Republic of the Philippines
Quezon City
CITY COUNCIL

ORDINANCE Numbered 2894

AN ORDINANCE PROVIDING FOR THE ZONING OF THE CAPITAL CITY (QUEZON CITY) IN ACCORDANCE WITH THE GENERAL PLANS PREPARED AND ADOPTED BY THE NATIONAL PLANNING COMMISSION PURSUANT TO REPUBLIC ACT NO. 333, AS AMENDED BY EXECUTIVE ORDER NO. 367, SERIES OF 1950, OF THE PRESIDENT OF THE PHILIPPINES.

Be it ordained by the Council of Quezon City, that:

ARTICLE I

TITLE OF THE ORDINANCE

SECTION.1. Title of the Ordinance. - This Ordinance shall be known as the "ZONING REGULATIONS FOR THE CAPITAL CITY (QUEZON CITY)".

ARTICLE II

DEFINITIONS

SEC. 2. Words and Phrases Defined. - For the purpose of these regulations, each of the following words and phrases shall be taken in the sense hereinbelow indicated:

(a) "Accesoria" or row houses: A house of not more than two (2) stories, composed of a row of dwelling units entirely separated from one another by party wall or walls and with an independent entrances for each dwelling unit.

(b) Accessory building: A building subordinante to the main building on the same lot and used for purposes customarily incidental to those of the main building, such as servants' quarters, garage, pump house and laundry, etc.

(c) Apartment: A room, or suite of two (2) or more rooms, designed and intended for, or occupied by, one (1) family for living, sleeping and cooking purposes.

(d) Apartment house: A house with apartments for three (3) or more families living independently from one another and doing their cooking on the premises, but with one or more entrances common to the apartment.

(e) Boarding house: A house with five (5) or more sleeping rooms where boarders are provided with lodging and meals for fixed sum paid by the month, or week, in accordance with previous arrangement.

(f) Buildable area: The remaining space in a lot after deducting the required minimum open spaces.

(g) Building: Any structure designed and intended for the enclosure, shelter or protection of any person, animal or chattel.

nitroPDF professional
download the free trial online at nitropdf.com/professional

Ordinance No. 2894)

(h) Building height: The vertical distance from the established grade elevation to the highest point of the coping of a flat roof, to the average height of the highest gable of a pitch or hip roof, or to the top of the parapet if the roof is provided with a parapet. In case of sloping ground, the average ground level of the buildable area shall be considered the established grade elevation.

(i) Building line: The line formed by the intersection of the outer surface of the enclosing wall of the building and the surface of the ground.

(j) Commercial garage: A garage where automobiles and other motor vehicles are housed, cared for, equipped, repaired or kept for remuneration, hire or sale.

(k) Commercial stable: A stable wherein the animals kept are for business, racing or breeding purposes.

(l) Commission: The National Planning Commission.

(m) Corner lot: A lot situated at the junction of two (2) or more streets forming an angle of not more than one hundred thirty-five (135) degrees.

(n) Depth of lot: The average horizontal distance between the front and the rear lot lines.

(o) District: Any area of land which may comprise a portion of a block, an entire block or two (2) or more adjacent blocks.

(p) Family: One or more persons occupying certain premises living as a single non-profit housekeeping.

(q) Front yard: The yard lying between the side lot lines and between the front lot line and the nearest building line.

(r) Garage: A building where automobiles or other motor vehicles are housed and cared for.

(s) 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 provision for cooking in any individual suite or room.

(t) Hotel apartment: An apartment house which may furnish dining room service and other services for the exclusive use of its tenants.

(u) Inside Lot: Any lot other than a corner lot.

(v) Lot: A parcel of land on which a principal building and its accessories are placed or may be placed together with the required open spaces. A lot may or may not be the land designated as lot on recorded plot.

(w) Multiple dwelling: 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.

(x) Non-conforming building: A building which does not conform with the regulations of the district where it

nitroPDF professional
download the free trial online at nitropdf.com/professional

(7) Small power plants and other machineries customarily used in connection with churches, schools, museums, parks, playgrounds, community centers, golf courses and dwellings and their accessory buildings, provided that such power plants and other machineries are so placed as to cause the least inconvenience to adjoining residences, and provided that they do not cause serious annoyance or injury to occupants of fumes or gases, dust, smoke, noise or vibrations or other similar nuisances, and provided that such power plant, if other than electric, should be used as stand-by unit only and shall not be more than one (1) horse-power, and provided, further, that if the power employed is electric motor and used exclusively for air conditioning, for elevators, for water pumps, and for household appliances such as washing machines, refrigerators and the like, any number of horse power necessary is allowed.

(k) Auxiliary uses, customarily conducted in dwellings and homes, such as:

(1) Offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professional persons, provided that such professional persons are members of the family residing in the premises; and provided, further, that no more than three (3) semi-professional assistants are employed at any one time; that in no case shall more than twenty (20) per cent of the floor area of the building be used for said professional practice; and provided, further, that no window or other display or sign shall be used to advertise such profession other than a single sign of not more than six (6) inches in height and eighteen (18) inches in length.

(2) Customary, incidental home occupation, such as dressmaking, tailoring, beauty shop, flower shop, conducted within a dwelling and no retail business of any sort is involved, no stock in trade is kept or commodities sold, except such as are made or produced in the premises. No person who is not a resident in the premises is employed, no mechanical equipment is used, except such as is permissible for purely domestic or household purposes, and not more than one-fourth of the floor area of one story of the dwelling is devoted to such home occupation; provided that such home occupation does not require internal or external alterations, or involve construction features or use of equipment not customary in dwellings, that the entrance to the space devoted to such occupation is from within the building, and that no display pertaining such occupation is visible from the street; and provided, fruther, that only one (1) sign or device of not more than six (6) inches in height and eighteen (18) inches in length, containing only the name and the occupation, is displayed in connection with such home occupation.

(l) Advertising sign not exceeding two (2) square feet in size, when used to advertise the lease, or sale of a building or premises or portion thereof.

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

SEC. 5. Height Regulations in Residence-1 Districts. - In Residence-1 districts, no building or structure, except those mentioned in Section 33 of these Regulations, shall exceed nine and one-half (9-1/2) meters in height, nor contain more than two (2) stories. This maximum height requirement may be increased to three (3) stories or thirteen and one-half (13-1/2) meters, provided that the front, side, and back yards exceed ten (10) meters.

SEC. 6. Area Regulations in Residence-1 Districts. - In Residence-1 districts, every building hereafter shall comply with the following regulations:

(a) Yards. - It shall be provided with:

(1) A front yard with a depth of not less than five (5) meters;

(2) Side yards, one on each side of the building, which shall have a combined width of not less than twenty (20%) per cent of the width of the lot, provided, that in no case shall either side yard be less than three (3) meters, and provided, further, that the combined width of the two (2) side yards shall not be less than seven (7) meters, although it need not exceed ten (10) meters; and

(3) A rear yard which shall have a depth of not less than ten per cent (10%) of the depth of the lot, provided, that such rear yard shall not be less than four (4) meters, although it need not exceed ten (10) meters.

(b) Lot area per family. - It shall provide a lot area of not less than four hundred (400) square meters for each family. The principal building shall not cover more than forty per cent (40%) of the area of the lot.

SEC. 7. Use Regulations in Residence-2 Districts. - In Residence-2 districts, no building, structure or land shall be used, and no building or structure shall be erected or altered, in whole or in part, except for one or more of the following:

(a) Residence-1 uses
(b) Multi-family dwellings
  (1) Three-family, four-family dwellings
  (2) "Accesorias" or row houses
(c) Apartment houses
(d) Hotel apartments
(e) Offices - with no actual display, sale, transfer, or handling of commodities in the premises.
(f) Vocational schools
(g) Boarding houses
(h) Nurses' homes
(i) Seminaries and nunneries
(j) Orphanages, old people's homes, and other welfare homes
(k) Medical establishments

(l) Hospitals, except those for animals, for the insane and for contagious diseases unless they conform to special yard requirements which are double those for ordinary hospitals

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

(2) Sanitaria
(3) Clinics
(l) Cemeteries
(m) Customary incidental home occupation such as barber shop, small sari-sari store, retail drug store and other customary incidental home occupations, conducted within a dwelling, provided that no person who is not a resident in the premises is employed, no mechanical equipment is used, except such as is permissible for purely domestic or household purposes, and not more than one-fourth (1/4) of the floor area of any one floor of the dwelling is devoted to such home occupation; provided, further, that such home occupation does not require internal or external alterations, or involve construction features or use of equipment not customary in dwellings and provided, lastly, that only one (1) sign of not more than six (6) inches in height and eighteen (18) inches in length, containing only the name and the occupation, is displayed in connection with such home occupation.
(n) Accessory uses customarily incidental to any of the above-mentioned uses.

SEC. 8. Height Regulations in Residence-2 Districts. - In Residence-2 districts, no building or structure, except those mentioned in Section 33 of these Regulations, shall exceed thirteen and one-half (13-1/2) meters in height nor contain more than three (3) stories.

SEC. 9. Area Regulations in Residence-2 Districts. - In Residence-2 districts, every building hereafter erected shall comply with the following regulations:

(a) Yards.-

(1) A front yard with a depth of not less than three (3) meters.
(2) It shall have the same side and rear yards as those required in Residence-1 districts, provided that each side yard shall be at least three (3) meters wide.

(b) Lot area. - It shall provide a lot area of not less than two hundred (200) square meters for each family. The principal building shall not cover more than fifty (50%) per cent of the area of the lot.

SEC. 10. Use Regulations in Business Districts. - In Business districts, any building, structure or land may be used, and any building or structure may be erected or altered, in whole or in part, for any purpose except the following:

(a) Warehouses
(b) Factories for tobacco products
(1) Tobacco drying establishments
(2) Cigar factories
(3) Cigarette factories
(c) Rice and other grain mills
(d) Mattress Factories
(e) Vehicular body building factories
(f) Blacksmithing and horse-shoeing shops
(g) Factories for ironwork products - such as grills, fences, steel chairs and similar articles

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

Ordinance No. 2894)

(h) Motor vehicle repair shops
(i) Coal and charcoal yards
(j) Junk yards and contractor's material yards
(k) Sand and gravel deposits
(l) Factories for the processing of oil and allied products:
(1) Oil refineries
(2) Paraffin manufacturing plants
(3) Factories involving the boiling of fat, lard, or tallow
(4) Margarine factories
(5) Candle factories
(6) Soap factories
(7) Pomade factories
(m) Food product factories
(1) Fish canning and packing factories
(2) Meat canning and packing factories
(3) Fruit canning and packing factories
(n) Factories for the manufacture of any powder and similar products
(o) Fish drying establishments
(p) Commercial stables
(q) Coffee factories
(r) The following establishments, with machineries exceeding an aggregate of 5 H.P.:
(1) Footwear factories-
(1-a) Shoe factories
(1-b) Slipper factories
(2) Ice-plants and cold storages
(3) Factories for shell products
(4) Cardboard and wooden box
(5) Woodworking establishments -
(5-a) Carpentry shops
(5-b) Furniture shops
(5-c) Sash factories
(5-d) Toy factories
(6) Machine shops
(7) Lumber yards
(8) Uses that are noxious due to odor, fumes, dusts, smoke, noise, vibration, or dangerous to life and property due to fire hazards or explosion.
(s) Any kind of manufacture, processing, or treatment other than the manufacture, processing, or treatment of products clearly incidental to the conduct of the business conducted in the premises and uses excluded from Industrial-1 district.
(t) Accessory uses incidental to the above uses
(u) And in general, those uses which may be obnoxious or offensive by reason of emission of odor, dust, smoke, gas or noise, or dangerous to life and property due to fire, explosion or similar danger.

SEC. 11. Height Regulations in Business Districts. - In Business districts, no building or structure, except those mentioned in Section 33 of these Regulations, shall exceed thirteen and one-half (13-1/2) meters in height nor contain more than three (3) stories.

SEC. 12. Area Regulations in Business Districts.- In Business districts, every building hereafter erected shall comply with the following regulations:

(a) Yards.- It shall have one yard of at least three (3) meters. No side yard is required, but it shall have a rear yard of not less than ten per cent (10%) of the average depth of the lot, and in no case less than four (4)

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

meters, although it need not exceed ten (10) meters, provided, however, that in case of corner or through lots an equivalent front yard must be provided on all abutting streets.

(b) Percentage of buildable area. - The principal building shall not occupy more than seventy per cent (70%) of the area of the lot.

(c) Residential building in Business Districts. - When a building in Business District is designed or intended to be used, or is used for purely residential purposes, the regulations in Residence-2 districts as to area per family, the percentage of the buildable area of the lot, front yard, side yard and rear yard, shall be complied with.

SEC. 13. Use Regulations in Industrial-1 Districts. - In Industrial-1 districts, any building, structure or land may be used, and any building or structure may be erected or altered, in whole or in part, for any purpose or purposes except the following:

(a) Rice and other grain mills - machineries exceeding an aggregate of 10 H.P.
(b) Textile factories
(c) Kapok factories
(d) Rubber goods factories
(e) Match factories
(f) Distilleries and breweries
(g) Factories for the processing of sugar -
  (1) Sugar mills and refineries
  (2) Factories for the extraction of molasses
(h) "Toyo", "bijon" and "tokua" factories
(i) Bituminous products establishments -
  (1) Creosote treatment plants
  (2) Asphalt mixing plants
(j) Fertilizer plants
(k) Glue and gelatine plants
(l) Paint, oil, shellac, turpentine, and varnish factories
(m) Dye and lye manufacturing plants
(n) Incinerators
(o) Sewage disposal plants
(p) Dumping grounds for garbage
(q) Stockyards and slaughterhouses
(r) Tanneries
(s) Storage of bones and feathers
(t) Glass and bottle factories
(u) Factories for the manufacture of cement, lime, gypsum, and similar products
(v) Factories for the manufacture of bricks, tiles, potteries, ceramics, and similar products
(w) Concrete block factories and concrete mixing plants
(x) Rope factories
(y) Utilities -
  (1) Ice plants & cold storages - machineries exceeding an aggregate of 10 H.P.
  (2) Electric plants - machineries exceeding an aggregate of 10 H.P.
  (3) Acetylene and other gas manufacturing plants
(z) Plants for the manufacture and storage of carbide

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

Ordinance No. 2894)

(aa) Blast furnace
(bb) Boiler works
(cc) Iron, steel, brass, copper & aluminum smelting plants and establishments
(dd) Factories for the processing of lead and manufacture of lead products
(ee) Nail and screw factories - machineries exceeding an aggregate of 10 H.P.
(ff) Sheet metal works
(gg) Rock crushing plants
(hh) Mines and quarries
(ii) Saw mills
(jj) Plywood and veneer factories
(kk) Railroad yards
(ll) Caustic soda and soda ash factories
(mm) Fowl and other animal feed factories
(nn) Electric bulbs and fluorescent light factories
(oo) Motor vehicle assembly plants
(pp) Any use which would be injurious, obnoxious or offensive, by reason of excessive noise, vibration, smoke, cinders, odor, gas, fumes, dust, chemicals, or other objectionable features or dangerous to life and property because of fire, explosion or similar danger.
(qq) All uses excluded from Industrial-2 districts.

SEC. 14. Height Regulations in Industrial-1 Districts. - In Industrial-1 districts, no building or structure, except those mentioned in Section 33 of these Regulations, shall exceed thirteen and one-half (13-1/2) meters in height nor contain more than three (3) stories.

SEC. 15. Area Regulations in Industrial-1 Districts.- In Industrial-1 districts, every building hereafter erected shall comply with the following regulations:

(a) Yards. - It shall have a front yard of at least three (3) meters. No side yard is required, but it shall have a rear yard of not less than ten per cent (10%) of the average depth of the lot, and in no case less than four (4) meters, although it need not exceed ten (10) meters.

(b) Percentage of buildable area. - The principal building shall not occupy more than seventy per cent (70%) of the area of the lot.

(c) Residential building in Industrial-1 districts.- When a building in Industrial-1 district is designed or intended to be used, or is used for purely residential purposes, the regulations in Residence-2 districts as to area per family, the percentage of the buildable area of the lot, front yard, side yards, and rear yard, shall be complied with.

SEC. 16. Use Regulations in Industrial-2 Districts.- In Industrial-2 districts, any building, structure or land may be used, and any building or structure may be erected or altered, in whole or in part, for any purpose not prohibited by law, except the following, the location of which shall be first approved by the Commission:

(a) Petroleum refineries and storage
(b) Acid manufacturing plan
(c) Arsenals
(d) Plants for the manufacture and storage of explosives

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

Ordinance No. 2894)

SEC. 17. Height Regulations in Industrial-2 Districts In Industrial-2 districts, no building or structure, except those mentioned in Section 33 of these Regulations, shall exceed thirteen and one-half (13-1/2) meters in height nor contain more than three (3) stories.

SEC. 18. Area Regulations in Industrial-2 Districts.- In Industrial-2 districts, every building hereafter erected shall comply with the following regulations.

(a) Yards. - It shall have a front yard of at least three (3) meters. No side yard is required, but it shall have a rear yard of not less than ten per cent (10%) of the average depth of the lot, and in no case less than four (4) meters, although it need not exceed ten (10) meters.

(b) Percentage of buildable area. - The principal building shall not occupy more than seventy per cent (70%) of the area of the lot.

(c) Residential buildings in Industrial-2 districts.- When a building in Industrial-2 district is designed or intended to be used for purely residential purposes, the regulations in Residence-2 districts as to area per family, the percentage of the buildable area of the lot, front yard, side yards, and rear yard, shall be complied with.

ARTICLE V

GENERAL REGULATIONS

SEC. 19. Existing Non-conforming Uses. - The lawful use of any building, structure, or land at the time of the adoption of these Regulations may be continued, although such use does not conform to these Regulations, provided:

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

(b) That no such non-conforming use which has ceased for more than one (1) year, or has been changed to a use permitted in the district in which it is located, shall again be revived as a non-conforming use.

(c) That any non-conforming structure, or one or more of a group of non-conforming structures related to one use and under one ownership, which have been damaged by fire, flood, explosion, earthquake, war, riot, or other such "acts of God", may be reconstructed and used as before, provided that such reconstruction is done within twelve (12) months from the date of such damage, and provided, further, that the extent of the damage is not more than fifty per cent (50%) of the assessed value of the structure or structures.

(d) That the total structural repair and alteration that may be made in a non-conforming structure shall not, during its remaining lifetime, that is, subsequent to the adoption of these Regulations, exceed twenty-five per cent (25%) of its assessed value.

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

Ordinance No. 2894)

SEC. 20. Existing Building with Non-conforming Space and Height Requirements. - All buildings existing at the time of the adoption of these Regulations having yards or open spaces or lot area per family, less than that required by the provisions of these Regulations, or exceeding the height limits herein provided for, may be structurally altered, provided that such alteration shall not exceed twenty-five per cent (25%) of the assessed value of such buildings and provided, further, that the degree of non-conforming space and height requirements are not in any manner further increased.

SEC. 21. Building Permits Issued Prior to the Approval of these Regulations. - Nothing herein contained shall require any change in the plans, construction, size or designated use of any building, structure or part thereof for which a building permit has been duly granted prior to the adoption of these Regulations, provided that the construction of such building, structure, or part thereof shall have been started within six (6) months from the date of the issuance of such permit.

SEC. 22. District Boundary Line Dividing Lot. - Where a district boundary line divides a lot of single ownership of record at the time such dividing line is adopted, the regulations governing the less restricted portion of such lot shall apply, Provided that, the district boundary line dividing the lot shall not be more than ten (10) meters from the lot line of the more restricted portion of the said lot.

SEC. 23. Interpretation of District Boundary Lines. - In the interpretation of district boundary lines provided for in these Regulations, the following rules shall be followed:

(a) Where a district boundary line is indicated upon a street, alley, or waterway, the boundary line shall be construed as following the center line of said street, alley, or waterway.

(b) Where a district boundary line is indicated as following or at approximately following lot lines, said lot lines shall be construed at the boundary lines.

(c) Where a boundary line is indicated as approximately parallel to the center line of a street or alley, it shall be taken as parallel thereto; and whenever a boundary line runs parallel to the center line of a street or alley forming a zoning area which is approximately twenty-five (25) meters in width, the zoning strip shall be taken as a twenty-five (25) meter strip.

(d) In case of unsubdivided property, the district boundary lines indicated in the accompanying map shall be determined by scaling.

(e) Should there be uncertainty as to the exact location of a district boundary line, such location shall be determined by the Zoning Administrator.

SEC. 24. Easements, Streets and other public lands not Included in Any District. - Should [illegible] right-of-way easement cease to exist, or should a street or other public land, or any portion thereof, revert to private ownership and the said street or public land does not

Created with nitroPDF professional
download this free trial online at nitropdf.com/professional

appear on the zoning map as included in any district, the regulations provided for in these Regulations which are applicable to the most restricted district immediately adjacent to the land under consideration shall be applicable to such land or portion thereof.

SEC. 25. Dwellings on Rear Lots. - No building used or designed to be used as a residence shall be allowed in any rear lot unless such lot has an exclusive right-of-way easement over a path of at least four (4) meters wide leading to a street; and there shall be not more than one (1) building for each easement. Two (2) or more buildings, however, may be allowed on a common path if the right-of-way easement is at least six (6) meters wide.

SEC. 26. Accessory Buildings. - In residence districts, all accessory buildings shall not occupy more than twenty per cent (20%) of the area set aside as yard requirements. It can abut on any portion of the lot but not within the front yard and must be detached from the main building. In case of through lots, accessory buildings shall not occupy more than thirty per cent (30%) of the area set aside as yard requirements. In no case shall accessory buildings of more than three and one-half (3-1/2) meters high be allowed.

SEC. 27. Pedestrian Alleys. - Pedestrian alleys of four (4) meters or less, in width, which are exclusively used for pedestrian purposes and existing previous to the adoption of these Regulations may be considered as part of a required yard, provided that in the application of the provisions of this Section, only the area from the property line to the center line of such alleys may be applied as part of the yard for the buildings on either side of said alleys.

SEC. 28. Private Alleys. - Private alleys or paths covered by right-of-way easement may be considered as part of a required yard for these buildings only for which such private alleys or paths are intended.

SEC. 29. Required Yard on One Building. - No part of the required yards or other open spaces provided for any principal building, or structure, shall be considered as part of the required yards or other open spaces for another building, or structure.

SEC. 30. Yard Requirements along District Boundary Line. - Lots abutting on a district boundary line shall conform to the yard requirements of the more restricted district bounded by the line.

SEC. 31. Dwelling Group. - When it is impractical to apply the requirements of these Regulations to individual building units in a residential compound consisting of two (2) or more buildings, a permit for the construction of such compound may be issued, provided that the plan thereof conforms to the following conditions:

(a) That the buildings are to be used only for residential purposes and such accessory uses permitted in the district where the compound is located

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

Ordinance No. 2894)

(b) That the average lot area per family, or dwelling unit, in the compound, exclusively of the area used, or to be used, for streets or driveways, is not less than the lot area per family required in the district.

(c) That there is provided within the tract on which the residential compound is to be located an open space for playground purposes with an area equivalent to at least the aggregate area of five per cent (5%) of the required lot area per family, but in no case less than one hundred (100) square meters; provided that where the residential compound is intended for less than ten (10) families, the setting aside of such area for playground purposes may be dispensed with, and provided, further, that when an open space for playground purposes is set aside, this open space may be used as part of the yard requirements for the compound.

(d) That there is provided within the tract on which the residential compound is to be erected, or immediately adjacent thereto, parking space in private garages or off-street parking area, on the basis of one (1) automobile space of at least twenty (20) square meters for every two (2) dwelling units in said residential compound.

SEC. 32. Gasoline Service Stations. - In Business or Industrial districts, no gasoline service station, commercial garage, bus station, or public parking lot shall be allowed within one hundred (100) meters from any public or private school, public library, playground, church, and hospital.

(a) Gasoline stations on corner lots. - Gasoline stations located on corner lots shall have a minimum area of Five Hundred (500) square meters with a minimum street frontage of Twenty-five (25) meters along the principal or busier traffic street. The entrances to and the exits from the gasoline station shall be kept as far as possible from the street corner but shall in no case be less than ten (10) meters. The gasoline pumps shall be located at a minimum distance of four (4) meters from the street property line.

(b) Gasoline Stations on Inside Lots. - Gasoline stations located on inside lots shall have a minimum area of Five Hundred (500) square meters with a minimum street frontage of thirty (30) meters. The entrances to and exits from the gasoline stations shall be separated as far as possible from each other but shall in no case be closer than ten (10) meters. The gasoline pumps shall be located at a minimum distance of four (4) meters from the street property line.

SEC. 33. Exception to Height Regulations. - The height limitations provided in these Regulations shall not apply to churches, schools, hospitals, sanitariums, and other public or semi-public buildings, subject however to the provisions of Section 36(c). Neither shall the height limitations apply to church spires, belfries, cupolas, and domes not intended for human occupancy, nor to monuments, water towers, transmission towers, chimneys, radio towers, masts, aerial towers, and other mechanical appurtenances.

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

Ordinance No. 2894)

SEC. 34. Exceptions to Area Regulations. - A single family dwelling may be constructed on any lot, however small, existing and of record at the time of the approval of these Regulations, provided the yard and other requirements of these Regulations, subject to the exceptions provided for in Section 33 hereof, are complied with.

SEC. 35. Exceptions to Yard Regulations. - Every part of a required yard shall be open from its lowest point to the sky and shall not be obstructed, except:

(a) For the ordinary projections of sills, belt courses, cornices, caves, fire escapes, and other such architectural features, provided that none of the above-enumerated structures shall project more than one (1) meter and twenty (20) centimeters at any point into the minimum yard.

(b) For uncovered porch, terraces, steps or stairs, provided that none of these structures shall project within one (1) meter of the lot line.

(c) For a porte-cochere, except any balcony above it, provided that any part thereof shall be at least fifty (50) centimeters from the lot line.

SEC. 36. Modifications. - In case of substandard lots, the following yard requirements shall be followed:

(a) For every one (1) meter, or fraction thereof, by which a lot that is existing and of record at the time of the approval of these Regulations, is narrower than fourteen (14) meters in width, twenty-five (25) centimeters may be deducted from the required minimum width of any side yard, as follows:

Width of Lot	Side yard required
from 13.5 m. to 13.99 m.	2.75 m.
" 13.0 m. to 13.49 m.	2.50 m.
" 12.5 m. to 12.99 m.	2.25 m.
" 12.0 m. to 12.49 m.	2.00 m.
" 11.99m. to below	1.75 m.

This deduction may be made provided that no side yard shall be narrower than two (2) meters, provided, further, that where the width of a lot is below fourteen (14) meters, one side yard may be made narrower than the other, if the combined width of the two (2) side yards is not less than the sum of the widths of the required side yards and the narrower side yard is not less than two (2) meters in width; and provided, finally, that this exception to side yard regulations shall apply only to yards of buildings of not more than two (2) stories.

(b) For every one (1) meter, or fraction thereof, by which a lot that is existing and of record at the time of the adoption of these Regulations is shallower than twenty-nine (29) meters in depth, twenty-five (25) centimeters may be deducted from the required minimum depth of the rear yards as follows:

Created with nitroPDF professional
Download the free trial online at nitropdf.com/professional

Ordinance No. 2894)

Depth of Lot	Back Yard Required
from 27 m. to 28.57 m.	3.75 m.
" 25 m. to 26.99 m.	3.50 m.
" 23 m. to 24.99 m.	3.25 m.
" 21 m. to 22.99 m.	3.00 m.
" 19 m. to 20.99 m.	2.75 m.
" 17 m. to 18.99 m.	2.50 m.
" 15.01 m. to 16.99 m.	2.25 m.
" 15.0 m. below	2.00 m.

This deduction may be made, provided that in no case shall the rear yard be less than two (2) meters in depth. Nothing in this section shall be interpreted as to reduce the buildable widths of the main building on any substandard lot of record and of separate ownership at the time of the approval of these Regulations to less than five (5) meters, or the buildable depth of the building to less than eight (8) meters.

(c) New buildings to be constructed which are designed and intended for churches, schools, public or private hospitals, sanitariums, or the like, shall provide minimum front yard of six (6) meters in depth, a minimum side yard of five (5) meters in width, and a minimum rear yard of six (6) meters in depth. For every story above the second story there shall be a corresponding increase of one (1) meter in the width of every side yard, and one and one-half (1-1/2) meters in the depth of the rear yard.

SEC. 37. Existing Industrial Establishments. - The following existing industrial establishments in Quezon City that were legally constructed and permitted but which were made as non-conforming uses in the original zoning map prepared by the National Planning Commission shall be respected and recognized without prejudice to whatever action interested parties may have in the abatement of nuisances and other remedial measures in regard to whatever damages they may sustain:

(a) General Textile & Cotton Mills at Judge J. Luna Street.
(b) Atlas Textile Development Corporation at Judge J. Luna Street.
(c) Standard Paint and Nail Factory at Judge J. Luna Street.
(d) Ysmael Steel Corporation at España Ext.
(e) Gavino Lim & Company at Pi y Margal Street.
(f) La Campana Starch and Coffee Factory at the corner of Paterno-Luskot Streets.
(g) P. E. Domingo & Company, Inc. at the corner of Valencia-Doña Alicia Streets.

SEC. 38. Zoning Map for Quezon City. - The Zoning Map for Quezon City as prepared by the National Planning Commission is hereby modified as follows in pursuance to Resolution No. 2370 of the Quezon City Council:

(a) Declaring as Industrial-1 the present site occupied by the Plastics Incorporated at España Extension.

(b) Declaring as commercial strips of twenty-five (25) meters deep on both sides of Quezon Boulevard, from San Juan River Bridge to approximately seven hundred (700) meters (Jose Abad Santos Street).

Created with nitro PDF professional
download the free trial online at nitropdf.com/professional

(c) Declaring as Industrial-2 that portion of the property of the Bataan Cigar and Cigarette Factory at San Francisco del Monte, and declaring as light industrial the portion of the property originally zoned for residential (remainder of Lot 21 and Lot 26).

(d) The Commission reiterated its original recommendation of zoning the entire property of the Pepsi Cola Bottling Company bounded by Balete Drive, N. Domingo, Pacific Avenue and Aurora Boulevard, as Industrial-2 zone.

(e) The Commission reiterated its recommendation of zoning the Worldwide Paper Mills Compound at San Francisco del Monte as Industrial-2 zone.

ARTICLE VI

ENFORCEMENT AND ADMINISTRATION

SEC. 39. Enforcement. - These Regulations shall be enforced by a Zoning Administrator.

SEC. 40. Plans. - All applications for building permits as required by the Building Code shall be accompanied by plans in quintuplicate drawn to scale showing the actual size and location of the lot of the principal building or buildings and accessory buildings existing or to be erected or altered, the number of stories, the existing or intended use of every building or part thereof, the number of families of the building or buildings designed to accommodate, and such other information concerning the lot as may be necessary to determine and provide for the enforcement of the provisions of these Regulations. One copy of such plans shall be retained in the Office of the Zoning Administrator.

SEC. 41. Certificate of Zoning Compliance and Non-conformance. - It shall be unlawful to use or permit the use of any building or premises or part thereof, hereafter constructed, erected, changed and enlarged, wholly or partly in its use, unless a certificate of zoning compliance shall have been issued by the Zoning Administrator. Such certificate shall show, among other things, that such building or premises or part thereof and the proposed use of the same are in conformity with the provisions of these Regulations. It shall be the duty of the Zoning Administrator to issue the certificate of zoning compliance within ten (10) days from the date of the filing of a request for the same by the owner, provided that the Zoning Administrator is satisfied that the building and the proposed use thereof conform to all the requirements herein provided. No permit for excavation and construction shall be acted upon by the Zoning Administrator unless he is satisfied that the plans and the specifications for the intended use conform to the provisions of these Regulations.

Upon written request from the owner, the Zoning Administrator shall issue a certificate of Zoning compliance for any building or premises existing at the time of the approval of these Regulations, certifying, after inspection, the extent and kind of use made of the building or premises, including the number of employees, and whether such use conforms to the provisions of these Regulations.

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional

Ordinance No. 2894)

A certificate of non-conformance for all non-conforming uses shall be applied for by the owner or agent of the property involved within twelve (12) months from the approval of these Regulations, otherwise the non-conforming use may be condemned and removed at the owner's expense.

SEC. 42. Penalty. - Any person violating any provisions of these Regulations shall upon conviction, be punished by a fine of not less than Twenty-five Pesos (₱25.00) nor more than Two Hundred Pesos (₱200.00), or by imprisonment of not less than ten (10) days nor more than six (6) months, or both such fine and imprisonment in the discretion of the Court.

SEC. 43. Repealing Clause. - The existing zoning regulations or ordinances of the Capital City (Quezon City) and any of its amendments, if any, and all other regulations or ordinances or parts thereof in conflict with the provisions of these Regulations are hereby repealed.

SEC. 44. This ordinance shall take effect upon its approval.

Unanimously approved, March 23, 1956.

N. S. AMORANTO
City Mayor

ATTESTED:

DAMIAN L. JIMENEZ
City Secretary

Created with nitroPDF professional
download the free trial online at nitropdf.com/professional