

**REPUBLIC OF THE PHILIPPINES**  
**Province of Zamboanga del Norte**  
**Municipality of Sibuco**

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**MUNICIPAL ORDINANCE NO. \_\_\_\_\_, SERIES OF 2025**

**AN ORDINANCE ADOPTING THE COMPREHENSIVE ZONING REGULATIONS AND LOCAL BUILDING CODE FOR THE MUNICIPALITY OF SIBUCO, ZAMBOANGA DEL NORTE, AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT, AND AMENDMENT THEREOF.**

Authored by: Hon. Councilor Al-Al Naing  
Co-Authored by: Hon. Councilor Khadija Payao

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**Be it ordained by the Sangguniang Bayan of the Municipality of Sibuco, Zamboanga del Norte, in session duly assembled:**

**ARTICLE I**

**TITLE, AUTHORITY, AND PURPOSE**

**Section 1. Title.** This Ordinance shall be known as the "Zoning and Building Code Ordinance of the Municipality of Sibuco."

**Section 2. Authority.** This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991 (RA 7160), Republic Act 7279 (Urban Development and Housing Act), and Presidential Decree No. 1096 (National Building Code of the Philippines).

**Section 3. Purpose.** - Promote the general welfare through proper land use allocation and urban planning. - Establish standards and guidelines for land development and building construction. - Ensure sustainable and resilient urban and rural growth. - Preserve ancestral domain and environmentally sensitive areas.

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**ARTICLE II**

**ZONING CLASSIFICATIONS AND USE REGULATIONS**

**Section 4. Land Use Zones.** The following zones are hereby established:

1. **Residential Zone (R)**
2. **Commercial Zone (C)**
3. **Agricultural Zone (A)**
4. **Industrial Zone (I)**
5. **Institutional Zone (IN)**

- 6. **Open Space / Park Zone (OS)**
- 7. **Mixed-Use Zone (MU)**
- 8. **Special / Overlay Zone (SP/OZ)**
- 9. **Co-Tourism Zone (CT)**
- 10. **Ancestral Domain Zone (ADZ)**
- 11. **Disaster Risk and Hazard Overlay Zone (DRZ)**
- 12. **Urban Expansion Zone (UEZ)**

**Section 5. Permitted and Conditional Uses.** Each zone shall have designated permitted, conditional, and prohibited uses as outlined in the attached Zoning Use Matrix (Annex A).

**Section 6. Overlay Zone Provisions.** Overlay zones shall impose additional regulations addressing disaster risk, ecological sensitivity, and cultural significance.

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### **ARTICLE III**

#### **BUILDING CODE PROVISIONS AND DEVELOPMENT STANDARDS**

**Section 7. Adoption of the National Building Code.** The Municipality hereby adopts PD 1096 (NBCP) as the minimum standard for all building constructions.

**Section 8. Local Development Guidelines.** - Minimum lot area and setbacks for each zone. - Building height restrictions per zone. - Floor area ratio (FAR) limits. - Parking and easement requirements.

**Section 9. Environmental and Resilience Measures.** - No-build zones in identified DRZ. - Rainwater catchment, green spaces, and slope protection required in new developments.

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### **ARTICLE IV**

#### **ADMINISTRATION AND ENFORCEMENT**

**Section 10. Zoning Administrator.** The Municipal Planning and Development Coordinator (MPDC) shall serve as the Zoning Administrator.

**Section 11. Locational Clearance.** No building permit shall be issued without prior Locational Clearance from the Zoning Administrator.

**Section 12. Penalties.** Violations of this ordinance shall be penalized in accordance with Section 447 of RA 7160, including possible demolition of non-compliant structures.

**Section 13. Appeals.** Decisions of the Zoning Administrator may be appealed to the Local Zoning Board of Appeals (LZBA).

**ARTICLE V**

**FINAL PROVISIONS**

**Section 14. Separability Clause.** If any part of this ordinance is declared invalid, other parts not affected shall remain in full force and effect.

**Section 15. Repealing Clause.** All ordinances or provisions inconsistent herewith are hereby repealed or amended accordingly.

**Section 16. Effectivity.** This ordinance shall take effect fifteen (15) days after publication and posting in a public place within the Municipality of Sibuco.

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**Enacted this \_\_ day of \_\_\_\_, 2025, at the Municipality of Sibuco, Zamboanga del Norte.**

**Certified True and Correct:**

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SB Secretary

**Attested:**

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Vice Mayor / Presiding Officer

**Approved:**

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Hon. Mayor Joel M. Ventura