



Republic of the Philippines
City of Baguio
SANGGUNIANG PANLUNGSOD
(CITY COUNCIL)


CERTIFICATION

TO WHOM IT MAY CONCERN :

This certifies that **City Ordinance Numbered 051, Series of 2001**, which was passed by the *Sangguniang Panlungsod ng Baguio* on **21 December 2001**, and approved by the City Mayor on **27 December 2001** was duly posted in the bulletin boards at the Baguio City Hall, at the Baguio City Market and at the Baguio Health Department for at least ten (10) days starting from **10 January 2002**.

The text of the said ordinance was published in the **13 January 2002** issue of the **Baguio Midland Courier**.

Baguio City, 24 January 2002.


RONALDO B. PEREZ
City Secretary

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Republic of the Philippines
City of Baguio
SANGGUNIANG PANLUNGSOD
(CITY COUNCIL)

SPECIAL SESSION HELD ON 21 DECEMBER 2001

PRESENT:

Hon. Betty Lourdes F. Tabanda, *Vice Mayor and Presiding Officer*;
Hon. Elmer O. Datuin, *Member*;
Hon. Reinaldo A. Bautista, Jr., *Member*;
Hon. Antonio R. Tabora, Jr., *Member*;
Hon. Galo D. Weygan, *Member*;
Hon. Elmo M. Nevada, *Member*;
Hon. Edilberto B. Tenefrancia, *Member*;
Hon. Nicasio M. Aliping, Jr., *Member*;
Hon. Richard A. Cariño, *Member*;
Hon. Faustino A. Olowan, *Member*;
Hon. Delfin V. Balajadia, *Member*; and
Hon. Brulio D. Yaranon, *Member*.

ABSENT:

Hon. Federico J. Mandapat, Jr., *Member (on Leave)*;
Hon. Leandro B. Yangot, Jr., *Member (with Prior Notice)*; and
Hon. Jonathan B. Tambol, *Member (with Prior Notice)*.

*Introduced by Hon. Betty Lourdes F. Tabanda,
Hon. Elmer O. Datuin and Hon. Elmo M. Nevada.*

ORDINANCE Numbered 051
(Series of 2001)

ADOPTING REVISED COMPREHENSIVE ZONING REGULATIONS FOR
THE CITY OF BAGUIO AND PROVIDING FOR THE ADMINISTRATION,
ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL
OF ALL ORDINANCES IN CONFLICT THEREWITH.

EXPLANATORY NOTE

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 authorizes local government units to enact zoning ordinances subject to and in accordance with existing laws;

Whereas, the Housing and Land Use Regulatory Board has rendered the technical assistance which is within their mandate to assist and coordinate the activities of the local government units in the preparation of comprehensive land use and zoning plans:

NOW THEREFORE, on motion of all, seconded by all,

BE IT ORDAINED BY THE SANGGUNIANG PANLUNGSOD (CITY COUNCIL) IN
SESSION ASSEMBLED THAT:

ARTICLE I
TITLE OF THE ORDINANCE

SECTION 1. TITLE OF THE ORDINANCE. This ordinance shall be known as the Comprehensive Zoning Ordinance for the City of Baguio and shall hereinafter be referred to as the "Ordinance".

ARTICLE II
AUTHORITY AND PURPOSE

SECTION 2. AUTHORITY. This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991 (Republic Act No. 7160) Sections 458 a.2 (7-9) and 447 a.2 (7-9) dated 10 October 1991 authorizing the City through the Sangguniang Panlungsod to adopt its Zoning Ordinance subject to the provisions of existing laws and in conformity with Executive Order No. 72.

SECTION 3. PURPOSES. This Ordinance is enacted for the following purposes:

1. Guide, control, and regulate future growth and development of Baguio City in accordance with its Comprehensive Land Use Plan.
2. Protect the character and stability of residential, commercial, industrial, institutional, forestry, agricultural, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.
3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the locality.
4. Provide adequate light, air, privacy and convenience to access to property.
5. Prevent undue concentration of population and congestion of properties.
6. Regulate the location and use of land and height of buildings in such manner so as to obviate the danger to public safety caused by undue interference with existing or prospective traffic movements on such streets and thoroughfares.

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SECTION 4. ZONING PRINCIPLE. This Comprehensive Zoning Ordinance is based on the approved Comprehensive Land Use Plan of Baguio City prepared by its City Planning and Development Office and adopted by the Sangguniang Panlungsod (City Council).

ARTICLE III DEFINITION OF TERMS

The definition of technical terms used in this 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 the Housing and Land Use Regulatory Board (HLURB). The words, terms and phrases as used in this Ordinance shall be understood to have the meaning correspondingly indicated in Appendix "A".

ARTICLE IV ZONE CLASSIFICATIONS

SECTION 5. DIVISION INTO ZONES OR DISTRICTS. To effectively carry out the provisions of this Ordinance, the City is hereby divided into the following land use zones:

1. LOW DENSITY RESIDENTIAL ZONE (R-1)
2. MEDIUM DENSITY RESIDENTIAL ZONE (R-2)
3. HIGH DENSITY RESIDENTIAL ZONE (R-3)
4. SOCIALIZED HOUSING ZONE (SHZ)
5. LOW DENSITY COMMERCIAL ZONE (C-1)
6. MEDIUM DENSITY COMMERCIAL ZONE (C-2)
7. HIGH DENSITY COMMERCIAL ZONE (C-3)
8. GENERAL INSTITUTIONAL ZONE
9. PARKS AND RECREATION ZONE
10. WATER ZONE
11. OTHER ZONES
 - 11.1 PLANNED UNIT DEVELOPMENT
 - 11.1.1 EXPORT PROCESSING ZONE
 - 11.1.2 SPECIAL ECONOMIC ZONE
 - 11.2 UTILITIES ZONE
 - 11.3 CEMETERIES/MEMORIAL PARKS ZONE
 - 11.4 AIRPORT ZONE
 - 11.5 FOREST ZONE
 - 11.5.1 WATERSHED ZONE
 - 11.5.2 PROTECTED FOREST ZONE
 - 11.5.3 OPEN AREAS
 - 11.6 ROADS ZONE
 - 11.7 SLAUGHTERHOUSE ZONE

SECTION 6. ZONING MAP. There is hereby adopted as an integral part of this Ordinance, an official zoning map, drawn to the scale of 1:100,000 meters, duly prepared by the City Planning and Development Staff, wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated.

In case of loss, damage, destruction and/or extreme difficulty in the interpretation of the official zoning map, the Sangguniang Panlungsod may, by resolution, adopt a new official zoning map which likewise shall be in accordance with the development plan of the community; provided, that all prior maps or any significant parts thereof left shall be preserved together with all available records pertaining to their adoption and/or amendment.

SECTION 7. ZONE BOUNDARIES. The areas appearing in Appendix "B" hereof constitute the Zoning Districts of the City of Baguio with the specific locations and boundaries of each zone so delineated. The textual description of the zone boundaries shall prevail over that of the Official Zoning Maps.

SECTION 8. INTERPRETATION OF ZONE BOUNDARIES. In the interpretation of the zone boundaries fixed for any of the zones shown in the Zoning Map, the following rules shall apply:

- a. Where zone boundaries are so indicated that they approximately follow the center of streets or highways, street lines or highway right-of-way lines shall be construed to be boundaries.
- b. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be boundaries.
- c. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
- d. Where the boundary of a zone follows a stream, lake, or other bodies of water, said boundary lines shall be deemed to be at the limit of the political jurisdiction of the community unless otherwise indicated.

Boundaries indicated as approximately following the center lines of streams, rivers, canals, lakes, or other bodies of water shall be construed to follow such center lines. Boundaries indicated as parallel to, or extension of indicated features not specifically indicated in the zoning map shall be determined by the scale of the map.

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- e. Where a boundary line divides a lot or crosses unsubdivided property, the location of such boundary shall be as indicated in the zoning map using the scale appearing on such maps.
- f. Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a district boundary line, the lot shall be construed to be within the district where the major portion of the lot is located. In case that the lot is bisected by the boundary line, it shall fall in the district where the principal use falls.
- g. Where a district boundary is indicated as one-lot-deep, said depth shall be construed to be 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 of said lot shall be construed as covered by the one-lot deep zoning district if 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 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.
- h. Where a zoning boundary line is indicated in the zoning map, one block deep or a fraction thereof, such boundary line shall be scaled or determined by the Zoning Officer.

ARTICLE V ZONE REGULATIONS

SECTION 9. GENERAL PROVISIONS. The following zones shall be principally used as follows:

- 1. Low Density Residential Zone (R-1). An R-1 shall be used principally for housing/dwelling purposes so as to maintain the peace and quiet of the area within the zone with a low density of 20 dwelling units and below per hectare.
- 2. Medium Density Residential Zone (R-2). An R-2 shall be for housing/dwelling purposes of medium density of 21 to 65 dwelling units per hectare.
- 3. High Density Residential Zone (R-3). An R-3 shall be for housing/dwelling purposes of high density of 66 or more dwelling units.
- 4. Socialized Housing Zone (SHZ). An SHZ shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in Republic Act No. 7279.
- 5. Low Density Commercial Zone (C-1). A C-1 shall principally be for trade, services and business activities ordinarily referred to as the Central Business District (CBD).
- 6. Medium Density Commercial Zone (C-2). A C-2 shall be for quasi-trade business activities and service industries performing complementary/supplementary functions to the CBD.
- 7. High Density Commercial Zone (C-3). A C-3 shall be for regional shopping centers 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.
- 8. General Institutional Zone (GIZ). GIZ shall principally be for general types of institutional establishments.
- 9. Parks and Recreation Zone (PRZ). A PRZ shall be for areas designed for diversion/amusements and for the maintenance of ecological balance of the community.
- 10. Water Zone (WZ). The WZ are bodies of water which include rivers, creeks, streams, lakes, etc.
- 11. Planned Unit Development Zone (PUDZ). A PUD shall refer to land development scheme where project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning/design, building siting, complementarity of building types and land uses, usable open spaces and the preservation of significant natural land features. The Camp John Hay Special Economic Zone and the Baguio Export Processing Zone are included in this zone.
- 12. Utilities Zone (UZ). This shall be for towers and antennae, relay stations, public parking spaces/loading and unloading facilities and public garages/facility storages.
- 13. Cemeteries/Memorial Parks. These shall be for public and private areas for burying the dead.
- 14. Airport Zone. This shall be for the Loakan Airport and support facilities.
- 15. Forest Zone (FZ). This shall be for areas primarily used for forest purposes. The FZ is further categorized as the Watershed Zone, Protected Forest Zone, and the Open Forest Zone which shall be utilized for tree parks, and soil conservation and related activities depending on soil suitability of specific areas.

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16. Roads Zone. This shall be for the provision of right-of-ways for roads and streets.
17. Slaughterhouse Zone. This shall be for the city slaughterhouse.
18. Solid Waste Disposal Zone. This shall be for solid waste disposal.

SECTION 10. PERMITTED USES. The uses indicated below are not exhaustive nor all-inclusive. The Local Zoning Board of Adjustment and Appeals (LZBAA) shall, subject to the requirements of this Section, 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 potential of the area with due regard to the maintenance of the essential qualities of the zone.

Specific uses/activities of 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 except for uses expressly allowed in said zones, such that the cumulative effect of zoning shall be intra-zonal and not inter-zonal.

The following are permitted in the following zones:

A. Low Density Residential Zone (R-1)

1. Detached Family Dwelling
2. Semi-detached family dwelling, e.g. duplex, rowhouse
3. Customary uses like:
 - servants quarter
 - private garage
 - guardhouse
4. Home occupation for the practice of one's profession or for engaging in an in-house 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 or industry shall not exceed five, inclusive of the owner;
 - b. There shall be no change in the outside appearance of the building or premises;
 - c. No home occupation shall be conducted in any customary accessory uses cited above;
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard;
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation 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 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/nuisance;
 - b. Allotted capitalization shall not exceed the capitalization as set by the DTI.
 - c. Shall consider same provisions as enumerated in 4 above.
6. Recreational facilities for the exclusive use of the members of the family residing within premises such as:
 - swimming pool
 - pelota court
 - others
7. Religious use
8. Multi purpose/barangay hall
9. Pre-school
10. Sports club
11. Clinic, nursing and convalescing home, health center
12. Plant nursery
13. Fraternal Clubs and Lodges

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B. Medium Density Residential Zone (R-2)

1. All uses allowed in R-1
2. Apartment
3. Boarding Houses
4. Dormitory
5. Homotel
6. Branch Library and museum
7. Elementary school
8. High school

C. High Density Residential Zone (R-3)

1. All uses allowed in R-1 and R-2
2. Residential Condominium
3. Pension House
4. Homotel
5. Vocational School
6. Hotel apartments or apartels
7. High School
8. Satellite Market

D. Socialized Housing Zone (SHZ)

1. All uses allowed in R-1, R-2, R-3

E. Low Density Commercial Zone (C-1)

1. Offices like office building and 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 Service Shops, like:
 - a. beauty parlor
 - b. barber shop
 - c. sauna bath and massage clinic
 - d. cabaret
 - e. bar
 - f. dressmaking and tailoring shop
5. Recreational Center/Establishments like:
 - a. moviehouses/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 establishment
6. Restaurant 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 but only as may be necessary for the efficient conduct of the business
9. Commercial condominium (with residential units in upper floors)
10. Commercial housing like:
 - a. hotel
 - b. apartment
 - c. apartel
 - d. boarding house
 - e. dormitory
 - f. pension house
 - g. club house
 - h. motel
11. Embassy/consulate
12. Library/museum
13. filling and service stations
14. clinic
15. vocational/technical school
16. convention center and related facilities

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17. messengerial services
18. security agency
19. janitorial service
20. bank and other financial institution including money shop
21. radio and television station
22. building garage
23. commercial job printing
24. typing and photo engraving services
25. repair of optical instruments & equipments and cameras
26. repair of clocks and watches
27. manufacture of insignia, badges and similar emblems except metals
28. transportation terminal/garages
29. plant nurseries
30. scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities.

F. Medium Density Commercial Zone (C-2)

1. All uses allowed in C-1
2. Repair shops like:
 - a. house appliances
 - b. motor vehicles and accessories
 - c. home furnishing shops
3. transportation terminal/garage with repair
4. publishing
5. medium scale junk shop
6. machinery display shop/center
7. gravel and sand
8. lumber/hardware
9. manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
10. manufacture of signs and advertising displays
11. chicharon factory
12. welding shops
13. machine shop service operations (repairing, rebuilding or customer job orders)
14. repair of motorcycles
15. lechon or whole pig roasting
16. biscuit factory
17. doughnut and hopia factory
18. other bakery products not elsewhere classified
19. repacking of food products
20. funeral parlors, mortuaries, and crematory services and memorial chapels
21. parking lots, garage facilities
22. Soda Fountain

G. High Density Commercial Zone (C-3)

1. All uses allowed in C-1 and C-2
2. regional shopping centers, e.g. large malls
3. high rise hotels
4. sports stadium or sports complexes

H. General Institutional Zone (GIZ)

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, 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 and government and educational workers housing, e.g. dormitories, boarding house

I. Parks and Recreation Zone (PRZ)

1. Parks and gardens including botanical garden
2. Resort areas including accessory uses
3. Open air or outdoor sports activities and support facilities including low rise stadia, gyms, amphitheaters and swimming pools
4. Golf courses, ball courts, race tracks, and similar uses
5. Memorial/Shrines monuments, kiosks and other park structures
6. Sports Club
7. underground parking structures and facilities

J. Watershed Zone (WSZ) and Protected Forest Zone (PFZ)

1. No development use or activities shall be allowed to these zones unless consistent with pertinent DENR development regulations.
2. Impounding dams
3. Water tanks
4. Other infrastructure development subject to EIA/ECC.

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K. Utilities Zone (UZ)

1. Towers, subject to approval of Air Transportation Office (ATO)
2. Antennas, subject to approval of ATO
3. Cell Sites, subject to approval of National Telecommunications Commission (NTC)
4. TV/radio relay stations
5. Public and Private Terminals/Garages/Storages

L. Planned Unit Development Zone (PUDZ)

- a. Projects/uses indicated in approved Development/land use plans of areas covered by special laws/Proclamations subject to conditions imposed by concerned entities, i.e. Special Economic and Export Processing Zone.

For Industrial Projects under Light Industrial Zone (I1) which are classified as Non-Pollutive/Non-Hazardous:

1. Drying Fish
2. Biscuit Factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
3. Doughnut and hopia factory
4. Manufacture of 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 assembly 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 bob, rain gauge, taxi meter, thermometer, etc.
22. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
23. Quick freezing and cold packaging for fish and other seafoods
24. Quick freezing and cold packaging for fruits and vegetable
25. Popcorn/rice factory
26. Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
27. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
28. Manufacture of photographic equipments and accessories
29. Manufacture or assembly of optical instruments
30. Manufacture of eyeglasses and spectacles
31. Manufacture of optical lenses
32. Manufacture of watches and clocks
33. Manufacture of pianos
34. Manufacture of string instruments
35. Manufacture of wind and percussion instruments
36. Manufacture of assembly of electronic organs
37. Manufacture of sporting gloves and mitts
38. Manufacture of sporting balls (not of rubber or plastic)
39. Manufacture of gym and playground equipment
40. Manufacture of sporting tables (billiards, pingpong, pool)
41. Manufacture of other sporting and athletic goods, n.e.c.
42. Manufacture of toys and dolls except rubber and mold plastic
43. Manufacture of pens, pencils and other office and artist materials
44. Manufacture of umbrella and canes
45. Manufacture of buttons except plastic
46. Manufacture of brooms, brushes and fans
47. Manufacture of needles, pens, fasteners and zippers
48. Manufacture of insignia, badges and similar emblems (except metal)
49. Manufacture of signs and advertising displays
50. Small-scale manufacture of ice cream

M. Cemeteries/Memorial Parks

1. memorial chapels
2. crematory services
3. mortuaries/funeral parlors/embalming services
4. Approval of cemeteries/memorial parks shall conform with the HLURB Guidelines and Sanitation Code.
5. Administration Building for the Cemeteries/Parks.

888

N. Airport Zone (AZ)

1. helipads, heliports
2. airport terminals and related activities
3. administration building
4. Airport Tower subject to clearance of the Air Transportation Office

O. Roads Zone (RZ)

1. Parking, subject to conformity and rules and regulations of the owner/administrator of the road, but in no case shall it obstruct flow of vehicular and pedestrian traffic.
2. Public Rest Rooms, subject to conditions as in 1 of RZ
3. Temporary Kiosk/Food Stands, subject to conditions as in 1 of RZ
4. Billboards/Signboards subject to conditions as in 1 of RZ
5. Tree Planting and "Greening" activities subject to conditions as in 1 of RZ

P. Slaughterhouse Zone

1. Sale of livestock and chicken
2. Animal Slaughtering
3. Commercial Corral

Q. Open Areas

1. Reforestation projects
2. Orchard
3. Ecological projects
4. Tree Parks

R. Solid Waste Disposal Zone

1. Dumping of garbage
2. garbage landfill

SECTION 11. ZONING DISTRICT BOUNDARIES. The zoning district boundaries for the City of Baguio as reflected in the official zoning map are specified in **Appendix "B"** and described as follows:

RESIDENTIAL (R1, R2, R3)

- all remaining properties of the City of Baguio not identified in the land uses below.

COMMERCIAL (C1)

- Lot deep along Bokawkan Road
- Market Area including Magsaysay Avenue
- Session Road; Rizal Monument Barangay; AZCKO Barangay
- Malcolm Square; Kabayanihan; Kagitingan Barangay
- Upper and Lower Gen. Luna Road
- Right side of Bonifacio Street near St. Louis University
- T. Alonzo; New Lucban Barangay; Tabora Barangay
- Lot deep along M. Roxas St., Trancoville
- Kisad Legarda including Concorde and Europa Condominium
- Monticello Hotel at Camp 7 Barangay
- Along Siapno and Ambuclao Road near Pacdal Circle (Existing Satellite Market)

COMMERCIAL (C2)

- From Junction Yandoc St. to Naguilian Road up to City Cemetery
- Part of Lourdes Subdivision and San Roque
- Along left side of M. Ponce St., Quezon Hill Proper Barangay
- One lot deep along left side of Trinidad Road
- Portion of Happy Homes Old Lucban Barangay
- Marcos Highway (from Junction North Sto. Tomas Road to Junction Balacbac Road)
- Part of Atab Road near Tuba Municipality
- One lot deep along Kennon Road Camp 7 (near Camp 7 Satellite Market)

COMMERCIAL (C3)

- Portion of Irisan along Km. 4
- Baguio Country Club

INSTITUTIONAL

- The Mansion House
- Along Atab Road near Sta. Lucia Subdivision
- Area occupied by the Baguio City Hall
- All existing schools, universities and colleges including vocational schools
- All existing government buildings
- All existing churches, seminary, convents, retreat houses
- All other government institutions
- All existing hospitals

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ALL AREAS COVERED BY PRESIDENTIAL PROCLAMATION:

- Buyog Watershed
- Busol Watershed
- Forbes Park I, II, III Watershed
- Lucnab Watershed
- Camp 8 Watershed
- Guisad Surong Watershed
- Crystal Cave Watershed
- John Hay Special Economic Zone
- John Hay Protected Forest
- V.O.A. & Eco-System Research & Dev't Sector
- BAI and BPI Reservation

PARKS and GARDENS

- Burnham Park
- City Hall Park
- Bayan Park
- Aguinaldo Bagong Bayan Park
- Imelda Park
- Rizal Park
- Sta. Lucia Golf Course
- Wright Park
- Baguio Country Club Golf Course
- Sunshine Park
- Baguio Convention Center Park
- Loakan Road near PEZA
- Pacdal Circle Park
- Pacdal Circle along Apostol St.
- Along Outlook Drive near Mansion House
- Mines View Park
- Lioness Park
- Igorot Garden
- People's Park
- Kennon Zigzag View
- All other existing & identified parks and gardens at the various barangays

INDUSTRIAL ZONE

- Philippine Export Zone Authority

UTILITIES ZONE

- Part of Mines View Barangay near the boundary of La Trinidad and Itogon Benguet
- Bus Terminal along Marcos Highway

ABBATTOIR

- Slaughterhouse Compound

AIRPORT

- Loakan Airport

CEMETERY SITES

- Existing cemetery along Naguillan
- Pinsao Cemetery
- Bakakeng Cemetery
- Pyramid Memorial Park
- Everlasting Memorial Park
- Heaven's Garden Memorial Park
- Loakan Cemetery

OPEN AREAS

- Northern portion of Irisan near boundary of La Trinidad
- Int. Asin Road near boundary of the Municipality of Tuba
- Along Creek side of Asin Road near boundary of Municipality of Tuba
- Southern Portion of Camp 7 and Sto. Tomas School Site near boundary of Municipality of Tuba
- Along Kennon Road near boundary of Tuba which include Lions Head and Police Precint 8
- Eastern portion of Happy Hollow & Atok Trail Barangay near boundary of Municipality of Itogon
- Eastern portion of Outlook Drive Barangay near the boundary of the Municipality of Itogon

SOLID WASTE DISPOSAL ZONE

- Existing dumping site at Irisan



**ARTICLE VI
DISTRICT REGULATIONS**

SECTION 12. GENERAL DISTRICT REGULATIONS. Unless otherwise herein provided, the following supplementary regulations shall be uniformly observed in the zoning district:

- a. No building, structure or land shall be used, or occupied, and no building or structure or part thereof shall hereafter be erected, constructed or reconstructed, moved or structurally altered except in conformity with the provisions of the National Building Code (P.D. 1096), its implementing rules and regulations, and other pertinent laws.
- b. No part of a yard, off-street parking space, loading space, or other open space required of any building shall, for the purpose of complying with this Ordinance, be included as part of the yard, open space, off-street parking or loading space similarly required of any adjacent or neighboring building.

SECTION 13. HEIGHT REGULATIONS. There shall be an imposed maximum building height per zone. See **Appendix "C"**. 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 Air Transportation Office.

SECTION 14. AREA REGULATIONS. Area regulations in all zones shall conform with the minimum requirement of the existing codes such as:

- a. P.D. 957 - the "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations.
- b. B.P. 220 - "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.
- c. P.D. 1096 - National Building Code
- d. Fire Code of the Philippines
- e. Sanitation Code
- f. Plumbing Code
- g. Structural Code
- h. Executive Order No. 648
- i. Other relevant guidelines promulgated by the national agencies concerned

SECTION 15. ROAD SETBACK REGULATIONS. The following road setback regulations shall be applied:

ROAD SETBACK

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

SECTION 16. EASEMENT. Mandatory five-meter easement on both sides of fault traces on the ground identified by PHIVOLCS.

SECTION 17. BUFFER REGULATIONS. A buffer of 3 meters shall be provided along entire boundary length between two or more conflicting zones allocating 1.5 meters from each side of the district boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

SECTION 18. SPECIFIC PROVISIONS IN THE NATIONAL BUILDING CODE. Specific provisions 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 or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

SECTION 19. TRAFFIC GENERATORS. All traffic generating buildings and structures allowed in any of the districts must provide for adequate parking spaces for their employees, clients and visitors.

SECTION 20. PARKING SPACES.

For condominiums, subdivisions and memorial parks, they shall be governed by the Implementing Rules and Regulations of P.D. 957, B.P. 220 and E.O. 648.

1. Multi-storey apartments for residential purposes: 1 parking space per apartment unit
2. Hotel : 1 parking space per 2 rooms up to 40 rooms and 1 parking space per 4 rooms over 40 rooms
3. Neighborhood Shopping Centers : 3 parking spaces per 100 sq. meter of rentable floor area
4. Regional Shopping Center: 4 parking spaces per 100 sq. meter of rentable floor area

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5. Food Markets : 6 parking spaces per 100 sq. meter of rentable floor area
6. Retail Stores:
 - a. One (1) parking space per 40 sq.m. gross floor area for stores with less than 500 sq. meters
 - b. Thirteen (13) parking spaces plus one (1) parking space per 30 sq.m. for rentable building with a rentable floor area of 500-2000 sq.m.
7. Restaurants and Bars : two (2) parking spaces for every 90 sq. meter of rentable floor area
8. Office Buildings and General Businesses : 1 parking space per 90 sq. meter rentable floor area
9. Banks, Professional Offices and Service Shops : 1 parking space per 50 sq. meters of gross floor area
10. Public Assembly Buildings such as theaters, auditoriums and stadiums : 1 parking space per 10 fixed seats or 70 sq. meters of seating area
11. Churches and Other Places of Worship : 1 parking space for every 20 fixed seats
12. Schools
 - a. Elementary : 1 parking space per 4 classrooms
 - b. High Schools/Trade Schools : 1 parking space per 30 seats
 - c. Colleges : 1 parking space per 100 students
13. Hospitals : 1 parking space per 200 sq. meters of gross floor area or a parking space for every 4 beds
14. Recreational Buildings such as:
 - a. Bowling Alleys: 1 parking space per alley
 - b. Amusement Center : 10 parking spaces per 100 sq. meters gross floor area
 - c. Dance Halls : 1 parking space per 20 seats
15. Golf Course : 3 parking spaces/hole; 1 parking space per 20 sq. meter of floor area of public assemble.

ARTICLE VII MISCELLANEOUS PROVISIONS

SECTION 21. ENVIRONMENTAL COMPLIANCE CERTIFICATE (ECC). NOTWITHSTANDING THE ISSUANCE OF LOCATIONAL CLEARANCE UNDER SECTION 27 OF THIS ORDINANCE, NO ENVIRONMENTALLY CRITICAL PROJECTS NOR PROJECTS LOCATED IN ENVIRONMENTALLY CRITICAL AREAS SHALL BE COMMENCED, DEVELOPED OR OPERATED UNLESS THE REQUIREMENTS OF ECC HAVE BEEN COMPLIED WITH.

SECTION 22. SUBDIVISION AND CONDOMINIUM PROJECTS. ALL OWNERS AND/OR DEVELOPERS OF SUBDIVISION PROJECTS SHALL IN ADDITION TO SECURING A LOCATIONAL CLEARANCE UNDER SECTION 25 OF THIS ORDINANCE BE REQUIRED TO SECURE A DEVELOPMENT PERMIT PURSUANT TO PROVISIONS OF P.D. 957 AND ITS IMPLEMENTING RULES AND REGULATIONS OR B.P. 220 AND ITS IMPLEMENTING RULES AND REGULATIONS IN THE CASE OF SOCIALIZED HOUSING PROJECTS IN ACCORDANCE WITH THE PROCEDURES LAID DOWN IN E.O. 71, SERIES OF 1993. ALL DEVELOPERS OF CONDOMINIUM PROJECTS, SHALL SECURE LOCATIONAL CLEARANCE WITH THE CITY GOVERNMENT THROUGH THE ZONING ADMINISTRATOR/ZONING OFFICER.

ARTICLE VIII MITIGATING DEVICES

SECTION 23. DEVIATION. Exceptions, variances or deviations 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 are existing:

1. Variance

- a. The property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owners cannot obtain a reasonable return on the property.

This condition shall include at least 3 of the following provisions.

- Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property due to physical conditions of the property (topography, shape, etc.) WHICH is not self created.
- The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- The variance will not alter the physical character of the district or zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of the other properties in the same district or zone.

2. Exceptions

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

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- b. The proposed project shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.
- c. The exception will not adversely affect the appropriate use of adjoining property in the same district.
- d. The exception will not alter the essential character and general purpose of the district where the exception sought is located.

SECTION 24. PROCEDURES FOR GRANTING EXCEPTIONS AND VARIANCES. The procedure for the granting of exception and/or variance is as follows:

1. A written application for an exception or variance SHALL be filed WITH THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application a visible project sign (indicating the name and nature of the proposed project) shall be posted at the project site.
3. The LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS shall conduct preliminary studies on the application.
4. A written affidavit of non-objection of the project by the owners of the properties adjacent to the project shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision for exception/variance.
5. In case of objection, the LZBAA shall hold public hearing.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The LZBAA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing in case of any objection to the granting of exception/variance.

**ARTICLE IX
ADMINISTRATION AND ENFORCEMENT**

SECTION 25. LOCATIONAL CLEARANCE. All owners/developers shall secure LOCATIONAL CLEARANCE from the Zoning Administrator/ZONING OFFICER OR IN CASES OF VARIANCES AND EXEMPTIONS, FROM THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA) prior to conducting any activity or construction on their property/land.

SECTION 26. BUILDING PERMIT. NO BUILDING PERMIT SHALL BE ISSUED BY THE LOCAL BUILDING OFFICER WITHOUT A VALID LOCATIONAL CLEARANCE IN ACCORDANCE WITH THIS ORDINANCE.

SECTION 27. 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 HIS PROJECT WITHOUT APPLYING FOR A NEW CLEARANCE.

SECTION 28. CERTIFICATE OF NON-CONFORMANCE. A certificate of Non-Conformance shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of the zoning Ordinance by the HLURB or SANGGUNIAN PANLUNGSOD (City Council). Failure on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered in violation of the Zoning Ordinance and is subject to fine/penalties.

UPON APPROVAL OF THIS ORDINANCE, THE ZONING ADMINISTRATOR/ZONING OFFICER SHALL IMMEDIATELY NOTIFY OWNERS OF KNOWN EXISTING NON-CONFORMING USE TO APPLY FOR CERTIFICATE OF NON-CONFORMANCE.

SECTION 29. EXISTING NON-CONFORMING USES AND BUILDINGS. 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 with the provisions of this Ordinance, 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 or land where such non-conforming use exists at the time of adoption of this Ordinance.
2. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as non-conforming use.
3. An idle/vacant structure may not be used for non-conforming activity.
4. That any non-conforming structure, or structures under one ownership which has been damaged may be 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 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 be reconstructed except in conformity with the provisions of this Ordinance.
5. That no such non-conforming use may be moved to displace any conforming use.

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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 district in which it is moved or relocated.

IN ADDITION, 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 30. RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT. This Ordinance shall be enforced and administered by THE LOCAL CHIEF EXECUTIVE THROUGH the Zoning Administrator/ZONING OFFICER who shall be appointed BY THE FORMER IN ACCORDANCE WITH EXISTING RULES AND REGULATIONS ON THE SUBJECT.

SECTION 31. POWERS AND FUNCTIONS OF A ZONING ADMINISTRATOR/ZONING OFFICER. Pursuant to the provisions of E.O. 72 implementing R.A. 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated February 1981, the Zoning Administrator/ZONING OFFICER shall perform the following functions, duties and responsibilities.

I. Enforcement

- A. Act on all applications for locational clearances for all projects.
 1. Issuance of Locational Clearance for projects conforming with zoning regulations.
 2. RECOMMEND TO THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA) the grant or denial of applications for variances and exemptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the zoning Ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefor.
- B. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are violative of zoning Ordinance and, IF NECESSARY, PURSUANT TO SEC. 3 OF E.O. 72 AND SEC. 2 OF E.O. 71 refer subsequent action thereon to the HLURB.
- C. Call and coordinate with the Philippine National Police for enforcement of all orders and PROCESSES issued in the implementation of this Ordinance.
- D. Coordinate with the City Prosecutor for other legal actions/remedies relative to the foregoing.

II. Planning

- A. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the zoning ordinances prior to adoption by the Sangguniang Panlungsod.

SECTION 32. ACTION ON COMPLAINTS AND OPPOSITIONS. A COMPLAINT FOR VIOLATIONS OF ANY PROVISION OF THE ZONING ORDINANCE OR OF ANY CLEARANCE OR PERMITS ISSUED PURSUANT THERETO SHALL BE FILED WITH THE LZBAA.

HOWEVER, OPPOSITIONS TO APPLICATION FOR CLEARANCE, VARIANCE OR EXCEPTION SHALL BE TREATED AS A COMPLAINT AND DEALT WITH IN ACCORDANCE WITH THE PROVISION OF THIS SECTION.

SECTION 33. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS. THERE IS HEREBY CREATED A LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS WHICH SHALL PERFORM THE FOLLOWING FUNCTIONS AND RESPONSIBILITIES:

- A. ACT ON APPLICATIONS OF THE FOLLOWING NATURE:
 1. Variance
 2. Exceptions
 3. Non-Conforming Uses
 4. COMPLAINTS AND OPPOSITION TO APPLICATIONS
- B. ACT ON APPEALS ON GRANT OR DENIAL OF LOCATIONAL CLEARANCE BY THE ZONING ADMINISTRATOR/ZONING OFFICER.

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

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SECTION 34. COMPOSITION OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA).

1. City Mayor as Chairman
2. City Legal Officer
3. City Treasurer
4. City Engineer
5. City Planning & Development Coordinator (if other than the Zoning Administrator)
6. 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 of its members as may be necessary to meet the total number set forth, as representatives.

FOR PURPOSES OF POLICY COORDINATION, SAID COMMITTEE SHALL BE ATTACHED TO THE CITY DEVELOPMENT COUNCIL.

SECTION 35. INTERIM PROVISION. Until such time that the LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS shall have been constituted, the HLURB shall act as the LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS. As an appellate Board, the HLURB shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

SECTION 36. REVIEW OF THE ZONING ORDINANCE. The City Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance considering the Comprehensive Land Use Plan, as the need arises, based on the following reasons/situations:

- a. Change in local government plans
- b. Introduction of projects of national significance
- c. Petition for rezoning
- d. Other reasons which are appropriate for consideration

SECTION 37. COMPOSITION OF THE LOCAL ZONING REVIEW COMMITTEE (LZRC). The Local Zoning Review Committee shall be composed of sectoral experts. These are the Local Officials/Civic Leaders responsible for the operation, development and progress of all sectoral undertakings in the locality, e.g.

- a. City Planning and Development Coordinator
- b. City Health Officer
- c. President, Association of Barangay Captains
- d. City Engineer
- e. Community Environment and Natural Resources Officer
- f. District School Supervisor
- g. Two (2) Private Sector Representatives (Local Chamber of Commerce and Housing Industry)
- h. Two (2) NGO Representatives

FOR PURPOSES OF POLICY AND PROGRAM COORDINATION, THE LZRC SHALL BE ATTACHED TO THE CITY DEVELOPMENT COUNCIL.

SECTION 38. FUNCTIONS OF THE LOCAL ZONING REVIEW COMMITTEE. The LOCAL ZONING REVIEW COMMITTEE shall have the following powers and functions:

- A. Review the Zoning Ordinance for the following purposes:
 1. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 2. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given and exceptions and variances granted.
 3. Identify provisions of the Ordinance difficult to enforce or are unknowable.
- B. Recommend to the Sangguniang Panlungsod necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.
- C. Provide information to the HLURB that would be useful in the exercise of its functions.

SECTION 39. FEES. Zoning fees to be imposed shall consist of the following:

- a. Zoning or Locational Clearance
 1. Residential
 - 1.1 Residential Structure single or detached other than apartments/townhouses, dormitories and sub-division/condominium projects, the project cost of which is: (New Schedule + LRF (1% of filing fee but not lower than 10.00)
 1. P 100,000 and below - P 100
 2. Over P 100,000 - P 100 + 1/10 of 1% of cost in excess of P 100,000
 - 1.2 Apartment
 1. Five (5) doors and below - P 500
 2. More than five (5) doors - P500 + 1/10 of 1% of cost in excess of P500,000 regardless of the number of doors.

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- 1.3 Dormitories
 1. Project Cost of P500,000 and below - P500.00
 2. Project Cost over P500,000 - P500 + 1/10 of 1% of cost in excess of P500,000 regardless of the number of rooms.
- 1.4 Institutional, the project cost of which is:
 1. P100,000 and below - P400.00
 2. Over P100,000 - P400.00 + 1/10 of 1% of cost in excess of P100,000.00
- 1.5 Commercial, Industrial, Agro-Industrial, the project cost of which is:
 1. P100,000 and below - P1000.00
 2. Over P100,000 - P1000.00 + 1/10 of 1% of cost in excess of P100,000
- 1.6 Special Uses/Special Projects including memorial parks, the project cost of which is:
 1. P100,000 and below - P1000.00
 2. Over P100,000 - P1000.00 + 1/10 of 1% of cost in excess of P100,000
- 1.7 Expansion/Alteration (affected areas/cost of expansion only) - same as original application
- 1.8 Temporary Use Permit - P500.00
- 1.9 Special Uses and Project - P500.00
- b. Repair/Renovation/Alteration Permit - 50% of locational clearance fees; Government Projects (25% discount)
- c. Issuance of certification
 1. With or outside areas of priority development - P5.00
 2. Clearance of Land Transaction (Sale or Mortgage) - P5.00
- d. Complaints or Petitions - P10.00
- e. Appeal Filing Fee - P100.00
- f. Town Planning and Zoning Assistance Fee - subject to negotiation

SECTION 40. AMENDMENTS TO THE ZONING ORDINANCE. Changes in the Zoning Ordinance as a result of the review by the Local Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof 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 HLURB or Sangguniang Panlungsod.

SECTION 41. 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 42. SUPPLEMENTARY EFFECT OF OTHER LAWS AND DECREES. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letter of instructions and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land uses decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the City.

SECTION 43. 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 44. 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 45. EFFECTIVITY CLAUSE. This Ordinance shall take effect upon approval by the Sangguniang Panlungsod (City Council).

Unanimously passed.

CERTIFIED CORRECT:

Attested:

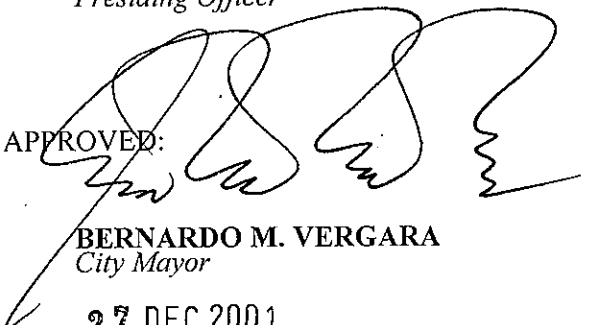

RONALDO B. PEREZ
City Secretary


EUFROSINA PULMANO


JONATHAN M. MONTANOS


BETTY LOURDES F. TABANDA
Vice Mayor and
Presiding Officer

APPROVED:


BERNARDO M. VERGARA
City Mayor

27 DEC 2001

Office of the President
Housing and Urban Development Coordinating Council
HOUSING AND LAND USE REGULATORY BOARD

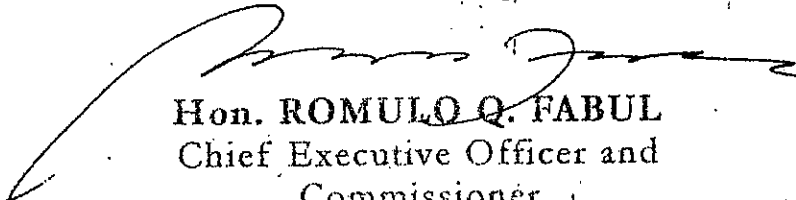
CERTIFICATE OF APPROVAL

This is to certify that the
COMPREHENSIVE LAND USE PLAN and
ZONING ORDINANCE

of **BAGUIO CITY**

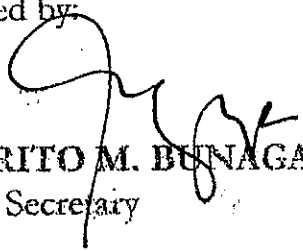
was approved by this Board under
Resolution No. 755,
dated 17th December, 2003.

Given this 19th day of November in the
year 2003 in Quezon City, Metro Manila.

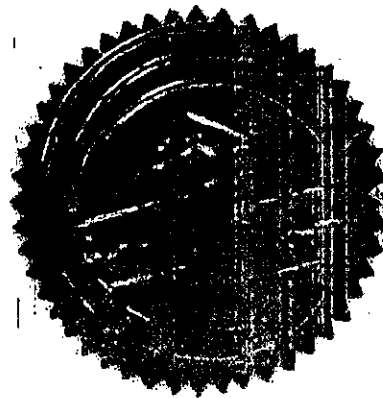

Hon. ROMULO Q. FABUL
Chief Executive Officer and
Commissioner


Hon. MICHAEL T. DEFENSOR
Chairman

Attested by:


CHARITO M. BUNAGAN-LANSANG
Board Secretary

CCLUP No. 25





Republic of the Philippines
Office of the President

Housing and Urban Development Coordinating Council

HOUSING AND LAND USE REGULATORY BOARD



Board of Commissioners

RESOLUTION NO. 755

Series of 2003

**APPROVING THE COMPREHENSIVE LAND USE PLAN/
ZONING ORDINANCE OF BAGUIO CITY**

WHEREAS, the Board is empowered under Letter of Instructions No. 729, Executive Order (EO) No. 648 s. 1981 as amended by EO No. 90 s. 1986, Republic Act (RA) No. 7279, and RA No. 7160, the Local Government Code, as implemented by EO No. 72 s. 1991, to review and ratify land use plans of highly urbanized cities to ensure their compliance with national standards;

WHEREAS, BAGUIO CITY has completed the formulation of its Comprehensive Land Use Plan/Zoning Ordinance, 2002-2008, through the City Development Council and the City Planning and Development Office;

WHEREAS, the plan, has been adopted by the Sangguniang Panlungsod under SP Resolution No. 52, S. 2003 dated 19 November 2003;

WHEREAS, the Regional Land Use Committee approved and has favorably endorsed to this Board the approval of said CLUP/ZO through a resolution dated 24 May 2002;


WHEREAS, the city has complied with the prescribed documentary and procedural requirements in the plan formulation process;


WHEREAS, after a review of the above plan pursuant to the CLUP/ZO review and approval process under HLURB Administrative No. 01, Series of 1996, the Board finds that the Comprehensive Land Use Plan/Zoning Ordinance of BAGUIO CITY, 2002-2008, substantially complies with national standards and guidelines on comprehensive land use plan formulation;


Certified True Copy
of the Original
CHARITO B. LANSANG
Board Secretary

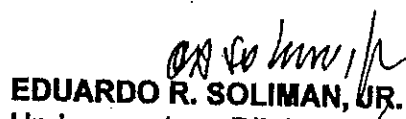
WHEREFORE, be it RESOLVED as it is hereby RESOLVED that the **COMPREHENSIVE LAND USE PLAN/ZONING ORDINANCE OF BAGUIO CITY, 2002-2008**, be APPROVED, as the same is hereby APPROVED.

APPROVED, 17 December 2003, Quezon City, Metro Manila.


MICHAEL T. DEFENSOR
Chairman

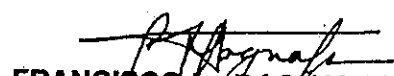

JOSE C. CALIDA
Undersecretary, DOJ
Ex-Officio Commissioner


ROMULO Q. M. FABUL
Commissioner and
Chief Executive Officer


EDUARDO R. SOLIMAN, JR.
Undersecretary, DILG
Ex-Officio Commissioner


TERESITA A. DESIERTO
Commissioner


AUGUSTO B. SANTOS
Deputy Director-General, NEDA
Ex-Officio Commissioner


FRANCISCO L. DAGNALAN
Commissioner


JOED I. JACOB
DPWH
Ex-Officio Commissioner


JESUS YAP PANG
Commissioner

Attested:


CHARITO B. LANSANG
Board Secretary

