THE CITY SECRETARY
QUEZON CITY
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PO2003-194

81st Regular Session

ORDINANCE NO. SP-1369, S-2003

AN ORDINANCE AMENDING SECTIONS OF THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE NO. SP-918, S-2000.

Introduced by Councilors WENCEROM BENEDICT C. LAGUMBAY, RICARDO R. DEL ROSARIO, ANTONIO E. INTON, JR., WILMA AMORANTO-SARINO, VINCENT P. CRISOLOGO, ELIZABETH A. DELARMENTE, BERNADETTE HERRERA-DY, ROMMEL R. ABESAMIS, VOLTAIRE GODOFREDO L. LIBAN III, AIKO MELENDEZ, RAMON P. MEDALLA, ALLAN BUTCH T. FRANCISCO, ERIC Z. MEDINA, MARY ANN L. SUSANO, JORGE L. BANAL, JULIAN M.L. COSETENG, FRANZ S. PUMAREN, DIORELLA MARIA SOTTO-DE LEON, DANTE M. DE GUZMAN, JESUS MANUEL C. SUNTAY, ALMA F. MONTILLA, JANET M. MALAYA, RESTITUTO B. MALAÑGEN, XYRUS L. LANOT and JUNIE MARIE L. CASTELO.

WHEREAS, Zoning Ordinance No. SP-918, S-2000 was enacted on October 10, 2000, providing for a "Quezon City Comprehensive Zoning Ordinance";

WHEREAS, the Quezon City Comprehensive Zoning Ordinance was submitted to the Metro Manila Development Authority (MMDA) for a joint review of the Housing and Land Use Regulatory Board (HLURB) and the Metro Manila Development Authority (MMDA) in compliance with Executive Order 72, Series of 1993;

WHEREAS, certain comments and recommendations were made during the joint review by the Housing and Land Use Regulatory Board (HLURB) and the Metro Manila Development Authority (MMDA) on 3 April 2001, and which was reiterated in the letter of HLURB dated 5 April 2001;

WHEREAS, there have also been representations made by the community thru the barangays for the amendment of certain zones;

WHEREAS, in the implementation of the approved Zoning Ordinance certain zones were found to have been missed out inadvertently in the preparation of the final print of the ordinance but were included in the draft submitted by Hon. Coun. Marciano Medalla as PO2000-04;

WHEREAS, no amendment involving these missed-out zones was made by the City Council in its deliberation of said PO2000-04;

WHEREAS, after careful review and evaluation of the said HLURB comments and recommendations, of the community proposal and of the noted clerical errors, amendments to Ordinance No. SP-918, S-2000 are hereby deemed appropriate.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN SESSION ASSEMBLED.

SECTION 1. Article III Sec. 1: (Definition of Terms) of Ordinance SP-918, S-2000 is hereby amended as follows:

(Additional) 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.

Item No. 20 is hereby adjusted to Item No. 21 accordingly.

(Additional) 22. Carinderia: a food establishment of counter-type with dine-in but with no provision for separate tables and chairs.

Items No. 21-46 are hereby adjusted to Items No. 22-49 accordingly.

(Additional) 49. Eatery: a food establishment operating within a portion of a house and which is managed by a household member.

(Additional) 50. Environment Preservation Area (EPA): covers the 10 meter strip of land along the banks of major waterways, the 3-meter easement along creeks and esteros and the 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

Items No. 47-50 are hereby adjusted to Items No. 51-54 accordingly.

(Additional) 55. Floor Area Ratio (FAR): the 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 by the area of the lot.

(Additional) 56. Foodstall: a food establishment of the counter-type but without dine-in.

Items No. 51-110 are hereby adjusted to Items No. 57-116 accordingly.

(Additional) 117. Restaurant: a food establishment which utilizes the services of waiters/waitresses in serving clients/customers

(Additional) 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.

SECTION 2. Article IV, Sec.1: (Zone Classifications), 2nd paragraph of Ordinance No. SP-918, S-2000, is hereby amended to read as follows:

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).

SECTION 3. Article IV Section 2: (Technical Description of Zone Boundaries) is hereby amended to read as follows:

R-1: LOW-DENSITY RESIDENTIAL ZONE

District 2:

(Revision) 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 eastside 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.

District 3:

(Revision) 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-Marikina) political boundary; on the south by the east and north boundary line of MWSS property; on the west by Katipunan Avenue;

(Revision) 5. Areas of Corinthian Gardens except lot deep east side along Ortigas Avenue from EDSA to (QC-Pasig) political boundary;

(Additional) 6. Area bounded on the north by White Plains Avenue, on the east by Temple Drive, on the south by (QC-Pasig) political boundary and on the west by eastern boundary of Corinthian Gardens;

(Additional) 7. Area lot deep eastside of Temple Drive from White Plains Avenue to (QC-Pasig) political boundary;

Item No. 6 is hereby adjusted to item No. 8 with revision. Area bounded on the north by Boni Serrano Avenue, on the east by lot deep along E. Rodriguez Ave. until Green Meadows Avenue, then extending along E. Rodriguez Ave., on the south by (QC-Pasig) political boundary and on the west by lot deep eastside of Temple Drive extending to Katipunan Avenue until south property line of St. Ignatius Subd., then lot deep eastside of Katipunan Avenue until Boni Serrano Avenue.

Item No. 7 is hereby adjusted to item No. 9

District 4

(Revision) 1. Area bounded on the northwest by lot deep along southside of 11th St., from San Juan River, extending eastward to Victoria Ave., then northward along Victoria Ave. to lot deep southside of E. Rodriguez Sr. Ave., extending 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.

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 going eastward to Aragon St., then northeastward 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;

District 3:

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;*

C-1: MINOR COMMERCIAL ZONE

District 1:

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

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

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

(Revision) 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.;

(Additional) 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;

(Additional) 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:

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

(Additional) 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;

(Additional) 7. Area lot deep both sides of Quirino Highway from west property lines of Robinson's and SM to extension of Dao St;

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

(Additional) 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;

(Additional) 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;

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

(Additional) 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;

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

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

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

District 3:

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

(Additional) 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);

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

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

District 4:

(Revision) 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;

(Deleted) 2. Area lot deep both sides of Malakas St. from lot deep southside of V. Luna to Mapagmahal St. except LTO and PMHA;

Item No. 3 is hereby adjusted to Item No. 2

*(Additional)*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;

(Additional) 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:

(Revision) 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;

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

(Deleted) 4. Area lot deep both sides of Dapitan St. from city limits to Mayon Avenue;

Item No. 5 is hereby adjusted to Item No. 3

(Deleted) 6. Area lot deep both sides of Mayon Avenue from Mabuhay Rotonda to Del Monte Avenue including block occupied by Dapitan Market;

(Additional) 4. Block occupied by Dapitan Market;

Items No. 7 & 8 are hereby adjusted to Items No. 5 & 6 accordingly

Item No. 9 is hereby adjusted to Item No. 7 with Revision Area block deep westside of A. Bonifacio Avenue from Sgt. Rivera St. to (QC-Manila) political boundary;

Item No. 10 is hereby adjusted to Item No. 8 with Revision 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;

Item No. 11 is hereby adjusted to Item No. 9 with Revision 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;

Items No. 12-21 are hereby adjusted to Items No. 10-19 accordingly;

(Deleted) 22. Area lot deep both sides of Mindanao Avenue from North Avenue to District I boundary, except VMMC property;

Item No. 23 is hereby adjusted to Item No. 20;

(Deleted) 24. 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;

Items No. 25-26 are hereby adjusted to Items No. 21 – 20 accordingly.

District 2:

(Deleted) 1. Area lot deep northside of Quirino Avenue 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;

(Deleted) 2. Area lot deep both sides of Quirino Highway from west property lines of Robinson's and SM to Dumalay St.;

(Deleted) 3. Area lot deep both sides of Quirino Highway from Tullahan River going south to a creek south of Marianito St.;

(Deleted) 4. Area lot deep both sides of Gen. Luis St., from a creek on the west property of Doña Rosario Subd. to Buenamar Avenue;

(Deleted) 6. Area lot deep both sides of Mindanao Avenue (Neopolitan) from Quirino Highway to Commonwealth Avenue, except SM property;

(Deleted) 7. 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;

(Deleted) .8 Area lot deep both sides of Commonwealth Avenue from Jordan Plains north property line of National Government Center (NGC);

(Deleted) 9. Area lot deep both sides of Mindanao Avenue from District I boundary to Tullahan River;

(Deleted) 10. Area lot deep both sides of Visayas Avenue from Tandang Sora Ave. to District I boundary;

Item #5 is hereby adjusted to item # 1

*(Additional)*2. 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:

(Revision) 1. Area lot deep westside of Commonwealth Avenue from Zuzuarregui St. to Luzon Avenue and lot deep eastside from south property line of Ever Gotesco to north property line of UP;

(Deleted) 4. Area lot deep both sides of Katipunan Avenue from P. Tuazon to south boundary of St. Ignatius except Labor Hospital;

(Missed out, clerical error) 10. Area lot deep both sides of Anonas from Aurora Blvd. To V. Luna Extension.

Items No. 5-15 are hereby adjusted to Items No. 4-14 accordingly;

(Deleted) 16. Area lot deep both sides of 15th Avenue from P. Tuazon Avenue to Boni Serrano Avenue including area bounded by East Road, 18th Avenue and 1st Camarilla St (Murphy Market);

(Additional) 16. Area occupied by Murphy Market;

(Additional) 19. Area lot deep eastside along Ortigas Avenue from EDSA to (QC-Pasig) political boundary

District 4:

(Additional) 1. Area bounded on the northwest by Quezon Avenue on the northeast by EDSA and on the south by Timog Avenue;

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

Item No. 1 is hereby adjusted to Item No. 3 with revision 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 Quezon Ave. from Sct. Chuatoco St. to San Juan River on the west by San Juan River;

Item No. 2 is hereby adjusted to Item No. 4 with revision: Area bounded on the northwest by Quezon Avenue on the northeast by San Juan River in the southeast by Agno St. extending up to San Juan River on the south by QC-Manila boundary *except area bounded on the northwest by lot deep along Quezon Avenue and on the northeast by lot deep along Banawe St. on the southeast by Agno St. and on the southwest by lot deep along D. Tuazon St.*

Deleted Item No. 4 Area bounded on the north by Sct. Madrinan, on the east by Sgt. Esguerra, on the south by Timog Avenue and on the west by Mother Ignacia St.;

Item No. 3 is hereby adjusted to Item No. 5 with revision 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.;

(Deleted) 10. Area lot deep both sides of V. Luna Road from Malakas Lane to Anonas Ext. except V. Luna Hospital and including lot deep southside from East Avenue to Malakas;

(Items No. 5-9 are hereby adjusted to Item Nos. 6-10 accordingly);

(Additional) 11. *Area block deep westside of EDSA from Timog Avenue to Boni Serrano Avenue;*

Item Nos. 11-13 are hereby adjusted to Item Nos. 12-14 accordingly.

(Deleted) 14. Area lot deep both sides of Judge Jimenez St. from Kamuning Road to E. Rodriguez Sr. Avenue;

Items No. 17-19 are hereby consolidated into Item 17 with revision to read as follows:

17. Area lot deep both sides of E. Rodriguez Sr. Avenue from San Juan River to New York St., including the area occupied by the Q.C. Sports Club;

(Missed out, clerical error) 18. Area bounded on the north by Aurora Blvd., on the east by EDSA, on the south and west by lot deep southside of P. Tuazon extending to Rosario Drive up to Aurora Blvd.;

Items No. 20-24 are hereby adjusted to Items No. 19-23 accordingly;

*(Additional)*24. 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;

(Revision) 25. Area bounded on the north by block deep along E. Rodriguez 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. Ave., from San Juan River to Quezon Avenue *including* Quezon Institute property, on the west by Quezon Avenue *except the area bounded on the north by Kitanlad St. on the west by lot deep along Banawe St. on the south by lot deep along E. Rodriguez Sr. Ave. and on the west along lot deep along D. Tuazon.*

C-3: METROPOLITAN COMMERCIAL ZONE

District 4:

(Deleted) 1 Area bounded on the northwest by Palanza from Brixton Hill to Guirayan, southward to Lantawan then eastward extending up to San Juan River, on the east and southeast by San Juan River, on the southwest by Manila-QC boundary and on the west by Brixton Hills;

(Additional) 1. Block occupied by SM Centerpoint;

(Deleted) 3. Area bounded on the north by Commonwealth Avenue, on the east by Masaya St., on the south by Maharlika St., on the west by Elliptical Road.

I-1 LOW INTENSITY INDUSTRIAL ZONE

(Revised) 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. and on the west by Roosevelt Avenue;

I-2 MEDIUM INTENSITY INDUSTRIAL ZONE

(Revised) 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 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.) excluding lots therein along Quirino Highway;

(Revised) 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.

(Revised) 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.;

INST: INSTITUTIONAL ZONE

(Additional) 32. GSIS Property;

Item No. 32 is hereby adjusted to Item No. 33;

(Additional) 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

(Additional) SUDZ: SPECIAL URBAN DEVELOPMENT ZONES

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 Balingasa 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 sides, from E. Rodriguez Avenue to Sct. Albano St.

SECTION 4. Article V (Zone Regulations), Sec. 2 (Use Regulations in Low-Density Residential Zone (R-1) of Ordinance SP-918,S-2000 is hereby amended to read as follows:

Principal Uses

(Revision) 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.

SECTION 5. Article V (Zone Regulations), Sec. 3 (Use Regulations in Medium-Density Residential Zone (R-2) of Ordinance SP-918, S-2000 is hereby amended to read as follows:

Conditional Uses

(Revision) 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 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.

(Revision)12. Health fitness and recreational facilities such as *health clubs/gyms*, resorts, swimming pools, clubhouses and similar uses except carnivals and fairs.

Items No 9-14 are hereby adjusted to Items No. 10-15 accordingly;

(Additional) 16. 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 5. Article V (Zone Regulations), Sec. 6 (Use Regulations in Minor Commercial Zone (C-1) of Ordinance SP-918, S-2000 is hereby amended to read as follows:

Principal Uses

(Revision) 27. Computer/Information Technology-related industry

(Additional) 28. Retail of feeds, fertilizers and other agro and veterinary products

(Additional) 29. Video karaoke bar, night clubs and beerhouses

(Additional) 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

(Deleted) 1. Garage for jeepney and taxis not greater than 3 units

Items No 2-3 are hereby adjusted to Items No. 1-2 accordingly;

SECTION 6. Article V (Zone Regulations), Sec. 6 of Ordinance SP-918, S-2000 is hereby amended to read as follows:

Sec. 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

(Deleted) 3. Beer houses, night clubs, video karaoke bar;

(Revision) 4. Parking buildings/*parking lots*

Items No. 4 – 14 are hereby adjusted to Items No. 3-13 accordingly;

(Deleted) 15. Retail of feeds, fertilizers and other agro and veterinary products

Item No. 16 is hereby adjusted to Item No. 14;

Conditional Uses

(Additional) 7. Non-pollutive, non-hazardous small-scale industries being undertaken for profit in accordance with criteria/guidelines set by DTI.

SECTION 7. Article V (Zone Regulations) of Ordinance SP-918, S-2000 is hereby amended to read as follows:

(Additional) 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. Supper clubs, night clubs, karaoke bars and discotheque except as integral amenities or facilities of a hotel and high rise commercial building
g. Sign and billboard shops
h. Building material stores such as electrical and electronic stores, plumbing supply stores, ceramic, clay, cement and other similar products
i. Local wet and dry markets, including open markets (talipapa)
j. Machinery and machine shops, steel shops, machinery equipment supply and related wholesale trade
k. Funeral parlors, mortuaries and crematory services and memorial chapels
l. Electroplating shops
m. Warehouses and storage facilities
n. Bus terminals and commercial garages
o. Wood and sash shops
p. Firing ranges
q. Retail of feeds, fertilizers and other agro and veterinary products
r. Retail of CHB's, gravel and sand and other concrete products
s. Junk shops, scrap dealer
t. Radio and television stations
u. Non- pollutive, non-hazardous small scale industries being undertaken for profit in accordance with criteria/guidelines set by DTI

SECTION 8. Article VI (General District Requirements), Sec. 3 (Vehicular Entrance/Exit) of Ordinance SP-918, S-2000 is hereby amended to read as follows:

(Revision) 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 or 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)

Article VI (General District Requirements), Sec. 4 (Traffic Generators)

(Revision) 13. Condominiums - 1 slot/50 sq.m. of total floor area (*con*
1 slot/living unit (residential)

SECTION 9. Article VI (General District Requirements), Sec. 11 (Height Regulations) of Ordinance No. SP-918, S-2000 is hereby amended, to read as follows:

(Additional) 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 C-2 zones;

District 3:

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

b. Area bounded on the north by White Plains Avenue, on the east by 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 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 Boston 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 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. lot deep 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 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 Maria Clara St. to Sto Domingo 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 lot deep eastside of 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;

h. Area bounded on the northeast by MWSS Aqueduct, on the south by northern property line of UP and on the west by lot deep eastside of Commonwealth.

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 inner lots of 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., except lots along Aurora Blvd.;

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 Kitanlad 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;

n. Area lot deep southside of Kitanlad St. from lot deep Quezon Ave. to San Juan River except lots along G. Araneta Ave.

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 Zuzuarregui 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.

c. Lot deep northside of Aurora Blvd. from lot deep eastside of EDSA to 15th Avenue.

District 4

a. Area lot deep both sides of E. Rodriguez Sr. Avenue from lot deep of Quezon Avenue to Aurora Blvd.;

b. Area bounded on the north by lot deep southside of Aurora Blvd., on the east by Balete Drive towards N. Domingo St.; then along Aqueduct, southwestward to lot deep eastside of Gilmore Ave. up to Santolan Rd., on the southwest by (QC-San Juan) political boundary;

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 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 both sides of Aurora Blvd. from (QC-San Juan) city limit to lot deep westside of EDSA;

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.

g. Area lot deep of Aurora Blvd. from (QC-San Juan) political boundary to San Juan River.

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

a. 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.

SECTION 9. Article VI (General District Requirements) of Ordinance No. SP-918, S-2000 is hereby amended to read as follows:

(Revised) SECTION 15. Provisions 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.

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

(Additional) SECTION 16. Provision of 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 10. Article VII (Supplementary Regulations) of Ordinance No. SP-918, S-2000 is hereby amended to read as follows:

(Revision) 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.

(Revision) 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 industrial zones. However, no garage shall be established along primary roads.

SECTION 11. Article VIII (Mitigating Devices)) of Ordinance No. SP-918, S-2000 is hereby amended to read as follows:

Section 2. Certificate of Non-Conformance – A certificate of non-conformance of all non-conforming uses shall be applied for with the Zoning Official and with the City Council through a Resolution duly approved by the majority of its members, by the owner of the property or operator of the activity involved.

Paragraph 2 is hereby deleted.

SECTION 12. Article IX (Administration and Enforcement) of Ordinance No. SP-918, S-2000 is hereby amended to read as follows:

b. Procedure

1. A certificate of non-conformance shall secured from the Zoning Official and the City Council through a resolution duly approved by majority of its members.

SECTION 13. 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 14. 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 15. Effectivity Clause – This Ordinance shall take effect upon its approval.

ENACTED: November 4, 2003.

JORGE L. BANAL
President Pro-Tempore
Acting Presiding Officer

ATTESTED:

EUGENIO V. JURILLA
City Council Secretary

APPROVED: _____

FELICIANO R. BELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance which was APPROVED on November 4, 2003, was finally PASSED on Third Reading by the City Council on November 11, 2003.

EUGENIO V. JURILLA
City Council Secretary

CERTIFICATION

This is to CERTIFY that proposed Ordinance No. PO2003-194, entitled "AN ORDINANCE AMENDING SECTIONS OF THE QUEZON CITY COMPREHENSIVE ZONING ORDINANCE NO. SP-918, S-2000." which was enacted by the City Council during its 81st Regular Session on November 4, 2003, was submitted to and received by the Office of the City Mayor on December 9, 2003, for his approval, but the same was returned to this office without the signature of the City Mayor, on January 28, 2004, hence, pursuant to Sections 54 and 55 of R.A. 7160, the ordinance is deemed approved as if he had signed it.

January 29, 2004.

EUGENIO V. JURILLA
City Council Secretary