguniang Panlungsod Chairperson on Land Use/ Zoning (or equivalent committee)
2. City Planning and Development Coordinator
3. City Zoning Administrator
4. City Assessor
5. City Legal Officer
6. City Engineer
7. City Local Environment and Natural Resources Officer/ Disaster Risk Reduction and Management Officer
8. City Agriculturist
9. City Agrarian Reform Officer
10. President, Association of Barangay Captains
11. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe
12. Two (2) NGO representatives

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

Section 58. Functions of the Local Zoning Review Committee

The Local Zoning Review Committee shall have the following powers and functions:

1. Review the Zoning Ordinance for the following purposes:
 - a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 - b. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, variances and exceptions granted and increasing applications for rezoning/ re-classification.
 - c. Identify provisions of the Ordinance which are difficult to enforce or are no longer feasible.
2. Recommend to the Sangguniang Panlungsod necessary legislative amendments on the needed changes in the Integrated ZO as a result of the review conducted.

3. Inform DHSUD of the recommended changes to the Integrated ZO as a result of its review.

4. Provide information to the DHSUD that would be useful in the exercise of its functions.

Section 59. Amendments to the Integrated ZO

Changes in the Integrated ZO, as a result of the review by the LZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a resolution of three-fourths vote of the Sangguniang Panlungsod. Said amendments shall take effect only after approval and authentication by the Sangguniang Panlalawigan.

Section 60. Violation and Penalty

Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding P5,000.00 or an imprisonment for a period not exceeding one (1) year or both at the discretion of the Court. In case of violation by a corporation, partnership, or association, the penalty shall be imposed upon the erring officers thereof.

Section 61. Schedule of Fees

As provided in the implementing rules and regulation of RA 7160 in relation to EO 72 Section 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator/Zoning Officer shall collect fees as prescribed by the HLURB (2013 Schedule of Fees) existing schedule of fees:

NAME OF FEE	FEE
1. ZONING/LOCATIONAL CLEARANCE	
A. Single residential structure attached or detached	
1. P100,000.00 and below	P288.00
2. Over P100,000.00 to P200,000.00	P576.00
3. Over P200,000.00	P720.00+(1/10 of 1% in excess of P200,000.00)
B. Apartments/Townhouses	
1. P500,000.00 and below	P 1,440.00
2. Over P500,000.00 to 2 Million	P2,160.00
3. Over 2 Million	P3600.00+(1/10 of cost in excess of P2M regardless of the number of floors)
C. Dormitories	
1. P2Million and below	P3,600.00
2. Over P2Million	P3,600.00+(1/10 of 1% of cost in excess of 2M regardless of

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	the number of floors)
D. Institutional project cost of which is:	
1. Below P2M	P 2,8800.00
2. Over P2 Million	P2,880.00+(1/10 of 1% of cost in excess of P 2 M)
E. Commercial, Industrial & Agro-Industrial Project Cost of which is:	
1. Below P100,000.00	P 1,440.00
2. Over P100,000.00-500,000.00	P2,160.00
3. Over P500,000.00	P2,880.00
4. Over P1M - P2M	P4,320.00
5. Over P2M	P7,200.00+(1/10 of 1% of cost in excess of 2M)
F. Special Uses/Special Projects (Gasoline Station, Cell Sites, Slaughterhouse, Treatment Plants, etc.)	
1. Below P2M	P7,200.00+ (1/10 of 1% of cost in excess of P2M)
2. Over P2M	P7,200.00+ (1/10 of cost in excess of P2M)
G. Alteration/Expansion (affected areas/cost only)	Same as original application
2. SUBDIVISION AND CONDOMINIUM PROJECTS (Under P.D. 957)	
A. Subdivision Projects	
1. Approval of Subdivision Plan (including town houses)	
1. Preliminary Approval and Locational Clearance (PALC)/Preliminary Subdivision Development Plan (PSDP)	
* Processing Fee	P360.00/ha. Or a fraction thereof
* Inspection Fee*	P1,500.00/ha. Regardless of density
2. Final Approval & Development Permit	
* Processing Fee	P2,880.00/ha. regardless of density
Additional Fee on Floor Area of housing component	P3.00/sq. m.
*Inspection Fee	P1,500.00/ha. regardless of density
3. Alteration of Plan (affected areas only)	Same as final approval & development permit
2. Certificate of Registration (CR) Processing Fee	
• Processing Fee	P2,880.00/ha.

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3. License to Sell (LS)	
• Processing Fee	P216.00/saleable lot
Additional Fee on Floor Area of housing component	P 14.4/sq. m.
• Inspection Fee	P1,500.00/ha. regardless of density
4. Certificate of Completion	
• Certificate Fee	P 216
• Processing Fee	P 1,500/ha. regardless of density
5. Extension of Time to Develop	
• Processing Fee	P 504
Additional Fee (unfinished area for development)	P14.40 sq.m
• Inspection Fee (affected/unfinished areas only)	P 1,500/ha. regardless of density
B. Condominium Project	
1. Approval of Condominium Project/ Final Approval and Development Permit	
1. Preliminary Approval and Locational Clearance	
2. Final Approval/Development Permit	
• Processing Fee	P720
a. Land Area	P 7.20/sq. m.
b. Number of Floors	P288/floor
c. Building Areas	P23.05/sq. m. of GFA
o Inspection Fee	P1,500/ ha
3. Alteration of Plan (affected areas only)	Same as final approval & development permit
4. Conversion (affected areas only)	-do-
2. Certificate of Registration	
• Processing Fee	P 2,800.00
3. License to Sell	
a. Residential	P17.30/sq. m. of saleable areas
b. Commercial/Office	P36/sq. m. of saleable areas
Inspection Fee	P1500/ha
4. Extension of Time to Develop	
• Processing Fee	P 504.00
Additional Fee (unfinished area for development)	P 17.30/sq.m.
• Inspection Fee (affected/unfinished areas only)	P1,500/ha
5. Certificate of Completion	
• * Certificate Fee	P 216.00
• * Processing Fee	
• Inspection Fee	P1,500/floor

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3. SUBDIVISION AND CONDOMINIUM PROJECTS (Under B.P. 220))	
A. Subdivision Projects	
1. Approval of Subdivision Projects	
1. Preliminary Approval & Locational Clearance	
• Processing Fees	
a. Socialized Housing	P 90/ha.
b. Economic Housing	P 216/ha.
• Inspection Fee	
a. Socialized Housing	P 1,500/ha.
b. Economic Housing	P 1,500/ha
2. Final Approval & Development Permit	
• Processing Fee	
a. Socialized Housing	P 600/ha.
b. Economic Housing	P 15000/ha.
• Inspection Fee	
a. Socialized Housing	P 1,500/ha.
b. Economic Housing	P 1,500/ha.
(Projects already inspected for PALC application may not be charged inspection fee)	
3. Alteration of Plan (affected areas only)	Same as final approval & development permit
4. Building Permit (floor areas only)	P 7.20/sq. m.
2. Certificate of Registration	
• Processing Fee	
a. Socialized Housing	P 420.00
b. Economic Housing	P 720.00
3. Licenses to Sell (per saleable lot)	
• Processing Fee	
a. Socialized Housing	P 24/saleable lot
b. Economic Housing	P 72/saleable lot
(Additional fee on floor area of houses/ bldg. sold w/ lot)	3/sq. m.
• Inspection Fee	
a. Socialized Housing	P 1,500/ha.
b. Economic Housing	P 1,500/ha.
4. Extension of Time to Develop	
• Processing Fee	
a. Socialized Housing	P 420.00
b. Economic Housing	P 504.00
Additional Fee (unfinished area for development)	P2,88/sq. m.
• Inspection Fee (affected/unfinished areas only)	
a. Socialized Housing	P 1,500/ha.
b. Economic Housing	P 1,500/ha.

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5. Certificate of Completion	
• Certificate Fee	
a. Socialized Housing	P 180.00
b. Economic Housing	P 216.00
• Processing Fee	
a. Socialized Housing	
b. Economic Housing	
• Inspection Fee	P 1,500/ha.
6. Occupancy Permit	
• Processing Fee	
a. Socialized Housing	P6/sq. m
b. Economic Housing	P7.20/sq.m
• Inspection Fee (saleable floor area of the housing unit)	
c. Socialized Housing	P 1,500/ha
d. Economic Housing	P 1,500/ha
B. Condominium Projects	
1. Approval of Condominium Plans	
1. Preliminary Approval and Locational Clearance	P 720.00
2. Final Approval & Development Permit	
• Processing Fee	
a. Total Land Area	P 7.20/sq. m.
b. Number of Floor	P 144/floor
c. Building Area	P 5.80/sq. m. of GFA
• Inspection Fee	
• Inspection Fee	P 1,500/ha
3. Alteration of Plan (affected areas only)	Same as final approval & development permit
2. Certificate of Registration	P 720.00
3. License to Sell	
a. Residential	P 7.20/sq. m. of saleable area.
a. Commercial	P 10.65 sq. m. of saleable area.
Inspection Fee	P 1,500/ha
4. Extension of Time to Develop	
• Processing Fee	P 3.00/sq. m.
• Inspection Fee (unfinished area for development)	P 1,500/floor
5. Certificate of Completion	
Certificate Fee	P 216.00
• Processing Fee	
• Inspection Fee	P 1,500/floor
4. INDUSTRIAL/COMMERCIAL SUBDIVISION	
1. Approval of Industrial/Commercial Subdivision	
1. Preliminary Approval & Locational Clearance	

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• Processing Fee	P 432/ha
• Inspection Fee	P 1,500/ha
2. Final Approval & Development Permit	
• Processing Fee	P 720/ha
• Inspection Fee	P 1,500/ha
(Projects already inspected by PALC application may not be charged inspection fee)	
3. Alteration of Plan (affected areas only)	Same as final approval & development permit
2. Certificate of Registration	P 2,880
3. License to Sell	
• Processing Fee	P 3.00/sq. m. of land area
• Inspection Fee	P 1,500/ha
4. Extension of Time to Develop	
• Processing Fee	P 504
• Additional Fee (unfinished area for development)	P 14.40 sq. m.
• Inspection Fee	P 1,500/ha
5. Certificate of Completion	
• Certificate Fee	P 216.00
• Processing Fee	P 1,500/ha
a. Industrial	P 504.00
b. Commercial	P 720.00
• Inspection Fee	P 1,500/ha
5. FARMLOT	
1. Approval of Farm Lot Subdivision	
1. Preliminary Approval & Locational Clearance	P 200/ha.
• Processing Fee	P 288/ha
• Inspection Fee	P 1,500/ha.
2. Final Approval and Development Permit	
• Processing Fee	P 1,440/ha
• Inspection Fee	P 1,500/ha.
(Projects already inspected by PALC application may not be charged inspection fee)	
3. Alteration of Plan (affected areas only)	Same as final approval & development permit
2. Certificate of Registration (CR)	P 2,880
3. License to Sell (LS)	
• Processing Fee	P 720/lot
• Inspection Fee	P 1,500/ha
4. Extension o-f Time to Develop	
• Processing Fee	P 504.00
• Additional Fee on Floor Area of housing component and other	P 14.40 sq. m.

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development	
• Inspection Fee	P 1,500/ha
5. Certificate of Completion	
• Certificate Fee	P 216.00
• Processing Fee	
• Inspection Fee	P 1,500/ha
6. MEMORIAL PARK/ CEMETERY PROJECT/ COMLUMBARIUM	
1. Approval of Memorial Park/Cemetery Project/ Columbarium	
1. Preliminary Approval & Locational Clearance (PALC)	
a. Memorial Projects	P 720/ha.
b. Cemeteries	P 288/ha.
c. Columbarium	P 3,600/ha.
• Inspection Fee	
a. Memorial Projects	P 1,500/ha
b. Cemeteries	P 1,500/ha
c. Columbarium	P 1,500/ha
2. Final Approval & Development Permit	
a. Memorial Projects	P 3.00/sq. m.
b. Cemeteries	P 1.50/sq. m.
c. Columbarium	P 7.20/ sq. m. of land area
	P 3.00/floor
	P 23.05/sq. m. of GFA
• Inspection Fee	
(Projects already inspected for PALC application may not be charged inspection fee	
a. Memorial Projects	P 1,500/ha
b. Cemeteries	P 1,500/ha
c. Columbarium	P1,500/ha
3. Alteration Fee	Same as final approval & development permit
2. Certificate of Registration	P2,880
3. License to Sell	
• Processing Fee	
a. Memorial Projects	P72/2.5 sq. m.
- Apartment Type	P28.80/unit
b. Cemeteries	P28.80/tomb
c. Columbarium	P72.00/vault
• Inspection Fee	
a. Memorial Projects	P1,500/ha
b. Cemeteries	P1,500/ha
c. Columbarium	P1,500/floor
4. Extension of Time to Develop	
• Processing Fee	P504.00
• Additional Fee (unfinished area for development)	

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a. Memorial Projects	P1,440
b. Cemeteries	P720/ha
c. Columbarium	P5.80/sq. m. of GFA
• Inspection Fee	
a. Memorial Projects	P1,500/ha
b. Cemeteries	P1,500/ha
c. Columbarium	P1,500/floor
5. Certificate of Completion	
• Certificate Fee	P216.00
• Processing Fee	
a. Memorial Projects	P1,440
b. Cemeteries	P720/ha
c. Columbarium	P5.80/sq. m. of GFA
• Processing Fee	
• Inspection Fee	
a. Memorial Projects	P 1,500/ha
b. Cemeteries	P7,500/ha
c. Columbarium	P1,500/floor
7. Other Transactions/Certifications	
A. Approval/Request for:	
1. Advertisement Approval	P 20.00
2. Cancellation/Reduction of Performance Bond	P2,880.00
3. Lifting of Suspended License to Sell	P2,880.00
4. Exemption from Cease-and-Desist Order	P216.00
5. Clearance to Mortgage	P1,400.00
6. Lifting of Cease-and-Desist Order	P2,880.00
7. Change of Name/Ownership/Amendments of CR/LS	P1,400.00
8. Voluntary cancellation of CR/LS	P1,400.00
9. Revalidation/Renewal of Permit (Condominium)	60% of current processing fee
B. Other Certifications	
1. Zoning Certifications	P720/ha
2. Certificate of Town Plan/Zoning Ordinance Approval	P216.00
3. Certification of New Rights/Sales	P216.00
4. Certificate of Registration (form)	P216.00
5. License to Sell (form)	P216.00
6. Certificate of Creditable Withholding Tax	P216/lot of unit
7. Other, to include:	
a. Availability to records/public request	P288.00

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b. Certificate of no records on file	P288.00
c. Certification of with or without CR/LS	P288.00
d. Certified Xerox Copy of documents (report size)	
• Document of five (5) pages or less	P 43.20
• Every additional page	P 4.40
e. Photo copy of documents	P3.00
f. Other not listed above	P216.00
8. Registration of Dealer/Broker/Salesman	
1. Dealers/Brokers	P720.00
2. Salesman/Agent	P288.00
9. Homeowners Association	
1. Registration of HOA	
Examination/Registration	Regular HOAS CMP HOAS
• Articles of Incorporation	P940.00 P 780
• By-Laws	P940.00 P 780
2. Stamping of Books	P50/docket
3. Amendments	
• Articles of Incorporation	P720.00
• By-Laws	P720.00
4. Dissolution of Homeowners Association	P720.00
5. Certification of the new set of Officers	P504.00
6. Other Certification	P216.00
• Inspection Fee	P1,500/ha
7. Research Fee	P50/docket
10. Legal Fee (Community Mortgage Program-CMP) Project	
1. Filing Fee	
2. Additional Fee for claims (for refund, damages, attorney's fee, etc.)	
1. Not more than P20,000	P173.00
2. More than P 20,000 but less than P80,000	P576.00
3. P80,000 or more but less than P100,000	P864.00
4. P 100,000 or more but less than P150,000	P1,440.00
5. For each P 1,000 in excess of P150,000	P7.20.00
3. Motion for reconsideration	P2,880.00
4. Petition of Review	P1,200.00
5. Prayer for Cease-and-Desist Order	P1,200.00
6. Pauper-litigants are exempt from payment of legal fees	
1. Those who gross income is not more than P6,000 per month and residing within M.M.	
2. Those who gross income is not	

more than P4,000 per month and residing within M.M.	
3. Those who do not own real property	
7. Government agencies and its instrumentalities are exempted from paying Legal fees	
8. Local government and government owned or controlled corporation with or without independent charters are not exempted paying legal fees.	
11. UPLC Legal Research Fee	
Computation of Legal Research Fee for the University of the Philippines	
(UPLR) remains at One Percent (1%) of every fee charged but shall in No Case Be Lower than P 12.00	Covered by MEMORANDUM CIRCULAR NO. 18 Series of 2013 (October 2, 2013)

*Application for CR/LS issued by LGUs shall be charged inspection fee

Section 62. Schedule of Fines

The Zoning Administrator/Zoning Officer shall impose and collect fines to any person who violates any of the provisions of this Ordinance with the following schedule as prescribed by the HLURB guidelines for fines:

I. SCHEDULE OF FINES

1. Failure to secure Locational Clearance prior to the start of the project.

CONFORMITY WITH LAND USE

Project Type	Conforming			Non-Conforming		
	Minimum	Medium	Maximum	Minimum	Medium	Maximum
Industrial	1000-2500	2501-4000	4001-5000	1500-2500	2501-3500	3501-5000
Agro-Industrial	750-2000	2001-3500	3501-5000	1500-2500	2501-3500	3501-5000
Agricultural	700-1500	1501-3000	3001-4500	1000-2500	2501-4000	4001-5000
Commercial	-do-	-do-	-do-	1500-2500	2501-3500	3501-5000
Institutional	600-1200	1201-2400	2401-3500	1000-2000	2501-3000	3001-4000
Residential	500-1000	1001-1500	1501-2000	1001-2000	2001-3000	3001-4000
Special Project	1000-2500	2501-4000	4001-5000			

2. Violation of the terms and conditions of clearance and all other compliance with the requirements for Locational Clearance.

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Minimum	Medium	Maximum
500 - 2000	2001 - 3500	3501 - 5000

For violation of ULRZ/APD, laws, rules and regulations

	Minimum	Medium	Maximum
1. Selling without sales clearance.	200-500	501-700	701-1000
2. Mortgaging without mortgage clearance.	100-250	251-350	351-500
3. Failure to register existing rights.	100-250	251-350	351-500

1. As per approved by Sangguniang Panlalawigan (SP) or Comprehensive Land Use Plan and Zoning Ordinance.

2. Excluded single-detached family dwelling units. For violation of real estate laws, rules and regulations

	Minimum	Medium	Maximum
1. Failure to secure development permit.	1001-2000	2001-3000	3001-5000
2. Unauthorized alteration of approved development plan.	-do-	-do-	-do-
3. Non-compliance with approved development plan.	-do-	-do-	-do-
4. Incomplete development.	-do-	-do-	-do-
5. Non-development.	-do-	-do-	-do-
6. Failure to register project.	-do-	-do-	-do-
7. Selling without DP	-do-	-do-	-do-
8. Selling without CR	-do-	-do-	-do-
9. Selling without license (per unit/lot)	-do-	-do-	-do-
10. Violation of terms/conditions of development Permit/license to sell.	-do-	-do-	-do-
11. Failure to secure advertisement approval	-do-	-do-	-do-
12. Failure to secure mortgage clearance (per unit/lot)	-do-	-do-	-do-
13. Failure to redeem mortgage (per unit/lot)	-do-	-do-	-do-
14. Non-delivery of title	-do-	-do-	-do-
15. Failure by the owner/developer to annotate Mortgage affidavit of undertaking	1000-2500	2501-4000	4001-5000
16. Failure to change/amend name of project.	-do-	-do-	-do-
17. Unauthorized change or amendment in the name of the project.	-do-	-do-	-do-
18. Failure to annotate contract to sell in the title.	-do-	-do-	-do-
19. Imposition of realty taxes and other charges on vendee contract to P.D. 957.	-do-	-do-	-do-

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20. Failure to register or secure title covering open spaces/common areas.	-do-	-do-	-do-
21. Failure to submit status report.	-do-	-do-	-do-
22. Failure of the developer, broker, salesmen to Register or renew registration (per year)	200-500	501-700	701-1000
23. Failure of the developer to initiate the organization of HOA.	1000-2500	2501-4000	40001-5000
24. Violation of other provisions of P.D. 957 and other related laws, including their implementing rules and guidelines.	-do-	-do-	-do-

Section 63. Supplementary Effect of Other Laws and Decrees. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

Section 64. Non-Diminution of National Standards. The rules and standards provided in this IZO shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

Section 65. Consistency between National and Local Plans, Programs and Projects. Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the IZO.

Section 66. Separability Clause. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 67. Repealing Clause. All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

Section 68. Effectivity Clause. This Ordinance takes effect upon approval by the Sangguniang Panlalawigan and after compliance with the publication requirements of the Local Government Code.

APPROVED this ____ day of _____, by the members of the Sangguniang Panlungsod here at City of Laoag, Ilocos, Norte.

APPROVED BY:

City Vice-Mayor/ Presiding Officer

SP Member

SP Member

SP Member

SP Member

SP Member

SP Member

SP Member

SP Member

SP Member

SP Member

ABC President

SK Federated President

ATTESTED BY:

Sangguniang Panlungsod Secretary

APPROVED BY:

City Mayor

Annex A

Definition of Terms

The definition of terms used in the Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental Code and other Implementing Rules and Regulations, promulgated by HLURB now the Department of Human Settlements and Urban Development. The words, terms, and phrases enumerated hereunder shall be understood to have the meaning corresponding indicated as follows:

Absolute Majority Vote - means that the “in favor” votes represent more than 50 percent of the valid votes. This is also called the 50% + 1 vote.

Accessory Use - pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).

Actual Use - refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.

Adaptive Reuse - utilization of buildings, other built-structures, and sites of value for purposes other than that for which they were originally intended, in order to conserve the site, its engineering integrity and authenticity of design.

Agricultural Activity - means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical.

Agricultural Land -refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.

Agricultural Land Use Conversion - per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.

Agricultural Zone (AGZ) - an area within a City intended for cultivation/ fishing and pastoral activities, e.g. fishing, farming, cultivation of crops, goat/ cattle raising, etc.

Agri-Forestry - land management which combines agricultural crops with tree crops and forest plants and/or animals simultaneously or sequentially and applies management practices which are compatible with the cultural patterns of the local population.

Agri- Industrial Zone - an area within a City intended primarily for integrated farm operations and related product processing activities such as plantation for bananas, pineapple, sugar, etc.

Agro-Industrial Zone - includes processing of forestry products and agriculture on slopes 18-50%.

Agri-Processing Activities- refers to the processing of raw agricultural and fishery products into semi-processed or finished products which include materials for the manufacture of food and/or non-food products, pharmaceuticals and other industrial products.

Allowable Uses - uses that conform to those allowed in a specific zone.

Aquaculture - fishery operations involving all forms of raising and culturing fish and other fishery species in fresh, brackish and marine water areas.

Base Zones - refers to the primary zoning classification of areas within the City and that are provided with a list of allowable and conditional uses, as applicable.

Buffer Area/ Greenbelts Zone - are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

Built-up Area - a contiguous grouping of ten (10) or more structures.

Building Height Limit (BHL) - per the National Building Code, this is “the maximum height to be allowed for buildings/ structures...and shall be generally measured from the established grade line to the topmost portion of the proposed building/ structure. If applicable, the BHL may be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or the concerned military/ security authorities.” BHL is expressed as the number of allowable storeys/ floor above established grade and/ or meters above highest grade.

Cemetery Zone - an area in cities/ municipalities intended for the interment of the dead.

Certificate of Non-Conformance - certificate issued to Owners of non-conforming uses as provided in this Zoning Ordinance.

Central Business District CBD - shall refer to areas designated principally for trade, services and business purposes.

Climate Change - is a significant and lasting change in the statistical distribution of weather patterns over periods ranging from decades to millions of years. It may be a change in average weather conditions, or in the distribution of weather around the average conditions.

Commercial 1 (C-1) Zone - a low density commercial area within the city intended for neighborhood or community scale trade, service and business activities.

Commercial 2 (C-2) Zone - a medium to high density commercial area within the city intended for trade, service and business activities performing complementary/ supplementary functions to the CBD.

Commercial 3 (C-3) Zone - a high density commercial area within the city intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadium or sports complexes area also allowed in this zone. This zone may also be called as the Central Business District (CBD).

Commercial Garage - a garage where automobiles and other motor vehicles are housed, cared for, equipped, repaired or kept for remuneration, for hire or sale.

Community Mortgage Program - a low-income home financing scheme that allows an undivided tract of land to be acquired by several beneficiaries through community mortgage.

Compatible Uses - different uses capable of existing harmoniously within a zone, e.g. residential and parks and playground uses subject to the conditions stipulated in the Zoning Ordinance.

Component Cities/Municipalities - cities, which do not meet the requirements for highly urbanized cities shall be, considered component cities of the province in which they are located. If a component city is located within the boundaries of two or more provinces such city shall be considered component of the province of which it used to be a municipality (R.A. 7160).

Comprehensive Land Use Plan - a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan in this usage are the sectoral studies i.e. Demography, Socio-Economic, Infrastructure and Utilities, Local Administration and Land Use.

Conflicting Uses - uses or land activities with contrasting characteristics and adjacent to each other e.g. residential units adjacent to industrial plants.

Conforming Use - a use that is in accordance with the zone regulations as provided for in the Ordinance.

Deed Restrictions - written agreements that place limitations on the use of property in order to maintain the intended character of a neighborhood.

Delta - a landform at the mouth of a river where it flows into an ocean, sea, estuary, lake or reservoir that is formed by deposition of sediments carried by the river.

Disaster Risk Management - is the systematic process of using administrative directives organizations and operational.

Disaster Risk Reduction - is a systematic approach to identifying, assessing and reducing the risk of disaster. It aims to reduce socio-economic vulnerabilities to

disaster as well as dealing with the environmental and other related hazards.

Easement – open space imposed on any land use/activities sited along waterways, fault lines, road-rights-of-way, cemeteries/memorial parks, utilities and the like.

Ecotourism – a form of sustainable tourism within a natural and cultural heritage area where community participation, protection and management of natural resources, culture and indigenous knowledge and practices, environmental education and ethics, as well as economic benefits are fostered and pursued for the enrichment of host communities and the satisfaction of visitors.

Environmentally Constrained Areas – areas prone to natural hazards, such as those related to weather, hydrologic, and geologic disturbances. These hazards cover those that are weather and water-related, earthquake-induced, volcanic and erosion-related.

Environmentally Critical Areas (ECA) – refers to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 1981, as follows:

- a. All areas declared by law as national parks, watershed reserves, wildlife preserve and sanctuaries;
- b. Areas set aside as aesthetic potential tourist spots;
- c. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
- d. Areas of unique historic, archaeological, or scientific interests;
- e. Areas which are traditionally occupied by cultural communities or tribes;
- f. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
- g. Areas with critical slopes;
- h. Areas classified as prime agricultural lands;
- i. Recharge areas of aquifers;
- j. Water bodies characterized by one or any combination of the following conditions:
 - o tapped for domestic purposes;
 - o within the controlled and/or protected areas declared by appropriate authorities; and
 - o which support wildlife and fishery activities.
- k. Mangrove areas characterized by one or any combination of the following conditions:
 - o with primary pristine and dense young growth;
 - o adjoining the mouth of major river systems;
 - o near or adjacent to traditional productive fry or fishing grounds;
 - o which act as natural buffers against shore erosion, strong winds and storm floods; and
 - o on which people are dependent on their livelihood.
- l. Coral reef characterized by one or any combination of the following conditions:

- with 50% and above live coralline cover;
- spawning and nursery grounds of fish; and
- which acts as natural breakwater of coastlines.

Proponents of Project within ECAs are required to submit Initial Environmental Examinations to DENR Regional Offices. They may later be required by the DENR to submit an EIS, if necessary.

Environmentally Critical Projects (ECP) – refers to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981, as follows:

- a. Heavy industries
 - non-ferrous metal industries;
 - iron and steel mills;
 - petroleum and petro-chemical industries including oil and gas; and
 - smelting plants.
- b. Resource extractive industries
 - major mining and quarrying projects; and
 - forestry projects such as logging, major wood processing, introduction of fauna (exotic animals) in public/private forests, forest occupancy, extraction of mangroves and grazing.
 - fishery projects (dikes for/and fishpond development projects)
- c. Infrastructure projects
 - major dams;
 - major power plants (fossil-fuelled, nuclear-fuelled, hydroelectric or geothermal);
 - major reclamation projects, and
 - major roads and bridges.
- d. Golf course projects

Proponents of ECPs are required to submit an EIS to the Environmental Management Bureau (EMB) of the DENR.

Environmental Impact Statement (EIS) System – refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within the purview of the EIS System include:

- a. Environmentally Critical Projects
- b. Projects located in Environmentally Critical Areas

Established Grade – the finish ground level of a proposed development which shall be determined according to the provisions of the latest edition of the National Building Code.

Estuary – a partially enclosed body of water along the coast where freshwater from

rivers and streams meets and mixes with salt water from the ocean.

Exception - a device which grants a property owner relief from certain provisions of the Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

Fisheries Code - shall refer to the Philippine Fisheries Code of 1998 (RA 8550).

Fish Pond - a land-based facility enclosed with earthen or stone material to impound water for growing fish.

Flood Overlay Zone (FLD-OZ) - an area in the city that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.

Flood Protection Elevation (FPE) - the elevation which is two feet above the Regional Flood Elevation.

Floor Area Ratio or "FAR" - is the ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.

Foreshore Land Sub-Zone - an area within the Water Zone of the city defined as a "string of land margining a body of water; the part of a seashore between the low- water line usually at the seaward margin of a low tide terrace and the upper limit of wave wash at high tide usually marked by a beach scarp or berm" (Fisheries Code).

Forest Buffer Sub-Zone (FB-SZ) - an area intended to be a Buffer Zone which, as defined in the NIPAS Act, are "areas outside the protected area but adjoining it that are established by law (pursuant to Section 8 of the NIPAS Act)". These areas need special development control in order to prevent or minimize harm to the protected area.

Forest Reserve - refers to forest lands which have been reserved by the President of the Philippines for any specific purpose or purposes.

Forest & Forest Land Zone (FFLZ) - an area within the city intended primarily for forest purposes.

Forestry Code - refers to Presidential Decree No. 705 or the Revised Forestry Code of the Philippines, as amended.

General Commercial Zone (GCZ) - an area within a city or municipality for trading, services and business purposes.

General Institutional Zone (GIZ) - an area within the city intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.

General Residential Zone (GRZ) - an area within a city or municipality principally for dwelling/housing purposes.

General Zoning Map - a duly authenticated map delineating the different zones in which the whole city/municipality is divided.

Gross Floor Area (GFA) - the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by:

- Office areas
- Residential areas
- Corridors
- Lobbies
- Mezzanine
- Vertical penetrations, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls
- Rest rooms or toilets
- Machine rooms and closets
- Storage rooms and closets
- Covered balconies and terraces
- Interior walls and columns, and other interior features

But excluding:

- Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present
- Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools, whirlpools or jacuzzis, gardens, courts or plazas.

Heritage Zone - shall refer to historical, anthropological, archaeological, artistic geographic areas and settings that are culturally significant to the country, as declared by the National Museum and/ or the National Historic Institute.

High Density Commercial Zone (C-3) - an area within a city or municipality intended for regional shopping centers such as large malls and other commercial activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports, stadium or sports complexes are also allowable in this zone.

High Density Residential Zone (R-3) - a subdivision of an area principally for dwelling/housing purposes with a density of 66 or more dwelling units per hectare.

Highly Urbanized Cities - cities with a minimum population of 200,000 inhabitants as certified by the National Statistics Office and with the latest annual

income of at least P50,000,000.00 based on 1996 constant price as certified by the City Treasurer (R.A. 7160).

Historic Center - 1) historic zone, district, core, precinct, town, legacy zone, heritage area, zone or town; 2) a designated area with historical and other special significance, consisting of buildings or group of buildings and their environs that collectively contribute to the area's importance and character; 3) a place where a significant event in history occurred; 4) any town, district, or ancient settlement site with specific history and/ or cultural significance. Historic centers are sometimes called living museums, outdoor museums, or museum preserves. Whether inhabited or un-inhabited, historic centers are preservation areas.

Impervious Surface - type of man-made surface which does not permit the penetration of water.

Independent Component Cities - are those component cities whose charter prohibits their voting for provincial elective officials. Independent component cities shall be independent of the province. (R.A. 7160)

Industrial 1 (I-1) Zone - an area within the city intended for light manufacturing or production industries that are non-pollutive/ non-hazardous.

Industrial 2 (I-2) Zone - an area within the city intended for medium intensity manufacturing or production industries that are:

- a. pollutive/ non-hazardous; and
- b. non-pollutive/ hazardous

Inland Fishery - the freshwater fishery and brackish water fishponds.

Innovative Design - introduction and/ or application of new/ creative designs and techniques in development projects e.g. Planned Unit Development.

Landslide Overlay Zone (LSD-OZ) - an area in the city that have been identified as highly susceptible to landslides and where specific regulations are provided in order to minimize its potential negative effect to developments.

Light Industrial Zone (I-1) - a subdivision of an area principally for the following types of industries: (a) non-pollutive/non-hazardous (b) non-pollutive/hazardous.

Local Zoning Board of Adjustments and Appeals (LZBAA) - a local special body created by virtue of this Ordinance mandated to, among others, handle appeals for Variances and Exceptions.

Locational Clearance (LC) - a clearance issued by the Zoning Administrator to a project that is allowed under the provisions of this Ordinance.

Locational Clearance (Variance) (LV-V) - a clearance issued by the LZBAA to a project that is allowed under the Mitigating Device/ Variance provision of this Ordinance.

Locational Clearance (Exception) (LC-E) - a clearance issued by the LZBAA to a project that is allowed under the Mitigating Device/ Exception provision of this Ordinance.

Locational Clearance - Variance & Exception (LC-VE) - a clearance issued by the LZBAA to a project that is allowed under the Mitigating Device/ Variance and Exception provision of this Ordinance.

Low Density Commercial Zone (C-1) - an area within a city or municipality principally for trade, services and business activities ordinarily referred to as the Central Business District.

Low Density Residential Zone (R-1) - an area within a city or municipality principally for dwelling/housing purposes with a density of 20 dwelling units and below per hectare.

Mariculture and Parks Sub-Zone - an area in the city designated for the cultivation of marine organisms and for the preservation of specific coastal habitats.

Marine Sanctuary Sub-Zone - an area in the city where fishing or other forms of activities which may damage the ecosystem of the area is prohibited and human access may be restricted.

Medium Density Commercial Zone (C-2) - an area within a city or municipality with a quasi-trade business activities and service industries performing complementary/supplementary functions to principally commercial zone (CBD).

Medium Density Residential Zone (R-2) - an area within a city or municipality principally for dwelling/housing purposes with a density of 21 to 65 dwelling units per hectare.

Medium Industrial Zone (I-2) - an area within a city or municipality principally for the following types of industries: (a) pollutive/non-hazardous (b) pollutive/hazardous.

Mining Sub-Zone - an area in the city that has been designated for mining purposes.

Military and Naval Reservation - refers to land of the public domain which has been proclaimed by the President of the Philippines for military purposes such as Airbase, Campsite, Docks and Harbors, Firing Ranges, Naval Base, Target Range, Wharves, etc. (NSCB).

Mitigating Device - a means to grant relief in complying with certain provisions of the Ordinance.

National Integrated Protected Areas System (NIPAS) - pursuant to RA 7586, this is the classification and administration of all designated protected areas to maintain essential ecological processes and life-support systems, to preserve genetic diversity, to ensure sustainable use of resources found therein, and to

maintain their natural conditions to the greatest extent possible.

National Park - refers to a forest land reservation essentially of primitive or wilderness character which has been withdrawn from settlement or occupancy and set aside as such exclusively to preserve the scenery, the natural and historic objects and the wild animals or plants therein, and to provide enjoyment of these features in such a manner as will leave them unimpaired for future generations (NSCB).

Navigational Lane - areas in the city designated for the passage of water vessels.

New Town - a planned urban community that combines residential, commercial, and recreational areas.

Non-Conforming Use - uses existing prior to the approval of this Zoning Ordinance that are not in conformity with its provisions but are allowed to operate subject to the conditions of this Zoning Ordinance.

Non-NIPAS Areas - areas yet un-proclaimed by law, presidential decree, presidential proclamation or executive order as part of the NIPAS Areas. Per the National Physical Framework Plan, these areas should be given equal importance, as in NIPAS Areas, in terms of conservation and protection. These include:

- a. Reserved second growth forests;
- b. Mangroves;
- c. Buffer strips;
- d. Freshwater swamps and marshes; and
- e. Un-proclaimed watersheds.

Notice/Certificate of Non-Conformance - notice/certificate issued to owners of all uses existing prior to the approval of the Ordinance which do not conform to the provisions herein provided.

Network of Protected Areas for Agriculture and Agro-Industrial Development (NPAAAD) - refers to agricultural areas identified by the Department of Agriculture in coordination with the National Mapping and Resource Information Authority in order to ensure the efficient utilization of land for agriculture and agro-industrial development and promote sustainable growth. The NPAAAD covers the following:

- a. All irrigated areas;
- b. All irrigable lands already covered by irrigation projects with firm funding commitments;
- c. All alluvial plain land highly suitable for agriculture whether irrigated or not;
- d. Agro-industrial croplands or lands presently planted to industrial crops that support the viability of existing agricultural infrastructure and agro-based enterprises;
- e. Highlands or areas located at an elevation of 500 meters or above and have the potential for growing semi-temperate and high-value crops;
- f. All agricultural lands that are ecologically fragile, the conversion of which

- will result in serious environmental degradation; and
- g. Mangrove areas and fish sanctuaries.

Official Zoning Map - a duly authenticated map delineating the different zones into which the whole City is divided.

Overlay Zones (OZ) - a “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.

Parks and Recreation (PR) Zone - an area designed for diversion/ amusements and for the maintenance of ecological balance in the community.

Permanent Forest or Forest Reserves - refer to those lands of the public domain, which have been the subject of the present system of classification and determined to be needed for forest purposes.

Planned Unit Development (PUD) - it is a land development scheme wherein project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning/design, building siting, complementarily of building types and land uses, usable open spaces and the preservation of significant natural land features.

Protected Areas - areas declared as belonging to the NIPAS System per RA 7586. These areas are those that have been designated or set aside pursuant to a law, presidential decree, presidential proclamation or executive order. These include:

- a. Strict nature reserves;
- b. Natural parks;
- c. National monuments;
- d. Wildlife sanctuary;
- e. Protected landscapes and seascapes;
- f. Resource reserves;
- g. Natural biotic areas; and
- h. Other categories established by law, conventions or international agreements which the Philippine Government is a signatory

Rainfed Agricultural Land Sub-Zone - an area within the Agriculture Zone of the city that is neither irrigated nor irrigable.

Reclassification of Agricultural Lands - the act of specifying how agricultural lands shall be utilized for non-agricultural uses such as residential, industrial, and commercial as embodied in the CLUP.

Residential 1 (R-1) Zone - an area within the city intended for low density residential use of 20 dwelling units per hectare. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single (nuclear) family dwellings.

Residential 2 (R-2) Zone - an area within the city intended for medium density residential use of 21 to 65 dwelling units per hectare. Per the National Building

Code, R-2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structures residential buildings for exclusive use as multi-family dwellings.

Residential 3 (R-3) Zone - an area within the city intended for medium to high density residential use of 66 or more dwelling units per hectare. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.

Rezoning - a process of introducing amendments to or change in the text and maps of the Ordinance. It also includes amendment or change in view of reclassification under Section 20 of RA 7160.

Rural Area - area outside of designated urban area.

Socialized Housing Zone (SHZ) - shall be used principally for socialized housing/ dwelling purposes for the underprivileged and homeless as defined Batas Pambansa 220.

Socialized Housing -this refers to housing [programs and] projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens.

Special Institutional Zone (SIZ) - an area within the city intended principally for particular types of institutional establishments e.g. welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/ reservation/ bases/ training grounds, etc.

Strategic Agriculture and Fisheries Development Zone (SAFDZ) - refers to areas within the NPAAAD identified for production, agro-processing and marketing activities to help develop and modernize, with the support of government, the agriculture and fisheries sectors in an environmentally and socio-culturally sound manner.

Sustainable Urban Drainage System (SUDS) - a low impact system intended to drain surface water run-off through a series of collection, storage and cleaning stages before it is released back into the environment.

Tourist Zone (TZ) - are sites within the cities and municipalities endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

Urban Area/s - include all barangay/s or portion/s of which comprising the Poblacion, Central Business District (CBD) and other built-up areas including the urbanizable land in and adjacent to said areas and where at least more than fifty (50%) percent of the population are engaged in non-agricultural activities. CBD shall refer to the areas designated principally for trade, services and business purposes.

Urban Zoning Map - a duly authenticated map delineating the different zones into which the urban area and its expansion area are divided.

Urbanizable Land - area designated as suitable for urban expansion by virtue of land use studies conducted.

Urban Regeneration - urban renewal with emphasis on historic preservation.

Urban Renewal - regeneration, modernization, or revitalization of an old, deteriorated or blighted portion of a town or city, with the objective of preparing the town or city for present and future demands of urban living. Urban renewal is also implemented to address urban problems or upgrade existing conditions that are no longer compatible with modern times, provided old buildings are adaptively re-used.

Utilities, Transportation and Services Zone (UTSZ) - an area in cities/ municipalities designated for “a range of utilitarian/ functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/ structure for low to high intensity community support functions, e.g. terminals, inter-modals, multi-modals, depots, power and water generation/ distribution facilities, telecommunication facilities, drainage/ wastewater and sewerage facilities, solid waste handling facilities and the like.” (NBC)

Variance - a device which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

Vulnerability - is a function of three elements: the exposure and sensitivity of a system to hazardous conditions and the ability or capacity of the system to cope adapt or recover from the effects of those conditions (IPCC, 2007). The IPCC defines Vulnerability to climate change as the degree to which geophysical, biological and socio-economic systems are susceptible to, and unable to cope with, adverse impacts of climate change. The Planning for Climate Change tool of UN Habitat defined the three elements of vulnerability, as follows:



Exposure: How a city is exposed to changes in the climate: what changes can already be observed, what will the climate be like in the future? Exposure considers both current and projected changes based on a review of historic and current climate information (e.g., precipitation, temperature, extreme weather events) and projected climate scenarios for the city or region. It also identifies the climate change hazards associated with the change (drought, flooding, sea level rise, increased frequency in storms) their biophysical manifestations (groundwater depletion, landslides, riverbank erosion, coastal erosion, etc.), including their current and future magnitude and frequency.



Sensitivity: The degree to which exposed people, places, institutions and sectors are impacted, either positively or negatively, by climate change today and the degree to which they could be impacted in the future. Sensitivity may be immediately related to a change in climate (e.g. a change in city water supply due to climate change related decreases in precipitation may leave 50% of the population without drinking water for 20 hours per day during dry season).



Adaptive Capacity: The degree to which people, places, institutions, and sectors are able to adapt and become more resilient to climate change impacts.

Adaptive capacity typically is indicated by socio-economic and environmental factors and local realities that enable a city or community to adjust its system in view of current and future risks.

Warehouse - refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.

Water Zone (WZ) - an area within cities and municipalities comprising bodies of water such as rivers, streams, lakes, seas, deltas, estuaries and foreshore.

Yard - as defined in the National Building Code, this is “the required open space left between the outermost face of the building/ structure and the property lines, e.g. front, rear, right and left side yards. The width of the yard is the setback.”

Zone/ Sub-Zone - an area within the city for specific land use as defined by manmade or natural boundaries.

Zoning Administrator- a city government employee responsible for the implementation/enforcement of the Zoning Ordinance in the city.

Zoning Certificate - a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

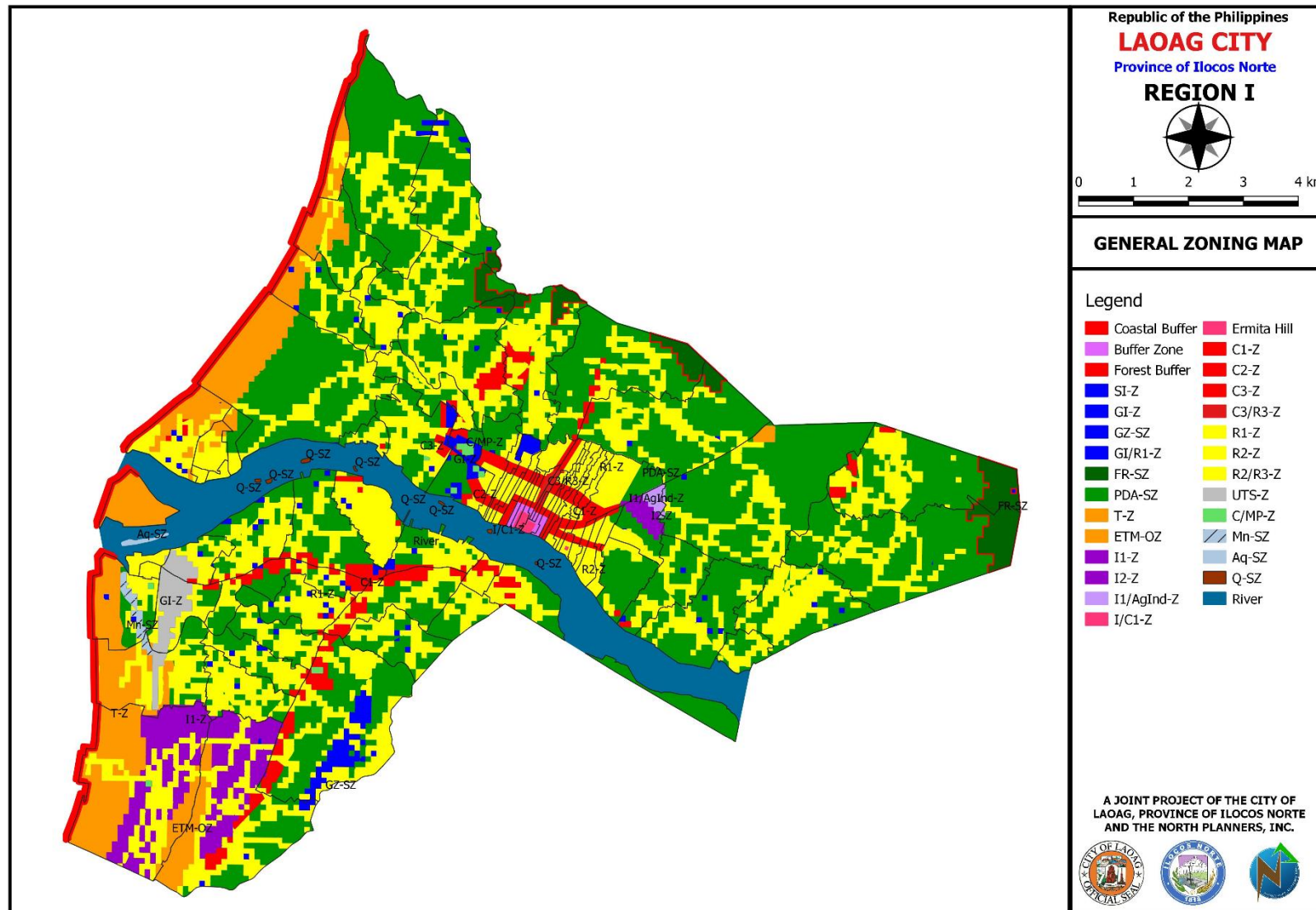
Zoning Map - a duly authenticated map delineating the different zones to which the whole city is divided into.

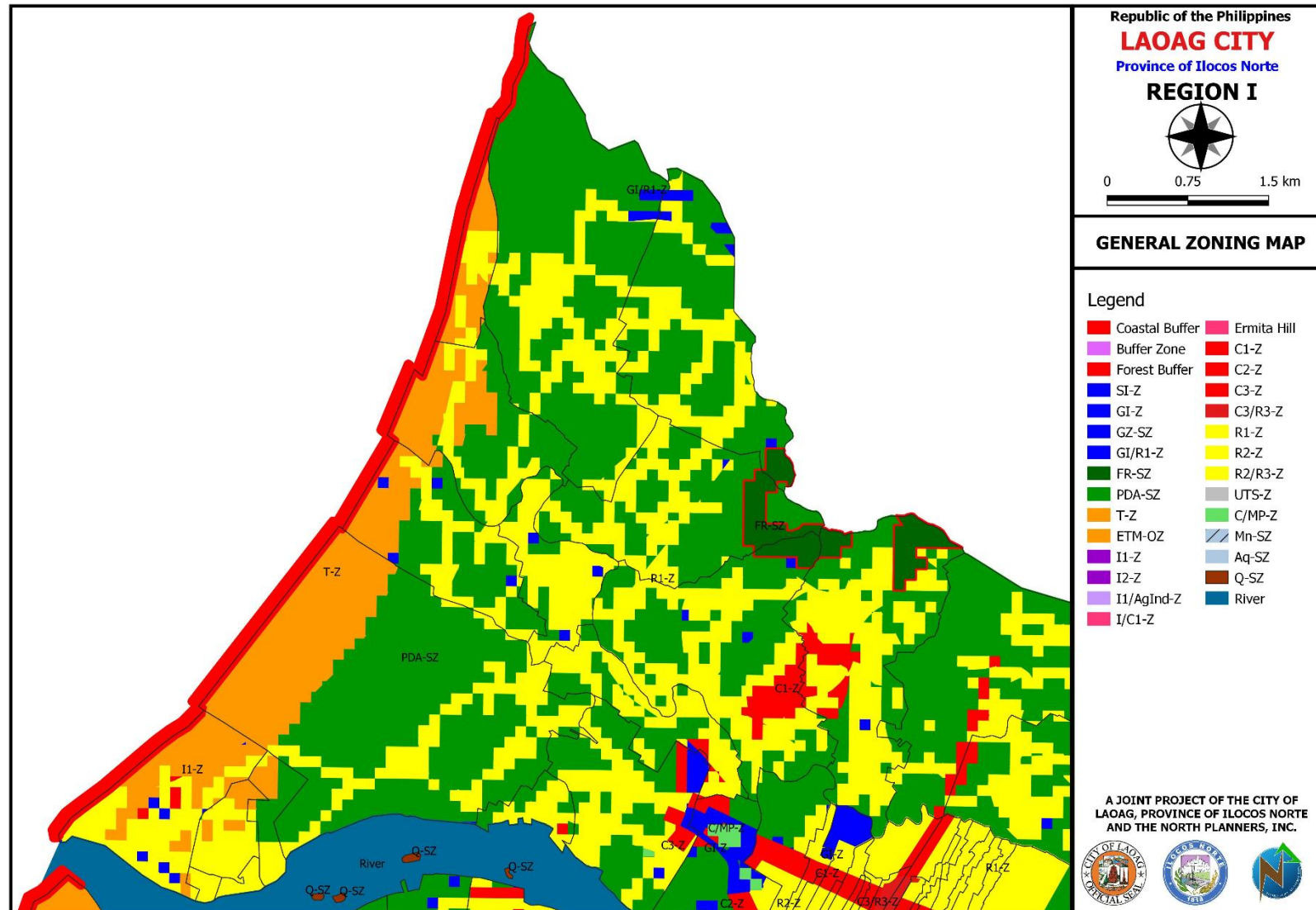
Zoning Ordinance - a local legal measure which embodies regulations affecting land use.

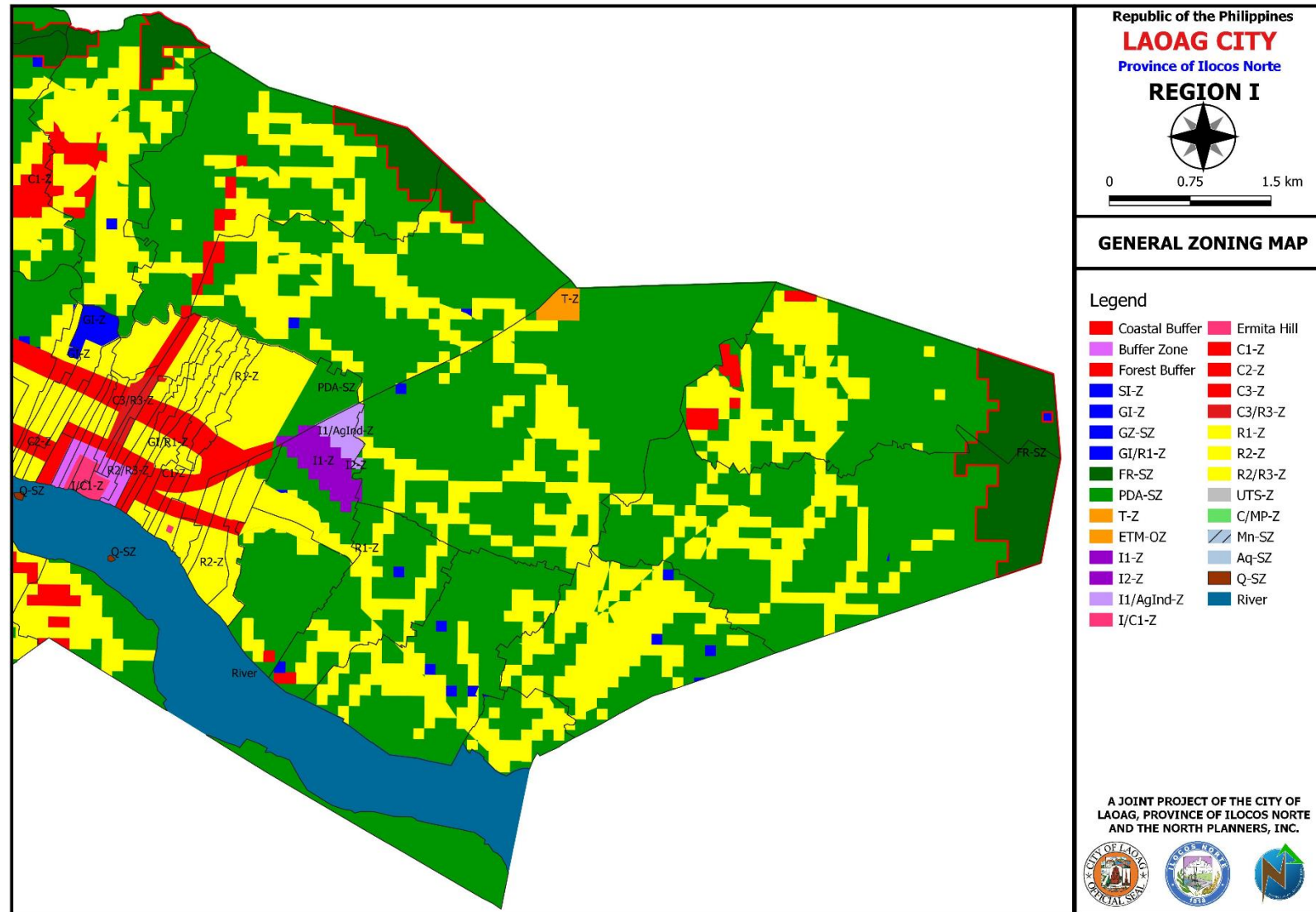
Annex B

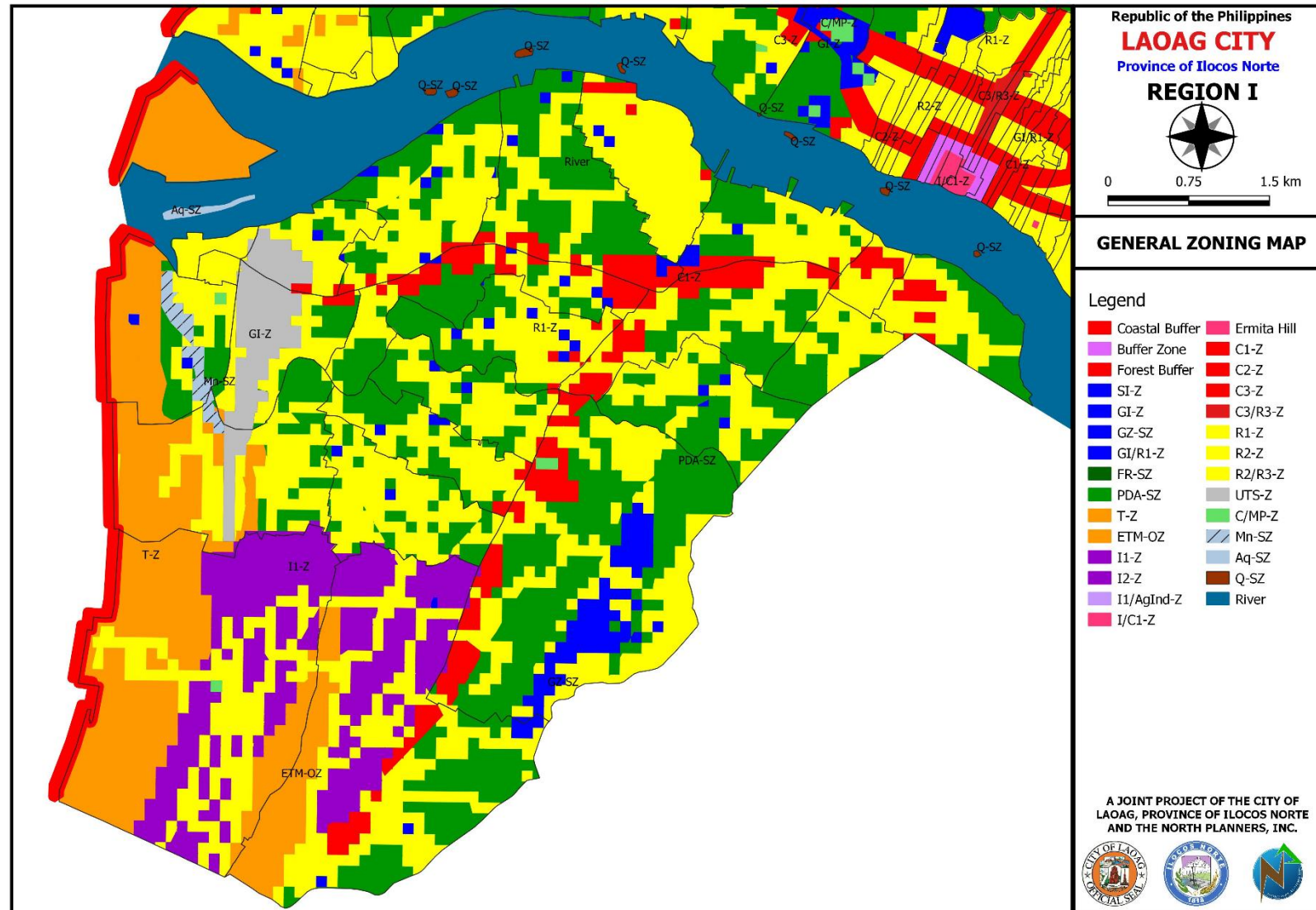
Zoning Maps

Map 1
Zoning Map

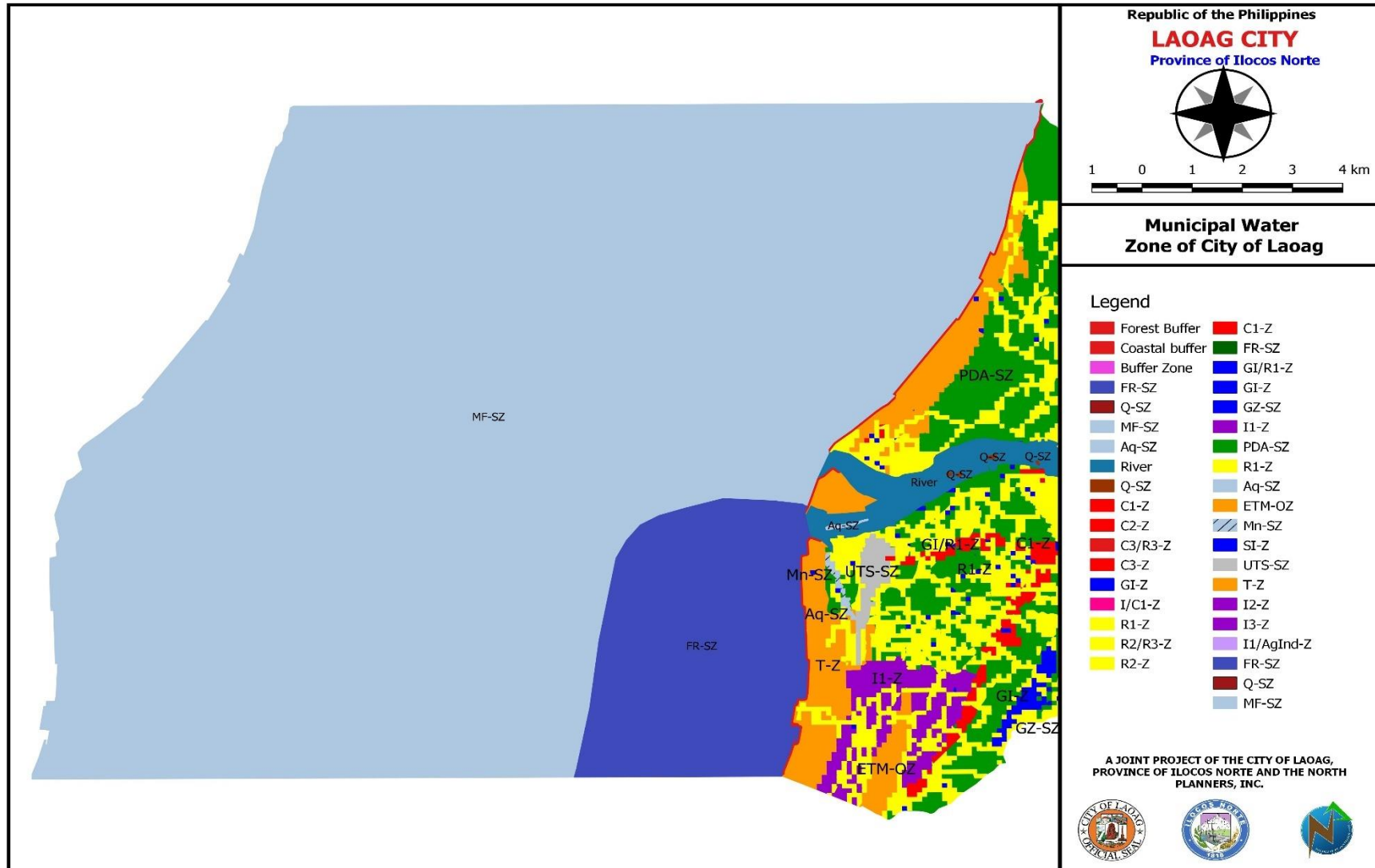




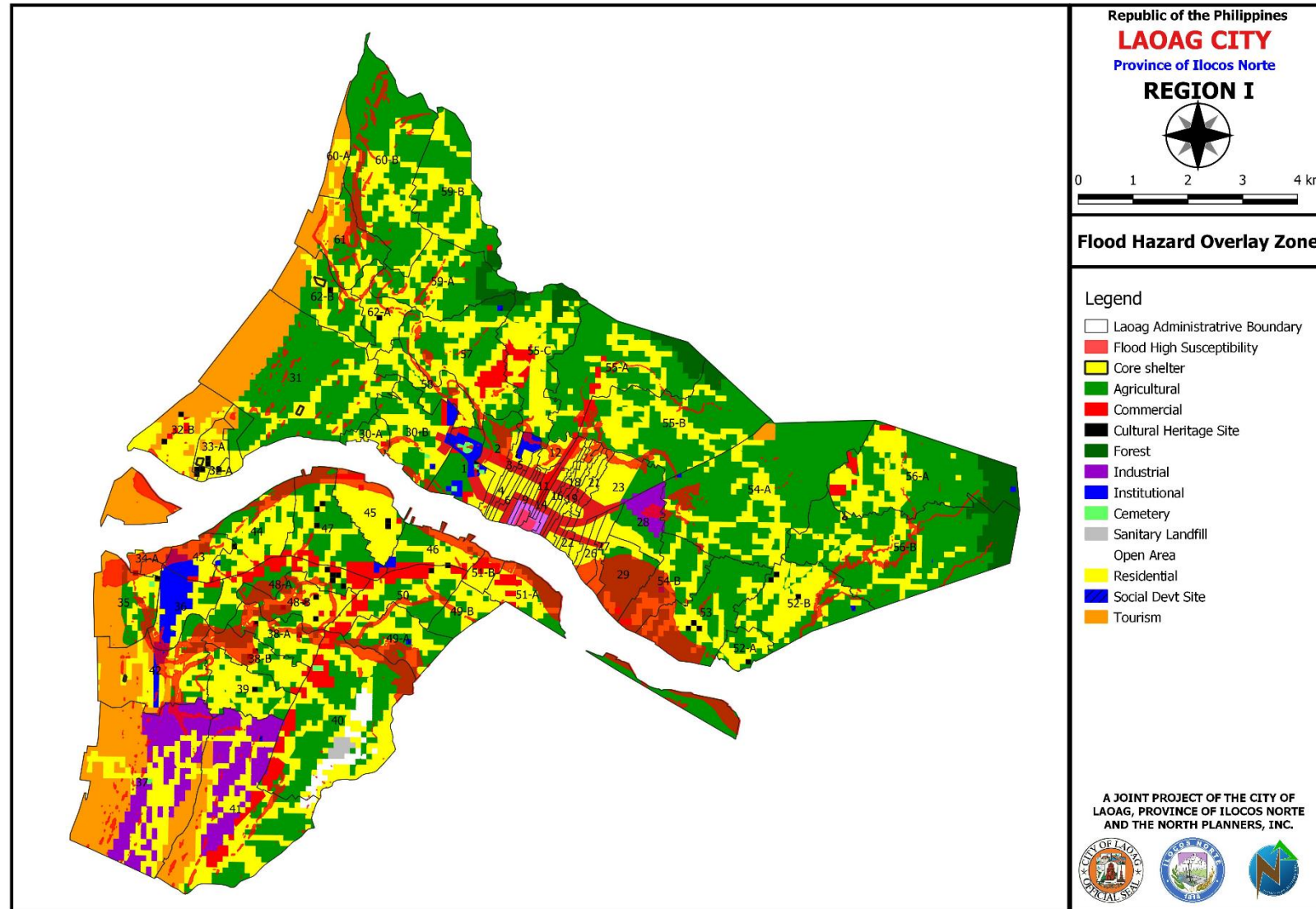




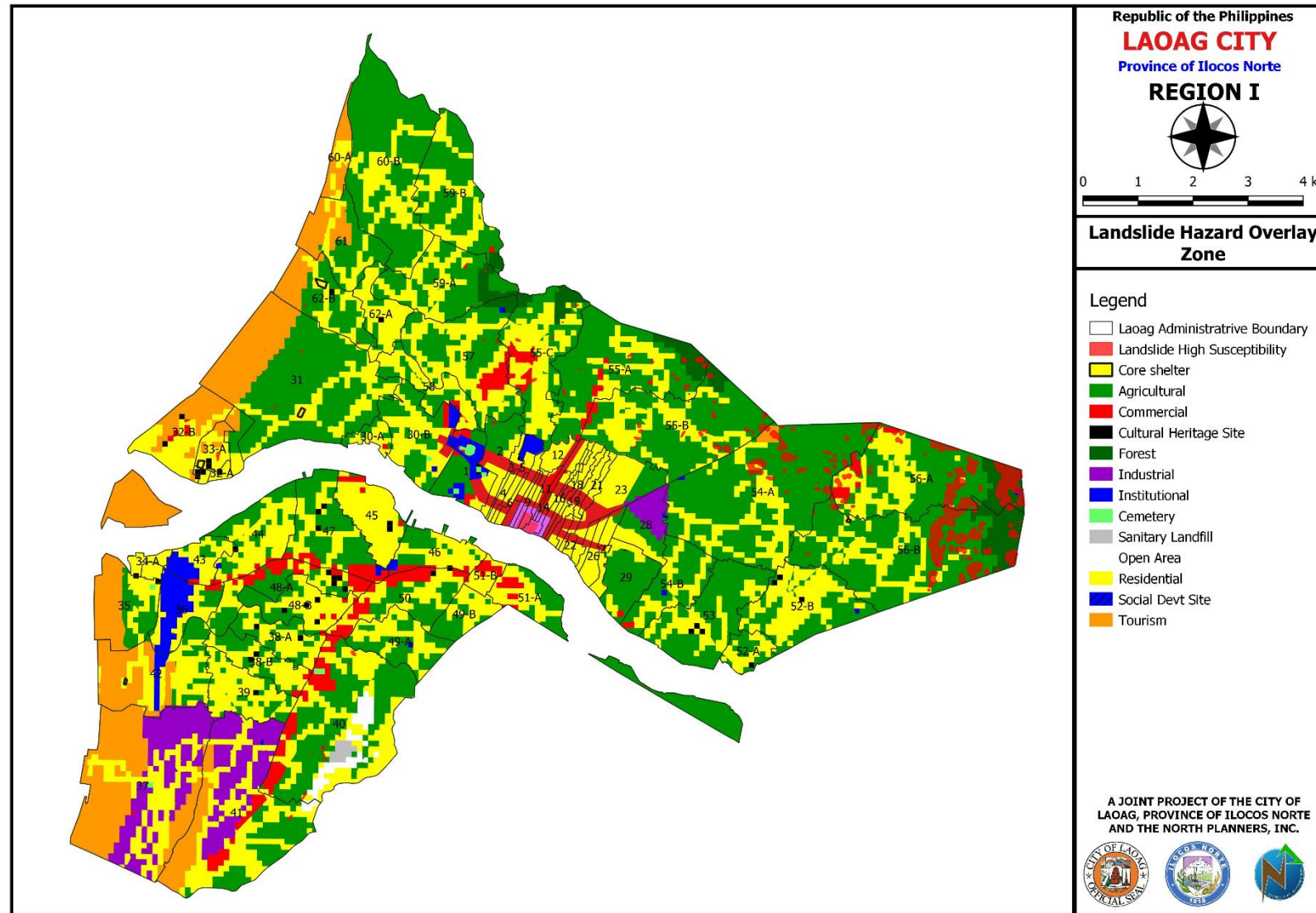
Map 2
Municipal Water Zone Overlay Map



Map 3
Flood Hazard Overlay Zone Map



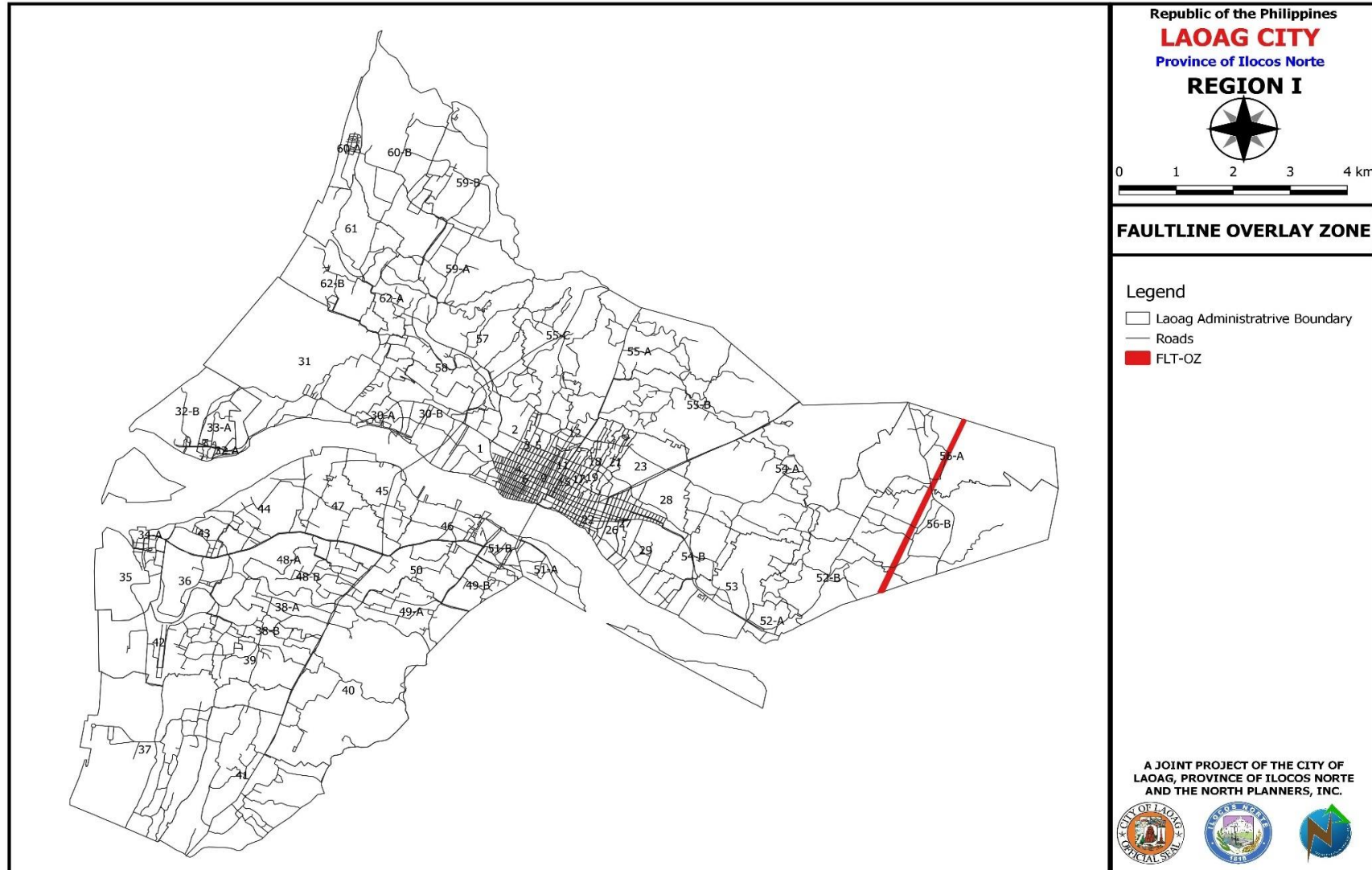
Map 4
Landslide Hazard Overlay Zone Map



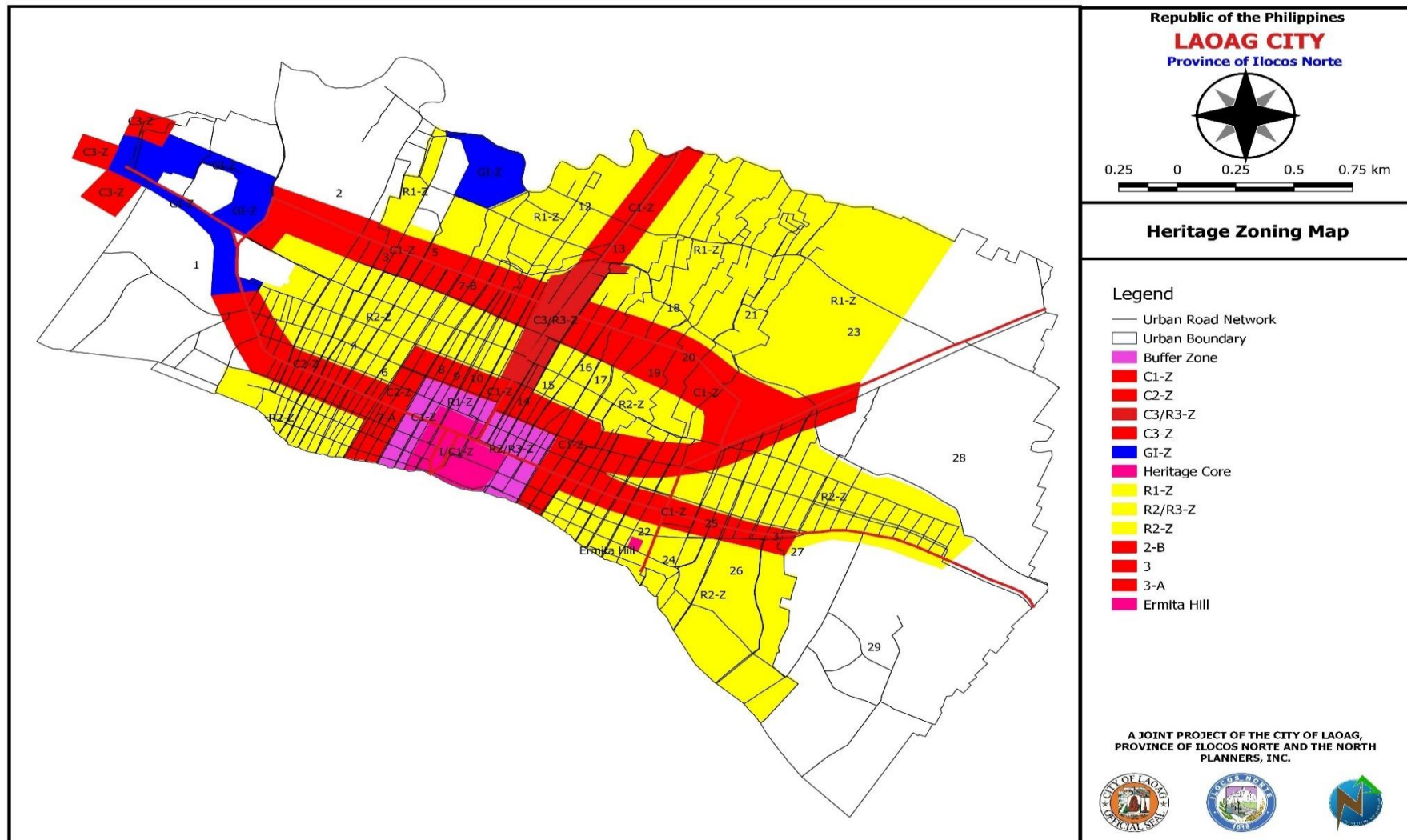
Map 5
Scenic Corridor Overlay Zone Map



Map 6
Faultline Overlay Zone Map



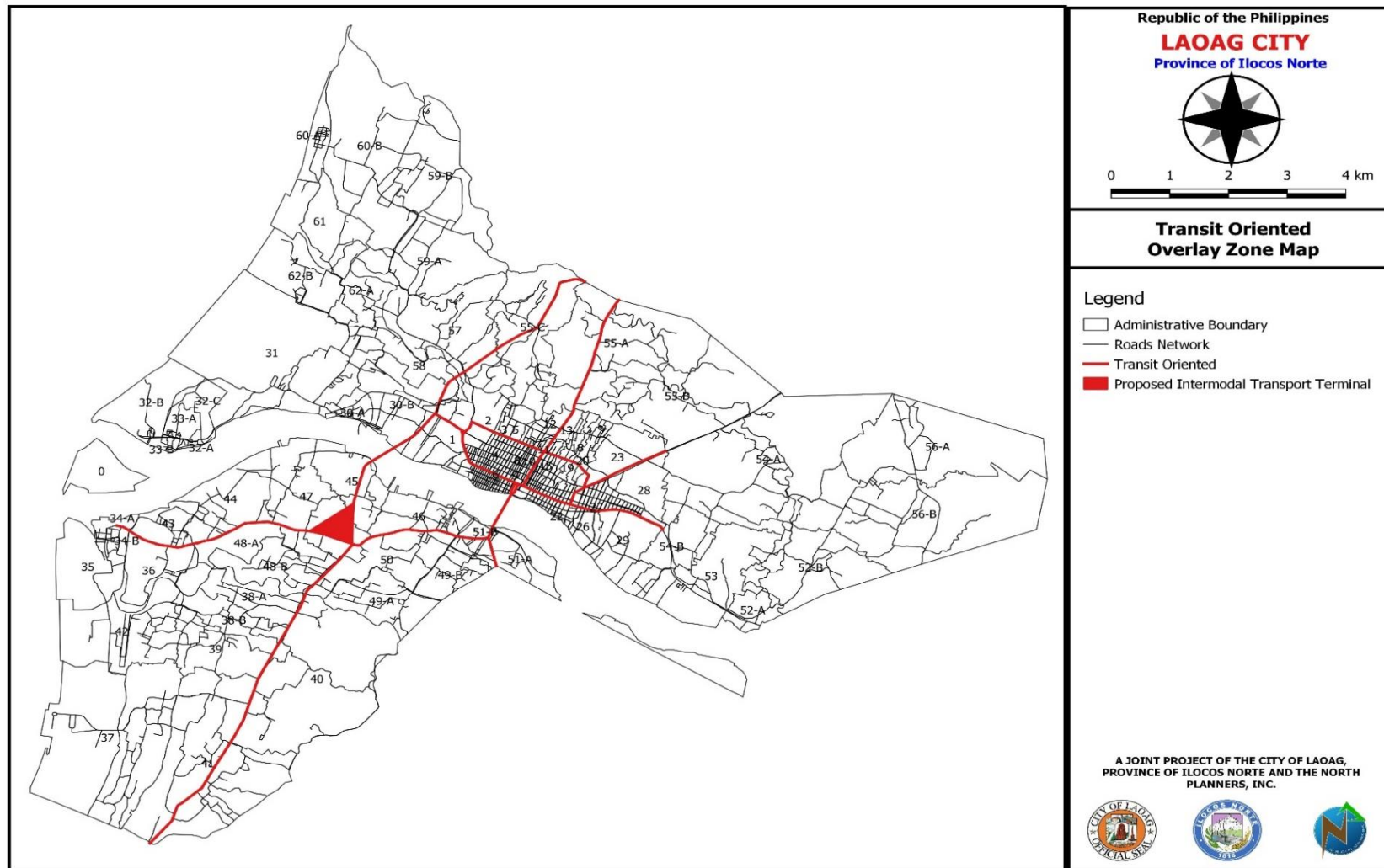
Map 7
Historical/Heritage Overlay Zone Map



Map 8
Ecotourism Overlay Zone Map



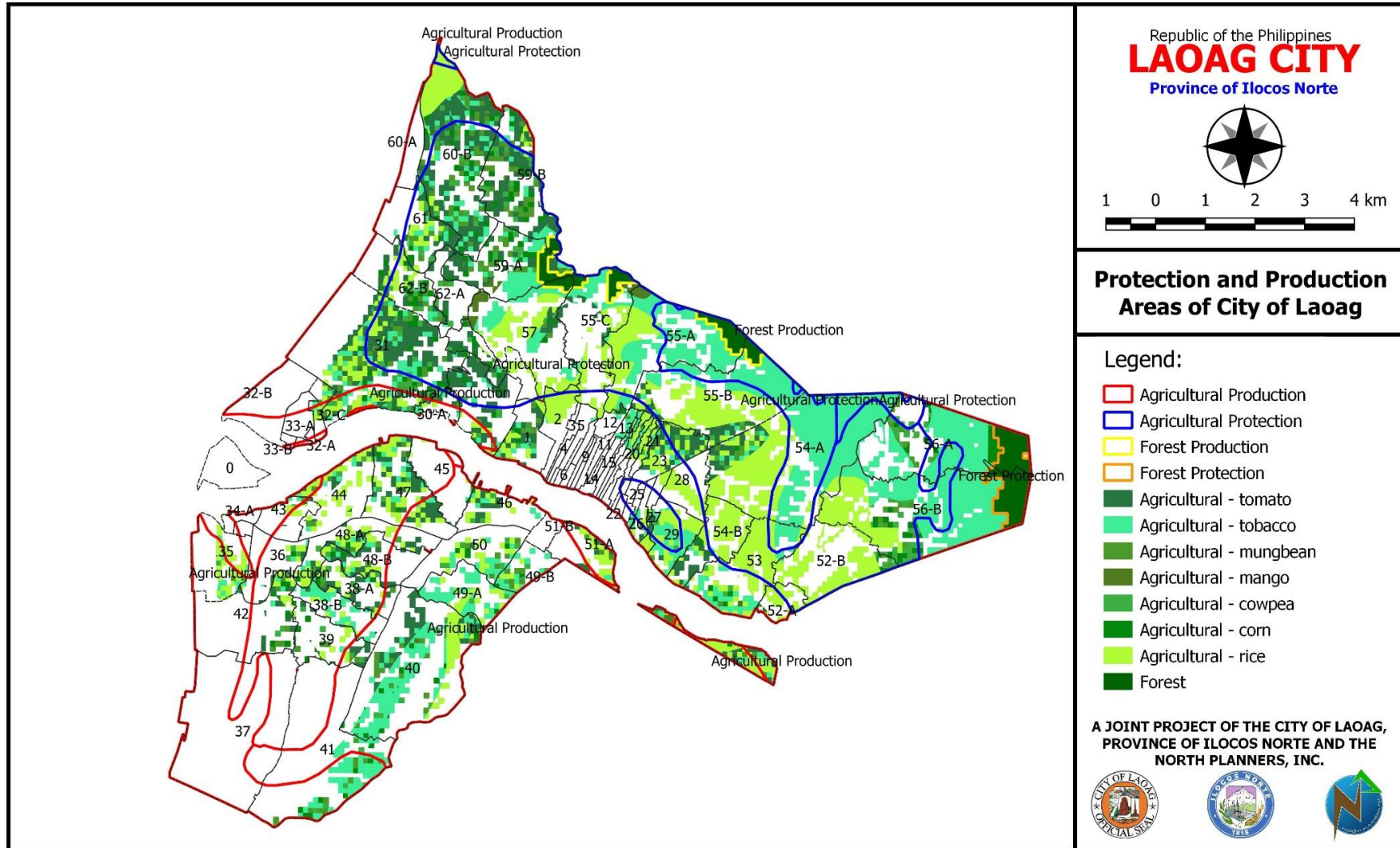
Map 9
Transit-Oriented Development Overlay Zone Map



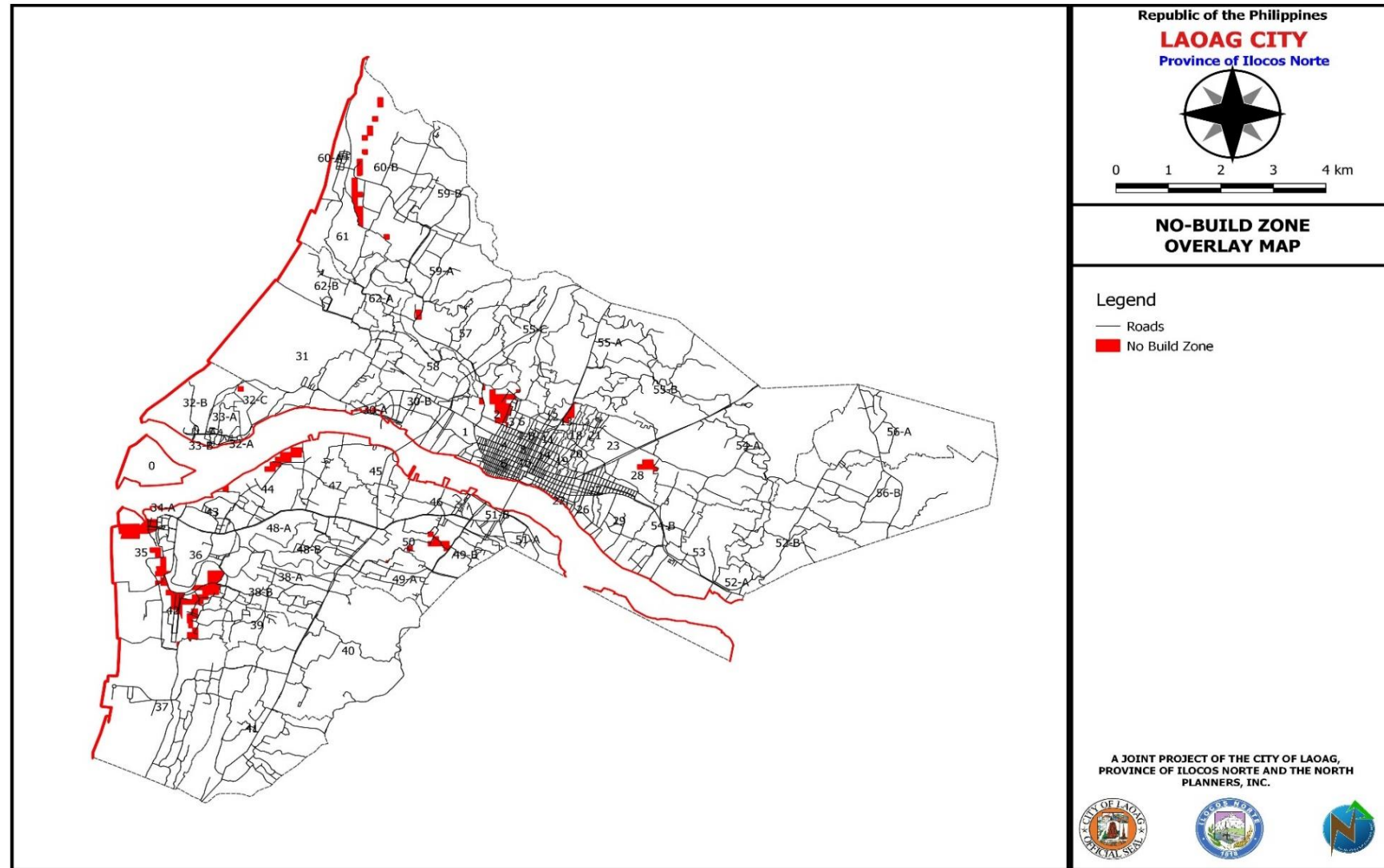
Map 10
Urban Corridor Overlay Zone Map



Map 11
Protection and Conservation Overlay Zone Map



Map 12
No Build Zone Map



Annex "C"

City Ordinance No. _____ Series of _____

**ZONING DISTRICT BOUNDARIES CITY OF LAOAG
PROVINCE OF ILOCOS NORTE**

I. URBAN CORE

A. RESIDENTIAL-1 ZONE (R1-Z)

1. That strip of land, 50 meter deep, bounded on the North by a creek, on the South by Mayor Mamerto Remigio St., on the East by Gov. A. Agbayani St., and on the West by an Agricultural Zone.
2. Three (3) contiguous blocks southward bounded on the North by a creek, on the South by Mayor Remigio St., on the East by Hernando St., and on the West by Gov. A. Agbayani St. The biggest block along Mayor Remigio St. has portions occupied by institutional buildings (Brgy. Health Center 3 and INNHS) and infrastructure/Utilities Zone (Digitel) traversed by another creek and the southern portion of which is further subdivided into 3 smaller blocks.
3. That block bounded on the North by an Agricultural Zone, on the South by Gov. Casimiro Tolentino St. (Magat Salamat St.), on the East by Julio Agcaoili St., and on the West by a creek.
4. That block bounded on the North by Gov. C. Tolentino St. (Magat Salamat St.), on the South by Apolinario Castro Ave., on the East by Gov. J. Agcaoili St., and on the west by a creek.
5. Two (2) strips of land in a block, one of which is 200-meter deep along Gov. C. Tolentino St., and the other, 100-meter-deep West of a Commercial Zone in the periphery of Gen. Segundo Ave., bounded on the North by an Agricultural Zone (further North is a creek), on the south by Gov. Tolentino St., on the East by a 50- meter Commercial Zone, and on the West by Gov. J. Agcaoili St.
6. Three (3) contiguous blocks eastward bounded on the North by Gov. C. Tolentino St., on the South by Apolinario Castro Ave., on the East by a 50-meter Commercial Zone adjacent to Gen. Segundo Ave., and on the West by Gov. J. Agcaoili St. The third block near the said Commercial Zone is crossed by a creek on the Southeast to be utilized as an Institutional Zone.
7. The block bounded on the Northeast by a creek, on the Southeast by P. Paterno St., on the West and Northwest by an unnamed City Road.
8. The parcel of land bounded on the Northwestern tip by a Commercial Zone, on the North by an Agricultural Zone (further North is a creek), on the South by Pedro Paterno St., on the East by an unnamed City Road, and on the West by Tomas Fonacier St.

9. A 200-meter strip of land, 50-meter deep, at the junction of Gomburza St., on the North by and on the East by J. Rizal Ave., further bounded on the South by an Agricultural Zone and on the West by a creek.
10. That parcel of land bounded on the North by creek, on the South by T. Pasion Ave., on the East by a Residential Zone at the northern tip of Gov. M Farolan St., and on the West by Moraita St.
11. The strips of land in that block at the western tips of Gov. Primo Lazaro Ave., Gen. Antonio Luna St. and Bonifacio St. occupying 50 meters on all sides along unnamed city roads and surrounding an Agricultural Zone.
12. All lots 15 meters inward along both sides of city and barangay roads of barangays where there are still agricultural lands particularly Barangays 1, 2, 12, 13, 23, 27, 28 and 29, are hereby classified as Residential 1 (R1) district.

B. RESIDENTIAL-2 ZONE (R2-Z)

1. The parcels of land bounded on the North by Apolinario Castro Ave., on the South by Mayor M. Remigio St., on the East by Gov. J. Agcaoili St., and on the West by Giron St., except the Agricultural Zone in the mid-portion enclosed by creeks and the Institutional Zone at the corner of Giron and Mayor Remigio Sts.
2. That block bounded on the North by A. Castro Ave., on the South by Mayor Remigio St., on the East by Gov. Irineo Ranjo St., and on the West by Gov. J. Agcaoili St., except the 50-meter depth Institutional Zone below a creek.
3. The triangular-shaped parcel of land traversed by a creek bounded on the North by A. Castro Ave., on the Southeast by an irrigation road and on the West by Gov. I. Ranjo St.
4. The two (2) adjoining blocks bounded on the North by a creek, on the South by Mayor M. Remigio St., on the East by Dr. Pablo Raval St., and on the West by Gov. I. Ranjo St.
5. The block bounded on the North by a creek, on the South by Mayor M. Remigio St., on the East by a 50-meter deep Commercial Zone from Gen. Segundo Ave., and on the West by Dr. P. Raval St.
6. The three (3) contiguous blocks eastward bounded on the North by Mayor Remigio St., on the South by A. Mabini St., on the East by Don Celestino Peralta St., and on the West by J. Tamayo St.
7. The block bounded on the North by Mayor M. Remigio St., on the South by A. Mabini St., on the East by Don Severo Hernando Ave., and on the West by Hiron St., except the 50-meter Institutional Zone along A. Mabini St.

8. The seven (7) adjacent blocks eastward bounded on the North by Mayor M. Remigio St., on the South by A. Mabini St., on the East by a 50-meter deep Commercial Zone along Gen. Segundo Ave., and on the West by Don S. Hernando Ave., except the 50-meter deep Institutional Zone along Mayor Remigio St., Gov. I. Ranjo St. and Gov. J. Agcaoili St.
9. The three (3) contiguous blocks bounded on the North by a creek (further North is an irrigation road), on the South by Laoag Cadre Road, on the East by P. Acosta St., and on the West by a 50-meter Commercial Zone in the perimeter of Gen. Segundo Ave., except the 50-meter deep Institutional Zone at the corner of Laoag Cadre Road and Don P. Acosta St.
10. The four (4) contiguous blocks bounded on the North by Laoag Cadre Road, on the South by A. Mabini St., on the East by Don Eleuterio Ruiz St. Extension, and on the West by a 50-meter Commercial Zone along the periphery of Gen. Segundo Ave.
11. The six (6) adjacent blocks bounded on the North by T. Pasion Ave., on the South by M. H. del Pilar St., on the East by Gov. Farolan St. (further East is an unsegregated Residential Zone), and on the West by Gov. Jose Ocampo St.
12. The fourteen (14) adjoining blocks eastward bounded on the North by M. H. del Pilar St., on the South by Gen. Antonio Luna St., on the East by R. G. Tupaz St., and on the West by Maria Dizon St.
13. The three (3) blocks bounded on the North of M. H. del Pilar St., on the South by the national highway going to the Municipality of Sarrat, on the West by Almazan St., and on the East by an unsegregated Residential Zone after Gov. M. Farolan St.
14. The strip of land south of the national highway going to the Municipality of Sarrat with depth of 100 meters from the southern tip of Jose Evangelista St. gradually reducing to 50 meters at the Gov. Felicisimo Aquino St. Ext. and eastward up to the boundary of the rural barangay broken only by Commercial and Institutional Zone opposite R. G. Tupaz St. and Almazan St. respectively.

C. RESIDENTIAL-3 ZONE (R3-Z)

1. The two (2) adjoining blocks eastward bounded on the North by A. Mabini St., on the South by Gomburza St., and on the East by a 30-meter deep Commercial Zone along Don C. Peralta St., and on the West by N. Del Castillo St.
2. A block bounded on the North by A. Mabini St., on the East by Don S. Hernando Ave., on the West by Giron St., and on the South by a 50-meter deep Commercial Zone along Gomburza St.
3. The seven (7) adjacent blocks bounded on the North by A. Mabini St., on the South by Gomburza St., on the West by Don S. Hernando Ave., and on the East by a 50-meter Commercial Zone along Gen. Segundo Ave.

4. The eight (8) adjacent blocks eastward bounded on the North by Gomburza St., on the South by Gov. Domingo Samonte St., on the East by Z. Flores St., and on the West by Ma. R. Cruses St. (first block traversed by a creek), except that portion in the third block along Gov. D. Samonte St. used as institutional (Savior Christian Academy)
5. The nine (9) adjoining blocks bounded on the North by Gomburza St., on the South by Gov. D. Samonte St., on the East by Gov. F. Castro St., and on the West by Don Mauricio Castro Ave.
6. The nine (9) contiguous blocks bounded on the North by T. Pasion Ave., on the South by Gov. D. Samonte St., on the East by Caluya St., and on the West by Gov. C. Ligot St.
7. The fourteen (14) adjacent blocks eastward bounded on the North by Gov. D. Samonte St., on the South by Gov. Primo Lazaro Ave., on the East by Zacarias Flores St., and on the West by Rizal St.
8. The five (5) blocks bounded on the North by Tupas Ave., on the South by J. Luna St., on the East by Don F. Julian St., and on the West by M. J. Guerrero St.
9. The nine (9) blocks bounded on the North by Tupas Ave., on the South by J. Luna St., on the East by Evangelista St., and the West by Julian St.
10. Those blocks, one-lot-deep, bounded on the North by J. Luna St., on the South by riversand bordering Laoag River, on the East by V. Llanes St. Ext., and on the West by Judge Ma. Justo Guerrero St.
11. The five (5) contiguous blocks eastward bounded on the North by A. Mabini St., on the South by Tomas Pasion Ave., on the East by Don E. Ruiz St., and on the West by Gov. C. Ligot St.
12. The four (4) adjoining blocks eastward bounded on the Northwest by P. Paterno St., on the South by T. Pasion Ave., and on the East by Don Ireneo Javier St., the first block being triangular in shape at the corner of P. Paterno St. and T. Pasion Ave.
13. The two (2) contiguous blocks bounded on the North by a creek, on the South by T. Pasion Ave., on the East by Moraita St., and on the West by Don I. Javier St.
14. The six (6) adjoining blocks eastward bounded on the North by T. Pasion Ave., on the South by M. H. del Pilar St., on the East by Melchor Flor St., and on the West by Caluya St., the first block which is the biggest, having street extensions along M. H. del Pilar St., and at its East is P. Paterno St.
15. The six (6) adjoining blocks eastward bounded on the North by T. Pasion Ave., on the South by M. H. del Pilar St., on the West by Don I. Javier

St., and on the East by Moraita St. except that middle portion of the 6th blocks along Moraita St. stretching 15 meters along Moraita St. and 30-meter deep occupied as an Institutional Zone.

16. The fourteen (14) contiguous blocks eastward bounded on the North by Gov. P. Lazaro Ave., on the South by Gen. Antonio Luna St., on the East by Z. Flores St., and on the West by J. Rizal Ave. Extension.

17. The sixteen (16) adjacent blocks eastward bounded on the North by Bonifacio St., on the South by Tupaz Ave., on the East by Evangelista St., and on the West by Judge Ma. Justo Guerrero St.

18. The five (5) contiguous blocks bounded on the North By F. R. Castro St., on the South by J. Luna St., on the East by M. Castro St., and on the West by Zulueta St.

19. The four (4) blocks bounded on the North by F. R. Castro St., on the South by Juan Luna St., on the East by J. Evangelista St., and on the West by Don L. Ablan St.

20. The four (4) blocks, one-lot-deep, bounded on the North by J. Luna St., on the South by Laoag riversand, on the East by Guerrero St. Ext., and on the West at the southern tip of Don Villanueva St.

21. The three-(3) succeeding blocks eastward bounded on the North by J. Luna St., on the east by Lampitoc St., on the West by Guerrero St. Ext., maintaining the required easement on the borders of Laoag River.

22. The four (4) blocks bounded on the North by J. Luna St., on the South by Gov. Emilio Medina St., on the East by the Southern tip of Tomas Fonacier St., and on the West by Lampitoc St.

23. The strip of land along Gov. Emilio Medina St., one-lot-deep, bordering the sands of Laoag River.

D. COMMERCIAL-1 ZONE (C1-Z)

1. The strip of land, 50-meter deep, along Gen. Segundo Ave. stretching 300 meters from Gov. Casimiro Tolentino St. towards the Municipality of Bacarra bounded on the South by a Residential Zone.

2. A strip of land, 50-meter deep, perpendicular to an Institutional Zone and 250 meters therefrom, bounded on the North by an Agricultural Zone, on the South by the said Institutional Zone along Circumferential Road, on the East by an Agricultural Zone, and on the West by Gen. Segundo Ave.

3. Another strip of land, 50-meter deep, bounded on the North by Gov. C. Tolentino St., on the South by a creek, on the East by Gen. Segundo Ave., and on the West by a Residential Zone.

4. A parcel of land, 30-meter deep, bounded on the North by A. Mabini St., on the South by Gomburza St., on the East by Don Celestino Peralta St., and on the West by a Residential Zone along Hernando St.
5. Except the Southern portion occupied for the 50-meter institutional area along Gomburza St., that block further bounded on the North by A. Mabini St., on the East by Gov. Roque B. Ablan Ave., and on the West by Don C. Peralta St.
6. A parcel of land, 50-meter deep from Gomburza St., further bounded on the North by a residential Zone along A. Mabini St., on the East by Don Severo Hernando Ave., and on the West by Giron St.
7. That strip of land, 50-meter deep, bounded on the North by A. Mabini St., on the South by Gomburza St., on the East by Gen. Segundo Ave., and on the West by a Residential Zone along Gov. F. Castro St.
8. That block bounded on the North by A. Mabini St., on the South by Tomas Pasion Ave., on the East by Gov. C. Ligot St., and on the West by Gen. Segundo Ave.
9. That strip of land with a lot depth of 50 m. and length of 250 meters from an Institutional Zone (DPWH and LTO compound) bordered by Laoag Cadre Road opposite Camp Juan Valentin on the South, by an Agricultural Zone on the North, and by a Residential Zone on the Southeast.
10. That block bounded on the North by Gomburza St., on the South by Gov. Domingo Samonte St., on the East by Don Mauricio Castro St., and on the West by Zacarias Flores St.
11. That block bounded on the North by Gomburza St., on the South by Gov. D. Samonte St., on the East by Gen. Segundo Ave., and on the West by F. R. Castro St.
12. That block bounded on the North by T. Pasion Ave., on the South by Gov. D. Samonte St., on the East by Gov. C. Ligot St., and on the West by Gen. Segundo Ave.
13. The two (2) adjoining blocks bounded on the North by Gov. D. Samonte St., by Gov. Primo Lazaro Ave. on the South, by Gen. Segundo Ave. on the East, and by Gov. Ireneo Ranjo St., on the West.
14. The two (2) adjoining blocks bounded on the North by Gov. D. Samonte St., on the South by M. H. del Pilar St., on the East by Fonacier St., and on the West by Gen. Segundo Ave.
15. A parcel of land, 50-meter deep from Tomas Pasion Ave., bounded on the East by Don Ireneo Javier St., on the West by Melchor Flor St., and on the South by an Infrastructure/Utilities Zone along M. H. del Pilar St.

16. The four (4) blocks bounded on the North by Tupaz Ave., on the South by Juan Luna St., on the East by V. Llanes St., and on the West by Evangelista St.
17. The seven (7) adjacent blocks bounded on the North by Gov. D. Samonte St., on the South by M. H. del Pilar St., on the East by Caluya St., and on the West by Sen. S. Fonacier St.
18. The two (2) blocks bounded on the North by J. Rizal Ave., on the South by F. R. Castro St., on the East by J. Basa St. and on the West by Zulueta St.
19. The thirteen (13) contiguous blocks eastward bounded on the North by J. P. Rizal Ave., on the South by F. R. Castro St., on the East by the junction of J. Rizal Ave. and F. R. Castro St. leading to the Municipality of Sarrat, and on the West by Basa St.
20. The seven (7) adjoining blocks eastward bounded on the north by M.H. del Pilar St. on the south by Gen. Antonio Luna St., on the east by Maria Dizon St. and on the West by Zulueta St.
21. The strip of land 50 meters deep bounded on the north side of M.H. del Pilar st. going east to Maria Dizon St.
22. The strip of land, 50 meters deep both sides along Maria Dizon St. goinf to the Municipality of Vintar.
23. The strip of land, 50 meters deep both sides along Rizal St. from junction of Rizal St., Gen. Luna St. & Bonifacio St. going to the municipality of sarrat.
24. The strip of land 50 meters deep both sides along P. Gomez St. from junction of T. Pasion St., Maria Dizon St. and P. Gomez St. going to the west until the crossing of A. Agcaoili St. and P. Gomez St.

E. COMMERCIAL-2 ZONE (C2-Z)

1. The ten-(10) contiguous blocks bounded on the North by M. H. del Pilar St., on the South by Gen. A. Luna St., on the East by Zulueta St., and on the West by Gen. Segundo Ave.
2. That block bounded on the North by Gen. A. Luna St., on the South by J. P. Rizal St., on the East by Gen. Segundo Ave., and on the West by F. Castro St.
3. The ten (10) contiguous blocks bounded on the North by Gen. A. Luna St., on the South by J. P. Rizal Ave., on the East by Zulueta St., and on the West by Gen. Segundo Ave.
4. The eight (8) adjoining blocks bounded on the North by J.P. Rizal Ave., on the South by Bonifacio Ave., on the East by Balintawak St., and on the West by Zacarias Flores St.
5. The four (4) contiguous blocks bounded on the North by J. P. Rizal

Ave., on the South by F. R. Castro St., on the East by Zulueta St., and on the West by M. Nolasco St.

6. The two (2) adjoining blocks bounded on the North by Bonifacio St., on the South by Tupaz Ave., on the East by Don M. Fariñas St., and on the West by Evangelista St.

7. The four (4) contiguous blocks bounded on the North by F.R. Castro St., on the South by Juan Luna St., on the East by Zulueta St., and on the West by M. Nolasco St.

8. A parcel of land, 50-meter deep, along the national highway leading to the Municipality of Vintar opposite an Institutional Zone, and further bounded by Institutional Zone on the East, by an Agricultural.

9. That block currently occupied by the Laoag Central Elementary School bounded on the North by J.P. Rizal St., on the East by Nolasco St., on the South by F.R. Castro St and on the West by Paco Roman St.

10. The three (3) contiguous blocks eastward bounded on the North by Gov. D. Samonte St., on the South by Gov. P. Lazaro Ave., on the west by M. Fariñas St., and on the East by Gov. I. Ranjo Street.

11. The sixteen (16) adjacent blocks eastward bounded on the North by Gen. Antonio Luna St., on the South by Jose Rizal Ave., on the East at the junction of Gov. Jose Castro, Gen. Luna St., Jose Rizal Ave. and F. R. Castro roads going to the Municipality of Sarrat and on the West by Zulueta St.

12. The two (2) adjoining blocks bounded on the North by Gen. A. Luna St., on the East by Don F. Fontanilla St., and on the Southwest by Jose Rizal Ave. Extension.

13. The six (6) contiguous blocks bounded on the North by Gen. A. Luna St., on the South by Jose Rizal Ave., on the East by Gov. Roque B. Ablan Ave., and on the West by Don D. Flor St.

14. The five (5) adjacent blocks bounded on the North by Gen. A. Luna St., on the South by J. P. Rizal Ave., on the East by Gen. Hizon St., and on the West by C.A. Samonte St.

15. The eleven-(11) adjoining blocks bounded on the North by J. Rizal Ave., on the South by Bonifacio St., on the East by Z. Flores St., and on the West by Judge Ma. Justo Guerrero St.

16. That block bounded on the North by Gov. P. Lazaro Ave., on the South by Gen. Antonio Luna St., on the East by Don Mauricio Castro Ave., and on the West by Zacarias Flores St.

17. That block bounded on the North by Gov. P. Lazaro Ave., on the South by Gen. A. Luna St., on the East by Don Severo Hernando Ave., and on the West by Gen. Hizon St.

18. The six (6) adjacent blocks bounded on the North by Gov. P. Lazaro

Ave., on the South Gen. A. Luna St., on the East by Gen. Segundo Ave., and on the West by Don M. Fariñas St.

19. That block bounded on the North by Gen. A. Luna St., on the South by J. P. Rizal Ave., on the East by Don. D. Flor St., and on the West by Gov. A. Agbayani St.

20. That block bounded on the North by Gen. A. Luna St., on the South by J. P. Rizal Ave., on the East by A. Samonte St., and on the West by Gov. R. Ablan Ave.

21. The four (4) blocks bounded on the north by D. Samonte St., on the south by Gov. Primo Lazaro St., on the west by Zacarias Flores St. and on the east by M.V. Farinas St.

22. The strip of land, 100 meters both sides along Rizal St. from the north junction of Rizal St. & Samonte St. and from the south junction of Rizal St., Gen. Luna St. and Judge Maria Justo Guerrero St.

F. COMMERCIAL-3 ZONE (C3-Z)

1. The parcels of land on the Southwestern portion of the urban core in Barangay 01 bounded on the North by the City Slaughterhouse, on the East by another commercial district, by the Laoag River bank on the South and in the West by an agricultural land and the Maharlika Gardens.

2. The parcel of land at the lower West portion of the urban core in Brgy. 1, the site of the City slaughterhouse, the Discolandia and the Cockpit.

3. That block bounded on the North by a creek, on the South by Mayor Mamerto Remigio St., on the East by Gen. Segundo Ave., and on the West by Dr. Pablo Raval St.

4. Also a strip of land, 50-meter deep, bounded on the North by an unnamed road, on the South by Laoag Cadre Road, on the East by a Residential Zone, and on the West by Gen. Segundo Ave.

5. A parcel of land with 50-meter deep from Apolinario Mabini St. (South) on the North by Mayor Remigio St., South by A. Mabini St. further bounded on the East by Gen. Segundo Ave., and on the West by a Residential Zone.

6. Likewise a strip of land, 50-meter deep, bounded on the North by Laoag Cadre Road, on the South by A. Mabini St., on the East by a Residential Zone and on the West by Gen. Segundo Ave.

G. GENERAL INSTITUTIONAL ZONES

1. That parcel of land (MMSU-CE Campus) bounded on the North by an Infrastructure/Utilities Zone (further north is creek), on the South by a. Castro Ave., on the East is a Park and Recreation Zone (further East is

another creek), and on the West, also a Park and Recreation Zone (further West is Gov. A. Agbayani St.).

2. The strip of land at the corner of Gen. Segundo Ave. on the West, 75-meter deep, and the Circumferential Road on the South 50-meter deep, and further bounded on the North by Commercial and Agricultural Zones and on the East likewise by an Agricultural Zone.

3. The two (2) parcels of land along Hernando St., 50-meter deep each, occupied by Brgy. Health Center #3 and INNHS Science Compound, both in a residential block.

4. That block occupied by Centennial Coliseum and INNHS Compound bounded on the North by A. Castro Ave. (further North is the Rizal Park), on the South by Mayor M. Remigio St., on the East by Gov. R.B. Ablan Ave., and on the West by Hernando St.

5. The two (2) adjoining blocks southward with an unnamed road and traversed by creeks, bounded on the North by A. Castro Ave., on the South by Mayor M. Remigio St., on the East by Giron St., and on the west by Gov. R.B. Ablan Ave.

6. The strip of land, 50-meter deep from Mayor M. Remigio St on the South, Giron St on the West, and Don S. Hernando Ave on the East, North of which is a Residential Zone (further North is a creek)

7. The parcel of land bounded on the North by a creek (further North is a Residential Zone and A. Castro Ave.), on the South by an irrigation road, on the East by Gov. I. Ranjo St., and on the west by Gov. J. Agcaoili St.

8. That northern portion of a residential block, 30 meters deep from M. Remigio St., bounded on the South by A. Mabini St., on the East by I. Ranjo St. and on the West by J. Agcaoili St.

9. The site of a Chapel along A. Castro Ave within a residential block the latter being bounded on the North by Gov. C. Tolentino St., on the South by a. Castro Ave., on the East by J. Agcaoili St.

10. The strip of land, 50-meter deep, from Laoag Cadre Road (Southern boundary), and further bounded on the North by a Residential Zone, on the East by M. Nolasco St., and on the West by P. Acosta St.

11. That block bounded on the North by a creek and irrigation road, on the South by Laoag Cadre Road, on the East by an unnamed road, and on the west by A. Castro St.

12. The parcels of land (sites of DPWH, DOH, LTO and other institutional structures) bounded on the North by an Agricultural Zone, on the South by Laoag Cadre Road, on the East by a Commercial Zone, and on the West by an unnamed road.

13. The whole block bounded on the North by Laoag Cadre Road, on the South by Tomas Pasion Ave., on the East by Laoag Cadre Road – Tomas Fonacier St., and on the West by Don Eleuterio Ruiz St. Ext. The Northwestern portion of this block is occupied by the Bishop’s Residence, Carmelite, Provincial Hospital, Mormon Church and other General Institution uses.
14. The five (5) contiguous blocks bounded on the North by Mayor M. Remigio St., on the South by a. Mabini St., on the East by Giron St., and on the West by C. Peralta St.
15. That strip of land, 50-meter deep from a. Mabini St. (southern boundary), bounded on the North by a Residential Zone (further North is Mayor Remigio St.), on the East by Don S. Hernando Ave., and on the West by Giron St.
16. That strip of land, 50-meter deep, along Gomburza St. (southern boundary) bounded on the North by an Agricultural Zone, on the East by the City Road going to Brgy. Caaocan, and on the West by a creek, occupied by CEO Motorpool, Sta. Maria Elem. School and other institutional buildings (BFP).
17. That strip of land, 50-meter deep from Gomburza St. (southern boundary) bounded on the North by a Commercial Zone (further North is A. Mabini St.), on the East by Gov. R. B. Ablan Ave., and on the West by Don C. Peralta St. (Siazon Park)
18. That strip of land, 50-meter deep from Gomburza St. (southern boundary) bounded on the North by a Residential Zone (further North is A. Mabini St.), on the East by A. Samonte St., and on the West by Gov. R. B. Ablan Ave.
19. That parcel of land, triangular-shaped, at the junction of the western tips of Gomburza St. and J. P. Rizal Ave., further bounded on the East by the road leading to Brgy. Caaocan.
20. That piece of land, also triangular, at the junction of Gov. D. Samonte St. and J. P. Rizal Ave., bounded on the East by residential area and further East by A. Cid St.
21. That strip of land, 50-meter deep from A. Mabini St. (northern boundary) bounded on the South by a Residential Zone (further South is Gomburza St.), on the East by Zacarias Flores St., and on the West by A. Samonte St.
22. That strip of land, 50-meter deep from Gov. D. Samonte St. (southern boundary) bounded on the North by a Residential Zone (further North is Gomburza St.), on the East by A. P. Santos St., and on the West by Don Vicente F. Giron St.
23. That block bounded on the North by Gov. D. Samonte St., on the South by Gov. P. Lazaro Ave., on the East by Balintawak St., and on the West by Don M. Fariñas St.

24. That mid-portion of a residential block, 50-meter-wide which block is bounded on the North by Gomburza St., on the South by D. Samonte St., and on the East by V. Llanes St., and on the West by Balintawak St.
25. The mid-part of a residential block, 30-meter deep from Moraita St. (eastern boundary) which block is bounded on the North by Tomas Pasion St., on the South by M. H. del Pilar St., and on the West by Msgr. Ignacio Cordero St.
26. That block bounded on the North by T. Pasion St., on the South by M. H. del Pilar St., on the East by Gov. Jose Ocampo St., and on the West by Moraita St.
27. That block bounded on the North by Gov. P. Lazaro Ave., on the South by Gen. Antonio Luna St., on the East by Gen. Hizon St., and on the West by Don Mauricio Castro Ave.
28. The two (2) adjacent blocks bounded on the North by Gov. P. Lazaro Ave., on the South by Gen. Luna St., on the East by M. Fariñas St., and on the West by S.Hernando St.
29. That block bounded on the North by M. H. del Pilar St., on the South by national highway leading to the Municipality of Sarrat, on the East by Almazan St., and on the West by T. G. Tupaz St.
30. That strip of land, 50-meter deep from national highway to Sarrat (opposite the southern tip to Almazan St.) and 75-meter from the Commercial Zone (western boundary) further bounded by Residential Zone on the East by Agricultural Zone on the South.
31. That block bounded on the North by Gen. A. Luna St., on the South by J.P. Rizal Ave., on the East by Gov. A. Agbayani St., on the West by Don F. Fontanilla St.
32. The five (5) contiguous blocks eastward bounded on the North by Gen. A. Luna St., on the South by J. P. Rizal Ave., on the East by Gov. F. Castro St. and on the West by Gen. Hizon St., the 5th block being the site of the Provincial Capitol of Ilocos Norte.
33. That block bounded on the North by J. P. Rizal Ave., on the South by Bonifacio St., on the East by Judge Ma. Justo Guerrero St., and on the West by G. Tamayo St.
34. The two (2) adjoining blocks bounded on the North by J. P. Rizal Ave., on the South by Bonifacio St., on the East by Tres Patrias, and on the West by Balintawak St.
35. The block bounded on the North by J.P. Rizal Avenue, on the South by F. R. Castro St., on the East by Gov. F. Castro St., and on the West by Tres Martires St.
36. The southern portion of the block bounded on the North by J. P. Rizal Ave., on the South by F. R. Castro St., on the East by Gregorio Guerrero St.,

and on the West by Jose Ma. Basa St.

37. The three (3) contiguous blocks eastward bounded on the North by Bonifacio St., on the South by Tupaz Ave., on the East by Gilbert Bridge, and on the West by Don M. Fariñas St., the 3rd block being the site of Laoag City Hall.

38. That block bounded on the North by Tupaz Ave., on the South by Juan Luna St., on the East by Don C. Peralta St., and on the West by Don F. Julian St.

39. That block bounded on the North by Tupaz Ave., on the South by Juan Luna St., on the East by Gilbert Bridge, and on the West by V. Llanes St.

40. That block occupied by St. William's Cathedral, bounded on the North by F. R. Castro St., on the South by Juan Luna St., on the East by M. Nolasco St., and on the West by the Gilbert Bridge.

41. The block bounded by the north by Mayor Remigio St. (P. Gomez St.) on the south by A. Mabini St. on the east by J. Tamayo St. and on the west by Gov. A. Agbayani St. (TESDA & Hall of Justice)

42. The block bounded on the north by A. Mabini St., on the south by GOMBURZA St. on the east by N. Del Castillo St. and west by Gov. Agbayani St. (NFA, PAO and ABC Building)

43. The strip of land 50 meters deep from (southern boundary) bounded by the junction of Rizal St. and A. Agcaoili St. going west by the road leading Lapaz (PNP-Laoag and DPS)

H. SPECIAL INSTITUTIONAL ZONE

The northeastern portion of that block bounded on the North by Laoag Cadre Road, on the South by Tomas Pasion Ave., on the East by Laoag Cadre Road – Fonacier St., and on the West by Don Eleuterio Ruiz St. Ext., being occupied by Camp Valentin Juan and the Provincial Jail Compound.

I. INDUSTRIAL-1 ZONE (I1-Z) / AGROINDUSTRIAL ZONE

1. That triangular-shaped block bounded on the Northwest by P. Paterno St. going to the Municipality of Vintar, on the Southwest by an irrigation, and on the East by the Agricultural Zone.

2. That parcel of land along P. Paterno St. leading to the Municipality of Vintar and 400 meters from the Circumferential Road Ext., further bounded on the South by an irrigation road, and on the East by an Agricultural Zone.

3. Western part of Brgy. San Bernabe, City of Laoag.

J. INDUSTRIAL-2 ZONE (I2-Z)

Eastern part of Brgy. San Bernabe, City of Laoag.

K. AGRICULTURAL ZONE

1. That strip of land surrounded by creeks within a residential block bounded on the North by A. Castro Ave., on the East by Gov. J. Agcaoili St., and on the West by Giron St.
2. That parcel of land bounded on the Northwest by a Creek, on the East by Residential and Commercial Zones near Gen. Segundo Ave., and on the South also by residential lots near Tolentino St.
3. That portion enclosed by residential lots which are bounded on the North by a road near the western tip of P. Lazaro Ave., on the East by the looping roads of Gen. Luna and Bonifacio St., on the South by the western tip of Bonifacio St., and on the West by another road.
4. That strip of land bounded on the North by a creek parallel to A. Castro Ave., on the South by Institutional, Commercial and Residential Zones, and on the East and West also by Residential Zones.
5. That parcel bounded on the Northeast Circumferential Road, on the East by P. Paterno St., on the West by an Institutional Zone, and on the South by Irrigation Road.
6. That Northeastern portion of the urban barangays bounded on the Southeast by P. Paterno St., on the West by Commercial Zone along Gen. Segundo Ave., and on the South by Circumferential Road, and on the Southwest of which is an Institutional Zone.
7. That strip of land bounded at the eastern tip of Fred Ruiz Castro St. bounded on the North by the said street, Commercial and Institutional Zones, on the South by the Laoag River, and on the West by a Residential Zone.
8. That parcel of land bounded on the South by Mayor M. Remigio St., on the East by a Residential Strip along Gov. A. Agbayani St., and on the West by the road going to Brgy. Caaocan.
9. The four (4) parcels of land at the junction of Gomburza St. and the western end of J. P. Rizal Ave. leading to Brgy. Caaocan excluding the institutional area and the cemeteries along Gomburza St.
10. That block encompassed by the western tips of P. Lazaro Ave. and J. P. Rizal Ave. except the residential area as its junction.
11. Those parcels of land included in the strategic agriculture and fisheries development zones (SAFDZ) lying beyond 150 meters from the edge of the national, provincial or city road.

L. PARKS AND RECREATION ZONES

1. That block bounded on the North by J. P. Rizal Ave., on the South by A. Tupaz Ave., on the East by Tres Martires, and on the West by Tres Marias.

2. That strip of land bounded on the North by a creek, on the South by A. Castro Ave., on the East by an Infrastructure/Utilities and Institutional Zones, and on the West by S. Hernando St.

3. That parcel bounded on the North by an Infrastructure/Utilities Zone, on the East by a creek, on the South by a creek and residential area along A. Castro Ave., and on the West by a road.

4. That northern portion of a block bounded on the North by A. Castro Ave., on the South by Institutional Zone near Mayor M. Remigio St., on the East by Gov. R. B. Ablan Ave., and on the West by S. Hernando St.

M. TOURIST ZONES

1. That portion at the southwest corner of the institutional block bounded on the North by J. P. Rizal St., on the South by F. R. Castro St., on the East by M. Nolasco St., on the East by a Commercial Zone (further East is M. Nolasco St.) and on West by F. Castro St.

2. That block bounded on the North by F. R. Castro St., on the South by Juan Luna St., on the East by Don Leoncio Ablan St., and on the West by N. Castro St.

N. SPECIAL ZONES

1. INFRASTRUCTURE/UTILITIES ZONES

a. The northern portion of the block along P. Hernando St. and A. Castro Ave. bounded on the Northeast by a creek, on the South by Institutional and Parks and Recreation Zones, and on the West also by Parks and Recreation Zone.

b. The northwestern portion of the block bounded on the North by the intersection of Gen. Luna St., and J.P. Rizal St. Extension, and on the East by G. Tamayo St.

c. That southern portion of that block along Gomburza St. and bounded on the South by Mayor M. Remigio St., and on the West by Gov. A. Agbayani St.

d. That portions along P. Hernando St. within a residential block bounded on the South by Mayor M. Remigio St., and on the West by Gov. A. Agbayani St.

e. That southern portion of the block along M. H. del Pilar St. bounded north by a 50-meter-deep commercial zone, on the East by I. Ignacio St. and on the West by M. Flor St.

2. CEMETERIES

a. That blocks bounded on the North by Mayor M. Remigio St., on the South by Gomburza St., on the East by Gov. A. Agbayani St., and on the

West by the road leading to Brgy. Caaocan.

b. That parcels of land bounded on the North by Gomburza St., on the South by Gov. D. Samonte Ave., on the East by Ma. R. Cruses St., and on the West by the western tip of Jose Rizal Ave. and the road leading to Brgy. Caaocan.

c. The portions of the western end of Gomburza St. bounded on the Northwest by Agricultural Zone and on the East by a creek.

O. HERITAGE ZONE

a. The blocks defined by Balintawak Street, Juan Luna Street, M. Nolasco Street, JP Rizal Street Gen. Segundo Avenue and Gen. Luna Street.

P. BUFFER ZONE

a. The blocks defined by Hernando Street, P. Lazaro Street, Gen. Segundo Avenue, MH Del Pilar Street, Abadilla Street and Juan Luna Street.

II. RURAL BARANGAYS

A. BUILT-UP AREAS

I. GENERAL RESIDENTIAL ZONE

1. The clusters of houses and structures numbering more than ten (10) along the barangay roads in Caaocan, Madiladig, Dibua North and Dibua South, the first being surrounded by dune land and the rest by Agricultural Zones.

2. The settlements in Brgy. Cataban along barangay road likewise in dune land near the creek on the Northwest and South and by an Agricultural Zone on the Northeast.

3. The portions in Brgys. Cataban and Navotas South occupied by settlements in Agricultural Zones traversed by a creek.

4. The group of settlements along barangay roads in Navotas South, Navotas North, Pila and Vira surrounded by Agricultural Zones.

5. The patches of residential houses in the grasslands of Brgy. Vira.

6. The settlements in Brgy. Barit Pandan on the Eastside of the national highway going to the Municipality of Bacarra; and the residences in a barangay road approximately 1000 meters from the said national highway bounded on the Northeast by an Agricultural Zone and by grassland on the Southwest.

7. The settlements along the barangay roads in the dune land of La Paz and in Mt. Cavit.

8. The clusters of houses along the barangay roads and surrounded by Agricultural Zones in Talingaan, Suyo, Casili and Sta. Maria.
9. The group of settlements in Brgy. Gabu Norte, Gabu Sur.
10. All lots occupied by a subdivision in Brgys. Cavit, Araniw and Balatong.
11. The settlements along barangay roads in Tangid and Nalbo.
12. All areas/lots in Barangays Bengcag and Zamboanga.
13. All lots in Barangays Nangalisan East and Nangalisan West not covered by the designated General Commercial Zone.
14. The patches of houses in Brgy. Araniw and in Mangato East and Cabungaan South surrounded by Agricultural Zones and near a creek.
15. The settlements along barangay roads in Apaya, Sta. Rosa and Balacad surrounded by Agricultural Zones.
16. The groups of residences also along barangay roads in Calayab and Balacad.
17. The clusters of residences and structures along the national highway going to the Municipality of Paoay from Brgy. Buttong to Balacad crossing Cabungaan South, Mangato East, Mangato West, Sta. Rosa and Balatong.
18. The settlements along barangay roads surrounded by Agricultural Zones in Raraburan , Buttong and Darayday.
19. The portions in the grasslands of Balatong, Sta. Rosa, Calayab and Balacad occupied by residences and other structures.
20. The clusters of residences and structures on right side of the national highway going to the Municipality of Bacarra near the boundary of urban barangays surrounded by Agricultural Zones and near the creeks on the North and South.
21. The settlements along barangay roads in Salet-Bulangon enclosed by an Agricultural Zone, on the further North of which are grasslands.
22. The residence and structures on both side of the barangay road from the urban core going to the Municipality of Vintar.
23. The houses along the road connecting the Municipalities of Sarrat and Vintar.
24. The settlements at the foot of the hills West of Bacsil North and South.
25. The patches of residences along the barangay roads in Bacsil South and Lataag near the creeks surrounded by Agricultural Zones on the

eastern side of grasslands.

26. The portions of Brgy. Lagui-Sail and Rioeng at the junctions and tips of barangay roads.

27. The bliss site settlements in Brgy. San Mateo along the barangay road nears the creeks.

28. The area on both sides fronting the national highway from the urban core to the Municipality of Sarrat traversing Camanggaan, Rioeng and San Mateo.

29. That parcel of land consisting of One Hundred (100) hectares, at the western end of Barangay Talingaan bounded on the south by the Laoag-La-Paz Road; on the West by a diversion road going to the five (5) barangays of La Paz; on the northwest by a sand dune area; and on the north and eastern sides by Agricultural Zones.

30. Those parcels of land 15-meter inward along city and barangay roads within the fifty (50) rural barangays.

II. SOCIALIZED HOUSING ZONE

1. Areas currently occupied by the core shelter projects at Brgys. Navotas North, La Paz and Apaya.

2. That parcel of land approximately five (5) hectares along the Laoag-La Paz diversion road located at Brgy. Talingaan.

B. GENERAL COMMERCIAL ZONES

1. The area from junction of the National Highway (MNR) in Barangay Nangalisan West up to the Sabo Dam in the North, along the Gabu Airfield Road until the Petron Gasoline Station at Barangay Nalbo.

2. The area 100 meters deep on the South side of the Laoag Gabu Airfield Road (Laoag Airport Road) from Barangay Nangalisan West, leading to the Laoag- Buttong-Raraburan-Darayday Road up to the Manila Alternate Road in the West.

3. All areas/lots fronting the National Highway on the eastern side at Barangay Nangalisan East from its boundary with the Municipality of San Nicolas up to the Sabo Dam in the North.

4. All lots fronting the National Highway at the western side in Barangay Nangalisan East, from its boundary with the Municipality of San Nicolas up to the junction with Laoag Airport Road at the foot of the Gilbert Bridge.

5. All areas 100 meters deep from junction of Paoay-Balacad Road and Darayday Road and all lots fronting the Paoay-Balacad Road up to Fort Ilocandia and Ilocos Norte Convention Center

6. All areas 100 meters deep on both sides of the Laoag Airport Road from the foot of the Gilbert Bridge to the Laoag International Airport

7. All lots/areas 50 meters deep along Segundo Avenue (Bacarra Road) leading to the boundary of the Municipality of Bacarra.

C. HEAVY INDUSTRIAL ZONE

The parcels of land in Brgys. Balacad and Calayab on the right side of the national highway leading to the Municipality of Paoay bounded on the North by Sta. Rosa.

D. AGRICULTURAL ZONES

1. Barangays Madiladig, Navotas North, Casili, Suyo, Sta. Maria, Camanggaan, Rioeng, San Mateo, Gabu Norte, Cavit, Zamboanga, Tangid, Bengcag, Nalbo, Nangalisan West, Nangalisan East, Raraburan, Darayday, Cabungaan South, Mangato East, Mangato West, Apaya and Sta. Rosa.

2. The portions of Brgys. Dibua North, Dibua South, Pila, Vira, Barit-Pandan, Salet- Bulangon, Lagui-Sail, Bacsil North, Bacsil South and Lataag except the grasslands and Forest Zones near the boundaries of the Municipalities of Bacarra, Vintar, Piddig and Sarrat.

3. The portion of Brgy. Gabu Sur bounded on the North by Brgy. Gabu Norte, on the Southeast by Brgy. Araniw, and on the West by a creek.

4. The portion of Brgy. Apaya not zones either as dune land or tourism.

5. The portion of Brgy. Balatong not zoned as grassland.

6. The portion of Brgy. Calayab not identified as grassland, dune land and tourist zone.

7. The portion of Brgy. Balacad not zoned as a heavy industrial site and grassland.

8. Those parcels of land included in the Strategic Agricultural and Fisheries Development Zone (SAFDZ) lying beyond 150 meters from the edge of the national, provincial and city roads and parcels of land lying beyond 50 meters from the edge of a barangay road.

E. FOREST ZONES

1. The eastern portions of Brgy. Bacsil North and Bacsil South along the boundaries of the Municipalities of Vintar, Piddig and Sarrat.

2. The northern portions of Brgy. Dibua North, Dibua South, Pila, Vira and Barit- Pandan not zoned as agricultural or identified as grassland.

F. ECONOMIC TOURISM ZONES (ETM-OZ)

The strip of lots/areas in the western boundary of Brgy. Balacad and

Eastern boundary of Brgy. Calayab with an area of approximately 79.2 hectares.

F. TOURISM ZONES (TZ)

1. The Monroe Island and Fort Ilocandia Resorts in Brgy. Calayab.
2. The strips of beach sand approximately 100-meter deep stretching from Brgy. Calayab near the political boundary of the Municipality of Paoay to Brgy. Caaocan.
3. The sand dune areas in the following locations:
 - a. Brgy. Caaocan except the beach identified as Tourism Zone
 - b. The portions of Brgys. Cataban, Navotas South and Talingaan not zoned as Tourism and Agricultural
 - c. The portions of Brgy. La Paz neither zoned as Tourism nor identified as grassland
 - d. The portions of Gabu Sur bounded on the South by a creek and not zoned for tourism
 - e. The portions of Brgys. Apaya and Calayab not zoned as agricultural or for tourism
4. The piece of land in Brgy. Lagui-Sail near the boundary of the Municipality of Vintar approximately 50 meters from the national highway.

G. WATER ZONE

1. Laoag River
2. Creeks and Streams
3. Strips of land along the Laoag River and creeks ranging from 3 meters in urban areas; 20 meters in agricultural areas; and 40 meters in forest areas.

H. SPECIAL USES ZONES

1. The area occupied by the Laoag International Airport.
2. All vacant lots on all sides of the area occupied by the Laoag International Airport consisting of fifty (50) hectares.
3. Roads and Bridges
4. Irrigation canals and ditches
5. Laoag River Basin Project sites
6. Solid waste disposal

I HEREBY CERTIFY that the foregoing is a true, correct, and faithful excerpt from the minutes of the Regular Session of the Sangguniang Panlungsod held on _____.