



CERTIFICATION

This is to certify that the attached **Ordinance Numbered 63, Series of 2016**, entitled **"ADOPTING THE REVISED COMPREHENSIVE ZONING REGULATIONS FOR THE CITY OF BAGUIO, OTHERWISE KNOWN AS "THE COMPREHENSIVE ZONING ORDINANCE FOR THE CITY OF BAGUIO", AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF, AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH."** which was passed by the Sangguniang Panlungsod ng Baguio on **12 December 2016** and approved by the City Mayor on **13 January 2017**, was duly posted in the bulletin boards located at the Baguio City Hall, City Library, City Public Market, Post Office and Health Services Office for at least three (3) consecutive weeks starting **13 January 2017**.

The text of the said ordinance was published in the issue dated **19 February 2017 (Vol. LXX)** of the **Baguio Midland Courier**.

Baguio City, Philippines, this 20th day of February 2017.


ATTY. BRENNER L. BENGWAYAN
Secretary to the Sanggunian II

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

REGULAR SESSION HELD ON 12 DECEMBER 2016

PRESENT:

Hon. Edison R. Bilog, *City Vice-Mayor and Presiding Officer*;
Hon. Leandro B. Yangot Jr., *Member*;
Hon. Edgar M. Avila, *Member*;
Hon. Joel A. Alangsab, *Member*;
Hon. Faustino A. Olowan, *Member*;
Hon. Elmer O. Datuin, *Member*;
Hon. Maria Mylen Victoria G. Yaranon, *Member*;
Hon. Peter C. Fianza, *Member*;
Hon. Lilia A. Fariñas, *Member*;
Hon. Arthur L. Allad-iw, *Member*;
Hon. Benny O. Bomogao, *Member*; and
Hon. Michael L. Lawana, *Ex-Officio Member*;

ABSENT:

Hon. Roberto C. Ortega, *Member* (on vacation leave); and
Hon. Elaine D. Sembrano, *Member* (on official travel).

VACANT:

Ex-Officio Member (President, Pederasyon ng mga Sangguniang Kabataan,
City Chapter).

*Introduced by Hon. Edgar M. Avila,
Hon. Leandro B. Yangot Jr.,
Hon. Elmer O. Datuin, and
Hon. Maria Mylen Victoria G. Yaranon
and based on the report and
recommendation of the Committee on
Urban Planning, Lands and Housing.*

ORDINANCE Numbered 63
(Series of 2016)

ADOPTING THE REVISED COMPREHENSIVE ZONING REGULATIONS
FOR THE CITY OF BAGUIO, OTHERWISE KNOWN AS "THE
COMPREHENSIVE ZONING ORDINANCE 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

The implementation of Comprehensive Land Use Plans would require the enactment of regulatory measures to translate its planning goals and objectives into reality. A Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the Comprehensive Land Use Plan.

The Local Government Code of 1991, as amended, authorizes local government units to enact zoning ordinances subject to and in accordance with existing laws.

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 Hon. Avila, Hon. Yangot, and Hon. Datuin, seconded by Hon. Fariñas, Hon. Alangsab, and Hon. Lawana,

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

ARTICLE I
Title of the Ordinance

SECTION 1. Title of the Ordinance. An Ordinance adopting the revised comprehensive zoning regulations for the City of Baguio, otherwise known as "The Comprehensive Zoning Ordinance for the City of Baguio", and providing for the administration, enforcement, and amendment thereof, and for the repeal of all ordinances in conflict therewith. It 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, as amended (Republic Act No. 7160), Section 458 a.2 (7-9) and Section 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, watersheds, open space, and other functional areas including heritage buildings/sites 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;
7. Preserve and protect the unique environment, ecosystem, and cultural heritage of the city; and
8. Ensure sustainable development.

SECTION 4. Zoning Principle. This Comprehensive Zoning Ordinance is based on the approved Comprehensive Land Use Plan for the City of Baguio prepared by the 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. Low Density Commercial Zone (C-1)
5. Medium Density Commercial Zone (C-2)
6. High Density Commercial Zone (C-3)
7. General Institutional Zone
8. Parks and Recreation Zone
9. Planned Unit Development
 - a. Export Processing Zone
 - b. Special Economic Zone
10. Utilities Zone
11. Cemeteries/Memorial Parks Zone
12. Airport Zone
13. Forest Zone
14. Watershed Zone
15. Protected Forest Zone
16. Vacant Forested Areas (Subject to valid vested rights)
17. Roads Zone
18. Slaughterhouse Zone
19. Heritage 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 1:50,000 meters, duly prepared by the City Planning and Development Office, wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated in Map 1.

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:

1. 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;
2. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be boundaries;
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way 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;
4. 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;
5. 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;
6. 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;
7. 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;
8. 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; and
9. 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. 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);
5. 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;
6. 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;
7. General Institutional Zone (GIZ). GIZ shall principally be for general types of institutional establishments;

8. 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;
9. Water Zone (WZ). The WZ are bodies of water which include rivers, creeks, streams, lakes, water reservoir, etc.;
10. Planned Unit Development Zone (PUDZ). A PUDZ 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;
11. Utilities Zone (UZ). This shall be for towers and antennae, relay stations, public parking spaces/loading and unloading facilities, public garages/facility storages, and solid waste disposal;
12. Cemeteries/Memorial Parks. These shall be for public and private areas for burying the dead;
13. Airport Zone. This shall be for the Loakan Airport and support facilities;
14. 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;
15. Roads Zone. This shall be for the provision of right-of-ways for roads and streets;
16. Slaughterhouse Zone. This shall be for the city slaughterhouse;
17. Heritage Zone. This shall include building/s or sites or a cluster of buildings;
18. Ecological Park/Solid Waste Processing Center. This area shall allow solid waste processing i.e. the ERS operation.

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 and rowhouse;
3. Customary uses like:
 - a. Servants quarter;
 - b. Private garage; and
 - c. Guardhouse;
4. Home occupation for the practice of one's profession or for engaging in an in-house business such as dressmaking, tailoring, baking, eatery, 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; and
 - 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 micro small medium enterprises, 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/nuisance;

- b. Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry; and
- c. Shall consider same provisions as enumerated in Number 4;
6. Recreational facilities for the exclusive use of the members of the family residing within premises, such as:
 - a. Swimming pool;
 - b. Pelota court; and
 - c. Others;
7. Religious use;
8. Multipurpose/barangay hall;
9. Sports club;
10. Clinic, nursing and convalescing home, and health center;
11. Plant nursery;
12. Fraternal Clubs and Lodges;
13. Internet Shop and computer rental shops except gaming;
14. Satellite Market;
15. School or company staff housing;
16. Churches or similar places of worship/Religious Use;
17. Church rectories;
18. Preparatory schools, provided that they do not exceed three (3) classrooms and shall be located not less than 500 meters from nearest existing school offering similar course and are equipped with adequate parking or as provided in the local zoning ordinance;
19. Boarding houses with no more than eight (8) boarders;
20. Neighborhood convenience stores selling miscellaneous items, provided that such stores shall not exceed 10% of the Gross Floor Area (GFA) of the dwelling unit and provided that no liquor shall be allowed for sale; and
21. Processing, refilling, and retailing of bottled drinking water provided that clearances from the City Health Services Office and certification of adequate supply from the water supply concessionaire shall be secured.

B. Medium Density Residential Zone (R-2)

1. All uses allowed in R-1;
2. Apartment;
3. Boarding houses;
4. Dormitory;
5. Transient houses;
6. Branch library and museum;
7. Single-attached or duplex or townhouses, each privately owned;
9. School dormitories (on campus);
10. Convents and monasteries;
11. Military or police barracks/dormitories;
12. Pre-schools; elementary, and high schools, provided that they do not exceed sixteen (16) classrooms;
13. Outpatient clinics, family planning clinics, lying-in clinics, diagnostic clinics, and medical and clinical laboratories;
14. Steam/ dry cleaning outlets;
15. Party needs and accessories (leasing of tables and chairs, etc.);
16. Ballet, dance, and voice studios provided that the classes or instructions are held in soundproofed areas;
17. Offices with no actual display, sale, transfer, or lending of the office commodities in the premises and with subject Gross Floor Area (GFA) not exceeding 30% of the building GFA;
18. Apartment hotels/hometels/transient houses;
19. Car barns for not more than three (3) units;
20. Liquefied Petroleum Gas (LPG) retailing with a maximum of twenty (20) units of LPG tanks at any given time;
21. Recreational facilities such as resorts, swimming pools, clubhouses, and similar uses except carnivals and fairs;
22. Bank branches, savings/loans/lending shops;
23. Driving range.

Institutional Support Zone (R-1):

1. All uses allowed in R-1
2. Institutional support uses:
 - a. Bookstore and office supply shop;
 - b. Computer/Internet Shop (Maximum of 20 computers);

- b.1 Bakery and bakeshop
- b.2 Grocery
- b.3 Convenience stores
- c. Restaurant and other eateries;
- d. Boarding houses/apartments; and
- e. Computer repair shops.

C. High Density Residential Zone (R-3)

1. All uses allowed in R-1 and R-2;
2. Residential Condominium;
3. Pension House;
4. Vocational School;
5. Multiple housing units for lease or still for sale;
6. Townhouses, each privately owned;
7. Accessorias (shop-houses), rowhouses, townhouses, tenements and apartments;
8. Hotels, motels, inns, pension houses and apartels;
9. Private or off-campus dormitories;
10. Branch library and museum; and
11. Hometel.

D. Low Density Commercial Zone (C-1)

1. All uses allowed in R-1, R-2, and R-3;
2. Offices like office building and office condominium;
3. General Retail Stores and Shops like:
 - a. Department store;
 - b. Bookstore and office supply shop;
 - c. Home appliance store;
 - d. Car show room;
 - e. Photo shop; and
 - f. Flower shop.
4. Food Markets and Shops like:
 - a. Bakery and bake shop;
 - b. Wine store;
 - c. Grocery; and
 - d. Supermarket.
5. Personal Service Shops, like:
 - a. Beauty parlor;
 - b. Barber shop;
 - c. Sauna bath and massage clinic/spa;
 - d. Videoke bar/sing along;
 - e. Bar;
 - f. Dressmaking and tailoring shop;
 - g. Disco pub; and
 - h. Medical clinics.
6. Recreational Center/Establishments like:
 - a. Movie houses/theater;
 - b. Play court e.g. tennis court, bowling lane, billiard hall;
 - c. Swimming pool;
 - d. Day and night club;
 - e. Gymnasium; and
 - f. Other sports and recreational establishment.
7. Restaurant and other eateries;
8. Short term special education like:
 - a. Dancing schools;
 - b. School for self-defense;
 - c. Driving schools; and
 - d. Speech clinics.
9. Storerooms but only as may be necessary for the efficient conduct of the business;
10. Commercial condominium (with residential units in upper floors);
11. Commercial housing like:
 - a. Hotel;
 - b. Apartment;

- c. Apartel;
- d. Boarding house;
- e. Dormitory;
- f. Pension house;
- g. Club house; and
- h. Motel.
- 12. Embassy/consulate;
- 13. Library/museum;
- 14. Gasoline/LPG filling and service stations;
- 15. Vocational/technical school;
- 16. Convention center and related facilities;
- 17. Business Process Outsourcing (Call Center, medical transcription, and the like);
- 18. Messengerial services;
- 19. Security agency;
- 20. Janitorial service;
- 21. Bank and other financial institution including money shop;
- 22. Radio and television station;
- 23. Pay parking lots/buildings;
- 24. Commercial job printing;
- 25. Typing and photo engraving services;
- 26. Repair of optical instruments, equipment and cameras;
- 27. Repair of clocks and watches;
- 28. Manufacture of ensignia, badges, and similar emblems except metals;
- 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 other similar products except Concrete Hollow Blocks (CHBs), gravel and sand, and other concrete products;
- 32. Physical fitness gyms/centers;
- 33. Garage for jeepneys and taxis not greater than six (6) units in number; and
- 34. Garage for bus and trucks not greater than three (3) units in number.

E. Medium Density Commercial Zone (C-2)

- 1. All uses allowed in C-1;
- 2. Repair shops like:
 - a. House appliances; and
 - b. Home furnishing shops;
- 3. Transportation terminal/garage with repair;
- 4. Machinery display shop/center;
- 5. Lumber/hardware;
- 6. Manufacture of ice, ice blocks, cubes, tubes and crush except dry ice;
- 7. Manufacture of signs and advertising displays;
- 8. Chicharon factory;
- 9. Machine shop service operations (repairing, rebuilding or customer job orders);
- 10. Biscuit factory;
- 11. Doughnut and hopia factory;
- 12. Other bakery products not elsewhere classified;
- 13. Repacking of food products;
- 14. Funeral parlors, mortuaries, crematory services, and memorial chapels;
- 15. Parking lots and garage facilities;
- 16. Warehouses;
- 17. Wholesale and retail stores;
- 18. Printing and publishing plants, and offices;
- 19. Factories and workshops using less flammable or non-combustible materials;
- 20. Battery shops and repair shops;
- 21. Paint stores without bulk handling;
- 22. Columbarium;
- 23. Telecommunications, media, and public information complexes including radio and TV broadcasting studios;
- 24. Cell (mobile) phone antenna (6 meter maximum from roof deck); and
- 25. Junk Shops / Scrap Dealers / Motor Vehicle and Accessories Repair Shops / Welding Shops / Vehicle Tire Shops / Smoke Emission Testing Centers / Gravel and Sand – There shall be formulated guidelines / restrictions to be approved by the City Mayor and the *Sangguniang Panlungsod* for these activities which shall include the required work area for the conduct of the activity, fencing of the lot, and disposal of environmentally critical emissions such as the used oil, aircon freon, etc;

26. Institutional uses as colleges and universities, vocational and technical schools, general hospitals and specialized general welfare, charitable and government institutions;
27. Hauling services and garage terminals for trucks, tow trucks, and buses not exceeding three (3) units storage facilities in support of commercial establishments; and
28. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft, aircraft and sales yards.

F. 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. Sports stadium or sports complexes;
4. Commercial parking lots and garages; and
5. Other commercial/ business activities not elsewhere classified (n.e.c.)

Accessory (C-3):

1. All uses allowed in R-1, R-2, and R-3 Zones;
2. All uses allowed in C-1 and C-2; and
3. All uses allowed in GI Zone.

G. 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 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, and convents;
7. Museums;
8. Embassies/consulate;
9. Student, government and educational workers housing, e.g. dormitories and boarding houses;
10. Welfare homes, orphanages, boys and girls town, home for the aged and the like;
11. Rehabilitation and vocational training center for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, exsanitaria inmates, and similar establishments;
12. Military camps/reservations/bases and training grounds;
13. Penitentiary and correctional Institution;

H. 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;
8. Concert halls and open houses; and
9. Convention centers.

I. 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; and
4. Other Government infrastructure development subject to Environmental Impact Assessment (EIA)/Environmental Compliance Certificate (ECC).

J. Utilities Zone (UZ)

1. Towers and antennae, subject to approval of the Civil Aviation Authority of the Philippines (CAAP);
2. Cell Sites, subject to approval of the National Telecommunications Commission (NTC);

3. TV/radio relay stations;
4. Public and Private Terminals/Garages/Storages;
5. Storage tanks, buildings for storing gasoline, acetylene, LPG, calcium, carbides, oxygen, hydrogen, and the like;
6. Solid waste disposal; and
7. Sewage Treatment Plant.

K. Planned Unit Development Zone (PUDZ)

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 (II) 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, 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, and 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 sea foods;
24. Quick freezing and cold packaging for fruits and vegetables;
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; and
50. Small-scale manufacture of ice cream.

L. 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 Housing and Land Use Regulatory Board (HLURB) Guidelines and Standards and Sanitation Code; and
5. Administration Building for the Cemeteries/Parks.

M. Airport Zone (AZ)

1. Helipads, heliports;
2. Airport terminals and related activities;
3. Administration building; and
4. Airport Tower subject to clearance of the Civil Aviation Authority of the Philippines (CAAP).

N. Roads Zone (RZ)

1. Parking, subject to conformity of 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; and
5. Tree Planting and "Greening" activities subject to conditions as in 1 of RZ.

O. Slaughterhouse Zone

1. Sale of livestock and chicken;
2. Animal Slaughtering;
3. Commercial Corral; and
4. Lechon or whole pig roasting.

P. Vacant Forested Areas (Subject to valid vested rights)

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

Q. Heritage Sites

1. Buildings and sites of historical value and importance, and
2. Monument, structures, and natural features that are landmarks and tourist destinations of the city.

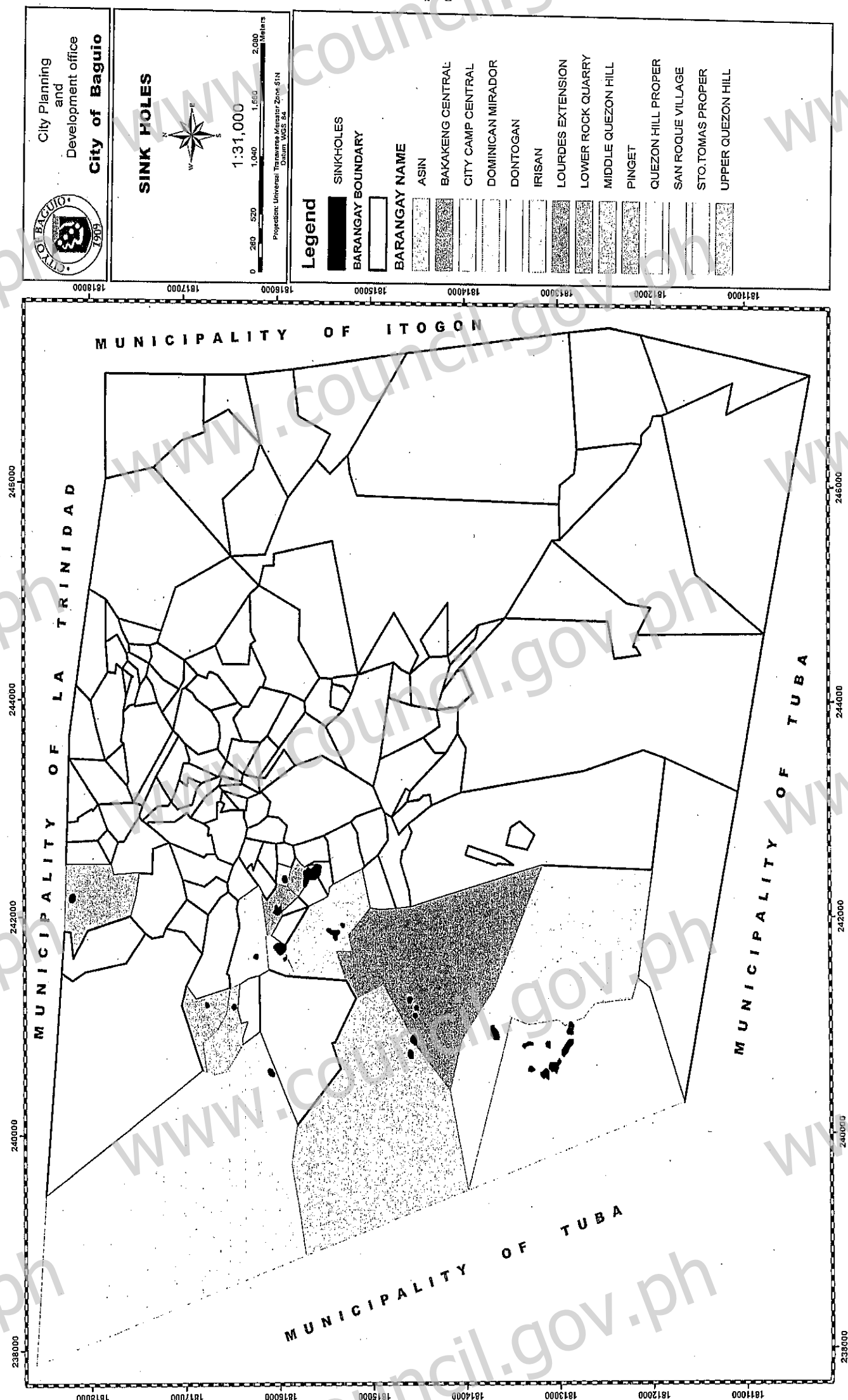
R. Multi Land Use Zone

1. Waste disposal projects, and
2. All other uses as contained in its master plan.

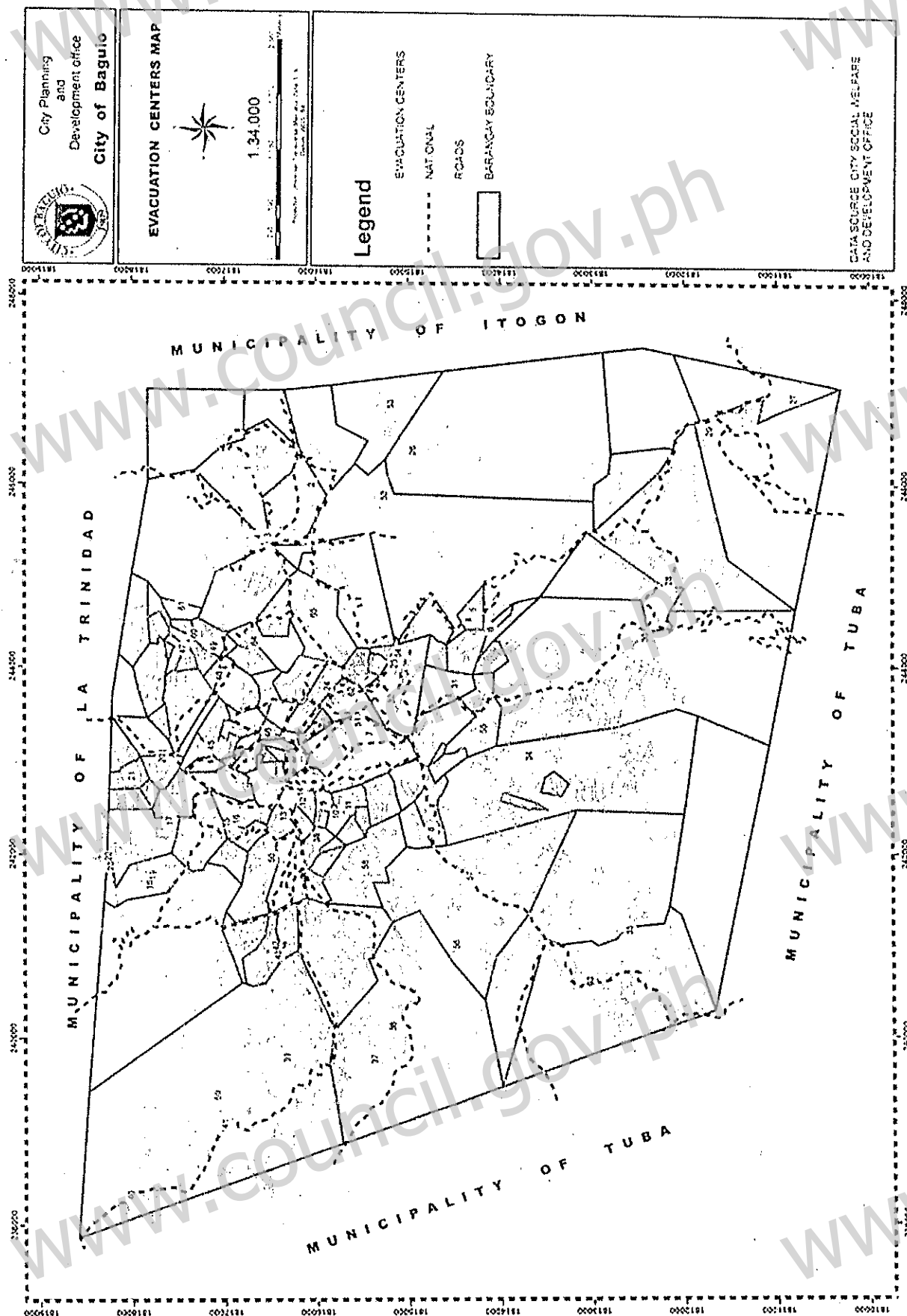
S. Special Use

All areas covered by Presidential Proclamation for specific use (Bureau of Animal Industry and Bureau of Plant Industry).

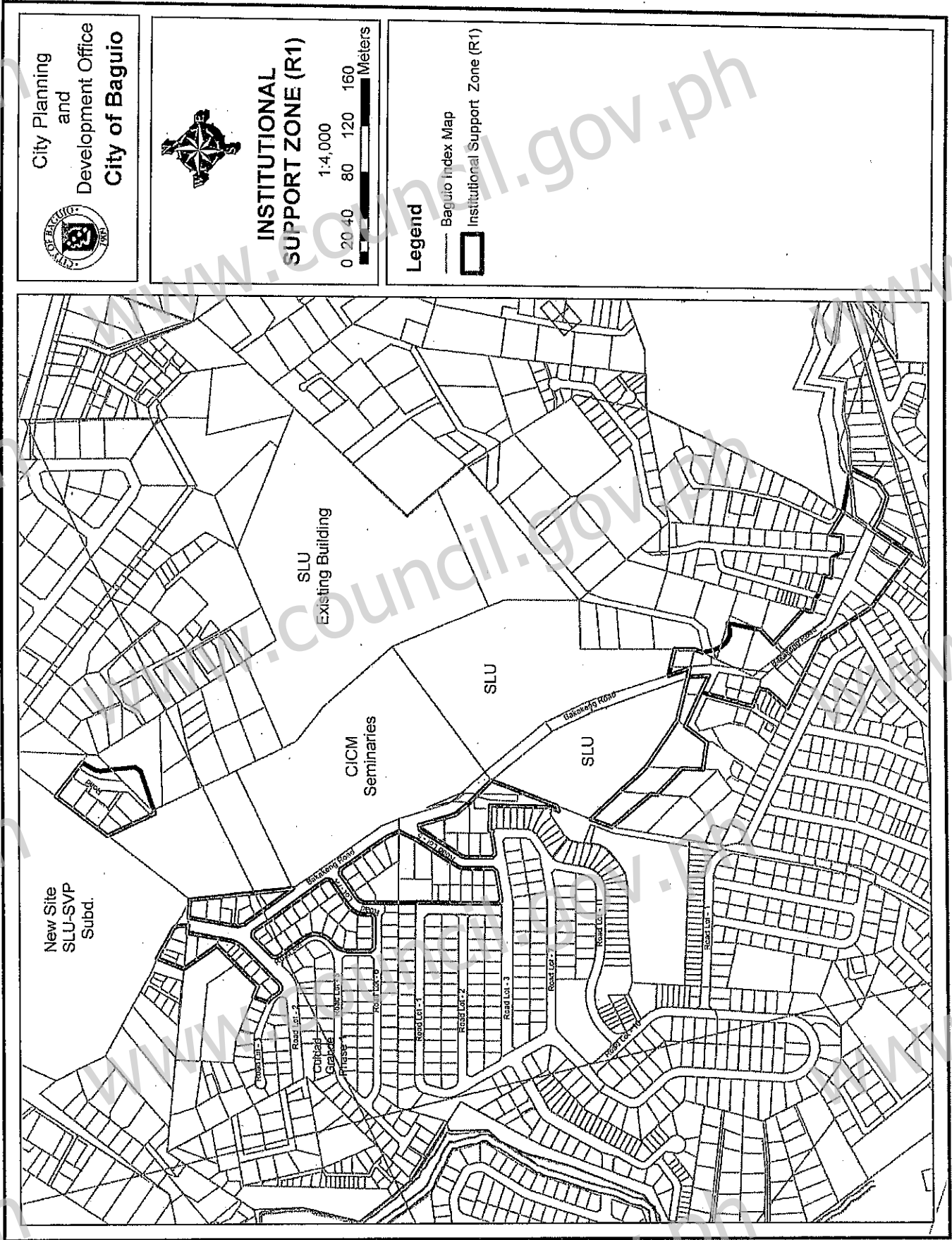
SECTION 11. Sinkhole areas shall be non-buildable. No structure shall be erected in such identified non-buildable areas as shown in Map 2.



Map 2. Sinkholes



Map 3. Evacuation Centers Map



Map 5. Institutional Support Zone (R-1)

SECTION 12. 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:

1. Residential (R1, R2, R3)

- All remaining properties in the City of Baguio not identified in the land uses below; and
- Institutional Support Zone (R-1).

2. Commercial (C1)

- Portion of Mines View Park barangay, one-lot-deep both sides from Good Shepherd Compound up to Junction Torres Street;
- One-lot-deep along Bokawan 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;
- One-lot-deep along T. Alonzo Street; New Lucban Road; Tabora Road;
- One-lot-deep along M. Roxas St., Trancoville;
- One-lot-deep along Legarda and Kisad Roads excluding Burnham Park side;
- Monticello Hotel at Camp 7 Barangay;
- Along Siapno and Ambuclao Road near Pacdal Circle (Existing Satellite Market)
- Upper Session Road;
- One-lot-deep along Military Cut-off Road from junction Baguio Medical Center to Loakan Road Rotunda;
- 50 meters measured from the edge of the road along Ben Palispis Highway (formerly Marcos Highway): from Junction Baguio General Hospital and Medical Center to eastern part of Sta. Catalina Retreat House lot, provided the area is accessible by at least 8 meters width of road and western part of Sta. Catalina Retreat House lot to Summer Place Hotel, provided the area is accessible by at least 8 meters width of road;
- Part of Loakan Road (Nevada Square to Forest House);
- One-lot-deep along North Drive, side of DILG-CAR;
- Portion of Rimando Road from Junction Trancoville to the Hanbi Condominium;
- One-lot-deep along portion of Kias Road; and
- One-lot-deep along portion of Loakan Proper Road.

3. Commercial (C2)

- From Junction Yandoc St. to Naguilian Road up to Junction Baguio Military Institute (BMI), Irisan;
- One-lot-deep along M. Ponce St., Quezon Hill Proper Barangay;
- One-lot-deep Dominican Road from Naguilian Road to Lourdes Grotto;
- 50 meters measured from the edge of the road along Trinidad Road, provided the area is accessible by at least 8 meters width of road;
- One-lot-deep along Magsaysay-Trinidad Road;
- 50 meters measured from the edge of the road along Marcos Highway (from Summer Place Hotel to Junction Tuba), provided the area is accessible by at least 8 meters width of road;
- One-lot-deep along Kennon Road Camp 7 (near Camp 7 Satellite Market); and
- Kennon Road (Vicinity of Camp 7 lumber to Richgate Subdivision).

4. Commercial (C3)

- Baguio Country Club.

5. Institutional

- The Mansion Compound;
- Baguio City Hall Compound;
- All existing schools, universities and colleges including vocational schools areas;
- All existing government buildings areas;
- All existing churches, seminary, convents, retreat houses areas;
- All other government institutions areas;
- All existing hospitals, health centers areas; and
- Former BMI Compound along Naguilian Irisan.

6. All Areas Covered by Presidential Proclamation:

- Buyog Watershed (Pine Tree Zone);
- Busol Watershed (Pine Tree Zone);
- Forbes Park I, II, III Watershed (Pine Tree Zone);
- Lucnab Watershed (Pine Tree Zone);
- Camp 8 Watershed (Pine Tree Zone);
- Guisad Surong Watershed (Pine Tree Zone);
- Crystal Cave Watershed (Pine Tree Zone);
- John Hay Special Economic Zone (Pine Tree Zone);
- John Hay Protected Forest (Pine Tree Zone);
- V.O.A. & Eco-System Research & Development Sector (Pine Tree Zone);
- Bureau of Animal Industry (BAI) and Bureau of Plant Industry (BPI) Reservation (Pine Tree Zone); and
- All other areas covered by Presidential Proclamation (Pine Tree Zone).

7. Parks and Gardens

- Burnham Park;
- City Hall Park;
- Park beside Casa Vallejo, Upper Session Road;
- 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;
- Panagbenga Park; and
- All other reservations, existing & identified parks and gardens at the various barangays.

8. Planned Unit Development Zone

- Philippine Export Zone Authority, and
- Club John Hay Special Economic Zone.

9. Utilities Zone

- Part of Mines View Barangay near the boundary of La Trinidad and Itogon Benguet for communication towers;
- Area located at Sto. Tomas for Engineered Sanitary Landfill; and
- Baguio Sewage Treatment Plant area.

10. Abattoir

- Slaughterhouse Compound.

11. Airport

- Loakan Airport.

12. Cemetery Sites

- All existing cemeteries along Naguilian;
 - Pinsao Cemetery;
 - Bakakeng Cemetery;
 - Pyramid Memorial Park;
 - Everlasting Memorial Park;
 - Heaven's Garden Memorial Park;
 - Loakan Cemetery; and
 - Outlook Drive Barangay (Portion).
- 

13. Open Areas (Subject to Valid Vested Rights)

- 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 multi land use site near boundary of Municipality of Tuba;
- Along Kennon Road near boundary of Tuba which include Lions Head and Police Precinct 8;
- Eastern portion of Happy Hollow and Atok Trail Barangay near boundary of Municipality of Itogon; and
- Eastern portion of Outlook Drive Barangay near the boundary of the Municipality of Itogon.

14. Heritage Sites

a. National Historical Landmark by the National Historical Commission of the Philippines (NHCP) by virtue of Board Resolution No. 01 dated January 16, 2009:

- The Mansion House

b. Historical Markers by NHCP:

- Philippine Commission's First Session in Baguio, 1940
- Signing of the Japanese Capitulation Document, Camp John Hay, 1946
- Teacher's Camp, 1988
- Dating Kinatayuan ng Constabulary School (Ngayo'y Philippine Military Academy), Camp Henry T. Allen, 1993
- Dating Kinatayuan ng Akademya ng Militar ng Pilipinas, Teacher's Camp, 1994
- Brent School, 2002
- Baguio Country Club, 2005
- United States Embassy Residence, 2005
- Baguio City Hall, 2009
- United Church of Christ Philippines (UCCP Baguio), 2012
- Dominican Hill and Retreat House, 2014

15. Ecological Park/Solid Waste Processing Center

- Former Irisan garbage disposal site.

ARTICLE VI
District Regulations

SECTION 13. 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 14. Height Regulations. There shall be an imposed maximum building height per zone. 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 Civil Aviation Authority of the Philippines.



Table 1. Height Regulations.

CHARACTER USE OR OCCUPANCY	TYPE OF BUILDING / STRUCTURE	NUMBER OF ALLOWABLE STOREYS / FLOORS ABOVE ESTABLISHED GRADE	MAXIMUM METERS ABOVE ESTABLISHED GRADE
1. Residential	R1	• 3-storey only with maximum of 2 habitable basements	10
		• 2-storey only if exceeding 2 habitable basements but not to exceed 3 habitable basements	7
	R2	• 4-storey only with maximum of 2 habitable basements	12
		• 3-storey if exceeding 2 habitable basements	10
	R3	• 8-storey only with maximum of 2 habitable basements	24
		• 4-storey if exceeding 2 habitable basements	12
2. Commercial	C1	8	24
	C2	8	24
	C3	8	24
3. Industrial	Industrial	8	24
4. Institutional	Institutional	8	24
5. Height restriction around The Mansion House is limited to a maximum of 2-storey building (Above 2-Storey, shall secure PSG Clearance) – please refer to Map 6			6
6. Height Restriction along City Hall Vicinity – please refer to Map 7			
a. One-lot-deep fronting City hall		3	10
b. One-lot-deep along Rizal Park Road / South Road		4	12

Note:

A. The following shall govern in the measurement of the building heights:

1. Building heights shall be measured from the crown of the road or alley fronting the property to the topmost portion of the proposed building/structure.
2. For pitched, gabled or hepped roof, the height is up to h/2 from the roof truss to tip of the roof.
3. In cases where the buildable portion of the lot is higher than the road, the building height shall be measured from the established natural grade line.
4. In cases where the road fronting the property is an upgrade or down grade road, the building height shall be measured from the crown of the road located at the middle of the front width of the building.
5. In cases where the lot is a through lot, the height of the building shall be measured from the road of higher elevation.

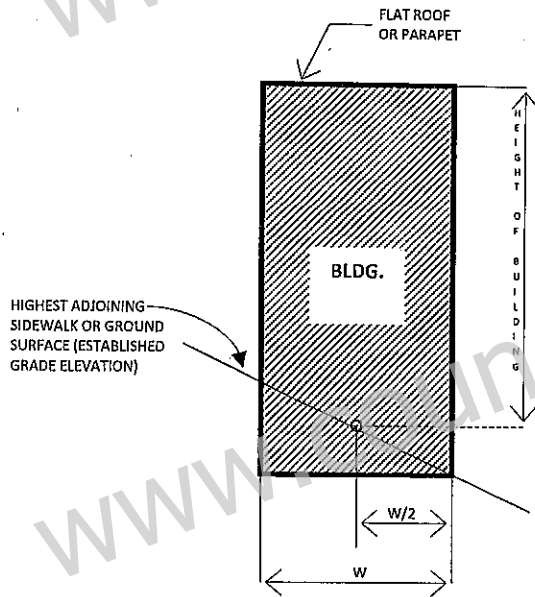


Figure 1

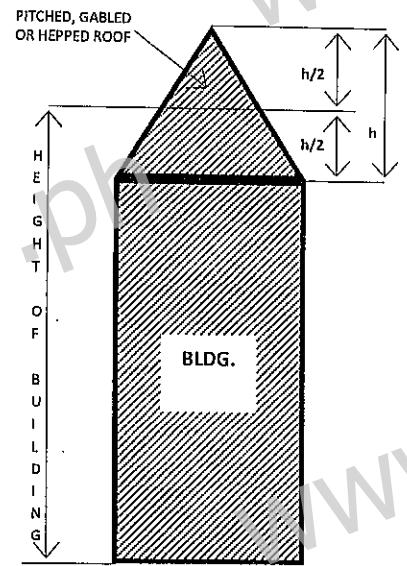


Figure 2

HEIGHT OF BUILDING / STRUCTURE

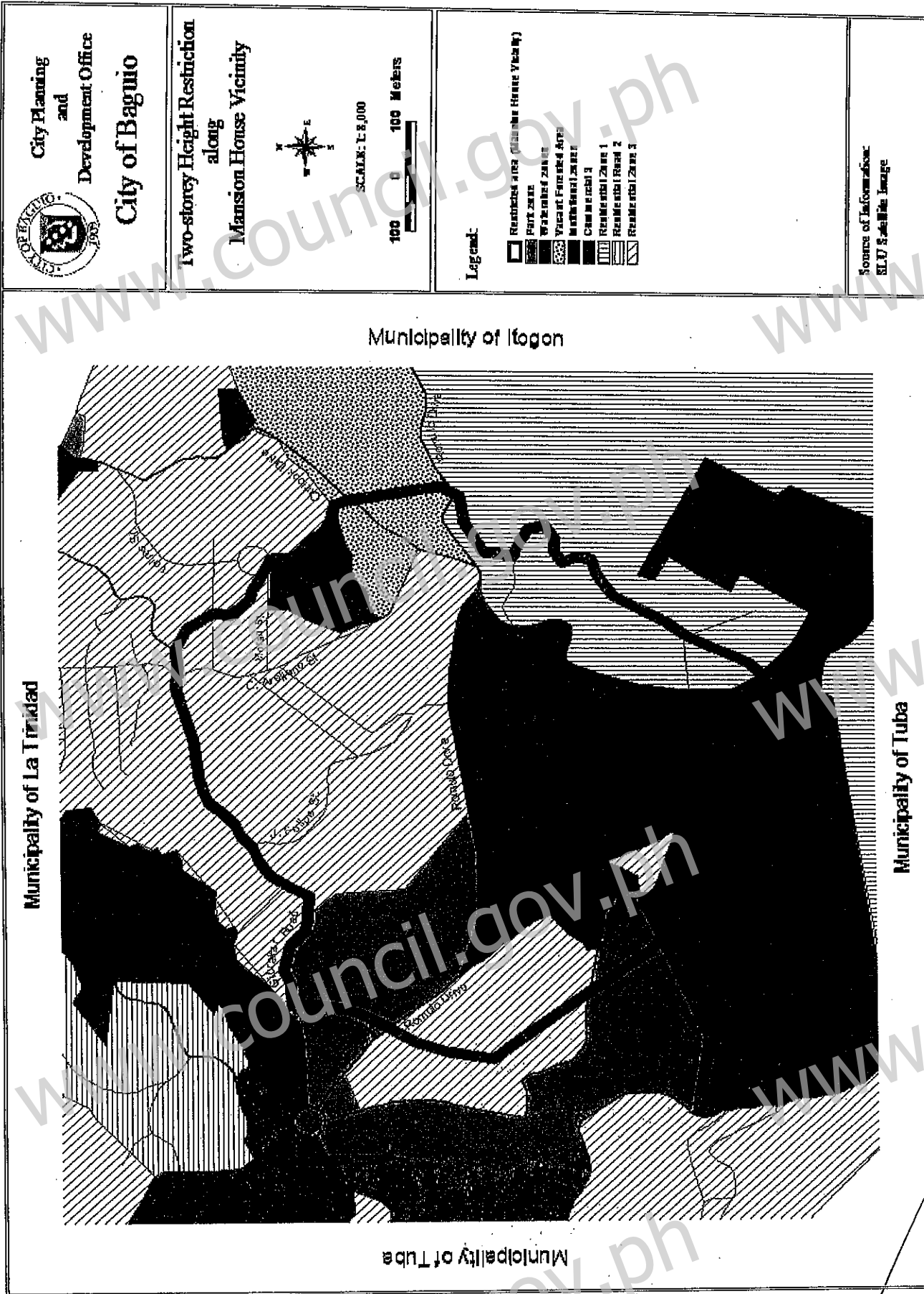
Table 2. Height Restrictions (Conditional) within Commercial, Industrial and Institutional Areas

CHARACTER USE OR OCCUPANCY	TYPE OF BUILDING / STRUCTURE	NUMBER OF ALLOWABLE STOREYS / FLOORS ABOVE ESTABLISHED GRADE	MAXIMUM METERS ABOVE ESTABLISHED GRADE
Commercial	C1	12	37.5
	C2	12	37.5
	C3	12	37.5
Industrial	Industrial	12	37.5
Institutional	Institutional	12	37.5

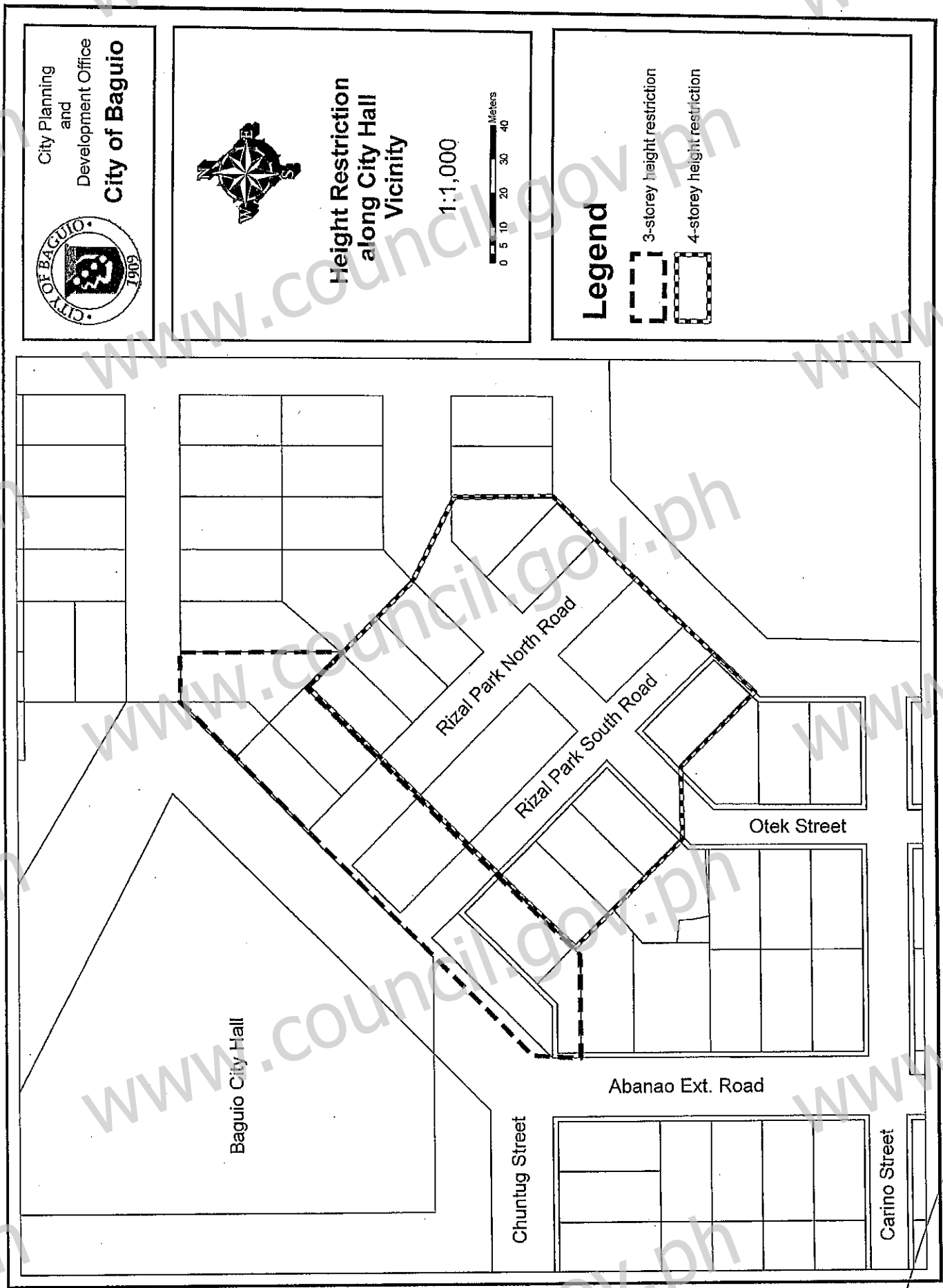
Conditional:

Height within Commercial, Industrial and Institutional areas may be allowed up to 12 storeys or 37.5 meters, provided the following are complied:

- For lot areas with 1,000 sq.m. & above;
- To provide open space with an area equivalent to the lot area for development or a ratio of 1:1; and
- Annotation in the title that the area with technical description specifically for open space shall not be converted into any other use being a compliance for the construction of multi-level building.



Map 6. Two-Storey Height Restriction Around the Mansion House



SECTION 15. Area Regulations. Area regulations in all zones shall conform with the minimum requirement of the existing codes such as:

1. Presidential Decree No. 957 - the "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations.
2. *Batas Pambasa Blg. 220* - "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.
3. Presidential Decree No. 1096 - National Building Code
4. Fire Code of the Philippines
5. Sanitation Code
6. Plumbing Code
7. Structural Code
8. Executive Order No. 648
9. Other relevant guidelines promulgated by the national agencies concerned

SECTION 16. Road Setback Regulations. Road setback regulations shall conform to the provisions of the National Building Code and its Implementing Rules and Regulations which is under the supervision of the City Building Official.

SECTION 17. Buffer Regulations. Buffer and Setback along rivers and creeks shall comply with the provisions of the National Building Code which is under the supervision of the City Building Official.

SECTION 18. Advertising Signs/Signages. No sign or advertisement permit shall be issued unless advertising signs/signages conform with the designated area as well as the standards to be determined by a Committee on Billboards, Signs and Advertisement whose composition shall be determined by the City Mayor.

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. Provision of adequate parking spaces for new constructions as well as in the operation of businesses.

Parking space requirements shall comply with the provisions of The National Building Code of the Philippines with its Revised Implementing Rules and Regulations which is under the supervision of the City Building Official. 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.

Type of Use	Minimum Required Parking Slot, Parking Area and Loading Space Requirements
Single family and multi-family dwelling units (whether single-detached, single-attached or duplex or rowhouse, each privately owned or lots with dwelling units located in residential subdivisions/developments regardless of number of hectares/dwelling units)	Units with a lot measuring 32.00 to 72.00 sq. meters and/or with a dwelling unit having a gross floor area of from 18.00 to 22.00 sq. meters - a minimum of one (1) pooled off-street cum onsite parking slot* for every six (6) lots or lots with dwelling units;
	Units with a lot measuring 50.00 to 96.00 sq. meters and/or with a dwelling unit having a gross floor area of from 30.00 to 42.00 sq. meters - a minimum of one (1) pooled off-street cum onsite parking slot* or lots with dwelling units
Note:	
* The parking lot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking.	
	Unit with a lot measuring 100.00 to 120.00 sq. meters and/or with a dwelling unit having a minimum gross floor area of from 30.00 to 42.00 sq. meters - a minimum of one (1) off-street cum on-site parking slot* for each lot or lot with dwelling unit;
	Unit with a lot measuring more than 120.00 sq. meters and/or with a dwelling unit having a minimum gross floor area of more than 42.00 sq. meters - minimum of one (1) off-street cum on site parking slot* for each lot or lot with dwelling unit;
Townhouses	Units with a gross floor area of 50.00 sq. m. - provide one (1) pooled parking slot* for every two (2) units or fraction hereof, i.e. with more than two (2) but not less than four (4) units;

Type of Use	Minimum Required Parking Slot, Parking Area, and Loading Space Requirements
	Unit with a gross floor area above 50.00 up to 150.00 sq. meters - provide one (1) parking slot* for each unit; Unit with a gross floor area above 150.00 - provide two (2) parking slots* for each unit.
Indigenous family dwelling units, each privately owned	At least one (1) car parking slot* for every six (6) dwelling units and which shall be provided outside of the RROW (within property or lot lines only)
Note: * The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking. ** The following prohibitions on parking slots: 1. Conversion/change of use/occupancy. 2. Reduction of parking spaces. 3. Encroachment on RROW. 4. Public utility and bulky vehicles.	
Residential Condominium	Units with a gross floor area of from 18.00 to 22.00 sq.meters - provide one (1) pooled parking slot* for every eight (8) units or for a fraction thereof, e.g. another slot* shall be provided if there are more than eight (8) units but less than sixteen (16) units, etc;
	Units with a gross floor area up to 50. sq. meters - provide one (1) pooled parking slot* for every six (6) medium cost units or for a fraction thereof, e.g. another slot* shall be provided if there are more than six (6) but less than twelve (12) medium cost units, etc. or provide one (1) parking slot* for each open market unit (as defined under the revised IRR of PD 957); Units with a gross floor area above 50.00 sq.meters up to 100.00 sq. meters - provide one (1) pooled parking slot* for every four (4) medium cost units, or provide one (1) parking slot* for each open market unit (as defined under the revised IRR of PD 957); and Units with a gross floor area of more than 100.00 sq. meters - one (1) parking slot* for each unit.
Hotels	One (1) car parking slot for every three (3) rooms or a fraction thereof for highly urbanized areas and one (1) car parking slot for every seven (7) rooms or a fraction thereof for all other areas; and two (2) tourist bus parking slots for each hotel; provide at least one (1) loading slot for articulated truck or vehicle
Note: *The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking	
	A. 12.00 meters long container van plus 4.00 meter length for the prime mover and one (1) loading slot for a standard truck for every 5,000 sq. meters of gross floor area (GFA), and provide truck maneuvering area outside of the RROW (within property or lot lines only)
Residential hotels and apartels	One (1) car slot for every five (5) units or a fraction thereof, and one (1) bus parking slot for every sixty (60) rooms/units or a fraction thereof
Motels	One (1) car slot for every unit
Pension/boarding/lodging houses	One (1) car slot for every twenty 20 (beds)
Bowling alleys	One (1) car slot for every four (4) alleys
Churches and similar places of worship	One (1) car slot and one (1) jeepney/shuttle slot for every 50.00 sq. meters of congregation area
Public elementary, secondary, vocational and trade school	One (1) off-street cum on-site parking slot for every ten (10) classrooms, and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots

Type of Use	Minimum Required Parking Slot, Parking Area, and Loading Space Requirements
Private elementary, secondary, vocational and trade school	One (1) car slot for every five (5) classrooms; one (1) off-RROW (or off-street passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; and one (1) school bus slot for every one hundred (100) students.
Note: * The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking. ** The following prohibitions on parking slots: 1. Conversion/change of use/occupancy. 2. Reduction of parking spaces. 3. Encroachment on RROW. 4. Public utility and bulky vehicles.	
Public colleges and universities	One (1) car slot for every five (5) classrooms; one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; and one (1) school bus slot for every two hundred (200) students.
Private colleges and universities	One (1) car slot for every three (3) classrooms; one (1) off-RROW (or off-street passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; and one (1) school bus slot for every one hundred (100) students.
Mental hospitals, sanitarium and mental asylums and like uses	One (1) off-street cum on-site car parking slot for every twenty five (25) beds; and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots.
Public hospital	One (1) off-street cum on site car parking slot for every twenty five (25) beds; one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (1) loading slot for articulated truck or vehicle (a 12.00 meter long container van plus 6.00 meter length for a long/hooded prime mover) and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of gross floor area (GFA); and provide truck maneuvering area outside of the RROW (within property or lot lines only)
Note: * The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking. ** The following prohibitions on parking slots: 1. Conversion/change of use/occupancy. 2. Reduction of parking spaces. 3. Encroachment on RROW. 4. Public utility and bulky vehicles.	
Private hospital	One off-street cum on-site car parking slot for every twelve (12) beds; one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (1) loading slot for articulated truck or vehicle is 12.00 meters long container van plus 6.00 meters length for a long/hooded prime mover) and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of GFA; and provide truck maneuvering area outside of the RROW (within property or lot lines only)
Nursing homes for ambulatory patients, school and home, for children over kindergarten age, orphanages and the like	One off-street cum on-site car parking slot for every twelve (12) beds; and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots

Type of Use	Minimum Required Parking Slot, Parking Area, and Loading Space Requirements
Terminals, Inter-modals or Multi-modals, Depots and the like (UTS)	One (1) car slot for every 500.00 sq. meters of gross floor area or for a fraction thereof; and one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots or two (2) queued bus slots whichever is applicable; maneuvering area of buses, trucks and like vehicles shall be outside of the RROW (within property or lot lines only)
Note: * The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking.	
Transit Station and the like (UTS)	Provide on each side of the RROW one (1) off-RROW (or off-street) passenger loading space that can accommodate four (4) queued jeepney/shuttle slots or three (3) queued bus slots whichever is applicable, in case of elevated mass transit stations, on-roadway terminals or on-RROW terminals on both sides of the RROW may be considered One (1) car slot for every 100.00 sq. meters of shopping floor area
Neighborhood shopping center / supermarket	One (1) costumer (buyer) jeepney/shuttle parking slot for every 150.00 sq. meters of wet and dry market floor area and one (1) vendor (seller) jeepney/shuttle parking slot or loading space for every 300.00 sq. meters of wet and dry market floor area; and one (1) off-RROW (off-street) terminal that can accommodate at least two (2) jeepneys and six (6) jeepneys and six (6) tricycles for every 1,000.00 sq. meters of wet and dry market floor area.
Public Markets	One (1) car slot for every 30.00 sq.meters of customer area
Restaurants, fast food centers, bars and beerhouses	One (1) car slot for every 20 sq. meters of customer area; and two (2) tourist parking slots for tourist bus parking slots for each theater-restaurant
Nightclubs, super clubs and theater-restaurants	One (1) car slot for every 30 sq. meters of customer area
Note: * The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking	
Nightclubs, super clubs and theater - restaurants	Units with a gross floor area of from 18.00 to 40.00 meters - provide one (1) pooled parking slot* for every two (2) units or for a fraction thereof.
Units located in office, commercial or mixed-use condominium buildings/structures regardless of number of storeys	Unit with a gross floor area of from 41.00 to 70.00 sq. meters - provide one (1) parking slot* for each unit; and
	Unit with a gross floor area of more than 70.00 sq. meters provide one (1) parking slot* for every 70.00 sq. meters and for a fraction thereof;
Columbarium	One (1) car slot for every compartment niche
Aircraft hangars, open parking carports and garages, etc.	One (1) car slot for every 1,000.00 sq. meters of gross floor area and one (1) bus slot for every one hundred (100) workers; if number of workers exceed two hundred (200), provide one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots
Industrial buildings, mills, breweries, etc. (I)	One car slot for every 1,000.00 sq. meters of gross floor area and one (1) bus slot for every one hundred (100) workers; if number of workers exceed two hundred (200), provide one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (1) loading slot for truck or vehicle (a 12.00 meter long container van plus 6.00 meters length for a long/hooded prime mover) and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of GFA; and provide truck maneuvering area outside of the RROW (within property or lot lines only)

Type of Use	Minimum Required Parking Slot, Parking Area, and Loading Space Requirements
Note: *The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking.	
Industrial buildings, factories, manufacturing establishments, mercantile buildings, warehouses, storage bins, power and water generation/distribution facilities	One (1) car slot for every 1,000.00 sq. meters of gross floor area and one (1) bus slot for every one hundred (100) workers; if number of workers exceed two hundred (200), provide one (1) off-RROW (or off-street) passenger loading space that can accommodate two (2) queued jeepney/shuttle slots; provide at least one (1) loading slot for articulated truck or vehicle (a 12.00 meter long container van plus 6.00 meters length for a long/hooded prime mover) and one (1) loading slot for a standard truck for every 5,000.00 sq. meters of GFA; and provide truck maneuvering area outside of the RROW (within property or lot lines only)
Note: *The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking. ** The following prohibitions on parking slots: 1. Conversion/change of use/occupancy. 2. Reduction of parking spaces. 3. Encroachment on RROW. 4. Public utility and bulky vehicles.	
Public recreational assembly buildings such as theaters/cinemas, auditoria, etc.	One (1) car slot and one (1) jeepney/shuttle slot for every 50.00 sq. meters of spectator area, and one (1) bus parking slot for every two hundred (200) spectators
Dance halls, cabarets, ballrooms, skating rinks and cockfighting arenas, etc.	One (1) car slot and one (1) jeepney/shuttle slot for every 50.00 sq. meters of spectator area, and one (1) bus parking slot for every two hundred (200) spectators
Dance halls, ballrooms, skating rinks, etc.	One (1) car slot and one (1) jeepney/shuttle slot for every 50.00 sq. meters of spectator area, and one (1) bus parking slot for every two hundred (200) spectators
Covered amusements parks, amusement and entertainment complexes, etc.	One (1) car slot for every 50.00 sq. meters of gross floor area
Clubhouses, beach houses, and the like	One (1) slot for every 100.00 sq. meters of gross floor area
Recreational or similar public assembly buildings such as stadia, sports complexes, convention centers, etc.	One (1) car slot and one (1) jeepney/shuttle slot for every 50.00 sq. meters of spectator area; and one (1) bus parking lot for every two hundred (200) spectators.
Note: * The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking. ** The following prohibitions on parking slots: 1. Conversion/change of use/occupancy. 2. Reduction of parking spaces. 3. Encroachment on RROW. 4. Public utility and bulky vehicles.	
Other uses not classified in previous sections (PUD, etc.)	Provide parking requirements stipulated for most similar or most related uses/occupancies
Note: * The parking slot requirements shall be an integral part of buildings/structures and any parking slot provided outside the building/structure will be qualified only as buffer parking.	

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 Presidential Decree No. 957 and its Implementing Rules and Regulations or *Batas Pambansa Blg. 220* and its Implementing Rules and Regulations 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 Officer.

SECTION 23. Environmental Development Controls

1. Landscape Regulations

- a. All new buildings shall include in its design adequate provision for rainwater capture for purposes of flushing, watering of plants and cleaning.
- b. Housing plots fronting roads are required to plant at least three trees of low height at maturity and the planting of native/ endemic plants to preserve biodiversity in the city.
- c. Owners of buildings along the Central Business District that no longer allows planting of trees along roadsides should be encouraged to green their roof tops to improve air ambient quality in the area.
- d. Housing plots fronting roads that require fencing must have uniform design and standards that shall be provided by the City Engineering Office.
- e. Preservation of natural drainage ways and strict enforcement of the easement as provided under the National Building Code of the Philippines shall be strictly followed.
- f. Public utility companies shall be required to place their wires underground to preserve the natural aesthetics of the city. However, its implementation shall be subject to consultation with utility companies in Baguio City.

2. Heritage

Grade One buildings shall be protected by law from demolition or alteration without permission. Action to demolish, alter or rebuild these buildings and all sites, and trees in conservation areas should be made known to the *Sangguniang Panlungsod* (City Council) beforehand, which would then have two months to negotiate with owners a mutually acceptable resolution. Failing this, the owner could proceed as he wishes, subject to the provisions of pertinent laws, rules and regulations.

3. Building Character and Architectural Design

- a. Adopt a green template policy that will integrate energy efficiency in the design of all types of structures within city and provision for rainwater capture.

4. Reforestation / Tree Cutting

- a. Cutting of trees in forest and watershed reservation and parks shall not be allowed save under the provisions of Ordinance No. 54-87, Ordinance No. 5-90, 301-58, and Ordinance No. 44-88.
- b. No occupancy permit shall be issued unless the owner has planted ten (10) tree seedlings as provided under Ordinance Numbered 44, series of 1988.
- c. All public lands should be declared for public purposes and developed as parks, open spaces, rest areas, save from valid vested rights.
- d. The city, through the different barangays, shall manage and maintain regenerated and natural forest for slope and soil protection and to increase carbon dioxide (CO₂) sequestration to improve air ambient quality in the City.

5. Air Quality

- a. The city shall promote the use of alternative fuels through partnerships with the transport sector.
- b. The city shall provide greenbelts to increase carbon dioxide (CO₂) sequestration and protect pedestrians from hazards of vehicle emissions.
- c. Support the declaration of the Benguet, La Trinidad, Itogon, Sablan, Tuba, and Tublay (BLISTT) as an Airshed as well as the policies that will be formulated by the governing board of the BLISTT.
- d. Rationalize traffic scheme in the city to reduce pollution load at the central business district.

6. Land and Building Management

- a. No construction of land and building development shall be allowed which will unnecessarily contribute to the flooding of the area or deterioration of its physical environment unless provided with appropriate flood and erosion mitigation, drainage system and other safeguards.
- b. All construction of buildings having a height exceeding three storey including basement is covered by the scope of Philippine Environmental Impact Statement System, hence, shall secure first an Environmental Compliance Certificate with the Environmental Management Bureau - Department of Environment and Natural Resources (EMB-DENR) prior to the processing of its building permits.
- c. Maximum excavation shall not be more than 6 meters based on natural contour.
- d. Dormitories/boarding houses shall provide drying area for clothes.

ARTICLE VIII
Mitigating Devices

SECTION 24. 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 as evaluated by the LZBAA:

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 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.
- 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 25. 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, (4ft x 8ft) (indicating the name and nature of the proposed project) shall be posted at the project site.
3. The LZBAA shall conduct preliminary studies on the application.
4. The proponent shall submit 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 as part of the requirements to be submitted.
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 upon completion of all required documents exclusive of the time spent for the public hearing in case of any objection to the granting of exception/variance.

ARTICLE IX
Administration and Enforcement

SECTION 26. Locational Clearance. All owners/developers shall secure locational clearance from the Zoning Officer as a pre requisite for the issuance of building permit by the City Building Official.

SECTION 27. Building Permit. No building permit shall be issued by the City Building Official without a valid locational clearance in accordance with this Ordinance.

SECTION 28. 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 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.
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.
8. That existing businesses of junk shops/motor vehicle repair shops/vehicle tire shops/welding shops/smoke emission testing centers that cannot comply with the requirements such as provision of work area shall be given one year to relocate from its present location.

SECTION 30. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Officer who shall be designated by the former in accordance with existing rules and regulations on the subject.

SECTION 31. Powers and Functions of a Zoning Officer. Pursuant to the provisions of Executive Order No. 72 implementing Republic Act No. 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated February 1981, the 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 that are aligned with the Comprehensive Land Use Plan of the city.
2. Recommend to the 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 thereof.

- B. Monitor ongoing/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 specifically on the zoning and land use and, if necessary, pursuant to Section 3 of Executive Order No.72 and Section 2 of Executive Order No. 71 refer subsequent action thereon to the Housing and Land Use Regulatory Board (HLURB).
- C. Coordinate with the City Legal Officer for other legal actions/remedies relative to the foregoing.
- D. Coordinate with appropriate offices within the City Government of Baguio (Public Order and Safety, Baguio City Police Office) for enforcement of all orders and processes issued in the implementation of this Ordinance.
- E. Implement decisions of the Local Zoning Board of Adjustments and Appeals.

II. Planning

Coordinate with the Regional Office of the Housing and Land Use Regulatory Board (HLURB) regarding proposed amendments to the Zoning Ordinance and recommend adoption to the *Sangguniang Panlungsod* (City Council).

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 Local Zoning Board of Adjustment and Appeals.

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; and
 - 4. Complaints and Opposition to Applications.
- B. Act on appeals on grant or denial of locational clearance by the Zoning Administrator/Zoning Officer.

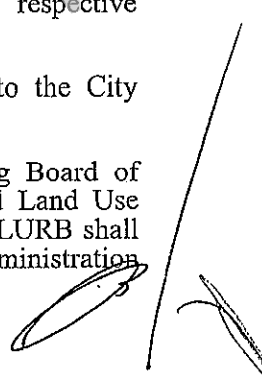
Decisions of the Local Zoning Board of Adjustment and Appeals shall be appealable to the Housing and Land Use Regulatory Board (HLURB) within a period of fifteen (15) days upon receipt of decision by the applicant.

SECTION 34. Composition of the Local Zoning Board of Adjustment and Appeals (LZBAA).

- 1. City Mayor, as Chairman;
- 2. *Sangguniang Panlungsod*, Chairperson, Committee on Urban Planning, Lands and Housing;
- 3. City Legal Officer;
- 4. City Treasurer;
- 5. City Engineer;
- 6. City Building Official;
- 7. City Planning and Development Coordinator; and
- 8. Two (2) representatives of the private sector nominated by their respective organizations and confirmed by the City Mayor.

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 (LZBAA) shall have been constituted, the Housing and Land Use Regulatory Board (HLURB) shall act as the LZBAA. 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:

1. Change in local government plans;
2. Introduction of projects of national significance;
3. Petition for rezoning; and
4. 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:

1. City Planning and Development Coordinator;
2. City Health Officer;
3. President, *Liga ng mga Barangay*;
4. City Engineer;
5. Community Environment and Natural Resources Officer;
6. District School Supervisor; and
7. Two (2) Private Sector Representatives (Local Chamber of Commerce and Housing Industry).

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 City Planning and Development Office the needed changes in the plan as a result of the review conducted.
- C. Provide information to the Housing and Land Use Regulatory Board (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.
 - 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 - Php 100.00
 2. Clearance of Land Transaction (Sale or Mortgage) - Php 100.00
- D. Complaints or Petitions - P10.00
- E. Appeal Filing Fee - P500.00
- 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 three-fourths vote by the *Sangguniang Panlungsod*. Said amendments shall take effect only after approval and authentication by Housing and Land Use Regulatory Board (HLURB).

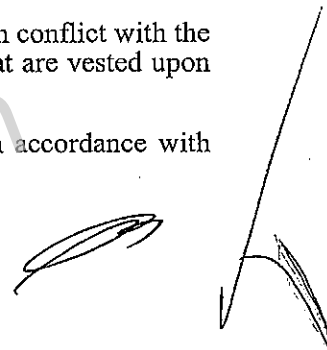
SECTION 41. Violation and Penalty. Any person who violates any of the provisions of this Ordinance shall, upon conviction, be punished by a fine not exceeding P5,000.00 or an imprisonment for a period not exceeding one (1) year or both at the discretion of the court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof. Owners of existing structures, businesses or buildings that continue to violate or operate in violation of the provisions of this Ordinance shall be penalized 100% of the corresponding locational clearance fee every month it continues to exist or operate.

SECTION 42. Suppletory 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 in accordance with the provisions of the Local Government Code of 1991, as amended.



Ordinance Numbered 63, Series of 2016, page 33.

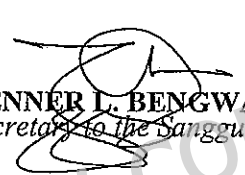
Unanimously passed.

CERTIFIED CORRECT:

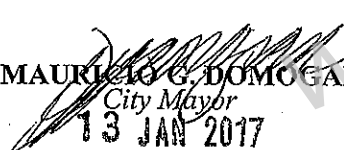

EDISON R. BILOG
*City Vice Mayor and
Presiding Officer*

13 JAN 2017

Attested:


BRENNER L. BENGWAYAN
Secretary to the Sanggunian

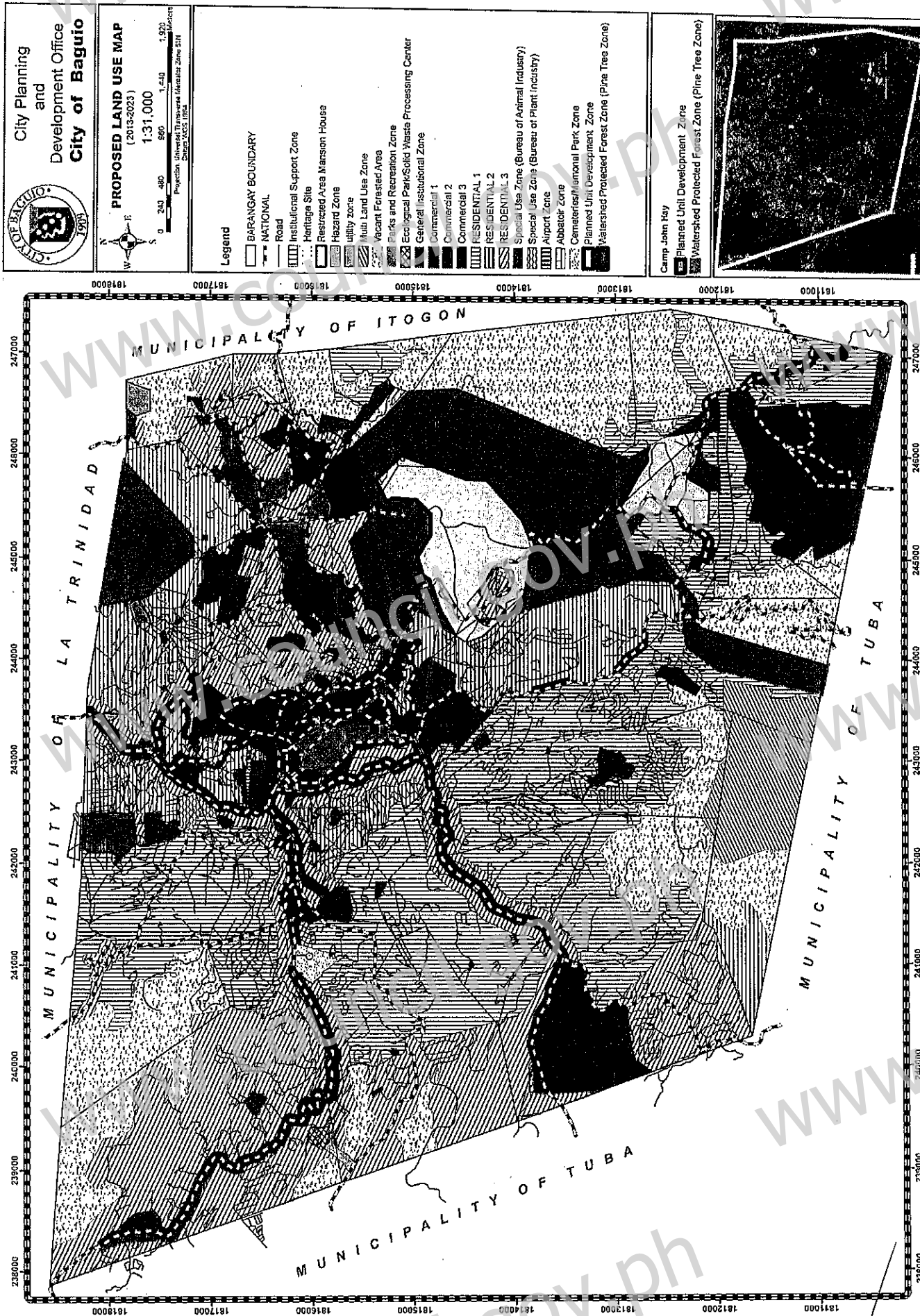
APPROVED:


MAURICIO G. DOMOGAN
City Mayor
13 JAN 2017


PROTACIO P. TANGALIN JR.


DONNA M. BAGAWI

Appendix “A”
WORDS, TERMS, AND PHRASES



Map 1. Proposed Land Use Map (2013-2023)

APPENDIX "A" - Words, Terms and Phrases of Ordinance Numbered 63, Series of 2016, page 1/5

1. ROW HOUSE: a house for not more than two (2) storeys, composed of a row of dwelling units entirely separate from one another by party wall or walls and with an independent entrance for each dwelling unit.
2. ACCESSORY USE: a use customarily incidental and subordinate to the principal use of the building and located on the same lot with such principal use of the building.
3. ALTERATIONS, STRUCTURAL: any change in the supporting members of a building such as bearing walls, columns, beams or girders.
4. AMUSEMENT CENTER: a place, compound or building or portion thereof, open to the public for recreational and entertainment purposes.
5. APARTMENT: a room or suite of two or more rooms, designed and intended for or occupied by one (1) family provided with living, sleeping and cooking facilities.
6. APARTMENT BUILDING: a building arranged, intended or designed to be occupied by three or more families living independently of each other.
7. ANIMAL STOCKYARD: usually an open-fenced yard without buildings where livestock are quartered, fed and cured to recuperate in weight before slaughter. Usually located adjacent to the slaughterhouse.
8. FILLING AND SERVICE STATIONS: a place where gasoline or any other motor fuel, lubricating oil or grease for operation of automobile is offered for sale to the public. Deliveries are made directly into the vehicle including lubrication on the premises, the washing of automobiles where no mechanical conveyors, blower or steam cleaning device is involved and including only such other service and minor adjustments as are customarily permitted at gasoline supply station.
9. BAR: any place where intoxicating and fermented liquors or malt drinks are sold or disposed of for a price, hired hostesses occasional dancing to music.
10. BLOCK: the combined area of not more than lots forming a street block bounded by more than two (2) streets.
11. BOARDING HOUSE: a house with several sleeping rooms where boarders are provided with lodging and meals for a fixed sum paid by the week or month.
12. BOTANICAL GARDEN: a public park opened to the public where specimen trees, plants and shrubs of native or imported varieties are grown, exhibited and maintained with their scientific and local names in well landscaped gardens for the education, employment and relaxation of the public. Sometimes combined with a zoological garden to give the natural setting needed for confined birds, reptiles and animals.
13. BOUNDARY LINE: the abstract line formed by the technical description of bearings and distances given on the certificate of title of the property or as defined herein.
14. SPORTS STADIUM: any place or building or portion thereof where professional boxing bouts or workouts are held.
15. BUILDING: any structure having a roof supported by columns or walls. A main building is one in which the principal use of the lot upon which it is situated is conducted. Every dwelling is a residential district is a main building. Accessory building is a subordinate building, the use of which is incidental and accessory to the principal use on the same lot. The term building includes the term structure.

APPENDIX "A" - Words, Terms and Phrases of Ordinance Numbered 63, Series of 2016, page 2/5

16. BUILDING EXISTING: a building erected prior to the adoption of this Code or one for which a legal building permit has been issued.
17. BUSINESS: commercial activity customarily engaged in as a means of livelihood and typically involving some independence of judgement and power of division.
18. BUS TERMINAL: station where buses discharge and receive passengers and where the vehicles are repaired and maintained within its own premises outside of any streets and may allow commercial gauge within its premises.
19. CABARET: any place or building or portion thereof where dancing with professional hostesses or dancers is given to the general public for a fee.
20. CEMETERY: public or private land used for the burial of the dead and other uses dedicated for cemetery purposes, including well landscaped grounds, driveways, walks, columbarium, crematories, mausoleums, mortuaries, graveyards, niches and public comfort rooms.
21. COMMERCIAL DISTRICT: an area predominantly used for commerce.
22. CONDOMINIUM BUILDING: a multi-rise structure usually used for commercial or residential purposes and generally owned by the occupants thereof.
23. COTTAGE INDUSTRY: an economic activity carried on in the homes or in other places for profit, with capitalization not exceeding P100,000 at the time of registration. The definition provided for in P. D. 817 is hereby adopted for zoning purposes.
24. DANCING SCHOOL: any place or building or a portion thereof where dancing is taught by professional instructors to anyone in consideration of a fee.
25. DISTRICT: a division of a city.
26. DORMITORIES: an institutional building where boarders are provided with board and lodging, sleeping and eating in common halls and consisting of at least ten (10) or more persons.
27. DWELLING: a building designed or used exclusively as the living quarters for one or more families.
28. DWELLING, FAMILY SEMI-DETACHED: a one-family house having one partly wall and one side yard.
29. DWELLING, DETACHED FAMILY: a house accommodating a single family and having two side yards.
30. DWELLING, MULTIPLE: a building used as a home or residence of three (3) or more families living independently from one another each occupying one or more rooms as a single housekeeping unit.
31. DWELLING, TWO-FAMILY: a house or structure divided into two separate and independent living quarters by a wall extending from the floor to the ceiling. Each portion provides complete living facilities for a household.
32. FARM: any parcel of land used for gain in the raising of agricultural products, livestock, poultry and dairy products. It includes necessary farm structure within the prescribed limits and the storage of equipment used.
33. FILLING STATION: any area of land, including structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing, spraying, dry cleaning or otherwise cleaning or servicing such motor vehicles.

34. FUNERAL CHAPELS: private non-denominational funeral chapels located near or attached to cemeteries for the purpose of spiritual meditation and vigil before burial of deceased persons. The display or sale of coffins or flower wreaths is not conducted therein although dedicated wreaths may be displayed in memory of the deceased person.
35. FUNERAL ESTABLISHMENTS: stores or establishments displaying and selling coffins or undertakers licensed to undertake embalming or autopsy of deceased persons with or without autopsy rooms and morgue vaults. Usually these mortuary services are conducted by firms or conducted in funeral chapels although the undertaking firm may provide the facility elsewhere, as part of the mortuary services.
36. GARAGE: a building where automobile and other motor vehicles are housed and cared for.
37. GARAGE, COMMERCIAL: a garage where automobiles and other vehicles are housed, cared for, equipped, repaired or kept for remuneration, hire or sale, other than service permitted at an automobile station as defined therein.
38. HELIPORT: an area of land or water or a structural surface which is used or intended for use, for the land and take-off of helicopters, and any appurtenant areas which are used or intended for use, for heliport buildings and other heliport facilities.
39. HOMETEL: any establishment offering room and board usually for tourists and transients on a daily or monthly basis.
40. HOME OCCUPATION: occupation conducted within a dwelling and not in any accessory building provided no person who is not a resident in the premises is employed, no mechanical equipment is used, except such as permissible for purely domestic or household purposes and not more than one-fourth (1/4) of the floor area of one storey of the dwelling is devoted to such home occupation; provided further, that such home occupation does not require internal or external alteration, or involve construction features or use of equipment not customary in dwellings.
41. HOSPITAL: unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, preventorium, clinic, rest house, nursery home, convalescent home and any other place for the diagnosis, treatment, or other case of ailments, and shall be deemed to be limited to places for diagnosis, treatment or other cases of human ailment.
42. HOTEL: a building or part thereof with rooms occupied or intended to be occupied for hire as temporary abiding place of individuals with a general kitchen and public dining room service, but no provisions for cooking in any individual suite or room.
43. HOTEL APARTMENT: an apartment which may furnish dining room service and other services for the exclusive use of its tenants.
44. HOUSING AND LANDUSE REGULATORY BOARD: the office which shall serve as the final appellate body for all decisions which might result from the implementation of this Ordinance.
45. JUNK YARD: a lot or part thereof, used primarily for the collection, storage and sale of waste or discarded materials or for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition and for the sale of parts thereof.
46. LOADING AND UNLOADING AREAS: vehicular loading and unloading of passengers or goods in specific, limited areas or zones along the street or driveway system.
47. LODGING HOUSE: a building or part thereof containing sleeping rooms where lodging is provided for a fixed compensation in accordance with previous arrangement.

APPENDIX "A" - Words, Terms and Phrases of Ordinance Numbered 63, Series of 2016, page 4/5

48. LOT: a parcel of land on which a principal building and its accessory are placed or may be placed together with the required open spaces.
49. LOT AREA PER FAMILY: a portion of an area of a lot allocated for one family.
50. LOT, DEPTH: the average horizontal distance between the front and the rear property lines.
51. LOT, INSIDE: a lot fronting one street or public alley with remaining sides bounded by lot lines.
52. LOT LINES: the line of demarcation between either public or private property on all sides.
53. LOT, OPEN: a lot bounded on all sides by street lines.
54. LOT, WIDTH: the average horizontal distance between the side lot lines.
55. MONEY SHOP: an extension service unit on a bank, usually operating within or near a public place with authority to accept money for specific purposes.
56. MOTEL: a hotel for motorists. A group of furnished rooms near or along a highway that offer accommodations for highway travelers for short time period.
57. MOTOR VEHICLE REPAIR SHOP: a building or portion thereof arranged to be used for making repairs to motor vehicles.
58. MUSEUM: a non-profit, non-commercial establishment operated as a repository or a collection of natural, scientific, literary or cultural objects of interest such as works of art.
59. NIGHT CLUB: a restaurant open at night usually serving liquor, having a floor show and providing music and space for dancing.
60. NON-CONFORMING BUILDING USE: the use of a building or land or any portion of such building or land which does not conform with the use regulations of the district where it is situated.
61. NURSERY/DAY CARE CENTER: a place where the children are temporarily cared for and trained in the parent's absence.
62. OCCUPANCY: the purpose for which a building shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.
63. OFFICE BUILDING: commercial buildings used to house offices for lease or rent. It may concern a single occupancy use or mixed occupancy uses not involving retail merchandising excepting professional services.
64. OFF STREET PARKING: the stopping or parking of any vehicle along any street, except at designated areas located in the premises either at the front side and rear yards of the same or any nearby lot.
65. OPEN MARKET: a public place, government or privately owned, where dry and perishable goods are sold. Usually, no refrigeration facilities are available.
66. OPEN SPACE: an unoccupied space open to the sky on the same lot with the building.
67. OPEN USE: any use of a lot that is not conducted within a building.

68. PARKING BUILDING: a building of several floors used for temporary parking of private vehicles on various floors and provided with the following services, gasoline filling stations, washing, greasing, cleaning and other maintenance services, except vulcanizing of tires and repair of vehicles.
69. PARKING SPACES: an off-street space available for the parking of one motor vehicle and having an area of not less than 15 sq. mts. Exclusive of passage ways and driveways appurtenant thereto and giving access thereto, and having direct access to a street or alley.
70. PARKING LOT: an off-street open area, the principal use of which is for the parking of automobile by the public, whether for compensation or not, or as an accommodation to clients or customers.
71. PELOTA COURT: a place where pelota are played. There are front and left walls where balls are bounced off. A court may be open or covered with roof.
72. PLANETARIUM: a public or private building designed or erected as a circular and domed audio room to depict and project the location and movements of the planets around the sun and the moon for educational and scientific study for a certain fee.
73. RACE TRACK: any place or area where races of speed are made on a purse, run by competitors usually on horses or powered conveyances like automobile or racing cars.
74. REQUIRED OPEN SPACE: any front, side or rear yards, courts, usable open space, or off-street parking space provided about a building in order to meet the requirements of this ordinance.
75. SHOPPING CENTER: a group of not less than fifteen contiguous retail stores, originally planned and developed as a single unit, with immediate adjoining off street parking facilities.
76. SODA FOUNTAIN: any place where refreshments and/or drinks are served usually on a counter where there are stalls line alongside.
77. STORE: a building or structure devoted exclusively to the retail sale of a commodity or commodities.
78. STREET: a public thoroughfare including public roads or highways which afford principal means of access to abutting property.
79. TENEMENT HOUSING: refers to the multi-storey buildings composed of single dwelling units designed and erected with public funds to house low-income families at low rentals.
80. THEATER OR CINEMA HOUSING: any place where motion pictures are exhibited or plays of shows, musical or dramatic are presented.
81. TOURIST INN/PENSION HOUSE: any building or structure with sleeping rooms where transients are provided with temporary lodging, with or without meals and where no provisions for cooking in any individual room is done.
82. WAREHOUSE: any building, the primary purpose of which is the storage of goods, wares, merchandise, utilities and/or other personal belongings.
83. YARD: an open space at a grade between a building and the adjoining lot lines, unoccupied and unobstructed by any portion of a structure from the ground upward.
84. ZONE: district into which the community is divided where specific regulations are applicable.

Appendix “B”
Zoning District Boundaries

1. IRISAN R3, C2, General Institutional Zone, Vacant Forested Area
Bounded on the North by Municipality of La Trinidad
Bounded on the East by Pinsao Proper R1, Upper Quezon Hill R2, Middle Quezon Hill R2 and Victoria Village R2, R3, C2
Bounded on the South by Naguilian Road C2 and Asin R3
Bounded on the West by Municipality of Tuba
2. PINSALO PROPER R1, R3 Vacant Forested Area
Bounded on the North by Municipality of La Trinidad
Bounded on the East by Pinsao Pilot Project R1, Guisad Surong R1, Guisad Central R1
Bounded on the South by Upper Quezon Hill R2, Fairview R1
Bounded on the West by Irisan R3 and Vacant Forested Area
3. PINSALO PILOT PROJECT R1
Bounded on the North by Municipality of La Trinidad
Bounded on the East by Pinget R1
Bounded on the South by Guisad Central R1
Bounded on the West by Pinsao Proper R1, R3
4. PINGET R1
Bounded on the North by Municipality of La Trinidad
Bounded on the East by West Quirino Hill R2 and Dizon Subdivision R2
Bounded on the South by Guisad Central R1
Bounded on the West by Pinsao Pilot Project R1
5. WEST QUIRINO HILL R2
Bounded on the North by Municipality of La Trinidad
Bounded on the East by Middle Quirino Hill R2
Bounded on the South by Lower Quirino Hill R2
Bounded on the West by Pinget R1 and Buyog Watershed/ Protected Forest Reserve Zone
6. MIDDLE QUIRINO HILL R2
Bounded on the North by Municipality of La Trinidad
Bounded on the East by East Quirino Hill R2 and R3
Bounded on the South by Camdas R2 and R3
Bounded on the West by West Quirino Hill R2 and Lower Quirino Hill R2
7. EAST QUIRINO HILL R2, R3
Bounded on the North by Municipality of La Trinidad
Bounded on the East by Happy Homes-Old Lucban C2 and R3
Bounded on the South by Camdas R2 and R3
Bounded on the West by Middle Quirino Hill R2
8. LOWER QUIRINO HILL R2
Bounded on the North by West Quirino Hill R2 and Middle Quirino Hill R2
Bounded on the East by Middle Quirino Hill R2
Bounded on the South by Camdas R2 & R3 and Dizon Subdivision R2 & R3
Bounded on the West by Pinget R1 and Buyog Watershed/Protected Forest Reserve Zone
9. HAPPY HOMES-OLD LUCBAN C2, R2, R3
Bounded on the North by East Quirino Hill R2 and R3 and Municipality of La Trinidad
Bounded on the East by North Sanitary Camp R2, R3 and C2
Bounded on the South by South Sanitary Camp R2, R3 and Trancoville R3, C1 and R2
Bounded on the West by Camdas R2, R3 and General Institutional Zone
10. NORTH SANITARY CAMP R2, R3, C2
Bounded on the North by Municipality of La Trinidad
Bounded on the East by Ambiong R2
Bounded on the South by Leonila Hill R2
Bounded on the West by Happy Homes-Old Lucban R3, R2 and C2
11. AMBIONG R2
Bounded on the North by Municipality of La Trinidad
Bounded on the East by Busol Watershed/Protected Forest Reserve Zone, Pacdal R3
Bounded on the South by East Bayan Park R2/Busol Watershed/Protected Forest Reserve Zone and Bayan Park Proper R2, Park and Recreation Zone
Bounded on the West by West Bayan Park R2 and North Sanitary Camp R2, R3
12. PACDAL R3, C1, Busol Watershed/Protected Forest Reserve Zone
Bounded on the North by Municipality of La Trinidad and Busol Watershed/Protected Forest Reserve Zone
Bounded on the East by General Institutional Zone, Mines View R3, C1 and Vacant Forested Area
Bounded on the South by Forbes Park Parcel 3 Watershed/Protected Forest Reserve Zone, Gibraltar R3, General Institutional Zone, St. Joseph Village and R3
Bounded on the West by Brookspoint R2, East Bayan Park R2 and Ambiong R2

13. MINES VIEW PARK R3, C1, Vacant Forested Area, Utilities Zone, General Institutional Zone
Bounded on the North by Municipality of La Trinidad
Bounded on the East by Municipality of Itogon
Bounded on the South by Pucsusan R3, Forbes Park Parcel 3 Watershed/Protected Forest Reserve Zone
Bounded on the West by Pacdal R3
14. PUCSUSAN R3
Bounded on the North by Mines View Park R3, C1
Bounded on the East by Municipality of Itogon
Bounded on the South by Outlook Drive R1, R3, Vacant Forested Area
Bounded on the West by Gibraltar R3
15. GIBRALTAR R3, Forbes Park Parcel 3 Watershed/Protected Forest Reserve Zone and General Institutional Zone
Bounded on the North by Pacdal R3 and Mines View Park R3, C1
Bounded on the East by Pucsusan R3, Mines View Park R3, C1
Bounded on the South by Outlook Drive R3, Lualhati R3
Bounded on the West by Pacdal R3
16. OUTLOOK DRIVE R1, R3 Vacant Forested Area, Watershed/Protected Forest Reserve Zone
Bounded on the North by Pucsusan R3, Gibraltar R3, Lualhati R3, General Institutional Zone
Bounded on the East by Municipality of Itogon
Bounded on the South by Lucnab R1 General Institutional Zone
Bounded on the West by Country Club Village R1 and C3, Watershed/Protected Forest Reserve Zone, Parks and Recreation Zone, Planned Unit Development Zone
17. LUALHATI R3, General Institutional Zone, Parks and Recreation Zone, Mansion House Reserve Zone
Bounded on the North by Gibraltar R3, Forbes Park Parcel 3 Watershed/Protected Forest Reserve Zone
Bounded on the East by Outlook Drive R1, R3
Bounded on the South Country Club Village R1, C3 and Parks and Recreation Zone
Bounded on the West by Country Club Village R1, C3 Parks and Recreation Zone
18. SAINT JOSEPH VILLAGE R3 and General Institutional Zone
Bounded on the North by Pacdal R3
Bounded on the East by Pacdal R3
Bounded on the South by Country Club Village R1, C3, South Drive R3, Cabinet Hill-Teachers Camp R3, Manuel Roxas R3, Imelda Village R3, Watershed/Protected Forest Reserve Zone
Bounded on the West by East Modernsite R2, Brookside R3
19. BROOKSPPOINT R2
Bounded on the North by East Bayan Park R2, Busol Watershed/Protected Forest Reserve Zone
Bounded on the East by Pacdal R3, Busol Watershed/Protected Forest Reserve Zone
Bounded on the South St. Joseph Village R3, General Institutional Zone
Bounded on the West by East Modernsite R2, South Central Aurora Hill R2
20. EAST MODERNSITE R2, General Institutional Zone
Bounded on the North by South Central Aurora Hill R2 and Brookspoint R2
Bounded on the East by Saint Joseph Village R2 and Institutional Zone
Bounded on the South by Brookside R3
Bounded on the West by West Modernsite R2
21. WEST MODERNSITE R2
Bounded on the North by North Central Aurora Hill R2, General Institutional Zone
Bounded by the East by East Modernsite R2, General Institutional Zone
Bounded on the South by Brookside R3 and C1
Bounded on the West by Trancoville C1, R3 and R2 and Aurora Hill Proper R2
22. SOUTH CENTRAL AURORA HILL R2
Bounded on the North by East Bayan Park R2, Busol Watershed/Protected Forest Reserve Zone
Bounded by the East by Brookspoint R2
Bounded on the South by East Modernsite R2, General Institutional Zone
Bounded on the West by North Central Aurora Hill R2
23. NORTH CENTRAL AURORA HILL R2, General Institutional Zone
Bounded on the North by Bayan Park Village R2, Parks and Recreation Zone
Bounded on the East by South Central Aurora Hill R2
Bounded on the South by West Modernsite R2
Bounded on the West by Lopez Jaena R2
24. AURORA HILL PROPER R2
Bounded on the North by Lopez Jaena R2
Bounded on the East by North Central Aurora Hill R2, General Institutional Zone
Bounded on the South by West Modernsite R2
Bounded on the West by Trancoville R2, R3, C1

25. LOPEZ JAENA R2
Bounded on the North by San Antonio Village R2
Bounded on the East by North Central Aurora Hill R2
Bounded on the South by Aurora Hill Proper R2
Bounded on the West Trancoville R2, R3, C1
26. SAN ANTONIO VILLAGE R2
Bounded on the North by West Bayan Park R2
Bounded on the East by Bayan Park Village R2, Parks and Recreation Zone
Bounded on the South by Lopez Jaena R2
Bounded on the West by Lopez Jaena R2
27. EAST BAYAN PARK R2, Busol Watershed/Protected Forest Reserve Zone
Bounded on the North by Ambiong R2
Bounded on the East by Busol Watershed/Protected Forest Reserve Zone, Pacdal R3
Bounded on the South by South Central Aurora Hill R2, Brookspoint R2
Bounded on the West by Bayan Park Proper R2 and Park and Recreation Zone
28. LEONILA HILL/WEST BAYAN PARK R2
Bounded on the North by North Sanitary Camp R2, R3 and Ambiong R2
Bounded on the East by Bayan Park Proper R2 and Ambiong R2
Bounded on the South by San Antonio Village R2, Lopez Jaena R2, Trancoville R2, R3, C1
Bounded on the West by South Sanitary Camp R2, R3 and Happy Homes-Old Lucban R2, R3, C2, Utilities Zone, General Institutional Zone
29. SOUTH SANITARY CAMP R2, R3
Bounded on the North by North Sanitary Camp R2, R3
Bounded on the East by West Bayan Park R2
Bounded on the South by Trancoville R2, R3, C1
Bounded on the West by Happy Homes-Old Lucban R2, R3, C2
30. TRANCOVILLE R2, R3, C1, General Institutional Zone
Bounded on the North by South Sanitary Camp R2, West Bayan Park R2
Bounded on the East by Lopez Jaena R2 and Aurora Hill Proper R2, West Modernsite R2
Bounded on the South by Brookside R3, C1, Alfonso Tabora C1, R3
Bounded on the West by Happy Homes-Old Lucban C2, R2, R3, General Institutional Zone
31. ALFONSO TABORA R3, C1
Bounded on the North by Trancoville R2, R3, C1, General Institutional Zone
Bounded on the East by Honeymoon-Holyghost R3, C1
Bounded on the South by Private Road Magsaysay R3, C1, General Institutional Zone
Bounded on the West by Camdas R2, R3, C1, General Institutional Zone
32. PRIVATE ROAD MAGSAYSAY R3, C1, General Institutional Zone
Bounded on the North by Alfonso Tabora R3, C1
Bounded on the East by New Lucban R3, C1
Bounded on the South by Lower Magsaysay C1, Institutional Zone, Slaughter Compound R3, Abattoir Zone
Bounded on the West by Lower Magsaysay C1, General Institutional Zone
33. NEW LUCBAN R3, C1
Bounded on the North by Alfonso Tabora R3, C1
Bounded on the East by Honeymoon-Holyghost R3, C1
Bounded on the South by ABCR C1, General Institutional Zone, Teodora Alonzo C1, Slaughter Compound R3, Abattoir Zone
Bounded on the West by Private Road Magsaysay R3, C1, General Institutional Zone
34. BROOKSIDE R3
Bounded on the North by East Modernsite R2 and West Modernsite R2
Bounded on the East by Imelda Village R3
Bounded on the South Holyghost Extension R3, Honeymoon-Holyghost R3 and C1
Bounded on the West by Trancoville R3, R2 and C1
35. IMELDA VILLAGE R3, General Institutional Zone
Bounded on the North by East Modernsite R2, St. Joseph Village R3, General Institutional Zone
Bounded on the East by Institutional Zone and Manuel Roxas R3
Bounded on the South by Upper General Luna Road, R3, C1, Cabinet Hill R3, Institutional Zone
Bounded on the West by Holy Ghost Extension R3 and Brookside R3

36. HOLY GHOST EXTENSION R3
Bounded on the North by Brookside R3
Bounded on the East by Imelda Village R3, General Institutional Zone
Bounded on the South by Imelda Village R3 and Holy Ghost Proper R3, C1
Bounded on the West by Holy Ghost Proper R3 and Honeymoon-Holyghost R3, C1
37. HONEYMOON-HOLYGHOST R3, C1
Bounded on the North by Brookside R3, C1
Bounded on the East by Holy Ghost Extension R3
Bounded on the South by Holy Ghost Proper R3, C1
Bounded on the West by ABCR C1, General Institutional Zone, New Lucban C1, R3, Alfonso Tabora R3, C1
38. TEODORA ALONZO C1, General Institutional Zone
Bounded on the North by New Lucban C1, R3
Bounded on the East by ABCR C1, General Institutional Zone
Bounded on the South by Lower Magsaysay C1,
Bounded on the West by Slaughter Abattoir Zone, R3
39. ABCR C1, General Institutional Zone
Bounded on the North by New Lucban C1, R3
Bounded on the East by Honeymoon-Holyghost C1, R3, Holy Ghost Proper R3, C1
Bounded on the South by Lower General Luna C1, General Institutional Zone, Kagitingan C1
Bounded on the West by Teodora Alonzo C1
40. UPPER GENERAL LUNA R3, C1
Bounded on the North by Holy Ghost Proper R3, C1, Imelda Village R3, Institutional Zone
Bounded on the East by Cabinet Hill-Teacher's Camp R3, General Institutional Zone
Bounded on the South by Salud Mitra R3, C1 and Park Zone
Bounded on the West by Kabayanihan C1, Institutional Zone, Lower General Luna C1, Institutional Zone
41. LUCNAB R1, Vacant Forested Area, General Institutional Zone,
Bounded on the North by Outlook Drive R1, R3, Vacant Forested Area
Bounded on the East by Municipality of Itogon
Bounded on the South by Happy Hallow R1, Vacant Forested Area, Watershed/Protected Forest Reserve Zone
Bounded on the West by Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
42. HAPPY HALLOW R1, Vacant/Forested Area, Watershed/Protected Forest Reserve Zone
Bounded on the North by Lucnab R1, General Institutional Zone, Vacant/Forested Area
Bounded on the East by Municipality of Itogon
Bounded on the South by Atok Trail R1, C1 Vacant Forested Area, Loakan-Apugan R1, Watershed/Protected Forest Reserve Zone, Planned Unit Development Zone
Bounded on the West by Country Club Village R1, C3 and Camp John Hay Watershed/Protected Forest Reserve Zone
43. ATOK TRAIL R1, C1, Vacant Forested Area
Bounded on the North by Happy Hallow R1, Vacant Forested Area, Watershed/Protected Forest Reserve Zone
Bounded on the East by Municipality of Itogon
Bounded on the South by Kias R1, C1, Vacant Forested Area
Bounded on the West by Loakan Proper R1, R2, R3, C1 Airport Zone, Loakan-Apugan R1
44. KIAS R1, C1, Cemeteries, Vacant Forested Area
Bounded on the North by Atok Trail C1, R1, Vacant Forested Area
Bounded on the East by Municipality of Itogon
Bounded on the South by Municipality of Tuba
Bounded on the West by PMA-Fort Del Pilar C1, R1, General Institutional Zone
45. PMA-FORT DEL PILAR R1, C1, General Institutional Zone,
Bounded on the North by Loakan Proper C1, R1, R3 Airport Zone, Planned Unit Development Zone,
Bounded on the East by Kias C1, R1, Cemeteries, Vacant Forested Area
Bounded on the South by Municipality of Tuba
Bounded on the West by Loakan Proper C1, R1, R3 Airport Zone, Planned Unit Development Zone
46. LOAKAN-APUGAN R1, Planned Unit Development Zone
Bounded on the North by Country Club Village R1, C3, Planned Unit Development Zone, Watershed/Protected Forest Reserve Zone, Happy Hollow R1
Bounded on the East by Atok Trail R1, C1
Bounded on the South by Loakan Proper C1, R1, R2, R3 Airport Zone
Bounded on the West by Loakan Proper C1, R1, R2, R3 Airport Zone

47. LOAKAN-LIWANAG R1, R2 Watershed/Protected Forest Reserve Zone
Bounded on the North by Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the East by Loakan Proper R1, R2, R3, C1, Airport Zone
Bounded on the South by Loakan Proper R1, R3, C1, Airport Zone, Vacant Forested Area, Camp 7 R1, R2, C1, C2, Watershed/Protected Forest Reserve Zone
Bounded on the West by Camp 7 R1, R2, C1, C2, Watershed/Protected Forest Reserve Zone, Vacant Forested Area
48. LOAKAN PROPER R1, R2, R3, C1, Airport Zone, Planned Unit Development Zone, Watershed/Protected Forest Zone
Bounded on the North by Loakan-Apugan R1, Planned Unit Development Zone
Bounded on the East by Atok Trail C1, R1, Vacant Forested Area,
Bounded on the South by PMA-Fort Del Pilar C1, R1, General Institutional Zone
Bounded on the West by Camp 7 R1, R2, C1, C2 Vacant Forested Area, Liwanag-Loakan R1, R2
49. GREEN WATER VILLAGE R2, Watershed/Protected Forest Reserve Zone
Bounded on the North by Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the East by Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the South by Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the West by Sta. Escolastica Village R2, Military Cut-Off R2, C1, Institutional Zone
50. STA. ESCOLASTICA VILLAGE R2
Bounded on the North by Military Cut-Off R2, C1, General Institutional Zone
Bounded on the East by Greenwater R2, Watershed/Protected Forest Reserve Zone
Bounded on the South by Hillside R2, Planned Unit Development Zone
Bounded on the West by Camp 8 R2, Watershed/Protected Forest Reserve Zone
51. HILLSIDE R2, Planned Unit Development Zone
Bounded on the North by Sta. Escolastica Village R2
Bounded on the East by Scout Barrio R2, Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the South by Gabriela Silang R2, Lower Dagsian R2 and Upper Dagsian, R2, Watershed/Protected Forest Reserve Zone
Bounded on the West by Camp 8 R2, Watershed/Protected Forest Reserve Zone
52. POLIWES R2
Bounded on the North by Camp 8 R2, Watershed/Protected Forest Reserve Zone
Bounded on the East by Gabriela Silang R2
Bounded on the South by Camp 7 R1, R2, C2, C1, Watershed/Protected Forest Reserve Zone
Bounded on the West by San Vicente R1, BGH Compound R3, R1, C1, General Institutional Zone
53. CAMP 8 R2, Watershed/Protected Forest Reserve Zone
Bounded on the North by Military Cut-Off R2, C1, Watershed/Protected Forest Reserve Zone
Bounded on the East by Sta. Escolastica Village R2, Hillside R2
Bounded on the South by Poliwes R2
Bounded on the West by BGH Compound R3, R1, C1, General Institutional Zone
54. GABRIELA SILANG R2
Bounded on the North by Hillside R2
Bounded on the East by Lower Dagsian R2
Bounded on the South by Camp 7 R1, R2, C2, C1, Watershed/Protected Forest Reserve Zone
Bounded on the West by Poliwes R2 and Camp 7 R1, R2, C2, C1, Watershed/Protected Forest Reserve Zone
55. UPPER DAGSIAN R2, Planned Unit Development Zone, Watershed/Protected Forest Reserve Zone
Bounded on the North by Hillside R2, Planned Unit Development Zone, Scout Barrio R2
Bounded on the East by Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the South by Lower Dagsian R2, Watershed/Protected Forest Reserve Zone
Bounded on the West by Lower Dagsian R2, Watershed/Protected Forest Reserve Zone
56. LOWER DAGSIAN R2, Watershed/Protected Forest Reserve Zone
Bounded on the North by Hillside R2, Planned Unit Development Zone
Bounded on the East by Upper Dagsian R2, Planned Unit Development Zone, Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the South by Camp 7 R1, R2, C2, C1, Watershed/Protected Forest Reserve Zone
Bounded on the West by Gabriela Silang R2, Camp 7 R1, R2, C2, C1, Watershed/Protected Forest Reserve Zone
57. SCOUT BARRIO R2, Planned Unit Development Zone
Bounded on the North by Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the East Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the South by Country Club Village R1, C3, Watershed/Protected Forest Reserve Zone
Bounded on the West by Hillside R2, Planned Unit Development Zone

58. CAMP 7 R1, R2, C2, C1, Watershed/Protected Forest Reserve Zone, Multi Land Use Zone
Bounded on the North by San Vicente R1, Poliwes R2, Gabriela Silang R2
Bounded on the East by Lower Dagsian R2, Loakan-Liwanag R1, R2
Watershed/Protected Forest Reserve Zone, Loakan Proper C1, R1, R2, R3
Airport Zone, General Institutional Zone
Bounded on the South by Municipality of Tuba
Bounded on the West by Sto. Tomas School Area R3, Vacant Forested Area,
Multi Land Use Zone, Bakakeng Norte/Sur R1, General Institutional Zone
59. BAKAKENG NORTE/SUR R1, General Institutional Zone, Vacant Forested Area
Bounded on the North by Imelda Marcos C1, R1, General Institutional Zone,
Bounded on the East by San Vicente R1, Balsigan R1, R3, General Institutional Zone
Bounded on the South by Multi Land Use Zone
Bounded on the West by Bakakeng Central R1, C2, R3, Sto. Tomas Proper R1, R3
C2, Vacant Forested Area
60. BAKAKENG CENTRAL R1, R3, C2, Utility Zone
Bounded on the North by Dominican-Mirador R1, R3, General Institutional Zone,
San Luis Village R1, R3, Cemetery/Memorial Park
Bounded on the East by Sto. Rosario Valley R1, R3, Imelda Marcos R1, C1,
General Institutional Zone, Bakakeng Norte/Sur R1, General Institutional
Zone, Vacant Forested Area
Bounded on the South by Sto. Tomas Proper R1, R3, C2, Vacant Forested Area
Bounded on the West by Asin Road R1, R3, Vacant Forested Area
61. SAN VICENTE R1, General Institutional Zone
Bounded on the North by Phil-Am Compound R1, BGH Compound, R1, R3, C1,
General Institutional Zone
Bounded on the East by BGH Compound R1, R3, C1, General Institutional Zone, Poliwes R2
Bounded on the South by Camp 7 R1, R2, C2, C1, Watershed/Protected Forest Reserve Zone
Bounded on the West by Bakakeng Norte/Sur R1, General Institutional Zone,
Vacant Forested Area
62. STO. TOMAS SCHOOL AREA R3, Vacant Forested Area, Multi Land Use Zone
Bounded on the North by Sto. Tomas Proper R1, R3, C2, Vacant Forested Area,
Bakakeng Norte/Sur R1, General Institutional Zone, Vacant Forested Area
Bounded on the East by Camp 7 R1, R2, C2, C1, Watershed/Protected Forest Reserve Zone,
Multi Land Use Zone
Bounded on the South by Municipality of Tuba
Bounded on the West by Dontogan R3, R1, BAI, Watershed/Protected Forest
Reserve Zone
63. STO. TOMAS PROPER R1, R3, C2, Vacant Forested Area
Bounded on the North by Bakakeng Central R1, R3, C2, Asin R1, R3
Bounded on the East by Bakakeng Norte/Sur R1, General Institutional Zone,
Vacant Forested Area
Bounded on the South by Sto. Tomas School Area R3, Vacant Forested Area,
Multi Land Use Zone
Bounded on the West by Dontogan R3, R1, BAI, Watershed/Protected Forest Reserve Zone
64. DONTOGAN R3, R1, BAI, Watershed/Protected Forest Reserve Zone
Bounded on the North by Sto. Tomas Proper R1, R3, C2, Vacant Forested Area
Bounded on the East by Sto. Tomas Proper R1, R3, C2, Vacant Forested Area
Bounded on the South by Sto. Tomas School Area R3, Vacant Forested Area,
Multi Land Use Zone
Bounded on the West by Municipality of Tuba
65. ASIN ROAD R1, R3, Hazard Zone, Vacant Forested Area
Bounded on the North by Irisan R3, C2, General Institutional Zone, Vacant Forested Area
Bounded on the East by San Luis Village R1, R3, C2, Cemetery/Memorial Park Zone
Bakakeng Central R1, R3, C2
Bounded on the South by Sto. Tomas Proper R1, R3, C2, Vacant Forested Area
Bounded on the West by Municipality of Tuba
66. SAN LUIS VILLAGE R1, R3, C2, Cemetery/Memorial Park Zone
Bounded on the North by Irisan R3, C2, General Institutional Zone, Vacant Forested Area,
Victoria Village R3, R2, C2
Bounded on the East by San Roque Village R3, C2, General Institutional Zone,
Dominican-Mirador R1, R3, General Institutional Zone
Bounded on the South by Bakakeng Central R1, R3, C2, Utility Zone
Bounded on the West by Asin R1, R3, Hazard Zone, Vacant Forested Area
67. DOMINICAN-MIRADOR R1, R3, C2, General Institutional Zone
Bounded on the North by San Roque Village R3, C2, General Institutional Zone
Bounded on the East by Lourdes Proper R2, R3, C2, Upper Rock Quarry R2,
Upper Q.M. R1, R2 and Middle Rock Quarry R2
Bounded on the South by Sto. Rosario Valley R1, R3, Bakakeng Central R1, R3, C2,
Utility Zone
Bounded on the West by San Luis Village R1, R3, C2, Cemetery/Memorial Park Zone

68. STO. ROSARIO VALLEY R1, R3
Bounded on the North by Dominican-Mirador R1, R3, C2, General Institutional Zone
Bounded on the East by Ferdinand R2, R3, C1
Bounded on the South by Imelda Marcos R1, C1, R3, General Institutional Zone
Bounded on the West by Bakakeng Central R1, R3, C2, Utility Zone
69. FERDINAND R3, R2, C1
Bounded on the North by Upper Q.M. R2, R3
Bounded on the East by Ferdinand R2, C1
Bounded on the South by Ferdinand R3, C1
Bounded on the West by Sto. Rosario Valley R1, R3
70. UPPER Q.M. R2, R3
Bounded on the North by Upper Rock Quarry R2
Bounded on the East by Burnham-Legarda R3, C1, Parks and Recreational Zone
Bounded on the South by Ferdinand R3, R2, C1
Bounded on the West by Dominican-Mirador R1, R3, C2, General Institutional Zone, Sto. Rosario Valley R1, R3
71. LOWER Q.M. R2, R3
Bounded on the North by City Camp Proper R2, R3
Bounded on the East by Burnham-Legarda R3, C1, Parks and Recreational Zone
Bounded on the South by Upper Q.M. R2, R3
Bounded on the West by Lower Rock Quarry R2, General Institutional Zone, Upper Rock Quarry R2
72. UPPER ROCK QUARRY R2
Bounded on the North by Middle Rock Quarry R2, Lower Rock Quarry R2, General Institutional Zone
Bounded on the East by Lower Q.M. R2, R3
Bounded on the South by Upper Q.M. R2, R3
Bounded on the West by Dominican-Mirador R1, R3, C2, General Institutional Zone
73. LOWER ROCK QUARRY R2, General Institutional Zone
Bounded on the North by Lourdes Subdivision Extension R2, R3, C1, General Institutional Zone, City Camp Central R2, City Camp Proper R2, R3
Bounded on the East by Lower Q.M. R2, R3
Bounded on the South by Upper Rock Quarry R2
Bounded on the West by Middle Rock Quarry R2
74. MIDDLE ROCK QUARRY R2
Bounded on the North by Lower Lourdes Subdivision R2
Bounded on the East by Lower Rock Quarry R2, General Institutional Zone
Bounded on the South by Upper Rock Quarry R2
Bounded on the West by Dominican-Mirador R1, R3, C2, General Institutional Zone
75. CITY CAMP CENTRAL R2
Bounded on the North by MRR-Queen of Peace C2, R2, R3, Palma Urbano R2, R3, C1
Bounded on the East by City Camp Proper R2, R3
Bounded on the South by Lower Rock Quarry R2, General Institutional Zone
Bounded on the West by Lourdes Subdivision Extension R2, R3, C2, General Institutional Zone
76. CITY CAMP PROPER R2, R3, C1
Bounded on the North by Palma Urbano R2, R3, C1
Bounded on the East by Rizal Monument C1, Burnham-Legarda R3, C1, Parks and Recreational Zone
Bounded on the South by Lower Q.M. R2, R3 Lower Rock Quarry R2, General Institutional Zone
Bounded on the West by City Camp Central R2
77. PALMA URBANO R2, R3, C1
Bounded on the North by Kayang Extension R2, R3, C1, General Institutional Zone
Bounded on the East by Rizal Monument C1
Bounded on the South by City Camp Central R2, City Camp Proper R2, R3
Bounded on the West by MRR-Queen of Peace R2, R3, C2
78. LOURDES PROPER R2, R3, C2
Bounded on the Northeast by Lourdes Subdivision Extension R2, R3, C2, General Institutional Zone
Bounded on the East by Lower Lourdes Subdivision R2
Bounded on the South by Dominican-Mirador R1, R3, C2, General Institutional Zone
Bounded on the West by San Roque Village R3, C2, General Institutional Zone
79. LOWER LOURDES SUBDIVISION R2
Bounded on the North by Lourdes Subdivision Extension R2, R3, C2, General Institutional Zone
Bounded on the East by Lourdes Subdivision Extension R2, R3, C2, General Institutional Zone
Bounded on the South by Middle Rock Quarry R1, R2, Dominican-Mirador R1, R3, C2, General Institutional Zone
Bounded on the West by Lourdes Proper R2, R3, C2

80. LOURDES SUBDIVISION EXTENSION R2, R3, C2, General Institutional Zone
Bounded on the North by Quezon Hill Proper R1, R3, C2
Bounded on the East by MRR-Queen of Peace R2, R3, C2, City Camp Central R2
Bounded on the South by Lower Rock Quarry R2, General Institutional Zone,
Middle Rock Quarry R1, R2, Lower Lourdes Subdivision R2
Bounded on the West by Lourdes Proper R2, R3, C2
81. MRR-QUEEN OF PEACE R2, R3, C2
Bounded on the North by Campo Filipino C1, C2, R3, R1, General Institutional Zone
Bounded on the East by Kayang Extension C1, R3, General Institutional Zone, Palma Urbano R2, R3
Bounded on the South by City Camp Central R2, Lourdes Subdivision Extension R2, R3, C2,
General Institutional Zone
Bounded on the West by Lourdes Subdivision Extension R2, R3, C2, General Institutional Zone
82. KAYANG EXTENSION R2, R3, C1, General Institutional Zone
Bounded on the North by Campo Filipino C1, C2, R3, R1 General Institutional Zone
Camp Allen, General Institutional Zone, R1
Bounded on the East by Rizal Monument C1, General Institutional Zone
Bounded on the South by Palma Urbano R2, R3, C1
Bounded on the West by MRR-Queen of Peace C2, R2, R3
83. SAN ROQUE VILLAGE R3, C2, General Institutional Zone
Bounded on the North by Quezon Hill Proper R1, R3, C2
Bounded on the East by Lourdes Subdivision Extension R2, R3, C2, General Institutional Zone,
Lourdes Proper R2, R3, C2
Bounded on the South by Dominican-Mirador R1, R3, C2, General Institutional Zone
Bounded on the West by San Luis Village R1, R3, Cemetery/Memorial Park
84. QUEZON HILL PROPER R1, R3, C2
Bounded on the North by Fairview R1
Bounded on the East by Campo Filipino R1, R3, C1, C2, General Institutional Zone
Bounded on the South by Lourdes Subdivision Extension R2, R3, C2, General Institutional Zone,
San Roque Village R3, C2, General Institutional Zone
Bounded on the West by San Luis Village R1, R3, Cemetery/Memorial Park,
Victoria Village R3, R1, C2 and Middle Quezon Hill R2
85. UPPER QUEZON HILL R2
Bounded on the North by Pinsao Proper R1, R3, Vacant Forested Area
Bounded on the East by Fairview R1
Bounded on the South by Middle Quezon Hill R2
Bounded on the West by Irisan R3, C2, General Institutional Zone, Vacant Forested Area
86. MIDDLE QUEZON HILL R2
Bounded on the North by Upper Quezon Hill R2
Bounded on the East by Quezon Hill Proper R1, R3, C2
Bounded on the South by Victoria Village R2, R3, C2
Bounded on the West by Irisan R3, C2, General Institutional Zone, Vacant Forested Area
87. VICTORIA VILLAGE R3, R2, C2
Bounded on the North by Middle Quezon Hill R2
Bounded on the East by Quezon Hill Proper R1, R3, C2
Bounded on the South by San Luis Village R1, R3, Cemetery/Memorial Park
Bounded on the West by Irisan R3, C2, General Institutional Zone, Vacant Forested Area
88. FAIRVIEW R1
Bounded on the North by Pinsao Proper R1, R3 Vacant Forested Area & Guisad Surong R1
Bounded on the East by Andres Bonifacio R1
Bounded on the South by Quezon Hill Proper R2, R3, C2
Bounded on the West by Upper Quezon Hill R2
89. CAMPO FILIPINO C1, C2, R3, R1 General Institutional Zone
Bounded on the North by Andres Bonifacio R1, Cresencia Village C1, R1,
General Institutional Zone, BPI/BAI
Bounded on the East by Camp Allen, General Institutional Zone, R1
Bounded on the South by Kayang Extension R2, R3, C1, General Institutional Zone,
MRR-Queen of Peace R2, R3, C2
Bounded on the West by Quezon Hill Proper R1, R3, C2
90. ANDRES BONIFACIO R1
Bounded on the North by Guisad Central R1, General Institutional Zone, BPI/BAI
Bounded on the East by Cresencia Village R3, R1, C1, BPI/BAI, General Institutional Zone
Bounded on the South by Campo Filipino C1, C2, R3, R1 General Institutional Zone
Bounded on the West by Fairview R1 and Guisad Surong R1
91. CRESENCIA VILLAGE R3, R1, C1, BPI/BAI, General Institutional Zone
Bounded on the North by Guisad Central R1, General Institutional Zone, and BPI/BAI
Bounded on the East by Padre Burgos C1, R3 and Camp Allen
General Institutional Zone, R1
Bounded on the South by Campo Filipino C1, C2, R3, R1 General Institutional Zone
Bounded on the West by Fairview R1, Guisad Surong R1

92. GUI SAD CENTRAL R1, General Institutional Zone, BPI/BAI
Bounded on the North by Pinget R1, General Institutional Zone,
Watershed/Protected Forest Reserve Zone, Dizon Subdivision R2, R3, C1, Institutional Zone
Bounded on the East by Dizon Subdivision R2, R3, C1
Bounded on the South by Cresencia Village R3, R1, C1, BPI/BAI, General Institutional Zone,
Andres Bonifacio R1, Guisad Surong R1
Bounded on the West by Pinsao Proper R1, R3, Vacant Forested Area, Pinsao Pilot Project R1
93. DIZON SUBDIVISION R2, R3, C1, Institutional Zone
Bounded on the North by Pinget R1, General Institutional Zone,
Lower Quirino Hill R2, Camdas R2, R3, C1, General Institutional Zone
Bounded on the East by Private Road Magsaysay R3, C1, Lower Magsaysay C1,
Padre Burgos C1, R3
Bounded on the South by Padre Burgos C1, R3, and Guisad Central R1,
General Institutional Zone, BPI/BAI
Bounded on the West by Guisad Central R1, General Institutional Zone, BPI/BAI
Pinget R1, R3, General Institutional Zone, Watershed/Protected Forest Reserve Zone
94. CAMDAS R2, R3, C1, General Institutional Zone
Bounded on the North by Middle Quirino Hill R2
Bounded on the East by Happy Homes-Old Lucban R3, C2, General Institutional,
Utility Zone, Alfonzo Tabora R3, C1
Bounded on the South by Magsaysay Private Road R3, C1 and Dizon Subdivision R2,
R3, C1, Institutional Zone
Bounded on the West by Dizon Subdivision R2, R3, C1, Institutional Zone, Lower Quirino Hill R2
95. BURNHAM-LEGARDA R3, C1, Parks and Recreational Zone
Bounded on the North by Rizal Monument C1, General Institutional Zone, AZCKO C1
Bounded on the East by Harrison-Carantes C1, Parks and Recreational Zone,
General Institutional Zone, Session Road C1
Bounded on the South by BGH Compound R3, R1, C1, General Institutional Zone,
Military Cut-Off R2, C1, General Institutional Zone, C1, Parks and Recreation Zone
Bounded on the West by Ferdinand C1, R2, R3, Upper Q.M. R2, R3 and Lower Q.M. R2, R3
96. RIZAL MONUMENT C1, General Institutional Zone
Bounded on the North by Camp Allen R1, General Institutional Zone
Bounded on the East by AZCKO C1
Bounded on the South by Burnham-Legarda R3, C1, Parks and Recreational Zone
Bounded on the West by Palma Urbano C1, R2, R3, City Camp Proper R2, R3,
Kayang Extension R2, R3, General Institutional Zone
97. AZCKO C1
Bounded on the North by Camp Allen R1, General Institutional Zone
Bounded on the East by Bagong Lipunan C1 and Kayang Hilltop C1
Bounded on the South by Burnham-Legarda R3, C1, Parks and Recreational Zone
Bounded on the West by Rizal Monument C1, General Institutional Zone
98. SESSION ROAD C1, General Institutional Zone, Parks and Recreational Zone
Bounded on the North by Kabayanihan C1 and Salud Mitra C1
Bounded on the East by Salud Mitra R3, General Institutional Zone, Park Zone
Engineer's Hill R3, General Institutional Zone, C1
Bounded on the South by Military Cut-Off R2, C1, General Institutional Zone,
Parks and Recreational Zone,
Bounded on the West by Burnham-Legarda R3, C1, Parks and Recreational Zone
Harrison-Carantes C1, Parks and Recreational Zone General Institutional Zone
99. HARRISON-CARANTES C1, Parks and Recreational Zone General Institutional Zone
Bounded on the North by Malcom Square C1
Bounded on the East by Session Road C1, General Institutional Zone,
Parks and Recreational Zone
Bounded on the South by Session Road C1, General Institutional Zone,
Parks and Recreational Zone
Bounded on the West by Burnham-Legarda R3, C1, Parks and Recreational Zone
100. MILITARY CUT-OFF R2, General Institutional Zone, C1, Parks and Recreation Zone
Bounded on the North by Session Road Gov. Pack C1, General Institutional Zone,
Parks and Recreational Zone, Engineer's Hill R3, C1, General Institutional Zone
Marcoville R3, C1, General Institutional Zone, DPS Compound R3, C1
Bounded on the East by Greenwater R2, Watershed/Protected Forest Reserve Zone,
Planned Unit Development Zone
Bounded on the South by Sta. Escolastica Village R2, Camp 8 R2, Watershed/Protected Forest
Reserve Zone, BGH Compound, General Institutional Zone
Bounded on the West by Burnham-Legarda R3, C1, Parks and Recreational Zone
101. DPS COMPOUND R3; C1
Bounded on the North by Engineer's Hill R3, C1, General Institutional Zone
Bounded on the East by South Drive R3, Forbes Park Parcel 1,
Watershed/Protected Forest Reserve Zone
Bounded on the South by Military Cut-Off R2, General Institutional Zone, C1,
Parks and Recreation Zone
Bounded on the West by Marcoville R3, C1, General Institutional Zone

102. MARCOVILLE R3, C1, General Institutional Zone
Bounded on the North by Engineer's Hill R3, C1, General Institutional Zone
Bounded on the East by DPS Compound R3, C1, Watershed/Protected Forest Reserve Zone
Bounded on the South by Military Cut-Off R2, General Institutional Zone, C1, Parks and Recreation Zone
Bounded on the West by Engineer's Hill R3, C1, General Institutional Zone
103. ENGINEER'S HILL R3, C1, General Institutional Zone
Bounded on the North by Salud Mitra R3, C1, General Institutional Zone, Parks Zone
Cabinet Hill-Teacher's Camp R3, General Institutional Zone, Watershed/Protected Forest Reserve Zone
Bounded on the East by South Drive R3, Forbes Park Parcel 1, Watershed/Protected Forest Reserve Zone
Bounded on the South by DPS Compound R3, C1, Marcoville R3, C1, General Institutional Zone, Military Cut-Off R2, General Institutional Zone, C1, Parks and Recreation Zone
Bounded on the West by Session Road Governor Pack C1, General Institutional Zone, Parks and Recreational Zone
104. SALUD MITRA C1, R3, Parks and Recreation Zone, General Institutional Zone
Bounded on the North by Upper General Luna R3, C1, Park and Recreation Zone
Bounded on the East by Cabinet Hill-Teacher's Camp R3, General Institutional Zone, Watershed/Protected Forest Reserve Zone
Bounded on the South by Engineer's Hill R3, C1, General Institutional Zone, Session Road C1, General Institutional Zone, Parks and Recreational Zone
Bounded on the West by Kabayanihan General Institutional Zone, C1
105. CABINET HILL-TEACHER'S CAMP R3, General Institutional Zone, Forbes Park Parcel 1/Watershed
Bounded on the North by Manuel Roxas R3 and Imelda Village R3, Institutional Zone
Bounded on the East by St. Joseph Village R3 and Institutional Zone, Country Club Village R1 and C3, Watershed/Protected Forest Reserve Zone, Parks and Recreation Zone, Planned Unit Development Zone
Bounded on the South by South Drive R3, Forbes Park Parcel 1, Watershed/Protected Forest Reserve Zone
Bounded on the West by Upper General Luna R3, C1, Parks and Recreation Zone, Salud Mitra R3, C1, Parks and Recreation Zone, General Institutional Zone, Engineer's Hill R3, C1, General Institutional Zone
106. SOUTH DRIVE R3, Forbes Park Parcel 1, Watershed/Protected Forest Reserve Zone
Bounded on the North R3, General Institutional Zone, Forbes Park Parcel 1/Watershed/Protected Forest Reserve Zone
Bounded on the East by Country Club Village R1 and C3, Watershed/Protected Forest Reserve Zone, Parks and Recreation Zone, Planned Unit Development Zone
Bounded on the South by Country Club Village R1 and C3, Watershed/Protected Forest Reserve Zone, Parks and Recreation Zone, Planned Unit Development Zone
Bounded on the West by DPS Compound R3, C1, Engineer's Hill R3, C1, General Institutional Zone
107. LOWER GENERAL LUNA C1, General Institutional Zone
Bounded on the North by ABCR C1, General Institutional Zone
Bounded on the East by Holy Ghost Proper C1, R3 and Upper General Luna R3, C1, Park and Recreation Zone
Bounded on the South by Kabayanihan C1, General Institutional Zone
Bounded on the West by Kagitingan C1
108. KAGITINGAN C1
Bounded on the North by ABCR C1 and General Institutional Zone
Bounded on the East by Lower General Luna C1 and General Institutional Zone
Bounded on the South by Malcom Square C1
Bounded on the West by Upper Magsaysay C1
109. KABAYANIHAN C1
Bounded on the North by Lower General Luna C1, General Institutional Zone
Bounded on the East by Upper General Luna R3, C1, Parks and Recreation Zone
Salud Mitra R3, General Institutional Zone, Parks and Recreation Zone
Bounded on the South by Session Road C1, General Institutional Zone, Parks and Recreational Zone
Bounded on the West by Malcom Square C1
110. MALCOM SQUARE C1
Bounded on the North by Kagitingan C1
Bounded on the East by Kabayanihan C1, General Institutional Zone
Bounded on the South by Harrison-Carantes C1, Parks and Recreation Zone, General Institutional Zone
Bounded on the West by Bagong Lipunan C1
111. KAYANG HILLTOP C1
Bounded on the North by Upper Market Subdivision R3, C1
Bounded on the East by Bagong Lipunan C1
Bounded on the South by AZCKO C1, General Institutional Zone
Bounded on the West by Camp Allen General Institutional Zone

112. LOWER MAGSAYSAY C1, Abattoir Zone, General Institutional Zone
Bounded on the North by Dizon Subdivision C1, R3, R2, General Institutional Zone
Bounded on the East by Magsaysay-Private Road R3, C1, General Institutional Zone
Sto. Niño Slaughter Compound R3, Abattoir Zone, Teodora Alonzo C1,
General Institutional Zone
Bounded on the South by Upper Magsaysay C1
Bounded on the West by Padre Burgos C1, R3 and Padre Zamora R3, C1,
General Institutional Zone
113. PADRE ZAMORA R3, C1, General Institutional Zone
Bounded on the North by Lower Magsaysay C1, Abattoir Zone, General Institutional Zone
Bounded on the East by Lower Magsaysay C1, Abattoir Zone, General Institutional Zone
Bounded on the South by Upper Market Subdivision R3, C1 and Camp Henry Allen R1,
General Institutional Zone
Bounded on the West by Padre Burgos R3, C1, General Institutional Zone
114. PADRE BURGOS R3, C1, General Institutional Zone
Bounded on the North by Dizon Subdivision R3, R2, General Institutional Zone, C1
Bounded on the East by Lower Magsaysay C1, Abattoir Zone, General Institutional Zone
Padre Zamora R3, C1, General Institutional Zone
Bounded on the South by Camp Allen R1, General Institutional Zone
Bounded on the West by Cresencia Village R1, R3, C1, General Institutional Zone, BPI/BAI
115. CAMP ALLEN R1, General Institutional Zone
Bounded on the North by Padre Burgos R3, C1, General Institutional Zone, Padre Zamora
R2, C1, General Institutional Zone
Bounded on the East by Padre Zamora R3, C1, General Institutional Zone, and Upper
Market Subdivision R2, C1, Kayang Hilltop C1
Bounded on the South by AZCKO C1, General Institutional Zone, Rizal Monument C1,
General Institutional Zone, Parks and Recreation Zone, Kayang Extension R3,
General Institutional Zone, C1
Bounded on the West by Campo Filipino C1, C2, R3, R1, General Institutional Zone
116. UPPER MARKET SUBDIVISION R3, C1
Bounded on the North by Padre Zamora R3, C1, General Institutional Zone
Bounded on the East by Kayang Hilltop C1
Bounded on the South by Kayang Hilltop C1
Bounded on the West by Camp Allen R1, General Institutional Zone
117. STO. NIÑO SLAUGHTER COMPOUND R3, Abattoir Zone
Bounded on the North by New Lucban C1, R3, General Institutional Zone
Bounded on the East by Teodora Alonzo C1, General Institutional Zone
Bounded on the South by Lower Magsaysay C1, Abattoir Zone, General Institutional Zone
Bounded on the West by Lower Magsaysay C1, Abattoir Zone, General Institutional Zone
118. MANUEL ROXAS R3
Bounded on the North by Imelda Village R3, General Institutional Zone and
St. Joseph Village R3, General Institutional Zone
Bounded on the East by St. Joseph Village R3, General Institutional Zone
Bounded on the South by Cabinet Hill-Teacher's Camp R3, General Institutional Zone
Cabinet Hill-Teacher's Camp R3, Watershed/Protected Forest Reserve Zone, Forbes
Park Parcel 1& 2
Bounded on the West by Imelda Village R3, General Institutional Zone
119. COUNTRY CLUB VILLAGE R1, C3, Watershed/Protected Forest Reserve Zone,
Parks and Recreation Zone, Planned Unit Development Zone
Bounded on the North by Lualhati R3, Parks and Recreation Zone, General Institutional
Zone, Restricted Area Mansion House, Outlook Drive R1, R3, Vacant Forested Area,
General Institutional Zone, Watershed/Protected Forest Reserve Zone
Bounded on the East by Lucnab R1, Vacant Forested Area, General Institutional Zone
Happy Hallow R1, Watershed/Protected Forest Reserve Zone, Vacant Forested Area
Bounded on the South by Loakan Proper R1, C1, Airport Zone, General Institutional Zone
Planned Unit Development Zone, Loakan-Liwanag C1, R1, Watershed/Protected Forest
Reserve Zone
Bounded on the West by Lower Dagsian R2, Watershed/Protected Forest Reserve Zone, Upper
Dagsian Planned Unit Development Zone, Watershed/Protected Forest Reserve
Zone, R2, R3, Scout Barrio R2, Hillside R2, Planned Unit Development Zone,
Greenwater Village R2, Watershed/Protected Forest Reserve Zone, Planned Unit
Development Zone, South Drive R3, Watershed/Protected Forest Reserve Zone
120. SLU- SVP R1
Bounded on the North by Bakakeng Norte/Sur R1, General Institutional Zone
Bounded on the East by Bakakeng Norte/Sur R1, General Institutional Zone
Bounded on the South by Bakakeng Norte/Sur R1, General Institutional Zone
Bounded on the West by Bakakeng Norte/Sur R1, General Institutional Zone
121. BALSIGAN R1, R3
Bounded on the North by Imelda Marcos C1, C2, R3, R1, General Institutional Zone
Bounded on the East by Phil-Am R1, San Vicente R1, General Institutional Zone
Bounded on the South by San Vicente R1, General Institutional Zone
Bounded on the West by Bakakeng Norte/Sur R1, General Institutional Zone,
Imelda Marcos C1, C2, R3, R1, General Institutional Zone

122. IMELDA MARCOS C1, C2, R3, R1, General Institutional Zone
Bounded on the North by Sto. Rosario Valley R1, R3, Ferdinand C1, R3, R2
Bounded on the East by BGH Compound R1, R3, General Institutional Zone, Balsigan R1, R3
Bounded on the South by Bakakeng Norte/Sur R1, R3, General Institutional Zone
Bounded on the West by Bakakeng Central C2, R3, R1
123. PHIL-AM R1
Bounded on the North by BGH Compound R1, R3, General Institutional Zone, C1, C2
Bounded on the East by BGH Compound R1, R3, General Institutional Zone, C1, C2
Bounded on the South by San Vicente R1, General Institutional Zone
Bounded on the West by Balsigan R1, R3
124. BAYAN PARK PROPER R2, Parks and Recreation Zone
Bounded on the North by Ambiong R2 General Institutional Zone
Bounded on the East by East Bayan Park R2, General Institutional Zone
Bounded on the South by North Central Aurora Hill R2, General Institutional Zone, Lopez Jaena R2
Bounded on the West by Leonila Hill R2
125. UPPER MAGSAYSAY C1
Bounded on the North by Lower Magsaysay C1, Abattoir Zone, General Institutional Zone
Bounded on the East by Kagitingan C1
Bounded on the South by Malcom Square C1
Bounded on the West by Bagong Lipunan C1
126. HOLY GHOST HILL PROPER R3, C1, General Institutional Zone
Bounded on the North by Honeymoon-Holyghost R3, C1 and ABCR C1, General Institutional Zone
Bounded on the East by Holyghost Extension R3, General Institutional Zone
Bounded on the South by Upper General Luna R3, C1
Bounded on the West by Lower General Luna C1, General Institutional Zone, Kagitingan C1
127. BGH COMPOUND R3, R1, General Institutional Zone, C1
Bounded on the North by Burnham-Legarda R3, C1, Parks and Recreational Zone
Bounded on the East by Military Cut-Off R2, C1, General Institutional Zone, Camp 8 R2, General Institutional Zone, Watershed/Protected Forest Reserve Zone
Bounded on the South by Poliwes R2, San Vicente R1, General Institutional Zone
Bounded on the West by San Vicente R1, General Institutional Zone, Phil-Am Compound R1
128. BAGONG LIPUNAN C1
Bounded on the North by Upper Market Subdivision R3, C1, General Institutional Zone, Lower Magsaysay C1, General Institutional Zone
Bounded on the East by Upper Magsaysay C1, Malcom Square C1
Bounded on the South by AZCKO C1, General Institutional Zone
Bounded on the West by Kayang Hilltop C1
129. GUI SAD SURONG R1
Bounded on the North by Guisad Central R1, BPI/BAI, General Institutional Zone
Bounded on the East by Andres Bonifacio R1
Bounded on the South by Fairview R1
Bounded on the West by Pinsao Proper R1, R3, Vacant Forested Area