Zoning Ordinance of the Selected Local Government Units in the Province of Laguna: Towards Enhanced Implementation

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Zoning ordinance provides for a clear, cogent, and organized physical, social, and economic demarcation of allowed activity within reasonable regulations. The expansion and unwarranted incursion, showing mixed use of land, competition for space, and the building of various infrastructures, eventually cause disorder and competing land interests. The study shows that Local government units exercise flexibility in implementing and monitoring their respective zoning ordinances in line with their comprehensive land-use plans. Uneven adaptation is observed across the local government units, strongly influenced by experience, technical expertise, and institutional capacities.; Climate change adaptation and disaster risk reduction are embedded in the zoning ordinance and framework through mechanisms such as hazard mapping, base and flood overlay zones, buffer requirements, and other land-use controls and physical identifiers; Market forces and political interests heavily influence land-use decisions, override zoning regulations, and expedite land-use conversion and allocation. Informal settlement programs vary across the subject local government units, intensifying pressures and limiting the effectiveness of the formal zoning mechanism in the sector. Socialized housing provision remains underdeveloped and is challenged by land availability, relocation areas, structures, and distribution mechanisms. Market actors, local leaders, and other interest groups influence land-use planning, decisions, and implementation. Limited staffing, inadequate funding, and inconsistent monitoring weaken enforcement capacity, and interagency coordination, though formal, remains more advisory than proactive in safeguarding the comprehensive land use plan. The selected local government units institutionalize knowledge management systems, standardize operational procedures, and enhance capacity-building programs to reduce dependence on individual expertise