QUEZON CITY

PROPOSED AMENDED ZONING ORDINANCE

(AMENDING SP-918,S-2000)

Prepared by:
Legislative – Executive Committee for the Preparation of the
COMPREHENSIVE LAND USE PLAN

RY & APPRAISAL
ABLE ASSETS
026564

ORDINANCE NO. SP-___, S-2000__

PROVIDING FOR THE "AMENDED QUEZON CITY COMPREHENSIVE ZONING ORDINANCE".

Introduced by Councilors

ARTICLE I
TITLE

SECTION 1. Title - This Ordinance shall be known and cited as the **"Amended Quezon City Comprehensive Zoning Ordinance".**

ARTICLE II
AUTHORITY AND PURPOSE

SECTION 1. Authority - This Ordinance is enacted pursuant to Sec. 458, Paragraphs 2.vii, 2.viii, 2.ix and 4, of R.A. 7160 otherwise known as the "Local Government Code of 1991."

SECTION 2. Purpose - This Ordinance is enacted to achieve the following purposes:

a. To promote and protect public health, safety, peace, morals, comfort, convenience and general welfare of inhabitants of Quezon City;

b. To guide, control and regulate future growth and development in accordance with the Land Use and Structure Plans for Quezon City;

c. To promote the optimum use and allocation of land for future development needs;

d. To protect the character and stability of residential, commercial, industrial and institutional areas, parks and open spaces in Quezon City;

e. To provide adequate light, air, privacy and convenience of access to property and to insure safety from fire and other dangers;

f. To regulate the location and use of buildings and land in such a manner as to obviate the danger to public safety caused by undue interference with existing or prospective traffic movements on streets and thoroughfares.

SECTION 3. Declared Zoning Principles - Zoning is the division of the city into land use zones, the specification of patterns, nature and characteristics of uses and the provision of density, and environmental regulations in consonance with the Comprehensive Land Use Plan and strategies, as well as land use policies and objectives of the community as prepared and identified by the Joint-Legislative Executive Committee for the Preparation of the Quezon City Comprehensive Land Use Plan which was adopted and made an integral part hereof as Annex A.

ARTICLE III
DEFINITION OF TERMS AND RULES OF CONSTRUCTION

SECTION 1. Definition of Terms - Words and phrases used in this Ordinance are hereby defined as follows:

1. **"Accessoria" or row house** : a house of not more than two (2) storeys, composed of a row of dwelling units entirely separate from one another by party wall or walls and with an independent entrance for each unit.
2. **Accessory use**: a use customarily incidental and subordinate to the principal use of the building and located on the same lot with such principal use of the building.
3. **Alley, lane or callejon**: a public space or thoroughfare affording generally a secondary means of access to abutting property.
4. **Apartment:** a building arranged, intended or designed to be occupied by three or more families living independently of each other.
5. **Animal stockyard**: usually an open farmyard without buildings where livestock are quartered, fed and cured to recuperate in weight before slaughter. Usually adjacent to the slaughterhouse.
6. **Arboretum** : a large tract of land treated as a natural outdoor museum, or started as a natural wood site, the existing trees or shrubs being preserved /planted to entirely new plantings and arranged by family and generic groups for specific study. It is considered as a reserved and preserved nature park.
7. **Bar**: any place where intoxicating and fermented liquors or malt drinks are sold or disposed of for a price, hired hostesses occasionally dancing to music.
8. **Barangay** : the basic political unit in the Philippines composed of all persons who have been residents of the barrio, district or barangay for at least six months, citizens of the Philippines and duly registered in the list of barangay members kept by the barrio, district or barangay secretary.
9. **Block:** the combined area of one or more lots forming a street block bounded by more than two (2) streets.
10. **Botanical garden**: a park open to the public where specimen trees, plants and shrubs of native or imported varieties are grown, exhibited and maintained with their scientific and local names in well landscaped gardens for the education, enjoyment and relaxation of the public. Sometimes combined with the zoological garden to give the natural setting needed for confined birds, reptiles and animals.
11. **Boundary line**: the abstract line formed by the technical description of bearings and distances given on the transfer certificate of title of the property or as defined herein.
12. **Buffer strip**: a non-buildable strip established to separate and protect one type of land use from another, for example, as a screen to objectionable noise, smoke or visual aspects of an industrial zone adjacent to a residential zone.
13. **Building**: any structure having a roof supported by columns or walls. A main building is one in which the principal use of the lot upon which it is situated is situated. Every dwelling in a residential district is a main building. The term building includes the term structure.
14. **Building, accessory**: a building subordinate to the main building on the same lot, the use of which is either (1) necessary to enjoyment or operation of a lawful principal use, transitional use or conditional use, or (2) appropriate, incidental and subordinate to any, such as servant's quarters, garage, pump house, laundry, etc.
15. **Buildable area**: the remaining space in a lot after deducting the required minimum open spaces.
16. **Building area**: the combined (roofed) covered area of a building measured at the ground floor excluding the projection of roof-eaves. Similar to buildable area.
17. **Building, existing**: a building erected prior to the adoption of this Ordinance or one for which legal building permit has been issued.
18. **Built-up Area**: a contiguous grouping of ten (10) or more structures.
19. **Business**: a commercial activity customarily engaged in as a means of livelihood, carried on for gain other than an industry or profession.
20. ***Canteen****: a food establishment of the self-service kind, operating within the premises of an institution or building and whose clients/customers are employees or occupants of the building area.*

21. **Car barns**: a place where passenger jeepneys and taxicabs are stored, repaired and maintained within its own premises outside of any street.
22. ***Carinderia:*** *a food establishment of the counter-type with dine-in but with no provision for separate tables and chairs.*
23. **Central Business District**: refers to area designated principally for trade, services and business purposes.
24. **Clinic** : a place in which patients avail of medical consultations or treatments on an out-patient basis. However, any clinic or dispensary where there is at least six (6) beds or cribs or bassinets installed for twenty-four hours used by patients shall be construed to fall within the definition of a hospital as described in RA 4226.
25. **Cockpit**: a pit or an enclosed space where cockfighting is held. Money betting may or may not be made.
26. **Commercial district**: an area predominantly used for commerce.
27. **Commercial, Minor (C-1)**: a subdivision of an area characterized by commercial and trade activities on a neighborhood scale, including retail outlets, professional offices, personal and home service shops and eateries on a small scale.
28. **Commercial, Major (C-2):** a subdivision of an area characterized by commercial development which is a mixture of retail and wholesale trade and may contain the service and entertainment industries such as restaurants, shopping centers sufficient to provide the needs of the district level.
29. **Commercial, Metropolitan (C-3):** a subdivision of an area characterized by heavy commercial developments and multi-level commercial structures, including trade, service and entertainment on a metropolitan (regional) scale of operations as well as miscellaneous support services; with permitted light industrial activities.
30. **Commercial/shopping mall**: an architectural form of shopping center wherein the pedestrian shopper is freed from vehicular traffic and where the environment is shaped to encourage shopping and entertain the potential customers.
31. **Comprehensive Development Plan**: a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Development Plan in this usage are the sectoral studies i.e. Socio-Economic, Infrastructure, Local Administration and Land Use.
32. **Condominium building:** a multi-level structure usually for commercial or residential purposes and generally owned by the occupants thereof.
33. **Conflicting uses:** uses or land activities with contrasting characteristics located adjacent to each other e.g. residential units adjacent to industrial plants.
34. **Conforming use**: a use, which is in conformity with the zone classification as provided for in this Ordinance.
35. **Diagnostic Clinic** : a room or a space within a building that provides physical check up, complete laboratory examinations and treatment.
36. **District**: a division of a city.
37. **Dominant land use:** pervasive land use within the perimeter of one hundred (100) meters from a specific parcel of land or building.
38. **Dormitory:** an institutional building where boarders are provided with board and lodging, sleeping and eating in common halls and consisting of at least ten (10) or more persons.
39. **Driving Range** : a place where golf enthusiast go for putty practice.
40. **Dry cleaning:** the cleaning of textile, fabrics, garments and other articles by the use of cleaning solvents other than water, extracting of the solvents therefrom, drying and ironing the same. The activity is usually housed in building and consisting of one or more dry cleaning units of machinery or equipment where the said articles are carried through a complete cleaning process.
41. **Dumping site:** a lot or land or part thereof used primarily for the disposal by dumping, burial, burning or any other means and/or whatsoever purpose of garbage, trash, refuse, junk, discarded machinery, vehicles, or parts thereof, or waste materials of any kind.
42. **Dwelling:** a building designed or used exclusively as the living quarters for one or more families.
43. **Dwelling, one-family:** a house accommodating a single family and having two side yards.
44. **Dwelling, one-family, semi-detached:** one-family house having one party wall and one side yard.
45. **Dwelling, row or group:** a building consisting of a series of one-family sections having common wall between each two adjacent sections.
46. **Dwelling, multiple:** a building used as a home or residence of three (3) or more families living independently from one another each occupying one or more rooms as a single housekeeping unit.

47. **Dwelling, two-family:** a house or structure divided into two separate and independent living quarters by a wall extending from the floor to the ceiling. Each portion provides complete living facilities for each household.
48. **Easement**: open space imposed on any land use/activities located along waterways, road rights-of-way, cemeteries/memorial parks and utilities.
49. ***Eatery:*** *a food establishment operating within a portion of a house and which is managed by a household member.*
50. ***Environment Preservation Area (EPA):*** *covers the 10-meter strip of land along the banks of najor waterways, 3-meter easement along creeks and esteros and 5-meter corridor along faultline, set aside to ensure environmental management, provide access for emergencies, maintenance, river transport and amenities and provide recreation areas like riverside parks, greenbelts and promenades*
51. **Exception**: a device which grants a property owner relief from certain provisions of this Ordinance where compliance to the specific use would result to a particular hardship upon the owner, as distinguished from mere inconvenience or a desire to make money.
52. **Fast Food Center**: any place where refreshments and/or drinks are served usually on a counter, where there are stalls lined alongside.
53. **Firing Range** : a secured place for shooting at target.
54. **Fish Pond**: an area specifically devoted to activities as the cultivation and raising of fish.
55. ***Floor Area Ratio (FAR) : ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot.***
56. ***Foodstall:*** *a food establishment of the counter-type but without dine-in.*
57. **Fraternal Club and Lodges**: all buildings used as non-profit private clubs exclusively for civic, religious, charitable and masonic organizations.
58. **Funeral Chapels**: private non-denominational funeral chapels for the purpose of spiritual meditation and vigil before burial of deceased persons. The display or sale of coffins or flower wreaths is conducted therein although dedicated wreaths may be displayed in memory of the deceased person.
59. **Garage, commercial**: a garage where automobile and other vehicles are housed, cared for, equipped, repaired or kept for remuneration, hired or sold, other than services permitted at an automobile station.
60. **Garment factory**: a factory producing garment of cloth or plastic such as ready-made dresses, hats, shirts, underclothes, children's clothes, raincoats, etc. of commercial quantity.
61. **Gasoline service/ filling station**: any area of land, including structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing, spraying, dry cleaning or other cleaning or servicing such motor vehicles.
62. **Heliport**: an area of land or water or structural surface which is used or intended for use, for the landing and take off of helicopters, and any appurtenant areas which are used or intended for use, for the heliport buildings and other heliport facilities.
63. **Helistop**: the same as a heliport except that no refueling, maintenance, repair or storage of helicopters is permitted.
64. **Hometel**: any establishment offering room and board usually for tourists and transients on a daily or monthly basis.
65. **Horticultural nursery**: a large tract of public land used for the purpose of cultivating and raising decorative specimen and exotic trees, shrubs and plants, whether native or foreign, for sale to the public, or for the use of street plantings and landscaping of public plazas, parks and other grounds. It is considered as a planting nursery for propagation and transplanting.
66. **Hospital:** a place devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment and care of individuals suffering from illness, disease, injury or deformity, or in need of obstetrical or other medical and nursing care. The term "hospital" shall also be construed as any institution, building or place where there are installed beds or cribs or bassinets in the treatment of diseases, diseased-condition, injuries, deformities or abnormal physical and mental states, maternity cases and sanitorial or sanitarial care infirmities, nurseries, dispensaries, and such other means by which they may be designated.

67. **Hotel**: a building or part thereof with rooms occupied or intended to be occupied for hire as temporary abode of individuals with a general kitchen and public dining room service, but no provisions for cooking in any individual suite or room.
68. **Hotel, Apartment**: an apartment, which may furnish dining room service and other services for the exclusive use of its tenants.
69. **Hotel, Residential**: a dwelling occupied by permanent guests only and not by transients. It may include restaurants, newsstands and other accessory services primarily for serving its occupants and only incidentally the public.
70. **Human Settlements Regulatory Commission**: predecessor of the Housing and Land Use Regulatory Board.
71. **Industrial, Low Intensity (I-1)**: a subdivision of an area principally for light/non-pollutive/non-hazardous and non-pollutive/hazardous industries.
72. **Industrial, Medium Intensity (I-2):** a subdivision of an area principally for pollutive/non-hazardous and pollutive/hazardous industries.
73. **Institutional Zone**: a division of an area principally for institutional establishments and characterized by governmental and protective uses as well as institutional and social services for the entire community and shall be characterized further by specialized government agencies providing institutional, protective, security and social services for the region or the whole country and which are governed by specialized regulations including mental hospitals, rehabilitation and training centers, military and security services.
74. **Innovative Design:** introduction and/or application of new/creative designs and techniques in development projects e.g. PUD, Newtown, etc.
75. **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.
76. **Junk Yard**: a lot or part thereof used primarily for the collection, storage and sale of waste or discarded materials or for the collecting, dismantling, storage and salvaging of used machinery or vehicles not in running condition and for the sale of parts thereof.
77. **Laundromat**: a business activity provided with individual clothes washing machines for the use of retail customers.
78. **Linear Park**: a long and narrow park at least three (3) meters wide.
79. **Loading and Unloading Areas**: specific limited areas or zones along the street or driveway system for vehicular loading and unloading of passengers or goods.
80. **Lodging house**: a building or part thereof containing sleeping rooms where lodging is provided for at fixed compensation in accordance with previous arrangements.
81. **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.
82. **Lot area per family**: a portion of an area of a lot allocated for one family.
83. **Lot depth**: the average horizontal distance between the front and the rear property lines.
84. **Lot, inside**: a lot fronting one street or public alley with remaining sides bounded by lot lines.
85. **Lot line**: the line of demarcation between either public or private property on all sides.
86. **Lot, open**: a lot bounded on all sides by street lines.
87. **Lot width**: the average horizontal distance between the side lot lines.
88. **Maternity-Lying In Clinic** : a place devoted primarily to obstetrical and gynecological services and where there are less than six (6) installed beds for the 24-hour use by patients.
89. **Medical Laboratory** : a place that provides laboratory examinations. No treatment is undertaken.
90. **Mitigating Device: a** means to grant relief in complying with certain provisions of this Ordinance.
91. **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.
92. **Motel**: a hotel for motorists; a group of furnished rooms near or along a highway that offers accommodations for highway travelers for short time periods.
93. **Night club**: a restaurant open at night usually serving liquor, having a floor show and providing music and space for dancing.
94. **N.E.C. :** acronym for "not elsewhere classified"
95. **Non-conforming use**: the use of a building or land or any portion of such building or land which does not conform with the use regulations of the district where it is situated.

96. **Nursing or convalescent home**: any dwelling with less than 15 sleeping rooms where persons are housed or lodged and furnished with meals and nursing care for hire.
97. **Occupancy**: the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.
98. **Office building**: commercial buildings used to house offices for lease or rent. It may concern a single occupancy use or mixed occupancy uses not involving retail merchandising except professional services.
99. **Off-street parking**: the stopping or parking of any vehicle along any street, except at designated areas located in the premises either at the front, side and rear yards of the same or any nearby lot.
100. **Open market**: a public spaces, government or privately owned, where dry and perishable goods are sold. Usually, no refrigeration facilities are available.
101. **Open space, private**: an unoccupied space open to the sky on the same lot with the building and includes courts, yards, setbacks, light wells, uncovered driveways, access roads and parking spaces.
102. **Open storage**: a roofed structures without sidewalls used for the safekeeping of goods.
103. **Open use**: any use of a lot that is not conducted within a building.
104. **Parking, Building**: a building of several floors used for temporary parking of private vehicles on various floors.
105. **Parking Space**: an off-street space available for the parking of one motor vehicle and having an area of not less than two hundred square feet (200 sq. ft) exclusive of passage ways and driveways appurtenant thereto and giving access thereto, and having direct access to a street or alley.
106. **Parks and Recreation Zone**: a division of an area designed for diversion/amusement and for the maintenance of ecological balance of the community.
107. **Parking Lot**: an off-street open area, the principal use of which is for the parking of vehicles by the public, whether for compensation or not or as an accommodation to clients or customers.
108. **Parkways**: elongated or "ribbon" parks featuring a motor road for non-commercial traffic, connecting parks, monuments, beaches and recreation areas or otherwise affording opportunity for a pleasant safe driving.
109. **Physical Fitness Gym** : a room or building equipped with special apparatus for body building exercises.
110. **Planetarium:** a public building designed or erected as a circular and domed structure to depict and project the location and movement of the planets around the sun and the moon for educational and scientific study for a certain fee.
111. **Porte-cocher**: a passageway through a building or screened wall designed to let vehicles pass from the street to an interior courtyard.
112. **PUD (Planned Unit Development)**: refers to land development projects which allow planned land use mixes so designed as to enhance the immediate environment rather than result in its deteriorated use.
113. **Purified Water Refilling Station :** a space within a building where processing and retailing of bottled drinking water is done.
114. **Residential, Low-Density (R-1):** characterized mainly by single family, single detached dwellings with the usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities.
115. **Residential, Medium-Density (R-2)**: characterized mainly by multi-family housing like duplexes, townhouse, accessories or row houses and other multi-family dwellings on a limited scale with the usual community ancillary services and support facilities.
116. **Residential, High-Density (R-3)**: characterized by mixed housing types and high-density dwellings, with more than the usual community ancillary services serving also the needs of outlying areas, increasingly commercial in scale.
117. ***Restaurant**: a food establishment which utilizes the services of waiters/waitresses in serving clients/customers.*
118. **Rezoning** an amendment to or change in the text and maps of the Zoning Ordinance.
119. **Setback**: easement from the property line as per the National Building Code.
120. **Slum, blighted areas**: an area where the values of real estate tend to deteriorate because of the dilapidated, obsolescent, and unsanitary condition of the buildings, public utilities, and infrastructure within the area.
121. **Socialized Housing**: housing programs and projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens

which shall include sites and services development, long-term financing, liberalized terms on interest payments, and other benefits in accordance with the provision of RA 7279, otherwise known as the Urban Development and Housing Act (UDHA).

122. **Socialized Housing Zone**: an identified site for socialized housing as provided for under RA 7279 or UDHA.
123. ***Special Urban Development Zones (SUDZ):*** *areas governed by certain conditions and regulations to preserve and protect their distinct or special character or to control physical development to prevent traffic congestion, deterioration of services, facilities and environment and other problems affecting the general public.*
124. **Stable**: a structure designed and intended for the enclosure, shelter or protection of any horse.
125. **Stable, private**: an accessory building in which horses are kept for private use and not for hire, remuneration or sale.
126. **Storage house or rooms**: certain room areas either part of a building or detached accessory building to store limited stock of goods in connection with the nature of retail business or store. The area being restricted according to the nature of zoning uses.
127. **Street**: a public thoroughfare including public roads or highways, which afford principal means of access to the abutting property.
128. **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 by the management.
129. **Tenement Housing :** refers to multi-storey buildings composed of single dwelling units designed and erected with public funds to house low-income families at low rentals.
130. **Townhouse**: an independent dwelling unit on an independent lot, which is attached to a similar, dwelling on adjacent lots at both sides. The attachment is made along two common or party walls that are jointly owned and extended beyond the rooflines.
131. **Transport Terminal**: shall include all facilities which provide for the loading/unloading of passengers or the delivery, receipt and/or temporary storage of cargo as well as those which serve as temporary garage of the vehicles including maintenance and servicing.
132. **Variance**: a device which grants a property owner relief from certain provisions of this Ordinance where, because of the particular surroundings, shape or topographical conditions of the property compliance on height, area, setback, bulk and/or density would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make money.
133. **Videoke / Karaoke Bar** : a place furnished with sing-a-long equipment and where food and drinks are served to its patrons.
134. **Warehouse**: refers to a storage and/or depository of those in business of performing warehouse services for others, either for commercial or industrial purposes.
135. **Yard**: the vacant space left between the building and the property lines.
136. **Zone/District**: a division of an area or territory for specific land use as defined by manmade or natural boundaries.
137. **Zoning Official**: a city government employee responsible for the implementation/enforcement of this Ordinance.
138. **Zoning Map**: a duly authenticated map delineating the different zones into which the City is divided.
139. **Zoning Ordinance**: a local legal measure, which embodies regulations, affecting land use.

SECTION 2. Construction and Interpretation of Terms - The words and terms employed in this Ordinance shall be interpreted and understood liberally in the generic sense unless otherwise indicated. The listing of uses shall, unless otherwise indicated, be similarly construed. In addition, the following rules shall be observed:

a. generic terms, such as others, and the like, etc. shall be construed to mean as including all specific terms similar to or compatible with those enumerated;

b. the singular includes the plural, subject to density regulations;

c. the present tense includes the future tense;

d. the word "person" includes both natural and juridical persons;

e. the word "lot" includes the phrase "lot parcel";

f. the term "shall" is always mandatory; and

g. the word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended", "arranged", and "designed" to be used or occupied.

SECTION 3. Interpretation of Zone Boundaries - Whenever it is impractical or becomes difficult to determine the accurate location of zone boundaries, or to determine the land use zone to which lots located at or near such boundaries belong, the following rules shall be applicable:

a. When zone boundaries are indicated as approximately following the center line of streets or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.

b. Where zone boundaries are so indicated that they are approximately parallel to the center lines of streets, such district boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated on the zoning map drawn to a scale of 1:10,000 meters.

c. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.

d. Where the boundary of a zone follows a stream, or other bodies of water, said boundary shall be deemed to be at the limits of the political jurisdiction of the City as the case may be. Boundaries indicated, as following the shorelines shall be construed to follow such shorelines provided that uses along such boundaries shall have to comply with the easements and setbacks imposed by the Water Code. In the event of change in shorelines, the boundary shall be construed as moving with the actual shorelines.

e. Boundaries indicated as parallel to or are extension of features not specifically indicated in the zoning map, shall be construed as following the exact location or position of such features.

f. Where a boundary line divides a lot or crosses unsubdivided property, the location of such boundary shall be indicated on the zoning map drawn to the scale of 1: 10,000 meters.

g. Where a lot of one ownership, as of record at the effective date of this Zoning Ordinance, is divided by a district boundary line, the lot shall be construed to be within the district where the major portion of the lot is located. In case the boundary line bisects the lot, it shall fall on the district where the principal use falls.

h. Where the district boundary is indicated as one-lot deep, said depth shall be construed to be the average lot depth of the lots in the district's immediate vicinity. Where, however, any lot has a depth greater than said average, the remaining portions 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 (50%) percent of the total area of the entire lot. If the remaining portion has an area equivalent to fifty (50%) percent or more of the total area of lot, then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

i. The textual description of the zone boundaries shall prevail over that of the Official Zoning Map.

ARTICLE IV
ZONE CLASSIFICATIONS

SECTION 1. Zone Classifications - In order to effectively carry out the purposes and objectives of this Zoning Ordinance, the City is hereby divided into major zones consisting of areas with determined predominant uses, as well as Special Zones.

Major zones shall include residential, commercial, industrial, parks and recreation zones. Special zones shall consist of socialized housing zones (SHZ), institutional zones (INST); transport and utilities zones (TRU); historical spots and shrines (HSS); cemetery (CEM) areas; ***and Special Urban Development Zones (SUDZ).***

Residential zones are further divided into Low-Density (**R-1**), Medium-Density (**R-2**) and High-Density (**R-3**) Residential Zones.

Commercial zones are further divided into Minor (**C-1**), Major (**C-2**), and Metropolitan (**C-3**) Commercial Zones.

Industrial zones are further divided into Low Intensity (**I-1**) and Medium Intensity (**I-2**) Industrial Zones.

SECTION 2. Technical Description of Zone Boundaries. - The location and extent of the abovenamed zones in Quezon City are hereby identified as follows:

R-1: LOW-DENSITY RESIDENTIAL ZONE

District 1:

1. Area bounded on the northeast by lot deep along EDSA, on the southeast by lot deep along Quezon Avenue, and on the west by lot deep along West Avenue;

2. Area bounded on the north by lot deep along Del Monte Avenue, on the east by San Francisco River, on the south by block deep along Quezon Avenue, on the west by lot deep along G. Araneta Avenue.

District 2:

1. Areas occupied by Don Jose Subdivision including the west adjoining properties bounded by MWSS aqueduct except lot deep southside of Commonwealth Avenue;

2. *Area bounded on the northeast by Gabe creek along B.F. Homes extending towards lot deep westside of Commonwealth Avenue, on the southwest by lot deep east side of Don Antonio Interneighborhood St., going westward along Benito and Sampaguita Sts., on the west by Luzon Avenue then northward to proposed Republic Avenue, then eastward to Gabe Creek;*

3. Area occupied by Mira-Nila, Tierra Pura 1&2, T.M. Kalaw 1, Tierra Bella, Villa Firenze, LRP Village and Doña Faustina, except portions across Tandang Sora Avenue and lot deep along Tandang Sora and Commonwealth Avenues;

District 3:

1. Area bounded on the northeast and southeast by (QC-Mkna) political boundary, on the south by the southern boundary of La Vista, on the west by Katipunan Avenue and on the northwest by MWSS Aqueduct;

2. *Area bounded on the north by Capitol Drive extending to the western boundary by Capitol Park Homes up to north boundary of Samson Boat Subd., then eastward extending to Marikina River; on the east by (QC-Mkna) political boundary ; on the south by the east and north boundary line of MWSS property; on the west by Katipunan Avenue;*

3. Area bounded on the north by lot deep from Aurora Blvd., on the east and south by (QC-Mkna) political boundary on the west by Katipunan Avenue;

4. Area bounded on the north and east by Blue Ridge boundary line, on southwest by Boni Serrano Blvd. then on the west by lot deep east side of Katipunan Avenue;

5. Area of Corinthian Gardens;

6. Area bounded on the north by Boni Serrano Avenue, on the east by lot deep along E. Rodriguez Avenue until Green Meadows Avenue then extending along E. Rodriguez Avenue, on the south by (QC-Pasig) political boundary and on the west by lot deep eastside of Zebra Drive extending to Katipunan Avenue ***until south property line of St. Ignatius Subd., then lot deep east side of Katipunan Ave. until Boni Serrano Ave.;***

7. Area bounded on the north by Park Lot 10 of Loyola Hts., on the east by lot deep from Katipunan Avenue until B. Gonzales St., then towards Esteban Abada St., on the south by the southern property line of Loyola Hts. Subd., and on the west by western property line of Loyola Hts. Subd. (MWSS Aqueduct).

District 4:

1. *Area bounded on the northwest by lot deep along southside of 11th St. from San Juan River, extending eastward to Victoria Avenue then northward along Victoria Ave. to lot deep southside of E. Rodriguez, Sr. Ave., extending to eastward to Balete Drive; on the east by Balete drive, extending southward to 3rd St., on the southeast by 3rd St., extending up to Ermitaño Creek; on the south by Ermitaño Creek ;and on the west by San Juan River;*

2. Area bounded on the north by lot deep northside of Maginhawa and Marilag Sts., on the east by UP property line extending to Magiting St., on the south by Magiting, Maginhawa, Mapagkawang-gawa, Matimtiman, Mahinhin, and Malamig Sts. on the west by lot deep eastside of Kalayaan Avenue, Mayaman St., Maharlika St., and Masaya St.;

R-2: MEDIUM-DENSITY RESIDENTIAL ZONE

1. All areas not included in the delineated boundaries of other zoning districts.

R-3: HIGH-DENSITY RESIDENTIAL ZONE

District 1:

1. *Area bounded on the north by lot deep southside along EDSA; on the east by block deep west side along West Avenue up to Del Monte Avenue.; on the south by Mariblo Creek; on the west by lot deep eastside of Roosevelt Ave. up to Pitimini St., then eastward to Aragon St., then northward to Mendoza St., passing thru Zorra St., then northward to lot deep south side of Baler St., then eastward to Villegas St., then northward along Villegas St., then westward along M.H. del Pilar St. up to lot deep eastside of Roosevelt Ave., then northward to lot deep south side of EDSA;*

2. Area bounded on the north by Culiat creek, on the east by lot deep westside of Mindanao Avenue, on the south by Road 1 extending to eastern boundary line of SM property, then northward to Road 3, *then along Road 3* (Nueva Ecija St.), then westward to *Masbate St.,* then southward to block deep along EDSA then Abra St. up to lot deep of Congressional Avenue and on the west by lot deep eastside of Congressional Avenue including former site of Camp Bago Bantay and Pag-asa BLISS; on the west by lot deep eastside of Congressional Avenue including former site of Camp Bago Bantay and Pag-asa BLISS;

3. Area bounded on the north and east by Culiat creek, on the south by northern boundary lines of SMC Warehouse, Forest Management Bureau and VMMC, and on the west by lot deep eastside of Mindanao Avenue extending northward to Culiat creek, except lot deep both sides of Visayas Avenue;

4. Area bounded on the north by lot deep along Del Monte Avenue then eastward along Felipe II, then northward along Morato St. towards lot deep westside of Roosevelt Avenue, on the east by lot deep along Roosevelt Avenue, on the south by Gen. Lim St., and on the west by San Francisco River;

5. Area bounded on the northwest by San Francisco River, on the east by lot deep along Roosevelt Avenue until Osmeña Avenue going westward to Tolentino, southward to lot deep along Del Monte Avenue, on the south by lot deep along Del Monte Avenue going to San Francisco River, and on the west by San Francisco River;

6. Area bounded on the north by Toctocan Street, on the east by San Francisco River, on the south by lot deep along Del Monte Avenue, and on the west by Malasimbo St;

7. Area bounded on the northwest by lot deep along Bonifacio Avenue, on the northeast by lot deep along Mayon Avenue, on the south by block deep along Quezon Avenue, and on the southwest by (QC-Mla) political boundary, except the identified commercial zones;

District 2:

1. Area bounded on the north by lot deep southside of Gen. Luis Avenue, on the east by Buenamar Avenue until Tullahan River, then towards lot deep westside of Quirino Avenue southwards to creek at north side of GSP property, at south by creek towards Tullahan, on the west by Tullahan River towards creek at westside of Dona Rosario Subdivision until lot deep from Gen. Luis Avenue;

2. Area of SSS Village in Fairview;

3. Area bounded on the north by south property line of Pace Subd. and south property line of Cresta Verde Subd., on the east by west property line of Neopolitan Subd. and on the south and west by Tullahan River;

4. Area bounded on the north by Nitang Street extended to Tullahan River and by Tullahan River, on the east by west property line of Fairview Subd. towards west property line of Mapayapa Subd. then north property line of FEU/FERN, Himlayang Pilipino then along Himlayan Road, on south by lot deep along Tandang Sora Avenue, on west by lot deep along Mindanao Avenue then lot deep along Quirino Highway until Nitang St. except industrial zones;

5. Area bounded on the north by block deep along Tandang Sora Avenue, on the east by Dario creek until Sitio Pajo, on the southwest by a creek up to Mendez Road eastward to the NPC transmission line, on the west by the NPC Transmission line up to lot deep from Quirino Highway and northward to block deep from Tandang Sora Avenue.

District 3:

1. Area bounded on the north by lot deep along P. Tuazon Blvd., on the east by lot deep along 15th Avenue, on the south by lot deep of Boni Serrano Avenue, and on the west by 6th Avenue up to Main Avenue then westward to lot deep of EDSA and lot deep along EDSA;

2. Area bounded on the northwest by lot deep southside of Kamias, on the northeast by lot deep west side of Anonas St., on the southeast by lot deep northside of Aurora Blvd. then northward to lot deep eastside of 15th Avenue to E. Garcia St., westward to New York St. , northward to Cambridge St., then westward to Kamias creek, on the southwest by block deep along EDSA.

3. Area bounded on the north by lot deep southside of Kamias Road, Botocan Transmission Line, west & south property line of Xavierville Subd. (Creek) towards north ***eastward*** along creek to Botocan Transmission Line, to lot deep westside of Katipunan Avenue, on the east by lot deep along Katipunan Avenue, on the south by lot deep along Aurora Blvd. and on the west by lot deep along Anonas St. ***including lot deep northside of Xavierville Avenue;***

4. Area bounded on the north by lot deep along Aurora Blvd., on the east by lot deep along C-5, on the south by lot deep of P. Tuazon Avenue, and on the west by lot deep of 15th Avenue except the identified commercial, institutional & Socialized Housing Zones;

5. Area bounded on the north by lot deep of P. Tuazon Blvd, on the east by lot deep along C-5, on the south by lot deep along Boni Serrano Avenue, and on the west by lot deep along 15th Avenue except the identified commercial and institutional zones;

District 4:

1. Area bounded on the north by lot deep southside of Matalino St., on the east by lot deep along Kalayaan Avenue, on the south by lot deep along V. Luna Road, and on the west by lot deep along Malakas St. except the identified socialized housing sites;

2. Area bounded on the north by lot deep along V. Luna Road, on the east by Maliksi St., on the south by the Botocan Transmission line, and on the west by lot deep from EDSA and East Avenue up to Magalang St., moving east towards Malakas Street then northward to lot deep along V. Luna Road, except the identified commercial zones;

3. Area bounded on the north west by lot deep along Kamuning Road, on the northeast by block deep along EDSA, on the southeast by lot deep northside of New York St., on the southwest by lot deep northside of E. Rodriguez Sr. Avenue and eastside of J. Jimenez St., to Diliman creek then westward to lot deep eastside of Gener St., then northward to lot deep northside of K-5 St., then westward to lot deep westside of Shianghio St. northward to lot deep along Kamuning St. except lot deep both sides of J. Jimenez St;

4. Area bounded on the north by lot deep southside of P. Tuazon Avenue, on the east by block deep along EDSA, on the south by lot deep along Boni Serrano Avenue, on the west by 1st Avenue going towards Mariposa St. up to West Road extending to P. Bernardo St. up to lot deep along P. Tuazon Avenue;

5. Area bounded on the north by block deep southside of E. Rodriguez Sr. Avenue, on the east by Quezon Institute property line, connecting to Brixton Hills, and on the southwest by (QC-Mla) political boundary.

C-1: MINOR COMMERCIAL ZONE

District 1:

1. Area lot deep both sides of Shorthorn St. from lot deep northside of Congressional Avenue. to Dario River;

2. *Area lot deep both sides of N.S. Amoranto St. from Mayon Avenue to (QC-Manila) City limits;*

3. *Area lot deep both sides of Laong Laan St. (Nicanor Roxas) from (QC-Manila) City limits to Mayon Avenue;*

4. *Area lot deep both sides of Dapitan St. from (QC-Manila) City limits to Mayon Avenue;*

5. *Area lot deep eastside of Mayon Avenue from Florentino St. to lot deep southside of Del Monte Avenue; except block occupied by Dapitan Market and lot deep Westside of Mayon Avenue from Florentino St. to Apo St.;*

6. *Area lot deep both sides of Mindanao Avenue from Road 1 to District I boundary except VMMC property and lots at corner Congressional Avenue;*

7. *Area lot deep both sides of Visayas Avenue from northern boundary of Forest Management Bureau and SMC Northern GMA Sales Office up to District I boundary except lots at corner Congressional Avenue;*

District 2:

1. Area lot deep both sides of Zabarte Avenue from lot deep along Quirino Highway to (QC-Caloocan) political boundary;

2. Area lot deep both sides of Susano Road from lot deep northside of Sapphire St. and Pilares Drive up to political boundary (QC-Caloocan);

3. Area lot deep both sides of Regalado Avenue from lot deep southside of Commonwealth Avenue (Fairview Avenue) to Republic Avenue (C-5);

4. Area lot deep both sides of Tandang Sora Avenue from Dario Creek to lot deep west of Commonwealth Avenue;

5. *Area lot deep both sides of Interneighborhood Road (Don Antonio) from lot deep of Commonwealth Avenue to Sampaguita St;*

6. *Area lot deep northside of Quirino Highway from (QC-Caloocan) political boundary to the western boundary line of Sacred Heart Village I and south side of Quirino Avenue from La Mesa property to Regalado Avenue;*

7. *Area lot deep both sides of Quirino Highway from west property lines of Robinsons and SM to extension of Dao St.;*

8. *Area lot deep both sides of Quirino Highway from Tullahan River going south to a creek south of Marianito St.;*

9. *Area lot deep both sides of Gen. Luis St., from a creek on the west property line of Doña Rosario Subd. to Buenamar Avenue;*

10. *Area lot deep west side of Austria St. from Gen. Luis Avenue to Topaz St., and lot deep northside of Sapphire St. and Pilares Drive from Topaz St. to creek;*

11. *Area lot deep both sides of Mindanao Avenue (Neopolitan) from Quirino Highway to Commonwealth Avenue except SM property;*

12. *Area lot deep westside of Regalado Avenue (Neopolitan) from Mindanao Avenue to Commonwealth Avenue (DMMA), and area lot deep east side of Regalado Avenue from Quirino Highway to Commonwealth Avenue;*

13. *Area lot deep both sides of Commonwealth Avenue from Jordan Plains to north property line of National Government Center (NGC);*

14. *Area lot deep both sides of Mindanao Avenue from District I boundary to Tullahan River;*

15. *Area lot deep both sides of Visayas Avenue from Tandang Sora Ave. to District I boundary;*

District 3:

1. Area lot deep both sides of J.P. Rizal St., from lot deep southside of Aurora Blvd. to lot deep northside of P. Tuazon Avenue and lot deep westside of JP Rizal St. from lot deep southside of P. Tuazon Avenue to Tom Castro St. then lot deep southside of Tom Castro to lot deep westside of Katipunan Avenue;

2. Area lot deep both sides of F. Castillo St. from lot deep southside of Aurora Blvd., to A. Luna St., then lot deep both sides of A. Luna St. from F. Castillo St. to Lakandula St. then lot deep both sides of Lakandula St. from A. Luna St. to lot deep northside P. Tuazon Avenue;

3. *Area bounded by lot deep northside of Boni Serrano Avenue from lot deep westside of Katipunan Avenue to 6th St.;*

4. *Area lot deep both sides of 15th Avenue from lot deep of P. Tuazon Avenue to Boni Serrano Avenue excluding area bounded by East Road, 18th Avenue and 1st Camarilla (Murphy Market);*

5. *Area lot deep both sides of Anonas St., from lot deep southside of Kamias Road to lot deep northside of Aurora Blvd.;*

6. *Area lot deep both sides of Katipunan Avenue from P. Tuazon Avenue to south boundary of St. Ignatius except Labor Hospital;*

7. *Area lot deep westside of Commonwealth Avenue from Zuzuaregui St. to Luzon Avenue and lot deep eastside from south property line of Ever Gotesco to north property line of UP;*

District 4:

1. *Area bounded by lot deep both sides of Malakas St. from lot deep southside of Matalino St. to Mapagmahal St. except LTO and PMHA;*

2. Area lot deep northside of Boni Serrano Avenue from block deep westside of EDSA to lot deep eastside of Gilmore St.;

3. Area lot deep both sides of V. Luna Road from Malakas Lane to ***lot deep eastside*** *of* Anonas Extension, and including lot deep south side from East Avenue to Malakas ;

4. Area lot deep both sides of Judge Jimenez St. from lot deep ***southside of*** Kamuning Road to ***Diliman*** Creek.

C-2: MAJOR COMMERCIAL ZONE

District 1:

1. Area block and a half deep northside of Del Monte Avenue from A. Bonifacio Avenue to Sto. Domingo St., then block deep from Sto. Domingo St. to Malasimbo St., then lot deep from G. Araneta Avenue to Roosevelt Avenue and area block deep southside of Del Monte Avenue from A. Bonifacio to G. Araneta Avenue then lot deep from G. Araneta Avenue to Felipe St. then the area bounded by Felipe St., Morato St., Roosevelt Avenue and Del Monte Avenue;

2. *Area lot deep northside of Amoranto Avenue from Mayon St. to G. Araneta Avenue and area block deep south side of Amoranto St. from Mayon St. to Banawe Avenue, then the area bounded by Banawe Avenue, Calamba St., G. Araneta Avenue and Amoranto Avenue;*

3. Area lot deep both sides of Banawe Avenue from P. Florentino St. to Del Monte Avenue;

4. *Block occupied by Dapitan Market;*

5. Area lot deep eastside and area block deep westside of G. Araneta Avenue from Del Monte Avenue to P. Florentino St.;

6. Area block deep northside of Quezon Avenue from QC-Mla boundary to West Avenue, then lot deep from West Avenue to EDSA;

7. *Area block deep westside of A. Bonifacio Avenue from Sgt. Rivera St. to (QC-Manila) political boundary;*

8. *Area lot deep eastside of A. Bonifacio Avenue from Mayon Avenue to Mariveles St. including lot at corner Apo and Angelo Sts.; and area block deep eastside of A. Bonifacio Avenue from Sgt. Rivera St. to G. Roxas St;*

9. *Area bounded on the north by Mariveles St., on the east by lot deep northwest side of Retiro St. (N.S. Amoranto), on the south by Manila boundary and on the west by A. Bonifacio Avenue;*

10. Area lot deep both sides of Roosevelt Avenue from M.H. del Pilar St., to EDSA;

11. Area lot deep westside of Roosevelt Avenue from Pitimini St. to MH del Pilar St;

12. Area lot deep eastside of Roosevelt Avenue from Gen. Lim St. to Pitimini St;

13. Area lot deep westside of Roosevelt Avenue from Gen. Lim t. to Del Monte Avenue;

14. Area bounded on the north by Abra St., extending eastward to western property line of SM North-EDSA, on the south by EDSA, and on the west by Congressional Avenue;

15. Area lot deep southside of EDSA from Roosevelt Avenue to West Avenue;

16. Area lot deep southside of EDSA from along West Avenue to Quezon Avenue;

17. Area lot deep both sides of Congressional Avenue from EDSA to Visayas Avenue;

18. Area bounded on the east by Congressional Avenue, on the south by EDSA, and on the west and northwest by Culiat creek;

19. Area block deep northside of EDSA from Dario Creek to Culiat Creek;

20. Area bounded on the north by Road 1, on the east by Mindanao Avenue, on the south by North Avenue, and on the west by SM property;

21. Area block deep westside of West Avenue from Quezon Avenue to EDSA;

22. Area lot deep on the eastside of West Avenue from Quezon Avenue to EDSA;

District 2:

1. *Area lot deep westside of Commonwealth Avenue from south property line of NGC to Zuzuaregui St. then from Luzon Avenue to Central Avenue except INC Property and lot deep eastside from south property line of NGC to District boundary;*

District 3:

1. Area bounded on the northeast by MWSS Aqueduct, on the south by northern property line of UP and on the west by Commonwealth Avenue;

2. Area lot deep westside of Katipunan Avenue (C-5) from southeastern property line of UP to Aurora Boulevard;

3. Area lot deep westside of E. Rodriguez Jr. Avenue from Boni Serrano Avenue to Green Meadows;

4. Area bounded on the north by White Plains Avenue, on the east by Zebra (Temple) Drive, on the south by (QC-Pasig) political boundary and on the west by eastern boundary of Corinthian Garden;

5. Area lot deep eastside of Zebra (Temple) Drive from White Plains Avenue to (QC-Pasig) political boundary;

6. Area bounded by Katipunan Avenue, Botocan Transmission Line and Aurora Blvd;

7. Area lot deep southside of Kamias Road from EDSA to Langka St.;

8. Area lot deep both sides of Aurora Blvd., from (QC-Marikina) boundary to 15th Avenue;

9. *Area lot deep both sides of Anonas St. from lot deep northside of Aurora Blvd. to lot deep southside of Kamias St.;*

10. Area bounded on the north by Kamias Creek south to Cambridge St., east along New York St., to 15th Avenue, on the east by lot deep east side of 15th Avenue, on the south by Aurora Blvd., and on the west by EDSA;

11. Area block deep eastside of EDSA from Kamias Creek to Kamias Road;

12. Area lot deep both sides of P. Tuazon Avenue from 15th Avenue to Katipunan Avenue except Labor Hospital;

13. Area lot deep southside of P. Tuazon Avenue from EDSA to 15th Avenue;

14. Area lot deep eastside of 15th Avenue from P. Tuazon Avenue to Aurora Blvd.;

15. *Area occupied by Murphy Market;*

16. Area lot deep eastside of EDSA from Main Avenue to P. Tuazon Avenue;

17. Area bounded on the north by Main Avenue, on the east by 6th Avenue, on the south by Boni Serrano Avenue and on the west by EDSA;

District 4:

1. *Area bounded on the northwest by Quezon Avenue, on the northeast by EDSA and on the south by Timog Avenue;*

2. *Area bounded by Sct. Albano St., Bohol Avenue, Sct. Madrinan and Mother Ignacia Sts. except lot deep both sides of T. Morato Avenue;*

3. *Area bounded on the northwest by Quezon Avenue, on the north by Timog Avenue, on the southeast by Mother Ignacia St. up to Sct. Chuatoco St. and block deep southside of Quezon Ave. from Sct. Chuatoco St. to San Juan River and on the west by San Juan River;*

4. Area bounded on the northwest by Quezon Avenue, on the northeast by San Juan River, on the southeast by Agno St., extending up to San Juan River, on the south by (QC-Manila) political boundary;

5. *Area bounded on the northwest by Mother Ignacia St., on the north by Timog Avenue, on the east by EDSA, on the south by Sct. Limbaga St.;*

6. Area bounded on the north by Timog Avenue, on the east by EDSA , on the south by Sct. Limbaga St. , on the west by Mo. Ignacia Avenue;

7. Area block deep northside of Alejandro Roces Avenue and lot deep southside from T. Morato Avenue to Mother Ignacia St.;

8. Area lot deep westside of Kalayaan Avenue from V. Luna Road to Makatarungan St. including Diliman Market Site and lot deep eastside from Kamias Road to Mayaman St.;

9. Area bounded on the north by Makatarungan St., on the east by Kalayaan Avenue, on the south by lot deep southside of Matalino St. from Kalayaan Avenue to East Avenue, except Heart Center;

10. Area lot deep eastside of EDSA towards East Avenue from Kamias Road to Magalang St.;

11. *Area block deep west side of EDSA from Timog Avenue to Boni Serrano Avenue;*

12. Area lot deep northside of Kamias Road from EDSA to Langka Street;

13. Area lot deep both sides of Kamuning Road from EDSA to Tomas Morato Avenue;

14. Area bounded on the north by Diliman Creek, on the east by lot deep eastside of Judge Jimenez St. on the south by E. Rodriguez Sr. Avenue and on west by Tomas Morato Avenue;

15. Area bounded on the north by Kamuning Road, on the east by lot deep east side of Sianghio St., going towards lot deep north side of K-5th St. up to lot deep east side along T. Gener St., then on the south by Diliman Creek, on the west by T. Morato Avenue;

16. *Area lot deep both sides of E. Rodriguez, Sr. Avenue from San Juan River to Nerw York St., including the area occupied by the QC Sports Club;*

17. *Area bounded on the north by Aurora Blvd. on the east by EDSA, on the south and west by lot deep south side of P. Tuazon Blvd. then lot deep westside of Rosario Drive;*

18. Area bounded on the northwest by lot deep northwest side of New York St., at the east by EDSA on the south by Aurora Blvd. in the west by lot deep westside of Boston St. towards lot deep north-west side of Vancouver St;

19. Area block deep northside of Aurora Blvd. from (QC-San Juan) City limit to Boston St. then lot deep southside of Aurora Blvd. From *lot* ***deep westside of*** Rosario Drive to Balete Drive towards N. Domingo St. then along aqueduct then southwestward to lot deep eastside of Gilmore Avenue up to Santolan St., on the southwest by (QC-San Juan) city limit;

20. Area bounded by block deep both sides of G. Araneta Avenue from Quezon Avenue to E. Rodriguez, Sr. except NHA Tatalon Housing Project;

21. Area lot deep both sides of Banawe St. from Kitanlad St to Agno St.;

22. *Area bounded by lot deep eastside of Araneta Avenue from E. Rodriguez, Sr. Avenue to Palanza St.; on the south by Palanza St.; on the west by block deep westside of Araneta Avenue from Palanza St. to E. Rodriguez, Sr. Avenue; on the north by E. Rodriguez, Sr. Avenue;*

23. *Area bounded on the northwest by Palanza St. from Brixton Hill St. to Guirayan St.; southward to Kapiligan St., then eastward extending up to San Juan River; on the east and southeast by San Juan River; on the southwest by QC-Manila boundary and on the west by Brixton Hill St. except block occupied by SM Centerpoint;*

24. Area bounded on the north by block deep along E. Rodgriguez Sr. from Quezon Avenue to San Juan River, on the east by San Juan River, on the south by lot deep along E. Rodriguez Sr. Avenue from San Juan River to Quezon Avenue except Quezon Institute property, on the west by Quezon Avenue;

C-3: METROPOLITAN COMMERCIAL ZONE

District 1:

1. Area bounded on the north by south property lines of San Francisco High School, QC Science High School, Golden Acre, Pag-Asa BLISS, Pag-Asa Church, on the east by west property line of Block N22 of Pag-asa, on the south by North Avenue and EDSA, on the west by east property line of Block NB53 of Bago Bantay;

2. Area bounded by North Avenue, Agham Road, Quezon Blvd. and EDSA except areas identified as institutional areas;

District 2:

1. Area bounded on the north by south property line of Maligaya Park Subd.., on the east by western boundary of Sacred Heart Subd., on the south by Quirino Highway, and on the west by eastern boundary of Zabarte Subd.;

2. Area bounded on the north by Quirino Highway, on the east by Regalado Avenue, on the south by Mindanao Avenue, and on the west by Belfast St.;

3. Area bounded on the north by Sapphire St., Pilares Drive, Ipil St., and Dao St., extending eastward to Quirino Highway, on the east by 100 m. deep eastside of Quirino Highway from southern boundary line of lot 2 (LRC) Psd-8308 to Tullahan River, on the south by Tullahan River, on the west by Buenamar towards Austria and Topaz Sts.;

4. Property of Ever Gotesco bounded on the north by south property line of Capitol Bliss/Estate, on the east by west property line of Filinvest I, on the south by Capitol Park Homes Drive, on the west by Commonwealth Avenue.

District 3:

1. Area bounded by Aurora Blvd., 15th Avenue, P. Tuazon Blvd., and EDSA (Araneta Center);

2. Area bounded on the northeast by Ortigas Avenue, on the south by (QC-Mandaluyong) political boundary, on the southwest by P. Poveda Avenue and on the west by EDSA (Robinsons Galleria);

3. Area bounded on the northwest by Textile Drive extended to Marikina River, on the northeast by Marikina River, on the southeast and south by northwest property line of Bagumbayan ZIP extended from Marikina River towards northwest property line of lots 15,16,17 and 21/Block 2 Pcs. 04-000 121 and on southwest by E. Rodriguez Jr. Avenue.

District 4:

1. ***Area bounded on the northeast by Aurora Blvd., on the east by G. Araneta Avenue, on the southwest by San Juan River , and on the west by Manila-QC boundary;***

2. Area bounded on the northwest by Quezon Avenue, on the northeast by western property line of NAPOCOR up to NIA Road, on the southeast by northern boundary line of Bureau of Printing, on the southwest by EDSA.

I-1: LOW INTENSITY INDUSTRIAL ZONE

1. *Area bounded on the north by M.H. del Pilar St. going northeast towards Villegas St. up to lot deep southside of Baler St. then westward to Mendoza St. then southward to Zorra St., then westward to Aragon St., then southward to Pitimini St., on south by Pitimini St. and on the west by Roosevelt Avenue;*

2. Area bounded on the north by Osmeña St. and Pitimini St., on the east by Roosevelt Avenue, on the south by lot deep from Del Monte Avenue, and on the west by Tolentino St.;

3. Area bounded on the north by EDSA, on the east by Culiat creek going to San Francisco River, on the south by Toctocan St. and on the west by Kaingin Road going westward along Samson St. then northward by creek until EDSA.

I-2: MEDIUM INTENSITY INDUSTRIAL ZONE

1. Area bounded on the north by southern boundary line of La Trinidad Village passing thru lot deep of Quirino Highway to Sagittarius St. extending to Dario creek then to block deep southside of Tandang Sora Avenue towards lot deep southside of Quirino Highway to Transmission line, then going south towards Mendez St., then along Mendez St., westwards up to a creek. From the creek going south to Dario creek, on the south by EDSA, on the west by (QC-Caloocan) boundary line except identified residential subdivisions (Balintawak Teachers' Village, College View Compound, Vic-Mari Compound, Jordan Ville Homes, St. Louis Compound 6 & 7, Carolyn Park Subd., Manotok Subd., St. Dominic Compound, T.S. Cruz Subd., Rodriguez Compound, Jordan Valley Subd., JEM 5 Subd.)

2. Area lot deep both sides of Quirino Highway from a creek on the south of Marianito St to Sagittarius St;

3. Area bounded on the north by Gen. Luis St., on the east by creek along the western boundary of Doña Rosario Hts. Subd., and Isaura Compound, down to Tullahan River, extending towards the southern boundary line of Menrey-Sta. Monica Village up to Quirino Highway, on the southwest by Pablo dela Cruz St., going north up to the southern boundary line of lots 430 and 429, then going west along the northern boundary line of Leonardo Ramirez Village up to Katipunan Avenue, going south lot deep along eastern side of Katipunan Avenue up to East Fresno St., on the south by lots 1,2 and the northern boundary line of Goodwill Homes up to Tullahan River, then along Tullahan River, on the west (QC-Valenzuela), (QC-Caloocan) political boundaries;

4. Area bounded on the north by the northern boundary lines of Lots 209, 208, 594-A to E, 752, 536, 535, 594-E, Lots 1,2,3 (Bgy. Nagkaisang-Nayon), Lot 176-C-7, on the south by Gen. Luis Avenue, and on the west by (QC-Caloocan) political boundary;

5. Area lot deep northside of Gen. Luis St. from Lot 176-C-7 going east up to a creek, on the west property of T.S. Cruz Subd.;

6. Area bounded on the northwest by MWSS Bagbag Reservoir, on the northeast by A. Naval St, then westwards along Sauyo Road to Lot 785, D-2, on the south by Republic Avenue;

7. Area bounded on the north by Sauyo Road from the east property line of Richland 1 Subd. to the MWSS pipeline, on the east and south by the MWSS pipeline, on the west by Goldkey Subd.., Lots 984-B-1-C and 984-B-1-B, ***except lots 984-A-11-B and 984-A-11-C, towards the south property line of Lot 2, Block 2 and lots 5 and 6***, Block 3 of Marian Subd. (Pcs-13-003080) towards the west property line of Lot 554-B-5-B-2 and the south and east property lines of Richland 1 Subd.;

8. Area bounded on the north by the southern boundary line of Rockville Subdivision, on the east by the property of Our Lady of the Angels Franciscan Seminary, on the south by Seminary Road, and on the west by Quirino Highway;

9. Area bounded on the north by EDSA going to Balingasa Creek towards Samson Road going east to Kaingin Road, on the east by Kaingin Road, on the south by Toctocan St. towards Sgt. Rivera, on the west by (QC-KC) political boundary except Damar Village;

10. Area bounded on the north by Sgt. Rivera & Toctocan Sts., on the east by Malasimbo St. on the south by Wayan St. & G. Roxas St. then along Sto. Domingo St. then going north to Dagot St., then Dagot St., going west towards Banawe St., then going south to Mauban St., then from Mauban St., going west to D. Tuazon St., and going north to Sgt. Rivera;

11. Area bounded on the north by a creek southside of Bgy. Libis on the east by Marikina River on the south by QC-Pasig City political boundary and on the west by E. Rodriguez Jr. Avenue except by Bagumbayan Bliss project area and identified commercial zone.

INST: INSTITUTIONAL ZONE

1. Bureau of Animal Industry
2. Forest Management Bureau
3. Bureau of Mines
4. Bureau of Soils
5. Camp Aguinaldo
6. Camp Crame
7. Camp Karingal
8. Camp Panopio
9. Central Bank
10. DENR
11. Department of Agrarian Reform

12. Department of Agriculture
13. DPWH
14. East Avenue Medical Center
15. Land Transportation Office
16. LRA
17. Miriam College
18. MMC/ESC
19. National Government Center II (East Side)
20. NEDA
21. NHA
22. NIA
23. NICA
24. QC Hall Compound
25. Quirino Memorial Hospital
26. St. Joseph College
27. St. Joseph Convent
28. St. Luke's Hospital
29. University of the Philippines
30. V. Luna General Hospital
31. Veterans Memorial Medical Center
32. *GSIS Property*
33. All institutional establishments already existing at the time of approval of this Ordinance

HSS: HISTORICAL SPOTS AND SHRINES

1. *EDSA Shrine*
2. *Camps Crame and Aguinaldo*
3. *People Power Monument*
4. *Gen. Lawton Monument, Bgy. Bagong Silangan*
5. *Pugad Lawin Shrine, Project 8*
6. *Balintawak Monument*
7. *Tandang Sora Shrine*
8. *Quezon Memorial Shrine*
9. *Bernardo Park*
10. *Batasan Pambansa*
11. *San Pedro Bautista Parish Church*
12. *Quezon City Hall*

PR: PARKS AND RECREATIONAL ZONE

1. Quezon Memorial Circle
2. Ninoy Aquino Parks and Wildlife
3. U.P. Arboretum
4. Novaliches Watershed
5. All designated park lots/open spaces

CEM: CEMETERY

1. Baesa Cemetery
2. Holy Cross Memorial Park
3. Bagbag Cemetery
4. Novaliches Cemetery
5. Himlayang Pilipino Memorial Park

SHZ: SOCIALIZED HOUSING ZONE

District 1:

1. Madrigal Estate ZIP Site (Lots 1-A, 2-A, 1-B, 2-B, 3, 9, 4, 8-B, 8-A, 6-B, 6-A, 7-B, 7-A) and Lot 5, Bgy. San Antonio
2. Block 416 Bgy. Manresa
3. QC General Hospital Socialized Housing Site (Lot 3 PCS 13-002481, LRC PSD 60060), Bgy. Bahay Toro

4. Portion of Blk. 376, Bgy. San Jose
5. Lot 21 Blk. 17, Bgy. Bungad
6. Lot 16 Blk. 857, Lot 18 Blk. 856, Road 23, Bgy. Bahay Toro
7. Sitio Maligaya ZIP Site, Bgy. Bahay Toro

District 2:

1. Lot 64-A PSD 10962 (Asprer) QC Property, Bgy. Payatas
2. Lot 106 PSU 24733 (URP Site) QC Property, Bgy. Bagong Silangan
3. Capri ZIP Site, Bgy. Capri
4. NGC Housing Project - Bgy. Holy Spirit and Bgy. Commonwealth
5. Lot 113-B-4-D PSD 19900 (Pesigan) QC Property, Bgy. Bagong Silangan
6. Lots 105-A, 105-B, 105-B-2 (Bona, Humanities, TSM), Bgy. Bagong Silangan
7. Lot 66-A (Country Homes), Bgy. Bagong Silangan
8. Lot 27-A, 27-B (Petines), Bgy. Bagong Silangan
9. Lot 385-A, 876 Tala Estate (Tawid Sapa), Bgy. Kaligayahan
10. Lot 57-E & 57-D (Torres), Bgy. Payatas
11. NHA Teachers' Bliss Balonbato

District 3:

1. Bagumbayan ZIP Site (Lot 11,Blk 2 PCS 04000121), Bgy. Bagumbayan
2. Bgys. Escopa I, II, III & IV except MSSD property
3. Interior F. Castillo (sub. Lot 6, Blk. 13 PSD 244), Bgy. Bagumbuhay
4. Lot 49-C-2-A-10 PSD 3240, Bgy. Libis
5. Lots 3-B-2, 3-B-3, 3-B-4, 3-B-5 (Matang Tubig), Bgy. Kaunlaran
6. Pansol ZIP Site (Lot 1, PCS 8245), Bgy. Pansol

District 4:

1. Blocks 122-A, 122-B, 122-C, 122-D, Bgy. Pinahan
2. San Martin de Porres ZIP Site (Blk. 45, PSD 7106), Bgy. San Martin de Porres
3. Block 2, Lot 12 Blk. 24 PSD 56573 (Maliwanag and Makatarungan), Bgy. San Vicente
4. Tatalon Estate Urban Bliss Project sites, Bgy. Tatalon

All socialized housing projects, community mortgage projects and similar low-cost housing projects approved by the City Council

TRU: TRANSPORT & UTILITIES ZONE

1. Bagbag Reservoir
2. Balara Filtration Plant
3. La Mesa Water Treatment Complex
4. MERALCO Sub-Stations
5. Power Transmission Lines
6. MWSS Pumping Stations
7. MWSS Aqueducts
8. TV/Radio Stations
9. All utility establishments already existing at the time of approval of this Ordinance

SPECIAL URBAN DEVELOPMENT ZONE

1. *NGC Eastside Special Urban Development Zone – Area covered by Proclamation No. 1169*

2. *Balintawak Urban Development Zone – Area bounded on the northwest by (QC-Caloocan) political boundary, on the northeast by Leland Drive of College View Compound towards the north property line of Lot 4440-A, on the east by Olivaros Drive towards the east property line of Star Paper Compound, on the south by Balinggasa Road extending to (QC-Caloocan) political boundary and on the west by the (QC-Caloocan) boundary.*

3. *Payatas Urban Development Zone – Area bounded on the north by Litex Road, on the east by the east property line of Empire View park, on the south by the south property line of Lot 77B2 to south property line of Lot 70, on the west by west property line of Lots 70 and 69 towards Litex Road.*

4. *Tomas Morato Special Development Zone- One (1) lot deep both side, from E. Rodriguez Avenue to Sct. Albano St.*

SECTION 3. Official Zoning Map - It is hereby adopted and made an integral part of this Ordinance as Annex "B", the Official Zoning Map for Quezon City duly prepared by the Joint-Legislative Executive Committee for the Preparation of the Quezon City Comprehensive Land Use Plan, wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated. Such Official Zoning Map shall be drawn to the scale of 1: 10,000 m and shall be duly signed by the City Mayor and the Presiding Officer of the City Council.

ARTICLE V
ZONE REGULATIONS

SECTION 1. General Provision – The uses enumerated in the succeeding sections are not exhaustive nor all-inclusive. Uses not enumerated hereunder may be allowed provided that they are compatible with the uses expressly allowed.

Allowance of further uses shall be based on the intrinsic qualities of the land and the socio-economic potential of the locality with due regard to the maintenance of the essential qualities of the zone.

Specific uses/activities of lesser density within a particular zone (R-1) may be allowed within the zone of higher density (R-2, R-3) but not vice versa, nor in another zone and its subdivisions (e.g. GC, C-1, C-2), except for uses expressly allowed in said zones, such that the cumulative effect of zoning shall be intra-zonal and not inter-zonal.

SECTION 2. Use Regulations in Low-Density Residential Zone (R-1) - An R-1 district having a density of up to 20 du/ha is characterized mainly by single family, single detached dwellings with the usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities. The following are the allowable uses:

Principal Uses

1. One-family dwellings
2. Duplex-type buildings
3. Churches or similar places of worship
4. Community facilities and social centers
5. Parks, playgrounds, pocket parks, parkways, promenades and playlots
6. Clubhouses, ***sports*** and recreational uses such as golf course, tennis courts, basketball courts, swimming pools, and similar uses operated by the government or private individuals as membership organizations for benefit of their members, families and guests and not primarily for gain.

Accessory Uses

1. Uses customarily incidental to any of the aforementioned uses located on the same lot, provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes;

   a. servant's quarters
   b. home laundries
   c. non-commercial garages
   d. houses for pets such as dogs, birds, rabbits and the like of not more than four (4) square meters in floor area
   e. pump and generator houses

f. auxiliary uses customarily conducted in dwellings and homes such as offices of physicians, surgeons, dentists, architects, engineers, lawyers and other professionals provided that such professionals are members of the family residing in the premises; provided further, that not more than three (3) semi-professional assistants are employed at any time, that in no case that more than twenty percent (20%) of the floor area of the building be used for said professional practice.

Conditional Uses

1. Preparatory schools, provided that they do not exceed three (3) classrooms and shall be located not less than five hundred (500) meters from nearest existing school offering similar course with adequate parking
2. Boarding houses with no more than eight (8) boarders
3. Plant nurseries and track gardens
4. Neighborhood convenience stores selling miscellaneous items, provided that such stores shall not exceed 10% of the total floor area of the dwelling unit and provided that no liquor shall be allowed for sale.
5. Video tapes and computer rentals shops, provided that such shops shall not exceed 10% of the total floor area of the dwelling unit
6. Home occupation engaging an in-house business such as dressmaking, tailoring, baking, provided that the area shall not occupy more than 20% of the total floor area of the dwelling unit with number of persons engaged in such business/industry shall not exceed three (3) inclusive of the owner, there shall be no change in the outside appearance of the building or premises, no home occupation shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises
7. Home industry classified as cottage industry provided that such home industry shall not occupy more than 30% of the floor area of the dwelling unit with employees not to exceed five (5) persons and shall have no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance, allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI), no home industry shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home industry in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be used in such home industry which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises

SECTION 3. Use Regulations in Medium-Density Residential Zone (R-2) - An R-2 district having a density of 21-65 du/ha is characterized mainly by multi-family housing like duplexes, townhouses, accessories or row houses and other multi-family dwellings on a limited scale with the usual community ancillary services and support facilities. The following are the allowable uses:

Principal Uses

1. All uses in R-1
2. Townhouses, residential condominiums of medium rise type up to seven (7) storeys
3. Apartment houses and rowhouses
4. Boarding houses
5. Pre-schools, elementary and high schools, provided that they do not exceed sixteen (16) classrooms
6. Outpatient clinics, family planning clinics, lying-in clinics, diagnostic clinics, medical and clinical laboratories
7. Branch library and museum
8. Steam/dry cleaning outlets
9. Food stalls and carenderias

10. Party needs and accessories (leasing of tables and chairs, etc.)

Conditional Uses

1. Ballet, dance and voice studios provided that the classes or instructions are held in sound-proofed and air-conditioned buildings.
2. Sanitaria, nursery or convalescent homes
3. Philanthropic or charitable institutions upon approval of the layout plan by the zoning administrator and subject to such conditions and safeguards as deemed appropriate.
4. Offices with no actual display, sale, transfer, or lending of the office commodities in the premises with floor area not exceeding 30% of the building area
5. Apartment hotels/hometels
6. Processing, refilling and retailing of bottled drinking water provided that clearances from local health department and certification of adequate supply from the water supply concessionaire shall be secured.
7. Home occupation for the practice of one's profession or for engaging an in-house business such as ***computer/information technology-related services,*** dressmaking, tailoring, baking, barber and beauty shops and the like, provided that the area shall not exceed 30% of the floor area of the dwelling unit with number of persons engaged in such business/industry shall not exceed ten (10) inclusive of owner, there shall be no change in the outside appearance of the building or premises, no home occupation shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
8. Home industry classified as cottage industry provided that such home industry shall not occupy more than 30% of the floor area of the dwelling unit with employees not to exceed ten (10) persons and shall have no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance, allotted capitalization shall not exceed the capitalization as set by the department of trade and industry (DTI), no home industry shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home industry in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be used in such home industry which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises
9. Car barns for not more than three (3) units
10. LPG retailing with a maximum of twenty (20) units of LPG tanks at any given time.
11. ***Health fitness and other*** recreational facilities such as ***health clubs/gyms,*** resorts, swimming pools, clubhouses and similar uses except carnivals and fairs
12. Bank branches, savings/loans/lending shops
13. Driving range
14. Private Stable
15. *Retail of meat, fish, vegetables and other perishable goods provided that location is outside the 200-m radius of existing wet and dry markets and it is within enclosed structure.*

SECTION 4. Use Regulations in High-Density Residential Zones (R-3) - An R-3 district having a density of more than 65 du/ha is characterized mainly by mixed housing types and high-density dwellings, with more than the usual community ancillary services serving also the needs of outlying areas, increasingly commercial in scale. The following are the allowable uses:

Principal Uses

1. All uses permitted in R1 and R2

2. Multi-family residential buildings such as condominium, high rise residential structures, multi level-apartments,Tenements, mass housing, etc.
3. Elementary schools and high schools

Accessory Uses

1. Customary accessory uses and buildings incidental to any of the above permitted uses.

SECTION 5. Use Regulations in Socialized Housing Zone (SHZ) - An SHZ shall be used principally for socialized housing/dwelling purposes as defined under RA 7279.

SECTION 6. Use Regulations in Minor Commercial Zone (C-1) - A C-1 district is characterized by commercial and trade activities on a neighborhood scale including retail outlets, professional offices, personal and home service shops and eateries on a small scale. Allowable uses in C-1 districts are the following:

Principal Uses

1. All uses in R-3 districts
2. Pawnshops, money shops, photo and portrait studios, shoeshine/repair stands, retail drugstores, tailoring and dress shops
3. Bakeshops and bakery goods stores
4. Construction supplies and building materials such as electrical and electronic stores, plumbing supply stores, ceramic, clay cement and other similar products except CHBs, gravel and sand and other concrete products
5. Sporting goods, supplies, dry goods stores, haberdasheries, ready made and knitted wear stores, apparel, and footwear shops
6. Glassware and metalware stores, household equipment and appliance shops
7. Manufacture of insignia, badges and similar emblems except metal
8. General retail establishments such as curio or antique shops, pet shops and aquarium stores, book stores, art supplies and novelties, jewelry shops, liquor wine stores and flower shops
9. Employment/recruitment agencies, news syndicate services and office equipment and repair shops and other offices
10. Watch sales and service, locksmith and other related services
11. Other stores and shops for conducting retail business and local shopping establishments
12. Radio, television and other electrical appliance repair shops
13. Furniture, repair and upholstering job
14. Computer stores and video shops including repair
15. Garment manufacturing with no more than (20) machines
16. Signboard and streamer painting and silk screening
17. Car barns for jeepneys and taxis with not more than six (6) units
18. Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
19. Gardens and landscaping supply/contractors
20. Printing, typesetting, copiers and duplicating services
21. Photo supply and developing
22. Restaurants, canteens, eateries, delicatessen shops, confectionery shops and automats/fast foods
23. Groceries
24. Laundries and laundromats
25. Recording and film laboratories
26. Auto repair, tire, vulcanizing shops and carwash with minimum 100 sq.m. service area
27. *Computer/information technology-related industry and services*
28. *Retail of feeds, fertilizers and other agro and veterinary products*
29. *Video karaoke bars, night clubs and beerhouses*
30. *Retail of meat, fish, vegetables and other perishable goods provided that location is outside the 200-m radius of existing wet and dry market.*

Conditional Uses

1. Garage for bus and trucks not greater than 3 units
2. Retailing of CHBs, gravel and sand and other concrete products

SECTION 7. Use Regulations in Major Commercial Zone (C-2) – A C-2 district is characterized mainly by commercial development which is a mixture of retail and wholesale trade and may contain the service and entertainment industries, such as shopping centers sufficient to provide the needs of the district level. Allowable uses are the following:

Principal Uses

1. All uses permitted in C-1 districts;
2. Amusement centers, theaters/cinemas, dance halls, dance and voice studios;
3. Inns and pension houses, hotels, motels, health massage and sauna parlor
4. Parking buildings/***parking lots***
5. Wet and dry markets
6. Supermarkets
7. Machinery retail and repair shops and machine shop operations (repairing/rebuilding or custom job orders)
8. Welding shops and Electroplating shops
9. Wood and sash shops
10. Engraving, printing, blueprinting and publishing
11. Musical instrument stores
12. Testing centers/laboratories
13. Firing range
14. Commercial and development banks and investment/financing companies

Conditional Uses

1. Institutional uses such as colleges and universities, vocational and technical schools, general hospitals and specialized general welfare, charitable and government institutions
2. Hauling services and garage terminals for trucks, tow trucks, and buses not exceeding three (3) units
3. Warehouses and storage facilities in support of commercial establishments
4. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft, aircraft and sales yards
5. Junk shops, scrap dealer
6. Radio and television stations excluding transmission tower
7. *Non-pollutive, non-hazardous small-scale industries being undertaken for profit in accordance with criteria/guidelines set by DTI.*

SECTION 8. Use Regulations in Metropolitan Commercial Zone (C-3) - A C-3 district is characterized by heavy commercial developments and multi-level commercial structures, including trade, service and entertainment on a metropolitan (regional) scale of operations as well as miscellaneous support services; with permitted light industrial activities. The following uses are permitted:

Principal Uses

1. All permitted uses in C-1 & C-2 districts
2. Department stores, shopping malls/centers, commercial and sports complexes/areas
3. Other commercial/business activities not elsewhere classified

SECTION 9. Use Regulations in Low Intensity Industrial Zone (I-1) – An I-1 district shall be for industries that are non-pollutive/non-hazardous and non-pollutive/hazardous manufacturing/processing establishments. The following uses are permitted:

a. non-pollutive/non-hazardous industries

1. Fish drying
2. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
3. Doughnut and hopia factory
4. Other bakery products N.E.C.
5. Manufacture of macaroni, spaghetti and vermicelli and other noodles;
6. Life belts factory
7. Manufacture of luggage, handbags, wallets, and small leather goods
8. Manufacture of miscellaneous products of leather and leather substitutes and those N.E.C.
9. Manufacture of products of leather and leather s substitutes, except footwear and wearing apparel
10. Manufacture of shoes except rubber, plastic or wood
11. Manufacture of slippers and sandals, except rubber and plastic
12. Manufacture of footwear, except vulcanized or molded rubber or plastic footwear
13. Printing, publishing and allied industries and those N.E.C.
14. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
15. Manufacture or assembly of electronic data processing machinery and accessories
16. Renovation and repair of office machinery
17. Manufacture or assembly of miscellaneous office machines and those N.E.C.
18. Manufacture of rowboats, bancas, sailboats
19. Manufacture of animal drawn vehicles
20. Manufacture of children vehicles and carriages
21. Manufacture of laboratory and scientific instruments, ammeters, barometers, chemical balance, etc.
22. Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taximeter, thermometer, etc.
23. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
24. Manufacture or assembly of surgical/medical supplies: adhesive tapes, antiseptic dressings, sanitary napkins, surgical gauge, etc.
25. Quick freezing and cold packaging for fruits and vegetables
26. Quick freezing and cold packaging for fish and other sea food
27. Manufacture of hats, gloves, handkerchiefs, neckwear and related clothing accessories
28. Manufacture of orthopedic and prosthetic appliances: abdominal supporter, ankle supports, arm support, artificial limb, kneecap supporter, etc.
29. Popcorn/rice factory
30. Manufacture of photographic equipment and accessories
31. Manufacture or assembly of optical instruments
32. Manufacture of optical lenses
33. Manufacture of eyeglasses and spectacles
34. Manufacture of watches and clocks
35. Manufacture of pianos
36. Manufacture of stringed instruments
37. Manufacture of wind and percussion instruments
38. Manufacture or assembly of electronic organs
39. Manufacture of sporting gloves and mitts
40. Manufacture of sporting balls not of rubber or plastic
41. Manufacture of gym and playground equipment
42. Manufacture of sporting tables: billiards, pingpong, pool
43. Manufacture of other sporting and athletic goods
44. Manufacture of dolls and toys except rubber and plastic moulds
45. Manufacture of pens, pencils and other office and artist materials
46. Manufacture of umbrella and canes
47. Manufacture of buttons except plastic
48. Manufacture of brooms, brushes and fans
49. Manufacture of needles, pens, fasteners and zippers
50. Manufacture of signs and advertising displays
51. Small-scale manufacture of ice cream
52. Manufacture of jewelries
53. Manufacture of concrete hollow blocks and other concrete products

b. non-pollutive/hazardous industries (conditional)

1. Manufacture of house furnishing and television receiving sets
2. Textile bag factories
3. Canvass bags and other canvass factory
4. Jute bag factory embroideries and weaving apparel
5. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
6. Manufacture of fiber batting, padding and upholstery filling except oil
7. Men's and boys' garment factory
8. Women's and girls' garment factory
9. Manufacture of rain coats and waterproof outer garments except jackets
10. Manufacture of miscellaneous wearing apparel except footwear and those N.E.C.
11. Manufacture of miscellaneous fabricated millwork and those N.E.C.
12. Manufacture of wooden and cane containers
13. Manufacture of bamboo, rattan and other cane baskets and wares
14. Sawali, nipa and split cane factory
15. Manufacture of cork products
16. Manufacture of wooden shoes, shoe lace and other similar products
17. Manufacture of miscellaneous wood products and those N.E.C.
18. Manufacture of miscellaneous furniture and fixture except primarily of metals and those N.E.C.
19. Manufacture of paper stationery, envelopes and related articles
20. Manufacture of dry ice
21. Repacking of industrial products e.g. paints, varnishes and other related products

SECTION 10. Use Regulations in Medium Intensity Industrial Zone (I-2) – An I-2 district shall be for industries that are pollutive/non-hazardous, pollutive/hazardous manufacturing/processing establishment. The following uses are permitted:

a. pollutive/non-hazardous industries

1. Manufacture and canning of ham, bacon and native sausages
2. Poultry processing and canning
3. Corn/rice mill
4. Chocolate and cocoa factory
5. Candy factory
6. Chewing gum factory
7. Peanuts and other nuts factory
8. Other chocolate and sugar confectionery products
9. Manufacture of flavoring extracts
10. Manufacture of food products N.E.C. (vinegar, vetsin)
11. Manufacture of fish meal
12. Oyster shell grinding
13. Manufacture of medicinal and pharmaceutical preparations
14. Manufacture of statuary, art goods, cut stone and marble products
15. Manufacture of abrasive products
16. Manufacture of miscellaneous non-metallic mineral products
17. Manufacture of cutlery, except table flatware
18. Manufacture of hand tools
19. Manufacture of cutlery hand tools and general hardware N.E.C.
20. Manufacture of household metal furniture
21. Manufacture of office, store and restaurant metal furniture
22. Manufacture of metal blinds, screens and shades
23. Manufacture of miscellaneous furniture and fixture primarily of metal N.E.C.
24. Manufacture of fabricated structural iron and steels
25. Manufacture of architectural and ornamental metal works
26. Manufacture of boilers, tanks and other structural sheet metal works
27. Manufacture of other structural products N.E.C.
28. Manufacture of metal cans, boxes and containers
29. Manufacture of stamped, coated and engraved metal products

30. Manufacture of fabricated wire and cable products
31. Manufacture of heating , cooking and lighting equipment except electrical
32. Manufacture of other fabricated metal products except machinery and equipment
33. Sheet metal works generally manual operation
34. Manufacture or assembly of agricultural machinery and equipment
35. Native plow and harrow factory
36. Manufacture or assembly of service industry machines
37. Repair of agricultural machinery
38. Manufacture or assembly of sewing machines
39. Manufacture or assembly of elevators and escalators
40. Manufacture or assembly of cooking range
41. Manufacture or assembly of water pumps
42. Manufacture or assembly of other machinery and equipment N.E.C.
43. Refrigeration industry
44. Manufacture and repair of electrical apparatus
45. Manufacture and repair of electrical cables and wires
46. Manufacture of other electrical industrial machinery and apparatus N.E.C.
47. Manufacture or assembly of telephone and telegraphic equipment
48. Manufacture or assembly of radio and television transmitting, signaling and detection equipment
49. Manufacture of industrial and commercial electrical appliances
50. Manufacture of other electronic equipment and apparatus N.E.C.
51. Manufacture of household cooking, heating and laundry appliances
52. Manufacture of other electrical appliances N.E.C.
53. Manufacture of electrical lamps and fixtures
54. Concrete/asphalt batching plant

b. pollutive/hazardous industries

1. Flour mill
2. Cassava flour mill
3. Manufacture of coffee
4. Manufacture of unprepared animal feeds, other grain milling N.E.C.
5. Production of prepared animal feeds
6. Cigarette and cigar factory
7. Miscellaneous processing of tobacco leaves N.E.C.
8. Curing and redrying tobacco leaves
9. Weaving hemp textile
10. Jute spinning and weaving
11. Miscellaneous weaving and spinning mills N.E.C.
12. Hosiery mill
13. Underwear and outwear knitting mills N.E.C.
14. Fabric knitting mills
15. Miscellaneous knitting mills N.E.C.
16. Manufacture of mats and mattings
17. Manufacture of cutlery, hand tools and general hardware, N.E.C.
18. Manufacture of carpets and rugs
19. Manufacture of cordage, rope and twine
20. Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
21. Manufacture of linoleum and other surface coverings
22. Manufacture of artificial leather, oil cloth and other fabrics except rubberized
23. Manufacture of coirs
24. Manufacture of miscellaneous textile N.E.C.
25. Manufacture of rough lumber, unworked
26. Manufacture of worked lumber
27. Resaw mill
28. Manufacture of veneer, plywood and hardwood
29. Manufacture of scooters, pedicabs, and tricycles
30. Manufacture of doors and windows and sashes
31. Treating and preserving of wood
32. Manufacture of charcoal

33. Manufacture of wood and cane blinds, screens and shades
34. Manufacture of containers and boxes of paper and paper boards
35. Manufacture of miscellaneous pulp and paper products N.E.C.
36. Manufacture of perfumes, cosmetics and other toilet preparations
37. Manufacture of waxes and polishing preparations
38. Manufacture of candles
39. Manufacture of inks
40. Manufacture of miscellaneous chemical products N.E.C.
41. Tire retreading and rebuilding
42. Manufacture of rubber shoes and slippers
43. Manufacture of industrial and moulded rubber products
44. Manufacture of plastic footwear
45. Manufacture of plastic furniture
46. Manufacture of other fabricated plastic products N.E.C.
47. Manufacture of table and kitchen articles
48. Manufacture of property, china and earthenware N.E.C.
49. Manufacture of flat glass
50. Manufacture of glass containers
51. Manufacture of miscellaneous glass and glass products N.E.C.
52. Manufacture of clay bricks, clay tiles and hollow clay tiles
53. Manufacture of miscellaneous structural clay products N.E.C..
54. Manufacture of structural concrete products
55. Manufacture of asbestos products
56. Manufacture of engines and turbines except motor vehicles, marine and aircraft
57. Manufacture of metal cutting, shaving and finishing machinery
58. Manufacture of wood working machinery
59. Manufacture of wood and wood products
60. Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
61. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
62. Manufacture, assembly, rebuilding, repairing of paper industry machinery
63. Manufacture, assembly, rebuilding, repairing of printing trade machinery and equipment
64. Manufacture of rice mills
65. Manufacture of machines for leather and leather products
66. Manufacture of construction machinery
67. Manufacture of machines for clay, stove and glass industries
68. Manufacture, assembly, rebuilding, repair of miscellaneous special industrial machinery and equipment N.E.C.
69. Manufacture of dry cells, storage battery and other batteries
70. Manufacture of locomotives and parts
71. Manufacture of railroad and street cars
72. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
73. Manufacture of wood furniture including upholstered
74. Manufacture of rattan furniture including upholstered
75. Manufacture of box beds and mattresses
76. Boat building and repairing

SECTION 11. Use Regulations in Institutional Zone (INST) – In Institutional zone, the following uses shall be allowed:

Principal uses

1. Barangay health centers;
2. Day-care centers;
3. Puericulture centers;
4. Clinics, family planning clinics and children's clinics
5. Nursery and kindergarten schools;
6. Elementary schools;
7. Elementary and high school;
8. Local civic centers, local auditorium, halls and exhibition centers;

9. Churches, temples and mosques;
10. Chapels
11. Barangay centers
12. Maternity hospitals
13. National executive, judicial, legislative offices and related facilities and activities
14. Government buildings
15. Tertiary and provincial hospitals and medical center;
16. Museums and galleries;
17. Art galleries;
18. Planetarium;
19. Colleges and universities;
20. Vocational and technical schools and special training centers;
21. Convents and seminaries;
22. Welfare and charitable institutions;
23. Fire and police station buildings;
24. Local museum and libraries
25. University complexes;
26. Penal institutions
27. Embassies/consulates
28. Military camps

SECTION 12. Use Regulations in Parks and Recreation Zone (PR) – In Parks and Recreation zone, the following uses shall be allowed:

1. Parklets or pocket parks;
2. Parkways and promenades;
3. Playgrounds and playlots;
4. General recreational parks;
5. Horticultural nursery;
6. Plazas
7. Arboretum
8. Botanical gardens and zoo and other nature centers;
9. Playfields or athletic fields;
10. Campsites and resorts;
11. Golf courses, ball courts, race tracks and similar uses
12. Parking lots;
13. Customary facilities and accessory uses and building incidental to any of the permitted uses and
14. Other areas devoted to eco-recreation and environmental conservation and protection

SECTION 13. Use Regulations in Transport and Utilities Zone (TRU) – In Transport and Utilities zone, the following uses shall be allowed:

1. Major transportation facilities, telecommunications, power, water and the like.

SECTION 14. Use Regulations in Historical Spots and Shrines Zone (HSS) – In Historical Spots and Shrines zone, the following uses shall be allowed:

1. Historical Spots and Shrines:
2. Metropolitan cultural centers
3. Museum, libraries, art galleries
4. Civic centers, auditorium, convention centers, halls and exhibition areas
5. Antiques and curio shops, and
6. Customary facilities and accessory uses and building incidental to any above permitted uses.

SECTION 15. Use Regulations in Special Urban Development Zones (SUDZ) - *Special Urban Development zones are areas characterized by deteriorated or deteriorating conditions but with high potential for environment rehabilitation and socio-economic improvement.*

The following uses shall be allowed:

NGC Eastside Urban Development Zone- any activity/use shall be in accordance with the approved development plan for the area pursuant to Proclamation No. 1169.

Payatas Urban Development Zone

a. *Waste Disposal Facility*
b. *Resource Recovery Facility (recycling, composting, etc.)*
c. *Environment rehabilitation and enhancing activities*
d. *Low cost/socialized housing*

Balintawak Urban Development

a. *Agro-industrial uses*
b. *High-density residential*
c. *Medium-intensity commercial consisting of:*
   - *offices*
   - *retail*
   - *banks*
d. *Intermodal transport stations*

Tomas Morato Special Development Zone

As per Ordinance SP-505, S-97, all permitted uses in C-2 zone shall be allowed , except the following:

a. *Gravel and sand dealer*
b. *Furniture repair and upholstering job, printing and other small service establishments*
c. *Blacksmiths, tire and vulcanizing shops, welding shops*
d. *Hardware and auto supply shops, auto sale, auto repair, automotive handicraft, marine craft and aircraft retail shops, accessory and spare parts shops and equipment rentals and sales yards*
e. *Off-fronton stations, off-track stations, lotto outlets, commercial stables, dance hall or cabaret*
f. *Beerhouses, motels, massage and sauna parlors*
g. *Supper clubs, night clubs, karaoke bars and discotheque except as integral amenities or facilities of a hotel and high rise commercial building*
h. *Sign and billboard shops*
i. *Building material stores such as electrical and electronic stores, plumbing supply stores, ceramic, clay, cement and other similar products*
j. *Local wet and dry markets, including open markets (talipapa)*
k. *Machinery and machine shops, steel shops, machinery equipment supply and related wholesale trade*
l. *Funeral parlors, mortuaries and crematory services and memorial chapels*
m. *Electroplating shops*
n. *Warehouses and storage facilities*
o. *Bus terminals and commercial garages*
p. *Wood and sash shops*
q. *Firing ranges*
r. *Retail of feeds, fertilizers and other agro and veterinary products*
s. *Retail of CHB's, gravel and sand and other concrete products*
t. *Junk shops, scrap dealer*
u. *Radio and television stations*
v. *Non. pollutive, non-hazardous small scale industries being undertaken for profit in accordance with criteria/guidelines set by DTI*

ARTICLE VI
GENERAL DISTRICT REQUIREMENTS

SECTION 1. Building or Structure Use.- No building, structure or land shall hereafter be occupied or used and no building or structure or part thereof shall be erected, constructed, moved or structurally altered except in conformity with the provisions of this Ordinance.

SECTION 2. Yard, Open Space, Off-street Parking Space.- No part of the off-street parking space, loading space, or other open space required of adjacent building shall, be included as part of the yard, open space, off-street parking or loading space of the project building for the purpose of complying with the Ordinance. However, this shall not apply to building/s with common party walls or adjacent building lines, in which case, only the yard for the free or non-abutting sides will be required. No part of the road shall be used for parking, display of wares, work area, signages or for any other such purposes.

SECTION 3. Vehicular Entrance/Exit.- Properties along major roads shall be provided with a single lane driveway for vehicular entrance and a single lane driveway for vehicular exit or a two-lane combined entrance/exit driveway at any convenient location along its frontage for access of parking spaces within the property. Parking slots directly accessed from the road for more than two (2) vehicles shall ***not*** be permitted. (see Figure 1)

SECTION 4. Traffic Generators.- All traffic generating activities allowed in any of the districts must provide for minimum parking spaces for the employees, clients and visitors as follows:

1. Multi-family living units	1 slot/living unit
2. Supermarkets	1 slot/75 sq.m. of shopping floor area
3. Wet and dry markets	1 slot/50 sq.m. of stall area plus 1 delivery parking slot per 300 sq.m. of stall area
4. Restaurants, fast food centers, bars and beerhouses, eateries	1 slot/15 sq.m. of customer area
5. Nightclubs, supper clubs and theater restaurants	1 slot/15 sq.m. of customer area
6. Office buildings	1 slot/50 sq.m. of gross floor area
7. Other buildings in business/commercial zones	1 slot/50 sq.m. of gross floor area
8. Public assembly buildings such as theaters, cinemas, auditoria, stadia, etc.	1 slot/25 sq.m. of spectator area
9. a. Funeral Parlors/mortuaries	10 slots/chapel
b. Places of worship	1 slot/50 sq.m. of congregation area
10. Schools:	1 slot/classroom
11. Tertiary Hospitals	1 slot/10 beds
12. Recreational facilities:	
- Bowling alleys	1 slot/4 alleys
- Amusement center	1 slot/25 sq.m. of gross floor area
- Clubhouses, and the like	1 slot/100 sq.m. of gross area
13. Condominiums	1 slot/50 sq.m. of total floor area***(commercial)*** ***1 slot/living unit (residential)***
14. Commercial/shopping Malls	1 slot/50 sq. m. total floor area
15. Factories, manufacturing establishments, mercantile buildings, warehouses and storage bins	1 slot/250sq.m. of gross floor area (g.f.a.) + 1 delivery truck parking slot/300 sq.m. g.f.a.
16. Hotels and apartels	1 slot/5 units

SECTION 5. Advertising and Business Signs - Outdoor advertising signs shall be permitted only in commercial and industrial zones. Advertising and business signs to be displayed or put for the public view shall not extend beyond the property line.

SECTION 6. Erection of More Than One Principal Structure - In any district where more than one structure may be permitted to be erected on a single lot, the yard and other requirements of these Rules shall be met for each structure as though it were to be erected on an individual lot.

SECTION 7. Dwelling on Rear Lots - No building used or designed to be used as residence shall be allowed in any rear lot unless such lot has a right-of-way easement over a path of at least four (4) meters wide leading to a street. 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.

SECTION 8. Structure to have Access - Every building hereafter erected or moved shall have access to a public street or to a private street open to the public and all structures shall be so located on lots so as to provide safe and convenient access for reservicing fire protection units.

SECTION 9. Yard Requirements Along a District Boundary Line - Lots abutting on a district boundary line shall conform to the requirements of the more restrictive district bounded by the line. Hence, any structure on a district abutting R-1 district shall have a minimum setback of 3 meters.

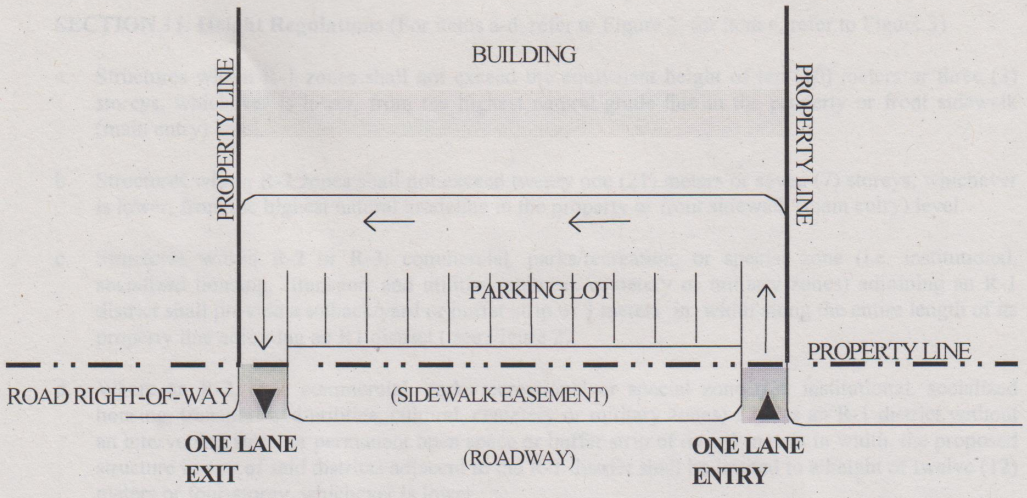
SECTION 10. Dwelling Group - When it is impractical to apply the requirements of this Zoning Ordinance to individual building unit in a residential compound, consisting of two or more buildings, a permit for the construction of such compound may be issued, provided that the plan thereof conform to the following conditions:

a. That the buildings are to be used only for residential purpose and such uses are permitted in the district where the compound is located;

b. That the average lot area per family of dwelling unit in the compound, exclusive 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 an aggregate area of five (5%) percent of the required lot area per family, provided that where the residential compound is intended for less than ten families, the setting aside of such area for playground purposes may be dispensed with; and provided further, that an open space may be used as part of the yard requirements for the compound; and

d. That there is provided within the tract on which the residential compound is to be erected or immediately adjacent thereto, an adequate private garage or off-street parking area, depending on the needs of the residents and their visitors.


BUILDING
PROPERTY LINE
PROPERTY LINE
PARKING LOT
PROPERTY LINE
ROAD RIGHT-OF-WAY
(SIDEWALK EASEMENT)
ONE LANE
EXIT
(ROADWAY)
ONE LANE
ENTRY

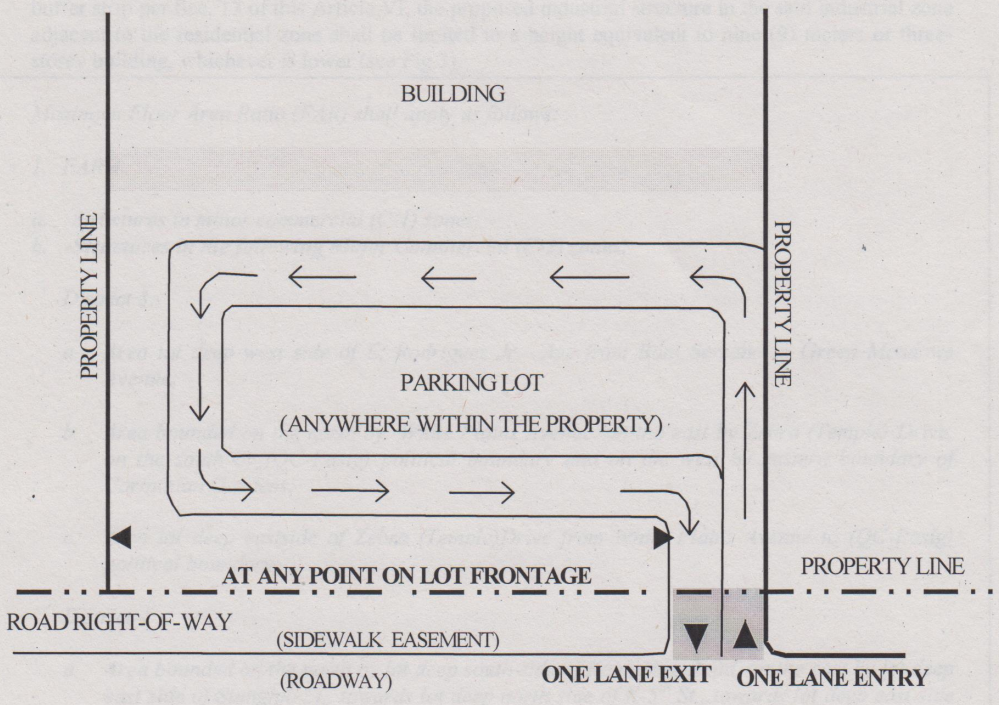

BUILDING
PROPERTY LINE
PROPERTY LINE
PARKING LOT
(ANYWHERE WITHIN THE PROPERTY)
AT ANY POINT ON LOT FRONTAGE
PROPERTY LINE
ROAD RIGHT-OF-WAY
(SIDEWALK EASEMENT)
(ROADWAY)
ONE LANE EXIT
ONE LANE ENTRY

Figure 1

SECTION 11. Height Regulations (For items a-d, refer to Figure 2, for item e, refer to Figure 3)

a. Structures within R-1 zones shall not exceed the equivalent height of ten (10) meters or three (3) storeys, whichever is lower, from the highest natural grade line in the property or front sidewalk (main entry) level.

b. Structures within R-2 zones shall not exceed twenty one (21) meters or seven (7) storeys, whichever is lower, from the highest natural gradeline in the property or front sidewalk (main entry) level.

c. Structures within R-2 or R-3, commercial, parks/recreation, or special zone (i.e. institutional, socialized housing, transport and utilities, cultural, cemetery or military zones) adjoining an R-1 district shall provide a setback/yard or buffer strip of 3 meters in width along the entire length of its property line adjoining an R1 district (see Figure 2);

d. Where an R-2, R-3, commercial, parks/recreational or special zone (i.e. institutional, socialized housing, transport and utilities, cultural, cemetery or military zones) adjoins an R-1 district without an intervening street or permanent open space or buffer strip of over 6 meters in width, the proposed structure in any of said districts adjacent to the R-1 district shall be limited to a height of twelve (12) meters or four-storey, whichever is lower.

e. Where an industrial zone adjoins an R-1, R-2 or R-3 district without an intervening street or permanent open space or buffer strip over 8 meters in width including the mandatory 3 meters wide buffer strip per Sec. 13 of this Article VI, the proposed industrial structure in the said industrial zone adjacent to the residential zone shall be limited to a height equivalent to nine (9) meters or three-storey building, whichever is lower (see Fig.3).

f. *Maximum Floor Area Ratio (FAR) shall apply as follows:*

1. FAR 4

a. Structures in minor commercial (C-1) zones;

b. Structures in the following Major Commercial (C-2) zones;

District 3:

a. Area lot deep west side of E. Rodriguez Jr. Ave from Boni Serrano to Green Meadows Avenue;

b. Area bounded on the north by White Plains Avenue, on the east by Zebra (Temple) Drive, on the south by (QC-Pasig) political boundary and on the west by eastern boundary of Corinthian Gardens;

c. Area lot deep eastside of Zebra (Temple)Drive from White Plains Avenue to (QC-Pasig) political boundary;

District 4:

a. Area bounded on the north by lot deep south side of Kamuning Road, on the east by lot deep east side of Sianghio St., towards lot deep north side of K-5th St., towards lot deep east side of T. Gener St., on the south by Creek and on the west by lot deep east side of K-1st St;

b. Area lot deep both sides of Balete Ext. from lot deep north side of E. Rodriguez Sr. Avenue to creek;

c. Area lot deep south east side of 3rd St. from Balete Drive to (QC-San Juan) city limits;

2. *FAR 6*

a. *Structures in High Density Residential (R-3) Zones*
b. *Structures in the following Major Commercial (C-2) zones;*

District 1

a. *Area lot deep both sides of Roosevelt Avenue from M.H. del Pilar St., to lot deep southside of EDSA;*

b. *Area lot deep westside of Roosevelt Avenue from Pitimini St. to MH del Pilar St;*

c. *Area lot deep eastside of Roosevelt Avenue from Gen. Lim St. to Pitimini St;*

d. *Area lot deep westside of Roosevelt Avenue from Gen. Lim to Del Monte Avenue;*

e. *Area block and a half deep northside of Del Monte Avenue from A. Bonifacio Avenue to Sto. Domingo then block deep from Sto. Domingo to Malasimbo St. then lot deep from Malasimbo St. to Roosevelt Avenue and area block deep southside of Del Monte Avenue from A. Bonifacio Ave. to G. Araneta Ave. then lot deep from G. Araneta Ave. to Roosevelt Ave. except lots along G. Araneta Avenue;*

f. *Area bounded by lot deep westside of San Pedro Bautista St. then G. Felipe Sr. St., then Morato St. then lot deep southside of Del Monte Avenue;*

g. *Area block deep westside of A. Bonifacio Ave. from Sgt. Rivera St. to (QC-Manila) political boundary;*

h. *Area lot deep eastside of A. Bonifacio Avenue from Mayon Avenue to Mariveles St. including lot at corner Apo St and Angelo St and area block deep eastside of A. Bonifacio Avenue from Sgt. Rivera St. to G. Roxas St;*

i. *Area lot deep northside of NS Amoranto Avenue from Mayon Avenue to G. Araneta Avenue and area block deep of southside of NS Amoranto Avenue from Mayon Avenue to Banawe St. then the area bounded by Banawe St, Calamba St. westside of G. Araneta Avenue and NS Amoranto Avenue;*

j. *Area lot deep both sides of Banawe Avenue from P. Florentino St. to Del Monte Avenue;*

k. *Area lot deep southside of Gen. Lim St. from San Francisco River to Roosevelt Avenue;*

l. *Area lot deep southside of P. Florentino St. from (QC-Manila) political boundary to San Francisco River, except lots along G. Araneta Avenue;*

m. *Area lot deep eastside of Don Pepe St. from Ma. Clara St. Avenue to P. Florentino St;*

n. *Area lot deep eastside and block deep westside of West Avenue from lot deep of Quezon Avenue to lot deep of EDSA.*

District 3

a. *Block bounded on the north by Main Avenue, on the east by 6th Avenue, on the south by Boni Serrano Avenue, on the west by lot deep westside of 5th Avenue;*

b. *Area lot deep southside of Kamias Road from Col. Salgado St. to Langka St.;*

c. *Area lot deep north side of Kamias Road from EDSA to Langka Street;*

d. *Area lot deep both sides of P. Tuazon Avenue from 15th Avenue to Katipunan Avenue except Labor Hospital;*

e. *Area lot deep south side of P. Tuazon Avenue from lot deep eastside of EDSA to 15th Avenue;*

f. *Area lot deep east side of 15th Avenue from lot deep southside of Aurora Blvd. to P. Tuazon Avenue;*

g. *Area bounded on the north by Kamias Creek south to Cambridge St., east along New York St., to 15th Avenue, on the east by lot deep eastside of 15th Avenue, on the south by lot deep from Aurora Blvd., and on the west by lot deep from EDSA.*

District 4

a. *Area lot deep both sides of Tomas Morato Avenue from lot deep northside of E. Rodriguez Sr. Avenue to lot deep from Timog Avenue;*

b. *Area block deep north side and lot deep south side of Alejandro Roces Avenue from Tomas Morato Avenue to Mo. Ignacia St.;*

c. *Area lot deep both sides of Banawe Avenue from lot deep northside of E. Rodriguez Sr. Blvd. to lot deep southside Quezon Avenue;*

d. *Area lot deep east side of Brixton Hill St. from Botocan Transmission Line to (QC-Manila) city limits;*

e. *Area lot deep west side of Guirayan St. from Palanza St. to Kapiligan St.;*

f. *Area bounded on the northwest by lot deep from Quezon Avenue on the north by lot deep from Timog Avenue, on the southeast by Mo. Ignacia St. up to Sct. Chuatoco St., and block deep southside of Quezon Avenue from Sct. Chuatoco St. to San Juan River, on the west by San Juan River;*

g. *Area bounded on the north by lot deep southside of Timog Avenue, on the east by lot deep westside of EDSA, on the south by Sct. Limbaga St. and on the west by Mo. Ignacia St.;*

h. *Area bounded on the northwest by lot deep northwest side of New York St, on the east by lot deep from EDSA, on the south by lot deep southside of P. Tuazon Blvd., then N. Domingo St. towards Boston St., on the west by lot deep westside of Boston St. from Aurora Blvd. to Vancouver St. towards lot deep north westside of Vancouver St.;*

i. *Area lot deep both sides of Kamuning Road from EDSA to Tomas Morato Avenue;*

j. *Area lot deep northwest side of Agno St. from D. Tuazon St. to San Juan River;*

k. *Area lot deep eastside of Denver St. from E. Garcia St. to Maryland St;*

l. *Area lot deep eastside of 4th Avenue from North Road to Boni Serrrano Avenue;*

m. *Area lot deep eastside of Elga Avenue from Agno St. to Kitanlad Street;*

3. *FAR 8*

District 1

a. *Area lot deep both sides of Congressional Avenue from lot deep of EDSA to Visayas Avenue;*

District 2

a. *Area lot deep westside of Commonwealth Avenue from south property line of NGC to Zuzuaregui St. then from Luzon Avenue to Central Avenue except INC Property, north property and lot deep eastside of Commonwealth Avenue from south property line of NGC to north property line of Ever Gotesco.*

District 3

a. *Area lot deep westside of Commonwealth Avenue from Zuzuaregui St. to Luzon Avenue and lot deep eastside from south property line of Ever Gotesco to north property line of UP;*

b. *Lot deep both sides of Aurora Blvd. from 15th Avenue to (QC-Marikina) city limits.*

District 4

a. *Area lot deep both sides of E. Rodriguez Sr. Avenue from lot deep of Quezon Avenue to New York Street;*

b. *Area bounded on the north by lot deep southside Timog Avenue, on the southeast by Mo. Ignacia, on the south by Sct. Chuatoco St. and on the northwest by lot deep northeast side of Quezon Avenue;*

c. *Area lot deep both sides of Timog Avenue from lot deep of Quezon Avenue to lot deep of EDSA;*

d. *Area bounded on the north by Makatarungan St. on the the east by Kalayaan Avenue, on the south by lot deep south of Matalino St. from lot deep west of Kalayaan St. to Malakas Lane;*

e. *Area lot deep northside of Aurora Blvd, from city limit to Boston St. then lot deep southside of Aurora Blvd. from Boston St. to Balete Drive towards N. Domingo St., then along aqueduct, then southwestward to lot deep eastside of Gilmore Avenue up to Santolan Road, on the southwest by city limit;*

f. *Area lot deep westside of Kalayaan Avenue from V. Luna Road to Makatarungan St. including Diliman Market Site and lot deep eastside from Kamias Road to Mayaman St.*

4. *FAR 10*

District 1

a. *Area lot deep both sides of G. Araneta Avenue from G. Roxas St. to lot deep from Quezon Avenue.*

District 4

a. *Area lot deep both sides of G. Araneta Avenue from lot deep of Quezon Avenue to Aurora Blvd.*

5. *FAR 12*

District 3

a. *Area lot deep westside of Katipunan Avenue from MWSS pipeline to lot deep northside of Aurora Blvd.*

District 4

b. Area bounded on the northwest by lot deep southeast side of Quezon Avenue, on the northeast by lot deep southwest side of EDSA and on the south by lot deep northside of Timog Avenue.

g. Exempted from the imposition of height regulations in residential zones are the following: towers, church steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code.

SECTION 12. Performance Standards - All land uses, developments or constructions shall conform to the following standards :

a. **Noise and vibrations**. All noise and vibration-producing machinery shall be enclosed by a building and shall be provided with effective noise-absorbing materials, noise silencers and mufflers, and an open yard of a distance of not less than twenty (20) meters from the street or adjoining property lines and property planted to dense trees as buffers. To minimize vibration, a machinery should be mounted on shock-absorbing mountings, such as cork set on reinforced concrete foundations or a floating isolated foundation set on piles, as needed by the machinery concerned, to reduce all noise and vibration to a reasonable minimum. Noise which is objectionable due to intermittent beat frequency or high pitch shall not be allowed unless enclosed in sound-proof buildings as tested and approved by the city officials concerned.

b. **Smoke**. Any smoke emitted from any source for a period aggravating seven (7) minutes in any thirty minute interval particularly when starting a new fire, shall have a density not greater than the No. 2 of the Ringlemann Chart.

c. **Dust, dirt and fly ash**. The emission of dust, dirt or fly ash from any source or activity which shall 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 gram per cubic meter of flue gas at stack temperature at 0 degree centigrade or to create a haze with opaqueness equivalent to or greater than the No. 1 of the Ringlemann Chart.

d. **Odors and gases**. The emission of foul odors and gases deleterious to public health, safety and general welfare shall not be permitted. Activities emitting foul odors and obnoxious gases shall be enclosed by airtight buildings provided with air-conditioning system, filters, deodorizing and other cleaning equipment.

e. **Glare and heat**. Glare and heat from any operation or activity shall not be allowed to be radiated, seen or felt from any point beyond the limits of the property.

f. **Industrial wastes**. Industrial/plant wastes shall be disposed of only in the manner which will not create any nuisance or danger to adjoining properties or to the community in general.

g. **Sewerage disposal**. No sewerage dangerous to the public health, safety and general welfare shall be discharged into any public sewer system, natural waterway or drainage channel. In addition to the following requirements, all sewerage disposal systems shall comply with pertinent requirements of the DENR-Environment Management Bureau.

Acidity or alkalinity shall be neutralized to a pH of between 6.5 and 8.5 as a daily average to a volumetric basis with a temporary variation of 5.0 to 10.0 pH

Wastewater shall not contain grease and oil in excess of 300 PPM or exceed a daily average of 10 PPM.

SECTION 13. Pollution Control - For effective pollution control, all locational clearances granted for industrial activities must be subject to the condition of compliance with environmental laws, rules and regulations.

SECTION 14. Provision for a Buffer Strip - A buffer strip of a minimum of three (3) meters width planting strip is required along the periphery of all industrial zones. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the open space.

SECTION 15. Provision for Environmental Protection Areas (EPA) and Easement

a. A ten (10)- meter strip shall be established as Environment Protection Area (EPA) on both sides of the following major waterways: Marikina River, San Juan-San Francisco River from city limit to EDSA and Tullahan River

b. A five (5)-meter easement on both sides of the Marikina Valley Fault Trace, identified on the ground by PHIVOLCS, is mandatory.

b. An easement of three (3) meters on both sides of creeks, streams and esteros shall be provided for public use.

SECTION 16. Provision for Surface Drainage and Heat Reduction- To minimize surface run-off and allow recharging of ground water supply, green areas shall be provided and pervious materials such as perforated slabs, interlocking blocks/tiles and gravel/pebbles shall be used in developing and landscaping surface parking lots, driveways, sidewalks and other open spaces.

SECTION 17. Area Regulations – Unless otherwise specified area regulation in all zones shall conform with the minimum requirement of the existing codes such as:

a. P.D. 957 - the "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations.

b. B.P. 220 - "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.

c. P.D. 1096 - National Building Code

d. P.D. 1185 - Fire Code

e. P.D. 856 - Sanitation Code

f. Plumbing Code

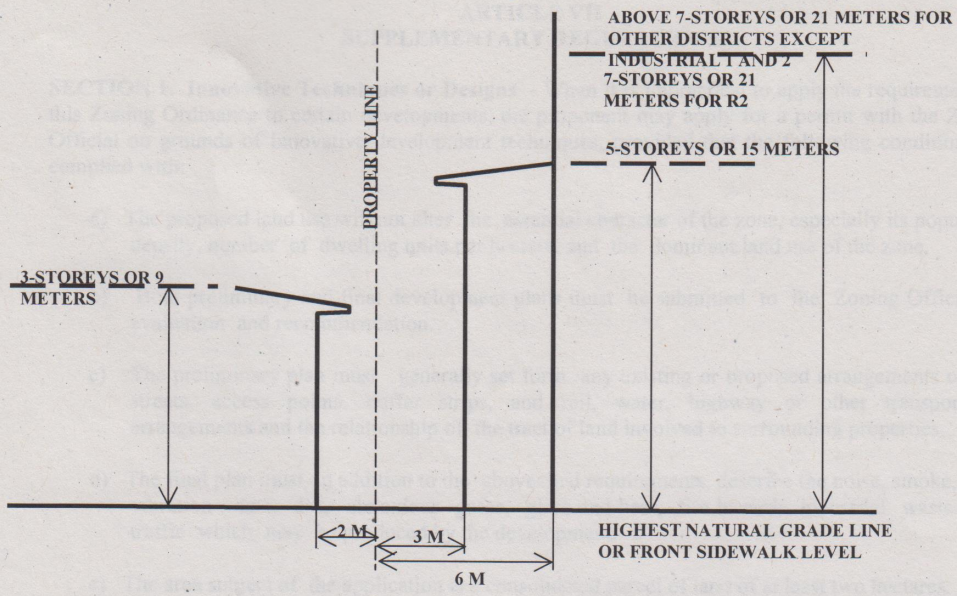
g. Structural Code

h. Executive Order No. 648

i. Other relevant guidelines promulgated by the national agencies concerned.

SECTION 18. Comments of Homeowners' Association/Barangay Council - A person seeking to establish a conditional use in a residential zone shall secure the comments of the homeowners' association and/or the barangay council concerned.

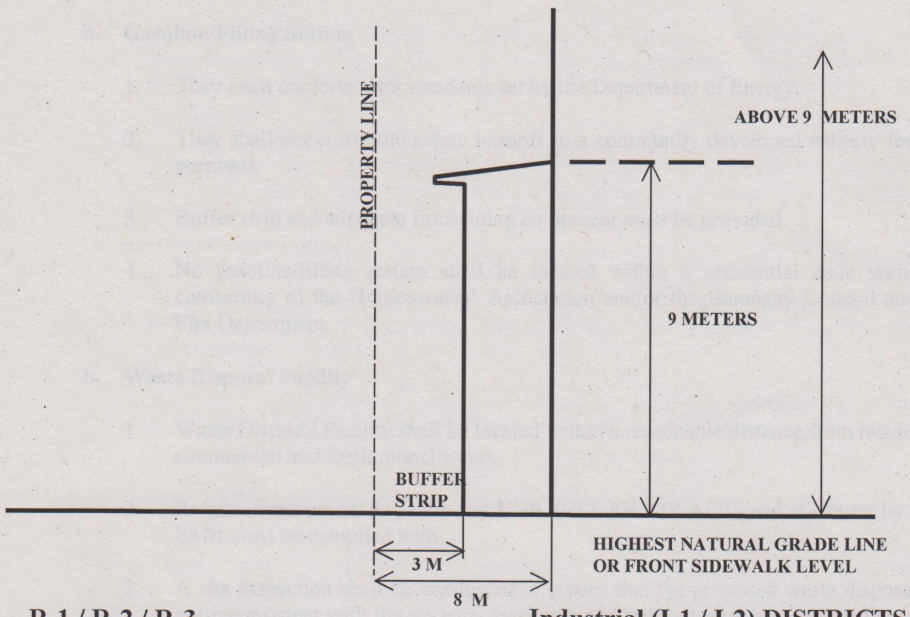
SECTION 19. Conditional Uses - Conditional uses shall be subject to approval of the building or business layout plan by the Zoning Official and to such other conditions and safeguards as deemed appropriate by the same official.



R-1 DISTRICT

R-2 / R-3 / Commercial / Parks / Institutional /Special DISTRICTS

FIGURE 2



R-1 / R-2 / R-3 DISTRICTS

Industrial (I-1 / I-2) DISTRICTS

FIGURE 3

ARTICLE VII
SUPPLEMENTARY REGULATIONS

SECTION 1. Innovative Techniques or Designs - When it is impractical to apply the requirements of this Zoning Ordinance to certain developments, the proponent may apply for a permit with the Zoning Official on grounds of innovative development techniques, provided that the following conditions are complied with:

a) The proposed land use will not alter the essential character of the zone, especially its population density, number of dwelling units per hectare, and the dominant land use of the zone.

b) Both preliminary and final development plans must be submitted to the Zoning Official for evaluation and recommendation.

c) The preliminary plan must generally set forth any existing or proposed arrangements of lots, streets, access points, buffer strips, and rail, water, highway or other transportation arrangements and the relationship of the tract of land involved to surrounding properties.

d) The final plan must, in addition to the abovecited requirements, describe the noise, smoke, odor, vibration , dust, dirt, obnoxious gases, glare and heat, fire hazards, industrial wastes and traffic which may be produced by the development.

e) The area subject of the application is a consolidated parcel of land of at least two hectares.

f) The recommendations of the Zoning Official shall be reviewed by the Committee on City Planning, Building and Zoning Regulations and shall be subject of a resolution by the City Council if favorably considered.

SECTION 2. Special Use Permits - A special use permit shall be required for each of the following uses, subject to an authorization by the City Council, thru a Resolution, and such terms and conditions hereunder prescribed:

a. Gasoline/Filling Station

1. They must conform with standards set by the Department of Energy.

2. They shall not constitute safety hazards in a community developed entirely for residential purposes.

3. Buffer strip and adequate firefighting equipment must be provided.

4. No gasoline/filling station shall be located within a residential zone without written conformity of the Homeowners' Association and/or the Barangay Council and the Local Fire Department.

b. Waste Disposal Facility

1. Waste Disposal Facility shall be located within a reasonable distance from residential, commercial and institutional zones.

2. Requirements set by Republic Act 8749 (CLEAN AIR ACT) and others set by the DENR-EMB must be complied with.

3. A site inspection shall be conducted to ensure that the proposed waste disposal facility is not inconsistent with the adjacent land uses and will not pose a hazard to the safety of the community in general.

4. The sound maintenance of the facility shall be the sole responsibility of the proponent and/or persons operating them.

c. Cemeteries

1. Proper maintenance of cemeteries shall be the exclusive duty of the proponent and/or persons operating them.

2. Requirements and standards set under the Sanitation and Water codes, HSRC Resolution No. 51, S-1982 and other pertinent laws must be complied with.

d. Radio Transmitting Stations

1. The sound maintenance of such station shall be the exclusive responsibility of the proponent and/or persons operating them.

2. Where the public welfare demands, however, radio transmitting stations maybe located in some residential zones provided the preceding condition is complied with strictly, and no interference with or damage to local electrical appliances or other property will likely result.

e. Private landing strips, and runways and heliports

1. Private landing strips, and runways shall be located only in park zones; however, they maybe allowed in other zones except residential zones if the owners' business operations demand the presence in other areas and as long as safety requirements set by the Civil Aeronautics Board (CAB) are complied with.

2. Heliports maybe allowed in commercial, industrial or institutional buildings provided safety requirements are complied with.

3. These must be located at least 1000 meters from the nearest residential zone .

4. A written authority to operate shall be secured from the Civil Aeronautics Board by the proponent at least 90 days before the intended date of operation, and a notice shall be posted or published in at least one daily newspaper to determine public opposition to the proposed landing site.

5. Sworn statements of the owners of the adjoining lands, landing approach/take-off signifying their conformity to the proposed landing site shall be obtained by the proponent.

f. Abattoir/Slaughterhouse

1. Abattoir shall be located within reasonable distance from residential and commercial areas as determined by the Office of the Zoning Official, provided that they shall not be located within the same premises as public markets.

2. A written authority to operate shall be secured from the City Health and Sanitation Office by the applicant at least 90 days before the intended date of operation and a notice shall be posted in the City Hall to determine public opposition, if any, to the proposed abattoir.

3. Proper waste disposal, odor control and other abatement procedures must be adopted.

4. The proponent shall obtain sworn statement of owners of land immediately adjacent to the proposed site signifying their conformity or non-conformity to the proposed activity as one of the prerequisites for the granting of a special use permit.

g. Cockpits/Race tracks

1. They shall be located in parks and recreation zones, and shall be located at least be two hundred meters (200 m.) away from the nearest residence or institutional use;

2. Adequate parking space and loading/unloading areas capable of accommodating the maximum expected number of aficionados/spectators during major derbies shall be provided;

3. The applicant shall have the duty of maintaining the premises in sanitary condition.

4. Other pertinent laws, rules and regulations of the national and local governments shall be complied with.

h. Transport Terminals

1. Terminals for passenger ***buses*** and/or cargo transport vehicles accommodating more than three (3) units ***and terminals for passenger jeepneys and taxis accommodating more than six (6) units*** at any given time shall be located at a reasonable distance from residential zones.

2. The following basic and customary facilities shall be provided within the terminal compound for efficient, safe and orderly operation:

   a. Boarding/loading space, the minimum area of which shall be equivalent to 1.5 times the actual dimension of a transport vehicle unit using the terminal, multiplied by the estimated maximum number of units boarding/loading in the terminal at any given time;
   b. Temporary parking space for other units queuing for boarding/loading shall be computed based on actual dimension of each transport vehicle unit using the terminal multiplied by the estimated maximum number of units in the terminal premises at any given time;
   c. Disembarking/arrival area, the minimum area of which shall be equivalent to 1.5 times the actual dimension of a transport vehicle unit using the terminal multiplied by two (2);
   d. Sufficient areas for driveways and maneuverings;
   e. A passenger waiting lounge with an area equivalent to 50% of the computed total boarding/loading space;
   f. Information counter, baggage/storage room and toilet rooms with sufficient water supply for maintenance of hygiene and sanitation;
   g. Customer parking space, the number of slots being twice the estimated maximum number of units boarding/loading in the terminal at any given time as minimum.

3. Backing-up and maneuverings shall be done only within the terminal compound so as not to unduly disrupt traffic flow on public roads.

4. Measures shall be provided to effectively confine noise, vibration and odors such as by constructing structural enclosures, provision of buffer yards, etc.

5. A perimeter fence shall be provided to physically delineate the terminal premises and to avoid out-spill of activities to adjoining properties.

6. Proper disposal of wastes must at all times be practiced and the direct discharge to public sewer and drainage of waste oils, grease and the likes is not permitted. It is the sole responsibility of the terminal operator to maintain the premises in good sanitary condition.

7. No activities shall be done outside the terminal premises.

8. The operator shall submit a site development plan / layout with a scale of 1:500 meters to the Zoning Official as part of the documentary requirements of application for locational clearance.

9. Clearance of the Barangay and, if the site abuts a residential zone, consent of the homeowners' association or in its absence, all the immediate neighbors shall also be required.c

i. Transport Garage

1. Garages for passenger ***buses*** and / or cargo transport vehicles with more than three (3) units ***and garages for passenger jeepneys and taxis accommodating more than six (6) units*** shall be considered only within major and metropolitan commercial zones or in industrial zones. However, no garage shall be established along primary roads.

2. The minimum parking space to be provided shall be based on the actual dimension of units, the total of which shall be computed with the estimated number of units parking in the garage at any given time exclusive of passageways and driveways appurtenant thereto. Backing up and other maneuverings shall be done only within the property / garage compound so as not to affect the smooth flow of traffic on public roads.

3. The operator shall provide a separate space for repair, lubrication, and other maintenance activities.

4. The garage premises shall be completely enclosed with a perimeter wall and effective measures shall be provided so as not to create nuisances and hazards such as noise, fumes, odors and wastes adjoining properties and the vicinity in general.

5. The operator shall provide administration office, personnel / driver / crew quarters and toilet facilities with sufficient water supply for hygiene and sanitation.

6. Installation of gasoline filling station within the garage may be allowed only with prior approval of the Department of Energy and use thereof shall be exclusive to the bus units housed in that particular garage facility.

7. Proper disposal of wastes must at all times be practised and the direct discharge to public sewer or drainage of waste oils, grease and the likes is not permitted. It is the sole responsibility of the garage operator to maintain the premises in good sanitary condition.

8. No activities shall be done outside the garage premises.

9. The operator shall submit a site development plan / layout with a scale of 1:500 meters to the Zoning Official as part of the documentary requirements of application for locational clearance.

10 Clearance of the Barangay and, if the site abuts a residential zone, consent of the homeowners' association or in its absence all the immediate neighbors are also required.

j. Funeral Parlor/Memorial Chapel/Mortuary

1. Funeral Parlors/Memorial Chapels/Mortuaries shall not be allowed within residential areas.

2. Location of which shall be out of sight of hospitals and other institutions that might find the view of Funeral Parlors/Memorial Chapels/Mortuaries objectionable.

3. They shall be in accordance with the Locational Guidelines and Design Standards prescribed under HSRC Res. No. 51, S-1982 and other pertinent laws.

ARTICLE VIII
MITIGATING DEVICES

SECTION 1. Non-Conforming Uses and Buildings - The lawful use of any building, structure or land at the time of the adoption of this Zoning Ordinance may be continued although such use does not conform with the provision of this Zoning Ordinance provided that :

a. No such non-conforming use shall be enlarged, increased, or extended to occupy a greater area of land than that actually occupied by such use at the time of the adoption of this Zoning Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use existed at the time of the adoption of this Ordinance.

b. No such non-conforming use which has ceased operation for more than one (1) year shall be revived as a non-conforming use.

c. An idle/vacant structure may not be used for a non-conforming activity.

d. Any non-conforming structure, or structures under one ownership, which has been damaged may be reconstructed and used as before, provided that such reconstruction is not more than fifty percent (50%) of the replacement cost at the time of destruction and it shall not be reconstructed except in conformity with the provisions of this Ordinance. Such structure of non-conforming use may be enlarged or extended only if the entire building is thereafter devoted to conforming use.

e. No such non-conforming use shall be changed to another non-conforming use.

f. No such non-conforming use may be moved to displace any conforming use.

g. No such non-conforming structure shall be enlarged to or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

h. Should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved.

i. The owner of a non-conforming use shall program the phase-out and relocation of the non-conforming use within ten (10) years from the effectivity of this ordinance.

j. All non-conforming uses duly covered by Locational Clearances at the time of the adoption of this Ordinance shall be allowed to exist subject to conditions a – h of this Section.

k. All non-conforming uses found to be a nuisance or a hazard to the health and general welfare of the surrounding neighborhood shall be phased out even before the expiration of its Certificate of Non-Conformance.

l. **SECTION 2. Certificates of Non-conformance -** A certificate of non-conformance of all non-conforming uses shall be applied for with the Zoning Official by the owner of the property or operator of the activity involved within one (1) year from the promulgation of this Zoning Ordinance.

Failure on the part of the owner or operator of the activity to make such application within the aforementioned period shall be considered in violation of the Zoning Ordinance and is subject to fine/penalty.

SECTION 3. Deviations - Exceptions and variances or deviations from the provisions of this Zoning Ordinance may be allowed only upon authorization by the City Council, thru a resolution, and after all the following terms and conditions are obtained:

a. In case of Variances :

1. The property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owner/s can not obtain a reasonable return on the property.

   This condition shall include at least three (3) of the following provisions:

   - Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or the occupant of the property due to physical conditions of the property (e.g. topography, shape, etc.) which are not self-created.

   - The proposed variance is the maximum deviation necessary to permit a reasonable use of the property.

   - The variance will not alter the physical character of the district or zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of other properties in the same district or zone.

   - The variance will not weaken the general purpose of this Zoning Ordinance and will not adversely affect public health, safety and welfare.

   - The variance will be in harmony with the spirit of this Ordinance.

   - The variance is not sought solely for additional financial advantage.

b. In case of Exceptions :

1. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community;

2. The proposed project shall support economic-based activities and provide livelihood, vital community services and facilities and at the same time, poses no adverse effect on the zone or community;

3. The exception will not adversely affect the appropriate use of the adjoining property in the same district;

4. The exception will not alter the essential character and general purpose of the district where the exception sought is located.

ARTICLE IX
ADMINISTRATION AND ENFORCEMENT

SECTION 1. Responsibility of Administration and Enforcement - This ordinance shall be enforced and administered by the City Planning and Development Officer as the Zoning Official of Quezon City. He shall be provided with necessary budget and staff complement to carry-out this function.

SECTION 2. The Zoning Official, Duties and Functions - The Zoning Official shall have the following duties and functions:

a. Act on all applications for locational clearances for all projects

   1. Issue of locational clearance for projects conforming with zoning regulations

   2. Recommend the grant or denial of applications for variances and exceptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the Zoning Ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefor.

b. Endorse to the City Council thru the Committee on City Planning, Building and Zoning Regulations applications for innovative development techniques and special use permits, such that a Resolution may be finally considered by the City Council to this effect.

c. Endorse to the City Council requests for reclassification/re-zoning which will be subject to a Resolution if favorably considered.

d. Issue notice of violation, show cause order, cease and desist orders; recommend to the City Mayor the issuance of closure order and cause the filing of appropriate cases against the owner of property or operator of any activity found to be in violation of the provision of this Ordinance

e. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this ordinance.

f. Coordinate with the City Prosecutor/City Legal Officer for other legal actions / remedies relative to the foregoing.

SECTION 3. Approval of Subdivision Projects - Any person/firm applying for approval of subdivision project shall secure a locational clearance from the Zoning Official prior to the approval of said subdivision project.

SECTION 4. Issuance of Building Permit - Any person/firm applying for a building permit shall secure a locational clearance from the Zoning Official prior to the issuance of a building permit.

SECTION 5. Issuance of Permits for Signboards– Any person/firm applying for permit for signboards, shall secure a locational clearance from the Zoning Official. However, any signboard/advertising and business sign not exceeding 0.20 sq.m. in display surface area and temporary signs used for charitable, religious and civic purposes duly authorized, are exempted from this provision.

Signs with permit and erected before the adoption of this Ordinance but not conforming to hereto requirements shall be removed/altered within the grace period stipulated in the National Building Code of the Philippines (PD 1096) for such purposes.

SECTION 6. Issuance of Business and License Permit - Any person/firm applying for a business and license permit shall secure a locational clearance from the Zoning Official for conforming uses or a certificate of non-conformance for non-confirming uses prior to the issuance of a business and license permit.

SECTION 7. Non-Use of Locational Clearance - Upon issuance of a Locational Clearance, the grantee thereof shall have one (1) year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of said clearance shall result in its automatic expiration, cancellation and the grantee shall not proceed with this project without applying for a new clearance.

SECTION 8. Monitoring - The Zoning Official shall have the power to monitor all projects granted locational clearances , variances, exceptions, and special use permits since the adoption of this Ordinance. Likewise, the Zoning Official shall have the power to monitor all persons/firms granted business/license permits and issue notices of violation and show cause orders to owners, developers, or managers of projects that are violative of the zoning ordinance and if necessary, pursuant to Sec. 3 of EO 72 and Sec. 2 of EO 71 refer subsequent actions thereon to the Housing and Land Use Regulatory Board (HLURB).

SECTION 9. Procedure for Appeals - Any person/entity aggrieved by the decision or action of the Zoning Official concerning the interpretation, administration or enforcement of this Ordinance may appeal to the City Council thru the Committee on City Planning, Building and Zoning Regulations. Such appeal shall be taken within a reasonable time but not to exceed thirty (30) calendar days from the receipt of the notice of the decision or action taken by the Zoning Official and the appellant shall pay the corresponding appeal fee as provided in Article IX, Section 14 of this Ordinance. The Zoning Official shall transmit all papers constituting the record upon which the action appealed from was taken. The

Committee on City Planning, Building and Zoning Regulations shall evaluate the records submitted and if favorably considered, shall prepare and file the corresponding resolution with the City Council.

Failure of the aggrieved party to make appeal within the time specified shall cause the decision to become final and executory. The Zoning Official may call on the City Sheriff as the case may be, as well as other law enforcement agencies for assistance in the exercise of his functions.

SECTION 10. Review of the Zoning Ordinance - The Zoning Ordinance shall be reviewed every year or sooner when the need arises based on the following reasons/situations:

a. change in local development plans
b. introduction of projects of national significance
c. petition for rezoning
d. other reasons which are appropriate for consideration

SECTION 11. Composition of the City Zoning Review Committee (CZRC). The City Zoning Review Committee shall be composed of the following:

1. City Zoning Official as Chairman

2. Representatives from the following offices as members
   - City Planning and Development Office
   - Office of the Building Official
   - Business Permits and Licensing Office
   - City Assessor
   - City Legal Office

The recommendations of the Zoning Review Committee shall be evaluated by the Committee on City Planning, Building and Zoning Regulations and if favorably considered, shall prepare and file the corresponding proposed Resolution with the Quezon City Council for final decision.

SECTION 12. Functions of the City Zoning Review Committee. The City Zoning Review Committee shall have the following powers and functions:

a. Review the Zoning Ordinance for the following purposes:

   1. Determine the amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.

   2. Determine the changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, and exceptions and variances granted.

   3. Identify provisions of the Ordinance difficult to enforce or are unworkable.

b. Recommend to the City Council necessary legislative amendments and to the local planning and development office the needed changes in the plan as a result of the review conducted.

c. Provide information to the HLURB that would be useful in the exercise of its functions.

SECTION 13. Period of Processing

a. Processing period on locational clearances. The processing, evaluation and issuance of locational clearance by the Zoning Official shall not exceed ten (10) working days except with respect to appeals and request/s for reconsideration.

b. Processing period on appeals. The processing period on appeals as covered by Section 9 of this Article shall not exceed thirty (30) working days.

SECTION 14. Collection of Fees - The administration and collection of application and processing' fees for locational clearance by the Zoning Official shall be as follows :

a. Application Filing Fee - Application for locational clearance irrespective whether approved or not; motions for reconsideration and filing complaints:

1. Locational Clearance ..... P 45.00

2. Motion for Reconsideration ..... P 112.00

3. Petition, Request for Reclassification ..... P 675.00

(This excludes the cost of reclassification proceeding such as production and reproduction of maps and other documents, public hearings and publications, which shall likewise be charged to the account of the applicant/proponent.)

4. Complaints, except those involving pauper-litigant which shall be free of charge.. P 45.00

b. Processing Fee - Applications for locational clearance whether the project or activity to be undertaken is conforming or non-conforming :

1. Residential (Single detached and duplex type) structures ..... P0.65/sq.m. of Total Floor Area (T.F.A.)

Commercial activities shall not exceed 20% of T.F.A. of residential structures.

2. Commercial establishments including apartments, mass housing, townhouses constructed primarily for gain purposes ..... P 1.50/sq. m. of T.F.A.

3. Industrial establishments ..... P 2.25/sq. m. of T.F.A.

4. Institutional (schools, hospitals, etc.) ..... P 1.10/sq. m. of T.F.A.

5. Memorial Parks/Cemeteries ..... P 0.20/sq.m of Total Lot Area (T.L.A.)

6. Agro-Industrial:
   a. Manufacturing ..... P 2.25/sq. m. of T.F.A.
   b. Non-manufacturing ..... P 1.10/sq. m. of T.L.A.

7. Telecommunications/towers ..... P 2.25/sq. m. of total base

8. Billboards/Signboards ..... P 1.80/sq. m. of display surface area

9. Yards utilized for commercial purposes ..... P 0.65/sq. m. of T.L.A.

10. Yards utilized for industrial purposes ..... P 1.10/sq. m. of T.L.A

11. All types of renovation ..... 75% of the prescribed rate

c. Zoning and Land Use Verification Fee - Fees for zoning and land use verification shall be based on the following rates:

1. Residential ..... P 75.00

2. Commercial and Industrial P300.00

3. Social, Educational and Institutional P150.00

4. Ancillary ..... According to category of principal building/structure

d. Payment under schedule (a) shall be made prior to acceptance of application.

e. Payment under schedule (b) shall be made prior to the release of approval of applications.

f. Government projects except of government-owned or controlled corporations are exempted from paying prescribed fees but required to secure a locational clearance.

g. Government owned/controlled corporations are categorized under these rules as private corporations and shall be treated as such.

h. Surcharge of twenty five percent (25%) based and added to the corresponding processing fee plus interest of fourteen percent (14%) per annum shall be imposed on all structures/operations without any locational clearance or certificate of non-conformance upon implementation of this Ordinance.

i. Escalation Clause – Upon recommendation of the Zoning Official, the City Mayor may increase by not more than fifty percent (50%) or may decrease by not more than twenty-five percent (25%) and not often than once a year all rates prescribed in the preceding section.

j. Surcharge and interest on unpaid Zoning and/or Locational Clearance Fees – A surcharge of twenty-five percent (25%) shall be imposed on the amount of fee not paid on time and an interest at the rate of two percent (2%) per month of the unpaid fee including the surcharge, until such amount is fully paid but in no case shall the total interest on the unpaid amount or portion thereof exceed thirty-six (36) months.

SECTION 15. Permit for Innovative Techniques

a. Initiation

Any person/entity who wishes to apply for permit for innovative techniques shall secure the appropriate form from the Zoning Official, provided that the terms and conditions specified in Article VII, Section 1 are met.

b. Procedure for Application

1. Together with a vicinity map drawn to the scale of 1:10,000 meters which shows the land use of the adjacent area within a 500 meter-radius distance from the proposed site, the applicant shall submit the form containing the detailed description of the project.

2. The Zoning Official shall evaluate the viability of the proposed project in relation to its environmental impact.

3. The Zoning Official shall decide and prescribe such terms and conditions under which the project may be allowed to locate and operate, and shall then refer the application to the Committee on City Planning, Building and Zoning Regulations for appropriate action by the City Council.

SECTION 16. Special Use Permits

a. Initiation

1. The applicant shall secure the appropriate form for such application from the Zoning Official. The application form shall contain, but not be limited to, the following :

- description of the project, its nature or operation or use, location, boundaries and size or volume of operation ***impacts on the surroundings and measures to mitigate the same***
- ***where applicable, Environmental Impact Statement (EIS) or Initial Environmantal Examination (IEE) as required under the Environment Impact Statement (EIS) System.***
- the identification of the components which shall be affected by the project.

The application shall be supplemented by a vicinity map showing the location of the proposed project and a layout of the project showing the physical plan / site development plan with a scale of 1:500 m.

2. The application shall be filed with the Zoning Official for evaluation and submitted to the City Council for final decision.

SECTION 17. Certificate of Non-Conformance.

a. Initiation

A certificate of non-conformance of all non-conforming uses and those without locational clearance shall be applied for by the owner/s or agent/s of the property involved within one year from the approval of this Ordinance.

b. Procedure

1. A certificate of non-conformance shall be secured from the Zoning Official.

2. All requests for such certificate shall be made in writing, stating the reasons for non-conformance and accompanied by a 1:10,000 m vicinity map showing the exact location of the non-conforming use, lot or structure.

3. The request for such certificate shall be acted upon its transmittal to the appropriate parties within fifteen (15) days from the receipt of the request.

c. Expiration of the Certificate of Non-Conformance

The certificate shall be valid for a period of one (1) year from the date of its issuance after which, it shall be deemed null and void unless the same is renewed within three (3) months prior to its expiration.

SECTION 18. Variances, Exceptions and Deviations

a. Initiation

A certificate of variance or exception/deviation may be granted by the Office of the Zoning Official upon authorization by the City Council, subject to the terms and conditions specified in Article VIII, Section 3.

b. Procedure for the Application

1. Any applicant who desires to initiate a project but whose use is not allowed in the zone proposed in which the project is to be established may apply for a certificate of variance or exception/deviation with the Zoning Official.

2. Application forms for said certificate of variance or exceptions/deviation may be secured from the Zoning Official. Substantial justification for the need to construct, alter or repair the structure within the district shall include, but not limited to the following:

- description of the project, it boundaries, nature of operation or use, and the like.
- description of the objectives to be achieved in the proposed project.
- feasibility study
- statement as to why the project cannot fulfill its objectives under zoning regulations.
- Environmental impact study

3. An evaluation of the application shall be made and submitted by the Zoning Official to the City Council for final decision.

SECTION 19. Procedure for Reviewing and Updating the Zoning Ordinance - The Zoning Review and Evaluation Committee shall meet every six months to review the nature of development that have occurred during the preceding 6-month period and the corresponding effects of all exceptions, variances and special use permits granted in the areas where they have been allowed to locate and determine whether there is a need to make the necessary changes in zoning classifications and/or zoning boundaries. It shall then make a recommendation to the City Council thru the Committee on City Planning, Building and Zoning Regulations that certain amendments be made on the zoning classifications and/or boundaries. A compilation of all exceptions, variances and special use permits approved for the 6-month period shall be appended to the recommendation. A public hearing on the proposed amendments shall be conducted by the Committee on City Planning, Building and Zoning Regulations during deliberations at the Committee Level and prior to deliberation and approval at the Council Floor.

SECTION 20. Procedure for Rezoning - Any association or group of persons who wishes to propose the rezoning or reclassification of a certain area, may file a proposed land use pattern with the Zoning Official for initial evaluation.

The Zoning Official, based on meritorious grounds, shall then endorse the proposal together with its preliminary findings to the City Zoning Review Committee for further evaluation. Whenever necessary, site inspection of the vicinity subject to rezoning shall be made.

The City Zoning Review Committee shall then decide on the merits of the proposal and draft the necessary ordinance for approval by the City Council.

SECTION 21. Update of Zoning Maps - Once all the rezoning plans have been finalized and all amendments have been duly approved, the necessary changes shall be reflected on the Official Zoning Maps.

SECTION 22. Amendments to the Zoning Ordinance – Changes in the Zoning Ordinance as a result of the review by the City Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and review evaluation of the City Council Committee on City Planning, Building and Zoning Regulations and shall be carried out through a resolution of three fourths vote of the City Council.

ARTICLE X
FINAL PROVISIONS

SECTION 1. Penal Provision - Any person violating any provision of this Zoning Ordinance, shall upon conviction, be penalized by a fine of not more than Five Thousand Pesos (P5,000) or by imprisonment for not more than one (1) year, or both such fine and imprisonment, at the discretion of the Court.

If the violation is committed by a firm, corporation or partnership or any other juridical person, the manager, managing partner, director or any other person charged with the management of such firm, corporation, partnership or juridical person shall be held criminally responsible therefor. Furthermore, any person or government official if found to have committed any violation of this Zoning Ordinance, directly or indirectly, shall be held criminally responsible as provided heretofor.

SECTION 2. Suppletory Effect of Other Laws and Decrees - The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letter of instructions and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas,

which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

SECTION 3. Separability Clause - Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 4. Repealing Clause - All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed; provided that the rights that are vested before the effectivity of this Ordinance shall not be impaired.

SECTION 5. Funding - The funds necessary for the implementation of the "Quezon City Comprehensive Zoning Ordinance", shall be sourced from the City's share in the Internal Revenue Allotment (IRA) corresponding to the devolved functions as provided for in R.A. 7160.

SECTION 6. Effectivity Clause - These Implementing Rules and Regulations shall take effect upon its approval.

ENACTED

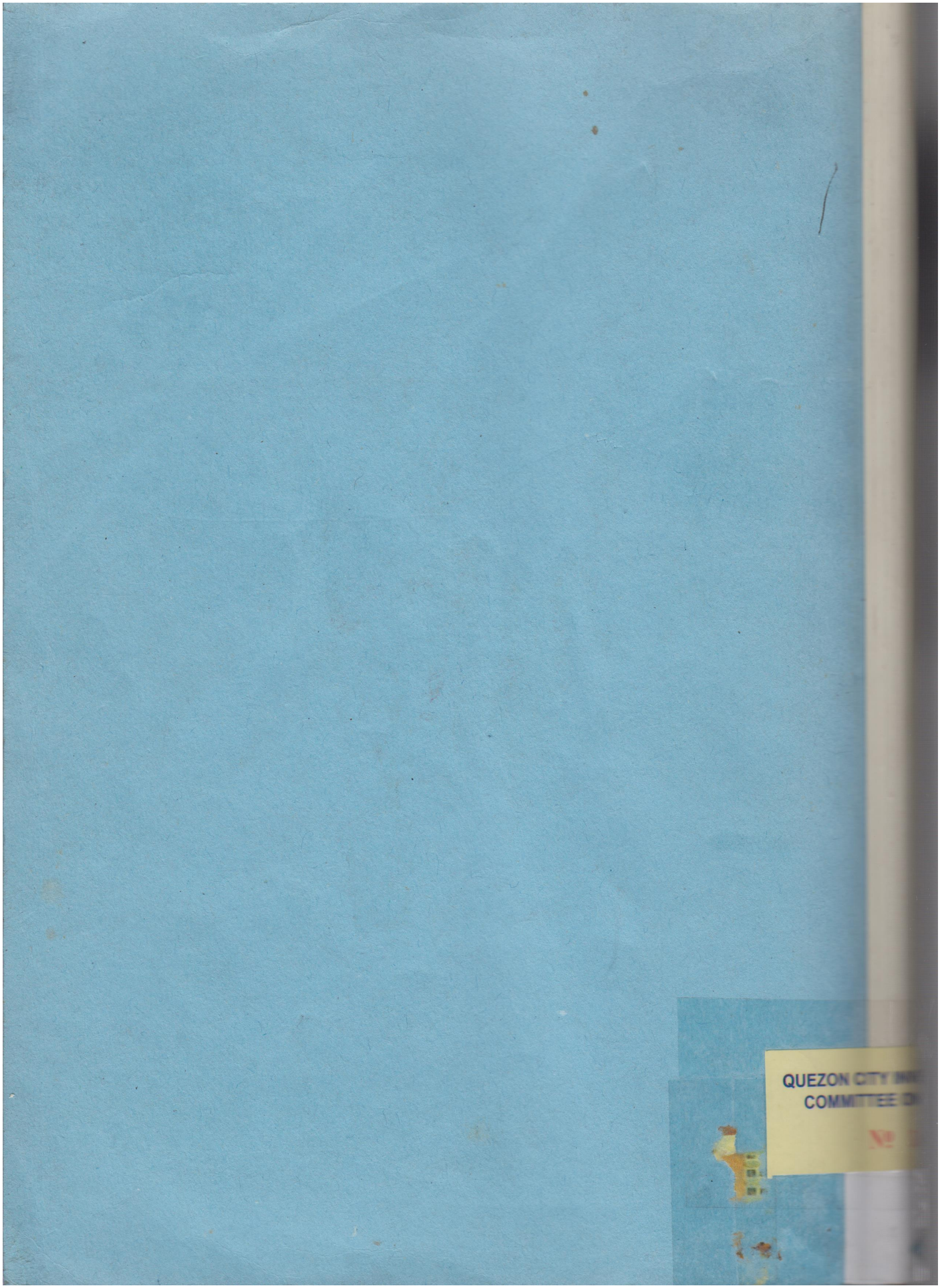
HERBERT M. BAUTISTA
Vice Mayor
Presiding Officer

ATTESTED:

EUGENIO V. JURILLA
City Council Secretary

APPROVED: _____

FELICIANO R. BELMONTE, JR.
City Mayor


QUEZON CITY
COMMITTEE