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REPUBLIC OF THE PHILIPPINES
QUEZON CITY
CITY COUNCIL

ORDINANCE NO. 10928 ,S-75

ORDINANCE

REGULATING AND RESTRICTING IN THE INTEREST OF PUBLIC HEALTH, SAFETY, CONVENIENCE, COMFORT, PROSPERITY AND GENERAL WELFARE, THE LOCATION, CONSTRUCTION AND USE OF BUILDING AND STRUCTURES AND THE USE OF LAND IN QUEZON CITY.

Introduced by the Committee on Urban Planning.

Be it ordained by the Council of Quezon City in session assembled:

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

SEC. 2. DEFINITIONS -

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

Accesoria or row house - A house of not more than (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.

Accessory building - A building subordinate 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 house, etc.

Accessory use - A use subordinate to the principal use for purposes customarily incidental to said principal use.

Advertising sign - Any device for visual communication that is used for the purpose of directing attention to a business, commodity, service or entertainment conducted, sold or offered elsewhere than on the premises and only incidentally on the premises, if at all.

Alley - Any public or private way less than eight (8) meters in width.

Apartment - A portion of a building consisting of two or more rooms which is used by one family for living, sleeping and cooking purposes.

Apartment house - A building containing three or more apartments that are provided with one or more common entrance.

Bar - Any place where intoxicating and fermented liquors or malt drinks are sold or disposed off for a price, hired hostesses and/or waitresses are employed and customers are entertained by occasional dancing to music.

Boxing Arena or Stadium - Any place or building or portion thereof where professional boxing bouts or workouts are held.

Boarding House - A private dwelling with three (3) or more rooms where boarders are provided with lodging and meals for a fixed sum paid by the month, week or in accordance with previous arrangement.

Buildable area - The remaining space in a lot after delineating the minimum open spaces.

Building - Any structure designed and intended for the enclosure, shelter or protection of any person, animal or chattel.

Building height - The vertical distance from the established grade elevation to the highest point of the roof for flat roofs or 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 cases of sloping ground, the average ground level of the buildable area shall be considered and established grade elevation.

Building line - The line formed by the intersection of the outer surface of the enclosing wall of the building at ground level and surface of the ground.

Cabaret - Any place or building or portion thereof where dancing with professional hostesses or dancers is open to the general public for a fee.

Camping ground - A parcel of the land which is used, let or rented for temporary occupancy by campers, trailers, tents or movable or demountable dwellings, rooms or sleeping quarters of any kind.

Carinderia - Any public eating place where ready-made meals are served and sold.

Cockpit - A pit or enclosure within a building or a portion thereof where cockfights are held. Money getting may be made or not.

Commercial garage - A garage where motor vehicles are housed, cared for, equipped, repaired or kept for remuneration, hire or sale.

Condominium - An interest in real estate property consisting of a separate interest in a unit in a residential, industrial or commercial building and an undivided interest in common, directly or indirectly, on the land on which it is located, and in other common areas of the building.

Commercial stable - A stable wherein the animals kept are for business, racing or breeding purposes.

Cottage industry - A small scale industrial activity carried on mainly in a dwelling, mostly by members of the family and other individuals, altogether not exceeding twenty persons and capitalized at an amount not exceeding seventy thousand pesos.

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.

Court - An unoccupied space between building lines and lot lines other than a yard, free, open and unobstructed by appendages from the ground upward.

Coverage - That percentage of the lot area covered by building measured at the building line.

Dancing school - Any place or building or a portion thereof where dancing is taught by professional instructors to anyone in consideration of a fee.

Depth of lot - The average horizontal distance between the front and the rear lot lines.

Dwelling - A building or portion thereof providing complete living facilities for one family.

Dump - A lot or land or part thereof used primarily for the disposal by dumping, burial, burning or any other means and for whatsoever purpose, of garbage, sewage, trash, refuse, junk, discarded machinery, vehicles or parts thereof, or waste materials of any kind.

Family - One or more persons occupying certain premises and living as a single non-profit housekeeping.

Firewall - A wall constructed for the purpose of subdividing a building or separate buildings to restrict the spread of fire and which starts at foundation and extend continuously through all stories to and above the roof except where roof is fireproof or semi-fireproof and the wall is carried up tightly against the underside of the roof slab.

Front yard - A yard across the full width of the lot extending from the front building line to the front property line.

Garage - A building where automobiles or other motor vehicles are housed and cared for.

Home occupation - Any use customarily conducted within a dwelling and carried on by the occupants thereof such as offices of physicians, dentists, architects, engineers, lawyers and other professional persons which use is clearly incidental and secondary to the use of the dwelling for dwelling purposes.

Hometel - An establishment offering room and board usually for tourists and transients on a daily or monthly basis.

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 suits or room.

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

Inside lot - A lot fronting on one street or alley and the remaining sides bounded by lot lines.

Jai-Alai - A game of handball played on a large walled court by two or four players who use a long curved wicker basket strapped to the right wrist to catch and hurl the ball against the front wall to make it rebound in such a way that the opponent cannot return it before it has bounced more than once. A place where jai-alai is played and there is money betting.

Junk yard - A lot or part thereof, used primarily for the collecting storage and sale of waste or discarded materials of for the collecting, dismantling, storage and salvaging of machinery or vehicles not in running condition and for the sale of parts thereof.

Laundromat - A business activity provided with individual clothers washing machines for the use of retail customers.

Lot - A parcel of land occupied or capable of being occupied by a building and the accessory buildings or uses customarily incident to it including such yards as required by this Ordinance.

Lot depth - The average horizontal distance between the front and the rear property lines.

Lot line - The line of demarcation between either public or private property.

Lot width - The average width measured at right angles to the lot depth.

Money shop - An extension service unit of a bank usually operating within or near a public place with authority to accept money for specific purposes.

Motel - A hotel for motorist. A group of furnished rooms near or along highway that offer accomodations for highway travellers for short time periods.

Motor vehicle repair shop - A building or portion thereof arranged to be used for making repairs to motor vehicles.

Multi-family dwelling - A dwelling or group of dwellings on plot containing separate living units for three or more families but which may not have joint services or facilities or both.

Night club - A restaurant open at night usually serving liquor, having a floor show and providing music and space for dancing.

Non-conforming building - A building which does not conform with the regulations of the district where it is situated as to height, yard requirements, lot area and percentage of occupancy.

Non-conforming use - A building, structure or use of land which does not conform with the regulations of the district or zone in which it is situated.

One-family dwelling - A detached building designed for, or occupied exclusively by one family.

Open lot - A lot bounded on all sides by street lines.

Open market - A public place, government or privately owned, where dry and perishable goods are sold. Usually, no refrigeration facilities are available.

Pelota - A game of handball played with short-handled rackets between one or two pairs of players in a walled court.

Pelota Court - A place where pelota games are played. There is a front and left side walls where balls are bounced off. A court may be open or covered with roof.

Person - Natural person, his heirs, executors, administrators or assigns and also includes firms, partnership or corporation, its or their successors or assigns or agents of any of the aforesaid.

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 automobiles or race cars.

Rear yard - A yard across the full width of the lot extending from the extreme rear building line to the rear property line.

Restaurant - An establishment where refreshments or meals may be procured by the public.

Setback - A withdrawal of the face of the building to a line some distance to the rear of the building line or to the rear of the wall below in order to reduce the obstruction of the upper stories offer to sunlight reaching the streets and the lower stories of adjacent buildings.

Sideyard - A yard between the extreme side building lines and the adjacent side property line extending from the front yard to the rear yard.

Soda fountain - Any place where refreshments and/or drinks are served usually on a counter where there are stools lined alongside.

Story - That portion of a building included between the surface of any floor and the surface of the floor next above it or if there be no floor above it, then the space between any floor and the ceiling next above it.

Supper club - Any establishment where food and drinks are served to its patrons to the accompaniment of music furnished by the management and where patrons are allowed to dance with partners whom they bring along. No hostesses are provided for by the management.

Through lot - An inside lot with frontages on two streets.

Theater or Cinema House - Any place where motion pictures are exhibited or plays or shows, musical or dramatic, are presented.

Two-family dwelling - A detached building designed for, or occupied exclusively, by two families living indepedently of each other.

Zoning Administrator - Zoning Administrator as referred to in this Ordinance shall be understood as referring to the City Engineer.

Yard - The open space in a lot which is not obstructed from the ground upward except by certain architectural features. The width of a side yard and the depth of a front yard or a rear yard is the minimum horizontal distance between the corresponding lot line and the building line.

Window - An opening through a wall of a building to the outside for the purpose of admitting natural light and air.

Warehouse - Any building where goods, wares, merchandise, articles or personal properties are received and stored.

SEC. 3. INTERPRETATION OF ORDINANCE - In their interpretation and application, the provisions of this Ordinance shall be held to be minimum requirements, adopted for the promotion of the public health, morals, safety, or the general welfare. Whenever the requirements of this Ordinance are at variance with, but not in violation of any other lawfully adopted rules, regulations, ordinances, the most restrictive, or that imposing the higher standards, shall govern.

SEC. 4. ZONING DISTRICTS - For the purpose of this Ordinance, the existing revised Zoning Map dividing Quezon City into zoning districts shall be used. The zoning districts are as follows:

R-1 District	:	Low-Density Residential District
R-2 District	:	Medium-Density Residential District
R-3 District	:	High-Density Residential District
B-1 District	:	Local Business District
B-2 District	:	General Business District

Agro-Industrial District

I-1 District	:	Light-Industrial District
I-2 District	:	Medium-Heavy Industrial District

The districts are bounded and defined as shown on the afore-cited "Zoning Map of Tucson City" which, with all explanatory matters thereon, is hereby made a part of this Ordinance. Where uncertainty exists with respect to the boundaries of any district as shown on the Zoning Map, the following rules shall apply:

(1) Where district boundaries are indicated as approximatley following the center lines or right-of-way lines of streets or highways, such lines shall be construed to be the boundaries.

(2) Where district boundaries are so indicated that they approximatley follow lot lines, such lot lines shall be construed to be the boundaries.

(3) Where district boundaries are so indicated that they are approximatley parallel to the center lines or right-of-way lines of streets or highways, such district 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 on said Zoning Map.

(4) Where district boundary is indicated as one-lot-deep said depth shall be construed to be the 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 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 then become a lot divided and covered by two or more different zoning districts, as the case may be.

SEC. 5. APPLICATION OF REGULATIONS - Except as hereinafter provided:

(1) No land or building shall hereafter be used or occupied and no building or part thereof shall be erected, moved or altered unless in conformity with the regulations herein specified for the district in which it is located.

(2) No building shall hereafter be erected or altered:

a) To exceed the height limitations
b) to accomodate or house a greater number of families
c) to extend beyond the property lines
d) to occupy a greater percentage of lot area
e) to have narrower or smaller front, side or rear yards or other open spaces that is specified herein for the district in which such building is located
f) without reinforced concrete framed firewalls, 0.60 meter above the nearest roof line whenever there is abutment on the rear or side lot lines
g) without provisions for adequate light and ventilation which shall be at least 1/10 of the floor area of the room and directly opening to courts, yards, public ways, alleys or water courses.
h) without provisions for necessary patios which shall be as follows:

for one and two-storey building	- 6.00 square meters or 65 square feet;
for three storey building	9.00 square meters or 100 square feet;
for four-storey building	12.00 square meters or 130 square feet;

i) without provisions for necessary and adequate sanitary facilities in accordance with the minimum requirements of the National Plumbing Sanitary Code.

SEC. 6. R-1 DISTRICT REGULATIONS AS TO USE OF LAND AND BUILDING, HEIGHT AND BULK OF BUILDING.

A. Uses permitted. - In R-1 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:

(1) one-family dwellings
(2) two-family dwellings
(3) churches or similar places of worship, parish houses, convents, seminaries
(4) institutions of learning such as elementary schools, high schools, colleges, universities

(5) Public and semi-public buildings such as government buildings, community centers and puericulture centers, museums, libraries, police stations, telephone exchanges, fire stations, public utility structures necessary for the service of the area upon approval of the layout plan by the Zoning Administrator and subject to such conditions and safeguards as deemed appropriate by the same Zoning Administractr.

(6) Maternity hospitals

(7) Dormitories

(8) Club houses, lodges and other social centers

(9) Parks, playgrounds and other recreational uses such as golf courses, tennis courts, pelota courts, baseball diamonds, swimming pools and similar uses operated by the government or private individuals or membership organizations for the benefit of their members or families and not primarily for gain

(10) Plant nurseries and truck gardens, provided no manure or odor or dust producing substances shall be stored.

(11) Accessory uses customarily incidental to any of the aforementioned permitted uses located on the same lot, provided that such accessory uses shall not include any activity conducted for monetary gain:

a) Servants' quarters
b) Home laundries
c) Non-commercial garages
d) Pump houses
e) Houses for poultry, pets, piggery and the like, of not more than 4 square meters in floor area. Poultry and pig raising with coops or pens of more than four square meters within the required side and/or back yards provided the written consent of the affected adjacent lot homeowner or homeowners shall be secured and submitted and provided, further, that the operation shall conform with all existing sanitary regulations
f) Similar uses as the above uses
g) 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 inconveniences 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 a standby 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.

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

a) 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 six (6) 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.

b) 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 pure 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 involved construction features or use of equipment not customary in dwellings, that the entrance to the space devoted to such occupation is free within the building, and that no display pertaining such occupation is visible from the street; and provided, further, 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.

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

B. Building Height Limit - Four stories but not exceeding fifteen meters for all buildings intended for human occupancy whether public or private. No limitations for other structures such as church spires, belfries, cupolas, domes, chimneys, water tanks, bulkheads and the like.

C. Required Lot Area Per Family - Not less than four hundred square meters for single family dwellings two hundred square meters for two-family dwellings with a lot width of not less than sixteen meters.

D. Percentage of Lot Coverage - All buildings, including accessory buildings shall cover not more than seventy percent of the total area of the lot.

E. Yards required. - Each lot shall have front, side and rear yards with depths or widths not less than the following:

1) front yard depth - 3.00 meters
2) side yard width - 2.00 meters
3) rear yard depth - 2.00 meters

Abutment on one side lot line is permissible provided that the abutting building line does not exceed forty percent of the dimension of the side lot line. Abutment on the rear lot line is, likewise, permissible provided that the abutting building line does not exceed thirty percent of the dimension of the rear lot line.

F. Yard Requirement for Accessory Buildings - All accessory buildings may abut on one side and the rear lot lines in accordance with paragraph E hereof. Two story buildings must be set apart from the principal building by a distance of not less than three between walls.

Guard houses not exceeding six square meters in floor area and covered walks not more than two meters wide may be built up to the front lot line within the required front yard.

SEC. 7. - R-2 DISTRICT REGULATIONS AS TO USE OF LAND AND BUILDING; HEIGHT AND BULK OF BUILDING. -

A. Uses permitted - In R-2 districts, only the following uses are permitted:

(1) All uses permitted in R-1 districts
(2) Apartment houses
(3) Multi-family dwellings, accessories, tenement houses, residential condominiums
(4) Boarding houses
(5) Motel apartments, hometels
(6) General hospitals, sanitariums, clinics, rest homes
(7) Philantropic or charitable institutions upon approval of the layout plan by the Zoning Administrator and subject to such conditions and safeguard's as deemed appropriate by same Zoning Administrator
(8) Offices - with no actual display, sale, transfer or handling of commodities in the premises.
(9) Cemeteries
(10) Customary incidental home occupation such as barber shop, small sari-sari store, retail drug store and other customary incidental home occupation, 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 30% 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 eighteen (18) inches in height and sixty (60) inches in length, containing only the name and the occupation is displayed in connection with such home occupation.
(11) Cottage industries.

B. Building Height Limit - Four stories, but not exceeding fifteen and one-half meters for all buildings intended for human occupancy, whether public or private;

no limitations for public housing and other structures except that no building shall be built to a height exceeding one and one-half times the width of the street upon which the building abuts. Buildings may exceed the above height provided that the portion of the building higher than one and one-half times the width of the street is set back from every street and lot line one meter for each six meters or less in excess of one and one-half ti es the width of the street. Where a corner lot is involved, the height limitations for the wider street shall govern for a distance of forty meters along the narrower intersecting street.

C. Required Lot Area Per Family - One and two-family dwellings shall have not less than two hundred to two hundred forty square meters with a lot width of not less than ten to twelve meters.

Apartment houses shall be provided with not less than forty square meters of lot area per family.

D. Percentage of Lot Coverage - All buildings including accessory building shall cover not more than seventy percent of the total area of the lot.

E. Yards Required - A minimum of two meters shall be required for front, side and rear yards. However, abutment on the front, side and rear lot lines is permissible subject to the following conditons:

(1) The abutment on any lot lines shall not exceed sixty percent of the dimension of the lot line.
(2) A minimum of 2.00 meters ground floor passage connecting the front and rear lot lines shall be provided for fire-fighting operations, evacuation and salvage. The passage may be located on either side or center of the lot. In cases of multi-storey buildings, all floors directly above the passage shall be constructed of reinforced concrete six (6) inch thick.
(3) All other general applicable provisions under Section V hereof.

F. Yard Requirements for Accessory Buildings - All accessory buildings may abut on one side and the rear lot lines in accordance with paragraph D hereof. Two storey buildings must be set apart from the principal building by a distance of not less than two meters between walls.

Guard houses not exceeding six square meters wide may be built up to the front lot line, within the required front yard.

SEC. 8. - R-3 DISTRICT REGULATIONS AS TO USE OF LAND AND BUILDING, HEIGHT AND BULK OF BUILDING.-

A. Uses permitted. - In R-3 districts, only the following uses are permitted:

(1) All uses permitted in R-1 and R-2 districts
(2) Tenement and low cost housing
(3) Customary accessory uses and buildings incident to any of the above permitted uses.

B. Building Height Limit - Four stories, but not exceeding fifteen meters for all buildings intended for human occupancy whether public or private except public housing and other buildings or structures except that no building shall be built to a height exceeding one and one-half times the width of the street upon which the building abuts. Buildings may exceed the above height provided that the portion of the building higher than one and one-half times the width of the street is setback from every street and lot line one meter for each six meters or less in excess of one and one half times the width of the street. Where a corner lot is involved, the height limitations for the wider street shall govern for a distance of forty meters along the narrower intersecting street.

C. Required Lot Area per Family - One and two-family dwellings shall have not less than one hundred and twenty to one hundred and eighty square meters of lot area per family with a lot width of not less than eight meters. All other dwelling types shall be provided with not less than twenty-four square meters of lot area per family.

D. Percentage of Lot Coverage - All buildings, including accessory building shall cover not more than seventy percent of the total area of the lot.

E. Yards Required - A minimum of one meter shall be required for the front yard and two meters for the side and rear yards. However, abutment on the front, sides and rear lot lines is permissible subject to the following conditions:

(a) The abutment on any of the lot lines shall not exceed sixty percent of the dimension of the lot line.

(b) A minimum of 2.00 meters ground floor passage connecting the front and rear lot lines shall be provided for firefighting operations, evacuation and salvage. The passage may be located on either side or center of the lot. In cases of multi-storey buildings, all floors directly above the passage shall be constructed of reinforced concrete six (6) inch thick.

(c) All other general applicable provisions under Section V hereof.

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A side yard width or rear yard depth of less than two meters in likewise, permissible provided that a reinforced concrete framed firewall 0.60 meter above the nearest roof line is constructed along the building line less than 2.00 meters from the side or rear lot lines or along the involved side or rear lot lines itself.

F. Yard Requirements for Accessory Buildings - All accessory buildings may abut on one side and the rear lot lines in accordance with paragraph E hereof. Two storey

buildings must be set apart from the principal building by a distance of not less than two meters between walls.

Guard houses not exceeding six square meters in floor area and covered walls not more than two meters wide may be built up to the front lot line, within the required front yard.

SEC. 9. B-1 DISTRICT REGULATIONS AS TO USE OF LAND AND BUILDING HEIGHT AND BULK OF BUILDING. -

A. Uses permitted - In B-1 districts, only the following uses are permitted:

(1) All uses permitted in R-1, R-2, and R-3 districts.
(2) Sari-sari stores, pawn shops, dress shops and the like without limit in size
(3) Office condominiums
(4) Advertising signs
(5) Personal service shops such as beauty parlors, barber shops, sauna bath, massage clinics and similar personal service shops
(6) Restaurants, carinderias, coffee shops, snack bars, beer houses, cocktail lounges, soda fountains
(7) Printing and publishing houses
(8) Laundries and laundromats
(10) Radio and TV repair shops
(11) Motor vehicle repair shops and commercial garages, machine shops, gasoline service stations
(12) Banks, offices, money shops
(13) Photo studios, stores and shops for conducting of retail business
(14) Customary accessory uses and building incident to any of the above permitted uses like small warehouses or storage rooms
(15) Cottage industries

B. Building Height Limit - No limitations except that no building shall be built to a height exceeding one and one, half times the width of the street upon which the building abuts. Building may exceed the above height provided that the portion of the building higher than one and one-half times the width of the street is setbacked from every street

and lot line one meter for each six meters or less in excess of one and one-half times the width of the street. Where a corner lot is involved, the height limitations for the wider street shall govern for a distance of forty meters along the narrower intersecting street.

C. Residential Building in B-1 Districts - When a building in B-1 district is designed or intended to be used, or is used for purely residential purposes, the requirements for R-3 districts as to area per family, the percentage of the buildable area of the lot, front yard, side yard and rear yard as well as allowable abutments shall be complied with.

D. Percentage of Lot Coverage - All buildings including accessory buildings shall have the following maximum site occupancy:

Business building, corner lot - 95%
Business building, inner lot - 90%

E. Yards and Patios - No yards are required. Patios or open spaces shall have the following minimum dimensions:

For one and two-storey buildings - 6 square meters
For three storey buildings - 9 square meters
For four storey buildings -12 square meters
For five or more storey buildings -20 square meters

For one and two-storey buildings, the minimum horizontal dimension of patios shall be two meters.

For three or more storey buildings, the minimum horizontal dimension of patios shall be three meters.

All inner patios shall be connected at its bottom to a street or yard either by a passageway with a minimum width of 1.20 meters or by a door through a room or rooms.

F. Yard Requirements for Accessory Buildings.- All accessory buildings shall be located within the buildable

area of the lot and shall be set apart from the principal building by a distance of not less than two meters between walls.

G. Off-street Parking and Loading Facilities - Every permitted use like office buildings, theaters, auditoriums, and the like which needs parking and loading facilities for its employees, customers, company or other transport vehicles shall be provided with its own off-street parking and loading facilities located on the same lot with the principal use or building. Parking facilities may be located within the building, in the basement or any floor so desired. Office buildings shall provide a minimum of one parking space for every fifty five square meters of rentable area.

SEC. 10. B-2 DISTRICT REGULATIONS AS TO USE OF LAND AND BUILDING; HEIGHT AND BULK OF BUILDING. -

A. Uses Permitted. - In B-2 districts, only the following uses are permitted:

(1) All uses permitted in R-1, R-2, R-3 and B-1 districts
(2) Stores and shops for conducting of wholesale or retail business, shopping centers
(3) Theaters, boxing areas, recreational buildings for profit like pelota and Jai-Alai courts, cockpits
(4) Day and night clubs, supper clubs
(5) Cabarets, dancing schools
(6) Commercial parking, bus terminals
(7) Film processing laboratories, movie studios, paper-sentizong plants
(8) Warehouses and storage facilities
(9) Funeral houses
(10) Research, pharmaceutical laboratories
(11) Lumber yards but not including sawmills with machineries not exceeding an aggregate of 5 horse power

(12) Open Markets
(13) Customary accessory uses and buildings incidental to any of the above permitted uses.

B. Building Height Limit - No limitations except that no building shall be built to a height exceeding one and one-half times the width of the street upon which the build-

that the portion of the building higher than one and one-half times the width of the street is setbacked from every street and lot line one meter for each six meters or less in excess of one and one-half times the width of the street. Where a corner lot is involved, the height limitations for wider street shall govern for a distance of forty meters along the narrower intersecting street.

C. Residential Building in B-2 Districts - When a building in B-2 districts is designed or intended to be used for purely residential purposes, the requirements for R-3 districts as to area per family, the percentage of the buildable area of the lot, front yard, side yard and rear yard as well as allowable abutments shall be complied with.

D. Percentage of lot coverage - All buildings including accessory buildings shall have the following maximum site occupancy:

Business buildings, corner lot - 95%
Business buildings, inner lot - 90%

E. Yards and Patios - No yards are required. Patios shall have the following minimum dimension:

For one and two-storey buildings - 6 square meters
For three storey buildings - 9 square meters
For four storey buildings -12 square meters
For five or more storey buildings-20 square meters

For one and two-storey buildings, the minimum horizontal dimension of patios shall be two meters.

For three or more storey buildings, the minimum horizontal dimension of patios shall be three meters.

All inner patios shall be corrected at its bottom to a street or yard either by a passageway with a minimum width of 1.20 meters or by a door through a room or rooms.

F. Yard Requirements for Accessory Buildings - All accessory buildings shall be located within the buildable area of the lot and shall be set apart from the principal building by a distance of not less than two meters between walls.

G. Off-street parking and loading facilities - Every permitted use like office buildings, theaters, auditoriums and the like which needs parking and loading facilities for its employees, customers, company or other transport vehicles shall be provided with its own off-street parking and loading facilities located either on the same lot with the principal use or building or an another lot located not more than one hundred meters from some use or building. Parking facilities may be located within the building, in the basement or any floor so desired. Office building shall provide a minimum of one parking space for every fifty five square meters of rentable area.

SEC. 11. - AGRO-INDUSTRIAL DISTRICT REGULATIONS AS TO USE OF LAND AND BUILDING; HEIGHT AND BULK OF BUILDING. -

A. Uses Permitted. - In Agro-Industrial Districts, only the following uses are permitted:

(1) All uses permitted in R-1, R-2, and R-3 districts
(2) Customary agricultural operation including livestock and dairy farms
(3) Processing of agricultural food products, commercial food production
(4) Marketing centers for agricultural food products
(5) Stores and shops for conducting of retail business
(6) Banks, offices, restaurants
(7) Animal hospital, animal food manufacture
(8) Blacksmiths
(9) Heavy equipment or contractor's yards
(10) Sand and gravel deposits
(11) Airports and heliports
(12) Race Tracks
(13) Warehouses and storage facilities

(14) Advertising signs
(15) Gasoline service stations, Motor vehicles repair shops
(16) Customary accessory uses and buildings incident to any of the above permitted uses

B. Building Height Limit - No limitations except that no building shall be built to a height exceeding one and one-half times the width of the street upon which the building abuts. Building may exceed the above height provided that the portion of the building higher than one and one-half times the width of the street is setbacked from every street and lot line one meter for each six meters or less in excess of one and one-half times the width of the street. Where a corner lot is involved, the height limitations for the wider street shall govern for a distance of forty meters along the narrower intersecting street.

C. Residential Buildings in Agro-Industrial Districts - When a building in Agro-Industrial District is designed or intended to be used for purely residential purposes, the regulations in R-3 districts as to area per family, the percentage of the buildable area of the lot, front yard, side yard, rear yard or allowable abutment shall be complied with.

D. Percentage of lot coverage - All buildings including accessory buildings shall cover not more than seventy percent of the total area of the lot.

E. Yards required - Each lot shall have front, side and rear yards with depths or widths not less than the following:

1) front yard depth - two meters
2) side yard width - two meters
3) rear yard depth - two meters

F. Yards requirements for accessor buildings - All accessory buildings shall be located within the buildable area of the lot and shall be set apart from the principal building by a distance of not less than two meters between walls.

G. Performance Standards - All permitted uses listed above shall be subject to all the performance standards given herein. Failure to comply with any of these standards shall result in the immediate suspension of operations of the permitted use involved until such time as the required corrections or safeguards shall have been instituted by the owner or management and accepted as adequate and satisfactory by the Zoning Administrator.

1) Noises and vibrations. All noise and vibration-producing machineries shall be enclosed by a building and shall be provided with effective noise silencers or mufflers and placed on shock-absorbing mountings on suitable reinforced concrete footings to reduce all noises and vibrations to a reasonable minimum. Noises which are objectionable due to intermittance, beat frequency or shrillness shall not be allowed.

2) Smoke. Any smoke emitted from any source, for period aggregating four minutes in any thirty minutes, particularly when starting a new fire, shall have a density not greater than No. 2 of the Ringlemann Chart.

3) Dust, Dirt and Fly Ash. The emission of dust, dirt or fly ash from any source or activity which will pollute the air and render it unclean, destructive, unhealthful or hazardous, or cause visibility to be impaired, shall not be permitted. In no case whatsoever shall dust, dirt or fly ash be allowed to exceed 0.3 grains per cubic foot of flue gas at stock temperature of 500 Fahrenheit nor to create a haze with opaqueness equivalent to or greater than No. 1 of the Ringlemann Chart.

4) Odors and Gases. The emission of obnoxious odors and of any gases deleterious to the public health, safety or general welfare shall not be permitted.

5) Glare and Heat. Glare and heat from any operation or activity shall not be allowed to be seen or felt from any point beyond the limit of the property.

6) Industrial Wastes. Industrial plant wastes shall be disposed of only in a manner which will not create any nuisance to neighboring properties or uses or to the public in general.

7) Sewage Disposal. No sewage dangerous to the public health, safety and general welfare shall be discharged into any public sewer system, natural waterway or drainage channel.

Acidity or alkalinity shall be neutralized to a pH of 7.00 as a daily average on a volumetric basis, with a temporary variation of pH 5.0 to pH 10.0

Wastes shall contain no cyanides and no Halogens and shall contain not more than 10 p.p.m. of the following gases:
Hydrogen sulphide, sulfur dioxide and nitrous oxide

Wastes shall not contain any insoluble substance in excess of 10,000 p.p.m. or exceed a daily average of 500 p.p.m. or fail to pass a No. 8 Standard sieve.
Wastes shall not have chlorine demand greater than 15. p.p.m.

Wastes shall not contain any grease or oil or any oily substance in excess of 100 p.p.m. or exceed a daily average of 25 p.p.m.

8) Fire and Safety Hazards. The storage and handling of flammable liquids, gases or explosive shall be done in the safest manner possible. All bulk storage receptacle for any flammable liquid, gas or explosive shall be located not less than fifty meters from any property line.

9) Open storage. All open storage of materials equipment and the like shall be located outside of the required yards and the view of such open storage shall be screened from the street by solid walls or greenbelt planting strips.

10) Traffic. All employee and freight traffic into and out of any compound shall be so managed at all times that the effect on any neighboring uses and on the outside traffic in general will be minimized to the greatest extent.

11) Off-street Parking and Loading Facilities. Every permitted use which needs parking and loading facilities for its employee, customer, company or other transport vehicles shall be provided with its own off-street parking and loading facilities located either on the same lot with the principal use or building or on another lot located not more than one hundred meters from same use or building. These required facilities may be located on the front yard or on any other required yards. No truck loading or unloading on streets whatsoever shall be permitted.

SEC. 12. I-1 DISTRICT REGULATIONS AS TO USE OF LAND AND BUILDING; HEIGHT AND BULK OF BUILDING. -

A. Uses permitted. - In I-1 districts, only the following uses are permitted:

(1) All uses permitted in R-1, R-2, R-3, B-1, B-2 and Agro-Industrial Districts
(2) Athletic goods and equipment manufacture
(3) Canned foods and coffee factories
(4) Cardboards and wooden box factories
(5) Concrete ornamental and hallow block factories
(6) Creamery, milk, ice-cream or cheese factories, dairy plants
(7) Footwear factories
(8) Ice plants and cold storage plants
(9) Iron work assembly such as the manufacture of window and door grills, steal windows, fences, wrought iron furniture and the like
(10) Kiln-drying plants, lumber yards but not including sawmills
(11) Plating works
(12) Plastic manufacture
(13) Processing of oil, lard and allied products
(14) Radio transmitting stations
(15) Stone monument works, candle manufacture

B. Building Height Limit - No limitations except that no building shall be built to a height exceeding one and one-half times the width of the street upon which the building abuts. Building may exceed the above height provided that the portion of the building higher than one and one-half times the width of the street is setbacked from every street and lot line one meter for each six meters or less in excess of one and one-half times the width of the street. Where a corner lot is involved,

the height limitations for the wider street shall govern for a distance of forty meters along the narrower intersecting street.

C. Residential Building in I-1 Districts - When a building in I-1 district is designed or intended to be used for purely residential purposes, the requirements for R-3 districts as to area per family, the percentage of the buildable area of the lot, front yard, side yard and rear yard as well as allowable abutments shall be complied with.

D. Percentage of Lot Coverage - All buildings including accessory buidligns shall cover not more than seventy percent of the total area of the lot.

E. Yards required. - Each lot shall have front, side and rear yards with depths or widths not less than the following:

Front Yard Depth	- one meter
Side Yard Width	- two meters
Rear Yard Depth	- two meters

Abutment on the side and the rear lot lines is permissible provided that a reinforced concrete framed firewall, 0.60 meter above the nearest roof line is constructed along the abutting building line.

F. Yard Requirements for Accessory Buildings - All accessory buildings shall be located within the buildable area of the lot and shall be set apart from the principal building by a distance of not less than two meters between walls.

G. Performance standards - All permitted uses listed above shall be subject to all the performance standards given herein. Failure to comply with any of these standards

shall result in the immediate suspension of operations of the permitted use involved until such time as the required corrections or safeguards shall have been instituted by the owner or management and accepted as adequate and satisfactory by the Zoning Administrator.

1) Noises and Vibrations. All noise and vibration-producing machineries shall be enclosed by a building and shall be provided with effective noise silencers or mufflers and places on shock-absorbing mountings on suitable reinforced concrete footings to reduce all noises and vibrations to a reasonable minimum. Noises which are objectionable due to intermittence, beat frequency or shrillness shall not be allowed.

2) Smoke. Any smoke emitted from any source, for period aggregating four minutes in any thirty minutes, particularly when starting a new fire, shall have a density not greater than No. 2 of the Ringlemann Chart.

3) Dust, Dirt and Fly Ash. The emission of dust, dirt or fly ash from any source or activity which will pollute the air and render it unclean , destructive, unhealthful or hazardous, or cause visibility to be impaired, shall not be permitted. In no case whatsoever shall dust, dirt or fly ash be allowed to exceed 0.3 grains per cubic foot of flue gas at stack temperature of 500 Fahrenheit nor to create a haze with opaqueness equivalent to or greater than No. 1 of the Ringlemann Chart.

4) Odors and Gases. The emission of obnoxious odors and of any gases deleterious to the public health, safety or general welfare shall not be permitted.

5) Glare and Heat. Glare and heat from any operation or activity shall not be allowed to be seen or felt from any point beyond the limit of the property.

6) Industrial Wastes. Industrial plant wastes shall be disposed of only in a manner which will not create any nuisance to neighboring properties or uses or to the public in general.

7) Sewage Disposal. No sewage dangerous to the public health, safety and general welfare shall be discharged into any public sewer system, natural waterway or drainage channel.

Acidity or alkalinity shall be neutralized to a pH of 7.0 as a daily average on a volumetric basis, with a temporary variation of pH 5.0 to pH 10.0

Wastes shall contain no cyanides and no Halogenes and shall contain not more than 10 p.p.m. of the following gases: Hydrogen sulphide, Sulfur Dioxide and Nitrous Oxide.

Wastes shall not contain any insoluble substance in excess of 10,000 p.p.m. or exceed a daily average of 500 p.p.m. or fail to pass a No. 8 Standard Sieve.

Wastes shall not have a chlorine demand greater than 15 p.p.m.

Wastes shall not contain phenols in excess of 005 p.p.m.

Wastes shall not contain any grease or oil or any oily substance in excess of 100 p.p.m. or exceed a daily average of 25 p.p.m.

8) Fire and Safety Hazards. The storage and handling of flammable liquids, gases or explosives shall be done in the safest manner possible. All bulk storage receptacles for any flammable liquid, gas or explosive shall be located not less than fifty meters from any property line.

9) Open Storage. All open storage of materials equipment and the like shall be located outside of the required yards and the view of such open storage shall be screened from the street by solid walls or greenbelt planting strips.

10) Traffic. All employee and freight traffic into and out of any compound shall be so managed at all times that the effect on any neighboring uses and on the outside traffic in general will be minimized to the greatest extent.

11) Off-street parking and loading facilities. Every permitted use which needs parking and loading facilities for its employee, customer company or other transport vehicles shall be provided with its own off-street parking and loading facilities located either on the same lot with the principal use of building or on another lot located not more than one hundred meters from same use or building. These required facilities may be located on the front yard or on any other required yards. No truck loading or unloading on streets whatsoever shall be permitted.

SEC. 13. - I-2 DISTRICT REGULATIONS AS TO USE OF LAND AND BUILDING; HEIGHT AND BULK OF BUILDING.

A. Uses Permitted. In I-2 districts, only the following uses are permitted:

(1) All uses permitted in R-1, R-2, R-3, B-1, B-2, Agro-Industrial and I-1 districts.
(2) Match factories
(3) Sugar mills and refineries
(4) Bituminous plants
(5) Fertilizer plants
(6) Glue and gelatine plants
(7) Plant, oil, shellac, turpentine and varnish factories
(8) Dye and lye plants
(9) Incinerators
(10) Sewage and disposal plants
(11) Dumping ground for garbage
(12) Stockyards and slaughterhouses
(13) Tanneries
(14) Glass and bottle factories
(15) Factories for cement, lime, gypsum, and similar products
(16) Acetylene and other gas manufacturing plants
(17) Blast Furnace
(18) Boiler works
(19) Iron, steel, brass, copper and aluminum smelting plants
(20) Factories for lead or lead products
(21) Nail and screw factories
(22) Sheet metal works
(23) Rock crushing plants
(24) Sawmills
(25) Plywood and veneer factories
(26) Railroad yards
(27) Caustic soda and soda ash factories
(28) Fowl and animal feed factories
(29) Incandescent and flourescent bulb factories
(30) Motor vehicle assembly plants
(31) Customary accessory uses and buildings incident to any of the above permitted uses

Any of the above permitted uses and other industrial land uses are subject to any prohibition by ordinance, national law or presidential decree within the corporate limits of Quezon City or greater Manila Area.

B. Building Height Limit - No limitations except that no building shall be build to a height exceeding one and one-half times the width of the street upon which the building abuts. Building may exceed the above height provided that the portion of the building higher than one and one-half times the width of the street is setbacked from every street and lot line one meter for each six meters or less in excess of one and one-half times the width of the street. Where a corner lot is involved, the height limitations for the wider street shall govern for a distance of forty meters along the narrower intersecting street.

C. Residential building in I-2 Districts - When a building in I-2 District is designed or intended to be used for purely residential purposes, the requirements for R-3 districts as to area per family, the percentage of the buildable area of the lot, front yard, side yard and rear yard as well as allowable abutments shall be complied with.

D. Percentage of Lot Coverage - All buildings including accessory buildings shall cover not more than seventy percent of the total area of the lot.

E. Yards Required. - Each lot shall have front, side and rear yards with depths or widths not less than the following:

Front yard depth - three meters
Side yard width - two meters
Rear yard depth - two meters

F. Yard Requirements for accessory buildings - All acessory buildings shall be located within the buildable area of the lot and shall be set apart from the principal building by a distance of not less than two meters between walls.

G. Performance Standards - All permitted uses listed above shall be subject to all the performance standards given herein. Failure to comply with any of these standards shall result in the immediate suspension of operations of the permitted use involved until such time as the required corrections or safeguards shall have been instituted by the owner or management and accepted as adequate and satisfactory by the Zoning Administrator.

1) Noises and Vibrations. All noise and vibration-producing machineries shall be enclosed by a building and shall be provided with effective noise silencers or mufflers and places on shock-absorbing mountings on suitable reinforced concrete footings to reduce all noises and vibrations to a reasonable minimum. Noises which are objectionable due to the intermittance, beat frequency or shrillness shall not be allowed.

2) Smoke. Any smoke emitted from any source, for period aggregating four minutes in any thirty minutes, particularly when starting a new fire, shall have a density not greater than No. 2 of the Ringlemann Chart.

3) Dust, Dirt and Fly Ash. The emission of dust, dirt or fly ash from any source or activity which will pollute the air and render it unclean, destructive, unhealthful or hazardous or cause visiblity to be impaired, shall not be permitted. In no case whatsoever shall dust, dirt or fly ash be allowed to exceed 0.3 grains per cubic feet of flue gas at stack temperature of 500 Fahrenheit nor to create a haze with opaqueness equivalent to or greater than No. 1 of the Ringlemann Chart.

4) Odors and Gases. The emission of obnoxious odors and of any gases deleterious to the public health, safety or general welfare shall not be permitted.

5) Glare and Heat. Glare and heat from any operation or activity shall not be allowed to be seen or felt from any point beyond the limit of the property.

6) Industrial Wastes. Industrial plant wastes shall be disposed of only in a manner which will not create any nuisance to neighboring properties or uses or to the public in general.

7) Sewage Disposal. No sewage dangerous to the public health, safety and general welfare shall be discharged into any public sewer system natural waterway or drainage channel.

Acidity or alkalinity shall be neutralized to a pH of 7.0 as a daily average on a volumetric basis with a temporary variation of pH 5.0 to pH 10.0

Wastes shall not contain any insoluble substances in excess of 10,00 p.p.m. or exceed a daily average of 500 p.p.m. or fail to pass a No. 8 Standard Sieve.

Wastes shall contain no cyanides and no Halogens and shall contain not more than 10 p.p.m. of the following gases: Hydrogen Sulphide, Sulfur Dioxide and Nitrous Oxide.

Wastes shall not have a chlorine demand greater than 15. p.p.m.

Wastes shall not contain phenols in excess of .005 p.p.m.

Wastes shall not contain any grease or oil or any oily substance in excess of 100 p.p.m. or exceed a daily average of 25 p.p.m.

8) Fire and Safety Hazards. The storage and handling of flammable liquids, gases or explosives shall be done in the safest manner possible. All bulk storage receptacle for any flammable liquid, gas or explosive shall be located not less than fifty meters from any property line.

9) Open Storage. All open storage of materials equipment and the like shall be located outside of the required yards and the view of such open storage shall be screened from the street by solid walls or greenbelt planning strips.

10) Traffic. All employee and freight traffic into and out of any compound shall be so managed at all times that the effect on any neighboring uses and on the outside traffic in general will be minimized to the greatest extent.

11) Off-street Parking and Loading Facilities

Every permitted use which needs parking and loading facilities for its employee, customer, company or other transport vehicles shall be provided with its own off-street parking and loading facilities located either on the same lot with the principal use or building or on another lot located not more than one hundred meters from same use of building. These required facilities may be located on the front yard or on any other required yards. No truck loading or unloading on streets whatsoever shall be permitted.

SECTION XIV - NON-CONFORMING USES AND BUILDING.

The lawful use of any building or land existing at the time the enactment of this ordinance may be continued although such does not conform with the provisions of this ordinance.

1) Unsafe Structure. Any structure or portion declared unsafe by a proper authority may be restored to a safe condition.

2) Alterations. A non-conforming building may not be reconstructed or structurally altered during its life to an extent exceeding aggregate cost fifty percent of the assessed value of the building unless said building is changed to a conforming use.

3) Extension. A non-conforming use shall not be extended, but the extension of a lawful use to any portion of a non-conforming building which existed prior to the enactment of this Ordinance shall not be deemed the extension of such non-conforming use.

4) Construction Approved Prior to Ordinance. Nothing herein contained shall require any change in plans construction or designated use of a building for which a building permit has been heretofore issued and the construction of which shall have been diligently prosecuted within three months of the date of such permit.

5) Restoration. No non-conforming building damaged by fire or other causes to the extent of more than fifty percent of its assessed value shall be repaired or rebuilt except in conformity with the regulations of this Ordinance.

6) Abandonment. Whenever a non-conforming use has been discontinued for a period of one year, such use shall not thereafter be re-established and any future use shall be in conformity with the provisions of this Ordinance.

7) Changes. Once a non-conforming building or use is changed to a conforming building or use, it shall not anymore be permitted to revert to its original or another non-conforming status.

SECTION XV - ADMINISTRATION AND ENFORCEMENT

The Zoning Administrator shal administer and enforce the provisions of this Ordinance.

Zoning Compliance. No building permit shall be isssued by the Quezon City Department of Engineering for the construction, repair, erection, enlargement or alteration of any building or structure or part thereof unless the building or structure

SECTION XVI - VIOLATIONS AND PENALTIES

Any violation of this Ordinance shall, upon conviction, be punished by a fine of not less than One Thousand Pesos (₱1,000.00), or by imprisonment of not less than thirty (30) days but not more than six (6) months, or by both such fine and imprisonment at the discretion of the court. If the offender is an association, corporation, partnership or other juridical entity, the manager, managing partner, or person in charge of the management of such association, corporation, partnership or other juridical entity shall be held criminally liable therefor.

SECTION XVII - AMENDMENTS

The City Council may, from time to time, on its own motion or on petition, or on recommendation of the Zoning Administrator amend, supplement, or repeal the regulations and provisions of this Ordinance.

Every such proposed amendment or change, whether initiated by Council or by petition, shall be referred to the Zoning Administrator for report thereon. If the Zoning Administrator recommends against the enactment of any proposed amendment, it shall become effective only by a three-fourths vote of the Council.

In cases of amendment to the zoning map or any change of land use, the City Council, by resolution adopted at a meeting, shall fix the time and place of a public hearing on the proposed amendment or amendments to the zoning map and cause notices to be given thereof to every resident or property owner affected by the proposed amendment or amendments. The notice shall state the general nature of the proposed zoning amendment as well as the permissible land uses of the existing and the proposed zoning classification.

SECTION XVIII - VARIATIONS

Variation of the provisions of this Ordinance may be allowed by the Zoning Administrator, especially in the case of exceptionally irregular, narrow, shallow or steep lots subdivided and titled on or before the date of the effectivity of this Ordinance, or other exceptional physical conditions whereby such strict application would result in practical difficulty or unnecessary hardship that would deprive the owner of the reasonable use of the land or building involved.

(1) Petition for Variation. Any property owner afffected by the provisions of this Ordinance may file a petition with the Zoning Administrator stating clearly and definitely the reasons why it is impossible, impracticable or unreasonable for him to comply with the provisions of this Ordinance.

(2) Conditions for the Granting of Variations. The ruling of the Zoning Administrator shall be based strictly on the following conditions:

a. That there are special circumstances or conditions, fully described in the finding applying to the land or building for which the variation is sought, which cricumstances or conditions are peculiar to such land or buildings in the neighborhood, and that said circumstances or conditions are such that the strict application of the provisions of the Ordinance would deprive the petitioner of the reasonable use of such land or building.

b. That for reasons fully set forth in the findings, the granting of the variation is necessary for the reasonable use of the land or building and that the variation as granted by the Zoning Administrator is the minimum that will accomplish this purpose.

c. That the granting of the variation will be in harmony with the general purpose and intent of this Ordinance, and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

In granting any variation, the Zoning Administrator shall prescribe any conditions or safeguards that it deems necessary, just and proper, which shall be embodied in the building permit and in the contract with third parties when necessary.

SECTION XIX - COTTAGE INDUSTRIES IN RESIDENTIAL DISTRICTS

Cottage industries within residential districts shall be subject to the following conditions:

(a) That no noise or vibration shall be perceptible from the adjoining residential buildings;

(b) that there shall be no dust, dirt and fly ash;

(c) that there shall be no emission or obnoxious odors and of any gas deleterious to public health;

(d) that glare and heat from any operation or activity shall not be allowed to be seen or felt from any point beyond the limits of the property;

(e) industrial waste shall be disposed of only in the manner which shall not create any nuisance to the neighboring properties or to the public in General;

(f) no sewage dangerous to the public health safety and general welfare shall be discouraged into any public sewage system, natural waterway or drainage canal;

(g) the storage of flammable liquids or materials shall not be permitted;

(h) all open storage of materials, equipment and the like shall be screened from the street by solid walls or green belt strips; and

(i) unloading of raw materials and loading of finished products shall be so managed at all times that the effect on any houses and on the outside traffic in general will be minimized to the greatest extent. No loading and unloading on the streets whatsoever shall be permitted.

SECTION XX - ESTABLISHMENT OF FUNERAL PARLORS

No person shall engage in the business of embalming without first having obtained a license therefore, duly approved by the Bureau of Health, or his authorized representative, and paid the necessary fees; Provided, that no such license shall be issued to any undertaking establishment of funeral parlor unless the same is granted a special permit by the City Council, notwithstanding the provisions on land uses under this Zoning Ordinance of Quezon City; Provided, further, that such estab-

lishment may be permitted and operated along any national road or thru streets within the City only if allowable under the zoning district, and the building to house such kind of establishment shall be constructed such that the parlor where corpses are deposited and the coffins on display shall not be seen or in public view from outside: Provided, finally, that a one-way private road or alley of not less than five (5) meters in width with corresponding entrance and exit is constructed and maintained by the licensee within the site of such establishment or parlor for the parking of cars or cortege.

SECTION XXI - PELOTA COURTS

Pelota courts for private, non-profit use in residential districts shall be subject to the following conditions:

(1) Consent, in affidavit form, of the affected adjacent lot owner or owners whenever there is abutment on any common lot line.

(2) Should not exceed one court for any one lot.

(3) Playing must be limited to hours so as not to cause nuisance to the neighborhood.

(4) Lighting fixtures must be provided with glare protection devices for the interest of the neighboring residences.

(5) Fire protection devices must be provided for.

Pelota courts for profit or business must be located in business or industrial districts.

SECTION XXII - ILLEGAL SUBDIVISIONS

In case of a lot which is a part of an illegal subdivision, the owner may secure a building permit under the provisions of this Ordinance, provided that the lot has been titled on or before the approval of this Ordinance. IN CASES WHERE THE ROADS ARE SUBSTANDARD, THE OWNER SHALL PROVIDE THE NE-

CESSARY ROAD WIDENING. IT IS UNDERSTOOD THAT ALL ROADS IN-
VOLVED HEREIN SHALL BE IN ACCORDANCE WITH THE ROAD SYSTEM
PLAN OF THE CITY ENGINEER'S OFFICE.

SECTION XXIII - SEPARABILITY OF CLAUSE

Should any section, clause or provisions of this Ordi-
nance be declared by a court to be invalid, the same shall
not affect the validity of the Ordinance as a whole or any
other parts thereof.

SECTION XXIV - REPEALING CLAUSE

The existing zoning regulations of the Capital City
(Quezon City) and any of its amendments, and all other re-
gulations or ordinance or parts thereof in conflict with the
provisions of this Ordinance are hereby repealed; PROVIDED,
that rights acquired under previous existing ordinances or
resolutions shall not be impaired hereby.

SECTION XXV - DATE OF EFFECTIVITY

This Ordinance shall take effect upon its approval.

ENACTED July 29, 1975.

(SGD.) ALFREDO A. FRANCISCO
(Fred Montilla)
Councilor
Acting Presiding Officer

ATTESTED:

(SGD.) FELIPE L. TING
City Secretary

APPROVED: August 22, 1975

(SGD.) N. S. AMORANTO
City Mayor

JLC/lsa