# ZONING ORDINANCE

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AN ORDINANCE ADOPTING THE ZONING REGULATIONS FOR THE CITY OF PASIG AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.


Be it ordained enacted by the Sangguniang Panlungsod of Pasig:

WHEREAS, the implementation of Comprehensive Land Use Plans would require the enactment of regulatory measures to translate its planning goals and objectives into reality;

WHEREAS, Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the comprehensive land use plan;

WHEREAS, the local government code authorizes local government units to enact zoning ordinances subject to and in accordance with existing laws;

NOW THEREFORE, the Sangguniang Panlungsod of the City of Pasig in a session assembled hereby adopts the following Zoning Ordinance.

ARTICLE I
TITLE OF THE ORDINANCE

Section 1. Title of the Ordinance. This Ordinance shall be known as the Comprehensive Zoning Ordinance of the City of Pasig and shall be referred to as the Ordinance.

ARTICLE II
AUTHORITY AND PURPOSE

Section 2. Authority. This Ordinance is enacted pursuant to the provisions of the New Local Government Code, R.A. 7160 Sections 458 a.2 (7-9) dated 10 October 1991, “Authorizing the City through the Sangguniang Panlungsod to adopt Zoning Ordinance subject to the provisions of existing laws”, and in conformity with E.O. No. 72.

Section 3. Purpose. This Ordinance is enacted for the following purposes:

1. Guide, control and regulate future growth and development of the City of Pasig in accordance with its Comprehensive Land Use Plan.

2. Protect the character and stability of residential, commercial, industrial, institutional, forestry, agriculture, open space and other functional
areas within the locality and promote the orderly and beneficial development of the same.

3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the locality.

Section 4. General Zoning Principle. This Zoning Regulations is based on the approved General Land Use Plan as per Resolution No. _______dated ________________for the City of Pasig.

ARTICLE III
DEFINITION OF TERMS

The definition of technical terms used in the Zoning Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental Code and other implementing Rules and Regulations, promulgated by the HLRB. The words, terms and phrases enumerated hereunder shall be understood to have the meaning correspondingly indicated as follows:

1. **Buffer Area** - these are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

2. **Boundary line** - the abstract line formed by the technical description of bearings and distances given on the certificate of title of the property or as defined herein.

3. **Central Business District** - shall refer to areas designated principally for trade, services and business purposes.

4. **Certificate of non-conformance** - certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform in a zone as per provision of the said ordinance.

5. **Compatible Use** - uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.

6. **Comprehensive Land Use Plan** (CLUP) - a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan in this usage are the sectoral studies, i.e. Land Use, Infrastructure, and Environment Management.

7. **Conflicting Uses** - uses or land activities with contrasting characteristics sited adjacent to each other e.g. residential units adjacent to industrial plants.

8. **Conforming Use** - a use which is in accordance with the zone classification as provided for in the Ordinance.
9. **Easement** - open space imposed on any land use/activities sited along waterways, such as rivers and creeks, road-right-of-ways, cemeteries/memorial parks and utilities.

10. **Environmentally Critical Areas** - refers to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 14, 1981. (refer to Appendix C).

11. **Environmentally critical projects** - refers to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981. (refer to Appendix C).

12. **Exception** - a device which grants a property owner relief from certain provisions of a Zoning Ordinance where because of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

13. **Floor Area Ratio or “FAR”** - is 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 and the area of the lot. The gross floor area of any building should not exceed the prescribed Floor Area Ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.

14. **General Commercial Zone (GCZ)** - an area within a city or municipality for trading/services/business purposes.

15. **General Institutional Zone (GIZ)** - an area within a city or municipality for general types of institutional establishments e.g. government offices, schools, hospital/clinic, academic/research, convention centers.

16. **General Residential Zone (GRZ)** - an area within a city or municipality principally for dwelling/housing purposes.

17. **General Zoning Map** - a duly authenticated map delineating the different zones in which the whole city/municipality is divided.

18. **Gross Floor Area (GFA)** - the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by: office areas; residential areas; corridors; lobbies; mezzanine; vertical penetration, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls; rest rooms or toilets; machine rooms and closets; storage rooms and closets; covered balconies and terraces; interior walls and columns, and other interior features; but excluding:

- covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present;
- uncovered areas for air conditioning cooling towers, overhead water tanks, roof decks laundry areas and cages, wading or swimming pools, whirl pools or jacuzzis, gardens, courts or plazas.
19. **Innovative Design** - introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development (PUD), Newtown, etc.

20. **Locational Clearance** - a clearance issued to a project that is allowed under the provisions of this Zoning Ordinances as well as other standards, rules and regulations on land use.

21. **Mitigating Device** - a means to grant relief in complying with certain provisions of the Ordinance.

22. **New Town** - shall refer to a town deliberately planned and built which provides, in addition to houses, employment, shopping, education, recreation, culture and other services normally associated with a city or town.

23. **Non conforming use** - existing non-conforming uses/establishments in an area allowed to operate inspite of the non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.

24. **Rezoning** - a process of introducing amendments to or a change in the text and maps of the Zoning Ordinance. It also includes amendment or change in view or reclassification under Section 20 of R.A. 7160.

25. **Rural** – area outside of designated urban areas.

26. **Setback** - the open space left between the building and lot lines.

27. **Socialized Housing Zone (SHZ)** - shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in R.A. 7279.

28. **Special Institutional Zone (SIZ)** - an area within a city or municipality principally for particular types of institutional establishments e.g. welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservation/bases/training grounds, etc.

29. **Tourist Zone (TZ)** - are sites within cities and municipalities endowed with natural or manmade physical attributes and resources that are conducive to recreational, leisure and other wholesome activities.

30. **Variance** - a special location clearance which grants a property owner relief from certain provisions of Zoning Ordinance where, because of the particular, physical surrounding, 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 mere inconvenience or a desire to make more money.

31. **Warehouse** - refers to a storage and/or depository of those in business of performing warehouse services for others, for profit.

32. **Water Zone (WZ)** - are bodies of water within cities and municipalities which include rivers, streams, lake and seas except those included in other zone classification.
34. **Zone/District** - an area within a city or municipality for specific land use as defined by manmade or natural boundaries.

35. **Zoning Administration/Zoning Officer** - a municipality / city government employee responsible for the implementation/enforcement of the Zoning Ordinance of the locality.

36. **Zoning Ordinance** - a local legal measure, which embodies regulations affecting land use.

37. **Zone Definition:**

   a) **R-1 - Low Density Residential Zone** - characterized mainly by single family, single detached dwellings with the usual community ancillary uses on a neighborhood scale, such as exclusive residential subdivision and relatively exclusive residential communities which are not subdivisions; with a density of 20 dwelling units or less per hectare.

   b) **R-2 - Medium Density Residential Zone** - characterized mainly by medium density housing like two family dwellings, townhouses, accessories or rowhouses, and other low and medium rise multi-family dwellings on a limited scale such as semi-exclusive subdivisions and semi-exclusive residential communities which are not subdivisions; density of 21 to 65 dwelling unit per hectare.

   c) **R-3 - High Density Residential Zone** - characterized by mixed housing type and high density, such as high rise dwellings with more than the usual ancillary uses serving also the needs of the outlying areas increasingly commercial in scale; density of 66 dwellings or more per hectare.

   d) **C-1 - Low Intensity Commercial Zone** - characterized by areas designated principally for trade, services and business purposes, referred to as Central Business District.

   e) **C-2 - Medium Intensity Commercial Zone** - An area within a city or municipality with quasi-trade business activities and service industries performing complementary-supplementary functions to principally commercial zone.

   f) **C-3 - High Intensity Commercial Zone** – An area for heavy commercial developments intended for regional shopping centers such as large malls, or such other uses as high rise hotels, sports stadium or sports complexes and other commercial activities, including trade, services and entertainment that are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation.

   g) **I-1 - Light Industrial Zone** - covers those industries that are non-pollutive/non hazardous, and non-pollutive/hazardous as well as those manufacturing products for local consumption or distribution within the community.
h) **I-2 - Medium Industrial Zone** - covers those industries that are pollutive/non-hazardous, and pollutive/hazardous as well as those manufacturing products for regional consumption.

i) **I-3 - Heavy Industrial** - covers those industries that are: highly pollutive/non-hazardous, highly pollutive/hazardous, highly pollutive/extremely hazardous, pollutive/extremely hazardous and non pollutive/extremely hazardous.

j) **Institutional Zone** - characterized by government, and protective uses as well as institutional and social services for the entire community and shall be characterized further by specialized governmental agencies providing institutional, protective, security and social services for the region or the country as a whole, and which are governed by specialized regulations, including hospitals, rehabilitation and training centers, military and security services.

k) **Parks and Recreation Zone** - an area for amusement and for park facilities, playground, scenic areas and environmental protection areas for the maintenance of ecological balance.

l) **AGR Agricultural Zone** - covers areas designed for cultivation, fishing and pastoral activities e.g. fish farming, cultivation of crops, goat/cattle raising, etc.

m) **AGI Agro-Industrial Zone** - area designed primarily for integrated farm operations and related product processing activities such as banana plantation, pineapple plantation, etc.

n) **CEM Cemetery Areas** – Consist of public and private graveyards and above-ground burial areas.

o) **TRU Transport and Utilities** - areas devoted to transport support facilities, such as bus/jeep terminal or stations, car barn, taxi stands, freight loading, storage, handling, loading, unloading area, depot repair and maintenance facilities, piers, airports, train yards and other related facilities including communications, infrastructure and other utilities.

p) **Mixed-use development** – medium to high rise development use for residential, commercial and recreational uses. This may refer to land development projects which allow planned land use mixes so designed as to enhance the immediate environment.

q) **TZ Tourist Zone** - sites endowed with natural or man made physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

r) **SHZ Socialized Housing Zone** - used principally for socialized housing/dwelling purpose for the underprivileged and homeless as defined in R.A. 7279.

Definition of specific uses, building terms and other words and phrases used in this ordinance are defined in Annex B and made an integral part hereof.
ARTICLE IV
ZONE CLASSIFICATION

Section 5. Division into Zones or Districts. To effectively carry out the provisions of this Ordinance, the City is hereby divided into the following zones or districts as shown in the Official Zoning Map.

1. Low Density Residential Zone (R-1)
2. Medium Density Residential Zone (R-2)
3. High Density Residential Zone (R-3)
4. Low Intensity Commercial Zone (C-1)
5. Medium Intensity Commercial Zone (C-2)
6. High Intensity Commercial Zone (C-3)
7. Light Industrial Zone (I-1)
8. Medium Industrial Zone (I-2)
9. Institutional Zone (Inst.)
10. Parks and Recreation Zone
11. Cemetery
12. Mixed Use Development Zone

Section 6. Zoning Maps. The official Zoning Map for the city of Pasig duly prepared by the City Planning & Development Office wherein the designation, location, and boundaries of the districts/zones herein establish are shown and indicated, such boundaries corresponding accurately with the technical description of zone boundaries, is hereby adopted as an integral part of this Ordinance. Such Official Map shall be signed by the City Mayor, Chairman of the Metro Manila Development Authority, and duly authenticated by the Housing and Land Use Regulatory Board.

The Official Zoning Map shall be based on the official Maps being adopted by the City.

The General Zoning Map shall be drawn to the scale of 1:5,000, 1:10,000 or 1:25,000. In the event that any or all of such maps or parts thereof were lost, damaged, mutilated or destroyed, or the number of additional amendments or regulations has made it difficult to interpret or enforce, the City of Pasig upon recommendation of the Zoning Administration shall adopt a new map or new set of maps, which shall conform accurately with the original map and shall at the same time incorporate the changes, amendments or reclassification already adopted by the City of Pasig, following the procedures set forth in Section 58,59,60 and 61. The remaining parts of the existing zoning maps or portions thereof shall be preserved together with the new maps.

Section 7. Zone Boundaries. The locations and extent of boundaries of the above mentioned various zones into which the city has been divided are hereby identified and specified in the attached list of Zone Boundaries which is herewith attached as Appendix A and made an integral part of this Ordinance. Zone boundaries not indicated in the List of Zone Boundaries shall be as indicated in the official zoning map.
Section 8. Interpretation of Zone Boundaries.

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highway, the streets or highway right of way lines shall be construed to be the boundaries.

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

3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.

4. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right of way.

5. Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the city if such limits are located along such bodies of water, unless otherwise indicated; provided that uses along such boundaries shall have to comply with the easements and setbacks imposed by the watercode. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.

6. Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure fall.

7. Where zone boundary is indicated as one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular city block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be construed as covered by the one-lot-deep zoning district provided the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the 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 district, as the case may be.

In case of any remaining doubt as to the location of any property along zone boundary lines, such property shall be considered as falling within the less restricted zone.

8. The textual description of the zone boundaries shall prevail over that of the official zoning maps.
ARTICLE V
ZONE REGULATIONS

Section 9. General Provision. The uses enumerated in the succeeding sections are not exhaustive, nor all-inclusive. The Zoning Administrator shall, subject to the requirements of this Article, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

Allowance for 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 subdivision (e.g. 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 10. Use Regulation in Low Density Residential Zone (R-1). In R-1 districts, no building, structure or land use, and no building or structure shall be erected or altered in whole or in part except for one or more of the following:

1. Detached family dwelling
2. Semi-detached family dwelling e.g. duplex, townhouses
3. Customary accessory uses like:
   a. Servants quarter
   b. Private garage
   c. Guardhouse
4. Home occupation for the practice of one’s profession or for engaging in an in-house business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
   a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
   b. There shall be no change in the outside appearance of the building or premises;
   c. No home occupation shall be conducted in any customary accessory uses cited above;
   d. 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 a place other than in a required front yard;
   e. 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.
5. Home industry classified as cottage industry provided that:

   a. Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance;

   b. Allotted capitalisation shall not exceed the capitalization as set by the Department of Trade and Industry (DTI);

   c. Shall adhere strictly to the provisions as enumerated in letters c, d and e of number 4, Home Occupation, this section.

6. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:

   a. Swimming pool
   b. Pelota court
   c. Others

7. Religious use

8. Multi-purpose/Barangay Center

9. Pre-school

10. Sports club

11. Clinic, health center, nursing and convalescing home

12. Plant nursery in small scale

Section 11. Use Regulation in Medium Density Residential Zone (R-2). In R-2 districts, only the following uses are permitted:

Principal Uses:

1. All uses allowed in R-1 zone
2. Apartment
3. Boarding houses
4. Dormitory
5. Branch library and museum, local civic centers and local auditoriums, halls and exhibition areas.
6. Elementary school
7. High school
8. Residential condominium of medium rise type

Conditional Uses

1. Ballet dance and voice studios provided that the classes or instructions are held in sound proofed and air conditioned buildings.

2. Slimming and fitness clinic provided that instructions are held in sound proofed and air conditioned buildings.

3. Philanthropic or charitable institution upon approval of the site development plan by the zoning administrator and subject to such conditions and safeguard deemed appropriate by the same administrator.
4. Offices with no actual display, sale, transfer, or handling of office commodities in the premises.

5. Gasoline / Filling Stations

Section 12. Use Regulation in High Density Residential Zone (R-3). In R-3 districts, only the following uses are permitted:

1. All uses permitted in R-1 and R-2 zones
2. Pension house
3. Hotel apartment or Appartel, hometel
4. Residential Condominium
5. High school and vocational school
6. Customary incidental home occupations such as barber and beauty shop, tailoring and dress shops, neighbourhood convenience stores, retail drugstores.

Section 13. Use Regulations in C-1 zone. Referred to as the Central Business District (CBD), this zone shall be principally for trade, services and business activities. In C-1 zone, only the following uses are permitted:

1. Office building/condominium
2. Commercial condominium (with residential units in upper floors)
3. General retail and shopping establishments such as department store, shopping center, home appliance store, car shop, drug store, bookstore, office supply, photo shop, specialty stores, novelty and similar shops and stores.
4. Food stores and shop like bakery and bake shop, wine stores, supermarket, grocery.
5. Restaurants and other eateries
6. Personal service shops like beauty parlor, barber shop, sauna bath, massage clinic, dressmaking, and tailoring shop.
7. Banks and other financial institutions
8. Gasoline/filling stations
9. Parking building and commercial parking
10. Commercial housing like hotels and apartments, apartels, boarding houses, dormitory, pension house, clubhouse, and motel.
11. Recreational center and establishments like movie houses, theaters, playcourts (e.g. tennis, bowling, billiard), swimming pool, day and night club, sports stadium, coliseum, gymnasium, and other sports and recreational establishments.
12. Service establishments like:
   a) repair of clocks and watches repair of optical instruments /equipment and cameras
   b) appliance and office equipment repair
   c) commercial job printing and blue printing
   d) typing and photo engraving services
   e) Messengerial, janitorial and security services
   f) Laundries and laundromat
   g) clinic

13. Radio and television station

14. Specialized education and studios such as dancing and voice schools, schools for self defense, health and fitness studios.

15. Embassy/consulate

16. Library, museum

17. Convention center and related facilities

18. Scientific, cultural, and academic centers and research facilities except nuclear, radioactive, chemical, and biological warfare facilities.

19. Vocational and technical schools

20. Hospitals

Section 14. Use Regulations in C-2 Zone. A C-2 zone shall be for quasi-trade, business activities, and service industries performing complimentary/supplementary functions to principally Commercial zone (CBD). In C-2 zones, only the following uses are permitted:

1. All uses permitted in R-3 and C-1 zones
2. Repair shops like house appliances, motor vehicles and accessory and home furnishing shops.
3. Gravel and sand
4. Tire and Vulcanizing shop, welding shops, and medium scale junk shop.
5. Transportation terminal/garage.
6. Publishing shops, printing and bookbinding shops.
7. Machinery display shop/center
8. Lumber, hardware, construction materials store
9. Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice.
10. Manufacture of signs and advertising displays (except printed)
11. Chicharon factory
12. Machine shop service operations (repairing, rebuilding, or custom job orders)
13. Lechon or whole pig roasting
14. Biscuit factory - manufacture of biscuits, cookies, crackers, and other similar dried bakery products.
15. Doughnut and hopia factory.
16. Other bakery products not elsewhere classified.
17. Repacking of food products not elsewhere classified.
18. Funeral parlors, mortuary and crematory services, memorial chapels.
19. Hotels
20. Warehouses and other storage facilities in support of commercial establishments.
21. Wet and dry markets.
22. Other commercial activities not elsewhere classified.

Section 15. Use Regulations in C-3 Zone

1. All uses permitted in C-1 and C-2 zones
2. Large shopping malls
3. Sports stadiums/ sports complexes

Section 16. Use Regulations in Light Industrial Zone (I-1). An I-1 Zone shall be for non pollutive/non hazardous and non-pollutive/hazardous manufacturing/processing establishments. Enumerate below are the allowable uses:

a) Non-pollutive/Non-hazardous Industries

1. Drying fish
2. Biscuit factory - manufacture of biscuits, cookies, crackers other similar dried bakery products.
   Doughnut and hopia factory
   Manufacture of macaroni, spaghetti and vermicelli and other noodles.
3. Popcorn/rice factory
   Life belts factory
4. Manufacture of luggage, handbags wallets and small leather goods.
5. Manufacture of shoes except rubber, plastic and wood.
   Manufacture of slippers and sandals.
   Manufacture of footwear parts except rubber and plastic.
6. Printing, Publishing and allied industries and those not elsewhere classified (n.e.c.)
7. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
   Manufacture or assembly of electronic data processing machinery and accessories.
   Renovation and repair of office machinery
   Manufacture of assembly of miscellaneous office machines, n.e.c.
8. Manufacture of rowboats, bancas, sailboats
9. Manufacture of animal drawn vehicles
10. Manufacture of children vehicles and baby carriages
11. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
    Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
12. Manufacturing of photographic equipment and accessories.
   Manufacture or assembly of optical instruments. Manufacture of eyeglasses and spectacles
   Manufacture of optical lenses.
13. Manufacture of watches and clocks
14. Manufacture or assembly of surgical, medical, dental equipment and medical furniture.
   Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.
   Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle support, arch support, artificial limb, kneecap supporters, etc.)
15. Manufacture of piano
   Manufacture of string instruments
   Manufacture of wind and precision instruments
   Manufacture of musical instruments, n.e.c.
16. Manufacture of sporting gloves and mitts
   Manufacture of sporting balls (not of rubber or plastic)
   Manufacture of gym and playground equipment
   Manufacture of sporting tables (billiards, Ping-Pong, pools)
   Manufacture of other sporting and athletic goods, n.e.c.
17. Manufacture of toys and dolls except rubber and mold plastics
18. Manufacture of pens, pencils and other office and artist materials
19. Manufacture of umbrellas and canes
20. Manufacture of buttons except plastic
21. Manufacture of brooms, brushes and fans
22. Manufacture of needles, pens, fasteners and zippers
23. Manufacture of insignia, badges and similar emblems (except metal)
24. Manufacture of signs and advertising displays (except printed)
25. Small scale manufacturing of ice cream
   Quick freezing and cold packaging of fish and other seafood
   Quick freezing and cold packaging for fruits and vegetables.
26. Repackaging of food product, e.g. fruits, vegetables, sugar and other related products
27. Manufacture of ice, ice blocks, tubes, crush except dry ice.
28. Warehouses/storage facilities
29. Medium scale junk shop
   Heavy equipment or contractors yard
30. Transportation terminal/garage with repair
31. Gravel and Sand
   Lumber/Hardware
32. Manufacture of signs and advertising and displays(except printed)
33. Cicharon factory
34. Welding shops
35. Machines shop service operations(repairing/rebuilding or custom job orders)
36. Repair of motorcycles
37. Lechon or whole pig roasting
38. Biscuits factory-manufacture of biscuits, cookies, crackers and other similar dried bakery products.
39. Manufacture of others bakery products not elsewhere classified (n.e.c.)
b) Non-Pollutive/Hazardous Industries

1. Manufacture of house furnishings
2. Textile bags factory
   Canvass bags and other canvass products factory
   Jute bag factory
3. Manufacture of miscellaneous textile goods, embroideries and
   weaving apparel
4. Manufacture of fiber batting, padding and upholster filling
   except coir.
5. Men's and boy's garment factory
   Women's, girls and ladies garment factory
6. Manufacturer of hats, gloves, handkerchiefs, neckwear and
   related clothing accessories.
   Manufacture of raincoats and waterproof outer garments except
   jackets
   Manufacture of miscellaneous wearing apparel except footwear
   and those n.e.c.
   Manufacture of miscellaneous fabricated millwork and those
   n.e.c.
7. Manufacture of wooden and cane containers.
   Sawali, nipa and split cane factory.
   Manufacture of bamboo, rattan and other cane baskets and
   wares.
   Manufacture of cork products
   Manufacture of wooden shoes, shoe lace and other similar
   products
   Manufacture of miscellaneous wood products and those n.e.c.
8. Manufacture of miscellaneous furniture and fixture except
   primarily of metals and those n.e.c.
9. Manufacture of paper stationary, envelopes and related articles
10. Repacking of industrial products e.g. paints, varnishes and
    other related products.
11. Manufacture of dry ice

Section 17. Use Regulations in Medium Industrial Zone (I-2). An I-2 zone
shall be for pollutive/non-hazardous and pollutive/hazardous manufacturing and
processing establishments, Enumerated below are the allowable uses:

a) Pollutive/Non-Hazardous Industries

1. Manufacturing and canning of ham, bacon and native sausage
   Poultry processing and canning
   Large scale manufacture of ice cream
   Manufacture of flavoring extracts
   Manufacture of food products n.e.c. (vinegar, vetsin)
2. Chocolate and cocoa factory
   Candy factory
   Chewing gum factory
   Peanuts and other nuts factory
   Manufacture of other chocolate and sugar confectionery
   products, n.e.c.
3. Manufacture of fish meal
   Oyster shell grading
4. Rice mill/corn mill
5. Manufacture of medicinal and pharmaceutical preparations
7. Manufacture of abrasive products
8. Manufacture of miscellaneous non-metallic mineral products, n.e.c.
9. Manufacture of cutlery except table flatware
   Manufacture of hand tools
   Manufacture of cutlery, hand tools and general hardware n.e.c.
10. Manufacture of household metal furniture
    Manufacture of office, store and restaurant metal furniture
    Manufacture of metal blinds, screens and shades
    Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.
11. Manufacture of fabricated structural iron and steel
    Manufacture of architectural and ornamental metal works
    Manufacture of boilers, tanks, and other structural sheet of metal works
    Manufacture of other structural product n.e.c.
12. Manufacture of metal can, boxes, and containers
    Manufacture of stamped coated and engraved metal products
    Manufacture of fabricated wire and cable products
    Manufacture of heating, cooking, and lighting equipment except electrical.
    Sheet metal works generally manual operation
    Manufacture of other fabricated metal products except machinery and equipment. n.e.c.
13. Manufacture or assembly of agricultural machinery and equipment
    Native plow and harrow factory
    Repair of agricultural machinery
14. Manufacture or assembly of service industry machines
    Manufacture of assembly or elevator and escalator
    Manufacture or assembly of sewing machines
    Manufacture or assembly of cooking ranges
    Manufacture or assembly of water pumps
    Refrigeration industry
    Manufacture or assembly of other machinery and equipment except electrical, n.e.c.
15. Manufacture of electrical appliances and houseware
    Manufacture of industrial and commercial electric appliances & fixture.
    Manufacture of household cooking, heating and laundry appliances
    Manufacture of electric lamp fixture
    Manufacture or assembly of electric equipment radio and television, tape recorders, stereo
    Manufacture or assembly of radio and television transmitting signalling and detection equipment
    Manufacture or assembly of telephone and telegraphic equipment
    Manufacture of other electrical appliances, equipment and fixture n.e.c.
16. Manufacture and repair of electrical apparatus
   Manufacture and repair of electrical cables and wires
   Manufacture of the electrical industrial machinery and
   apparatus n.e.c.

b) Pollutive/Hazardous Industries

1.  Flour mill
2.  Cassava flour mill
3.  Manufacture of coffee
4.  Manufacture of unprepared animal feed, other grain milling,
   n.e.c.
   Production of prepared feeds for animals
5.  Cigar and cigarette factory
   Curing and redrying tobacco leaves
   Miscellaneous processing tobacco leaves, n.e.c.
6.  Weaving Lamp textile
   Jute spinning and weaving
   Miscellaneous spinning and weaving mills, n.e.c.
7.  Hosiery Mill
   Underwear and outwear knitting mills
   Fabric knitting mills
   Miscellaneous knitting mills n.e.c.
8.  Manufacture of carpets and rugs
   Manufacture of mats and matting
9.  Manufacture of cordage, rope and twine
   Manufacture of related products from abaca, sisal henequen,
   hemp, cotton, paper, etc.
10. Manufacture of linoleum and other surfaced coverings
   Manufacture of artificial leather, oil cloth and other fabric except
   rubberized.
   Manufacture of coir
   Manufacture of miscellaneous textiles, n.e.c.
11. Manufacture of rough lumber unworked
    Manufacture of worked lumber
    Resawmills
    Manufacture of veneer, plywood, and hardwood
    Manufacture of doors, windows and sashes
    Treating and preserving wood
12. Manufacture of wood furniture including upholstered furniture
    Manufacture of rattan furniture including upholstered furniture
    Manufacture of box beds and mattresses
    Manufacture of wood and cane blinds, screens and shades
    Manufacture of miscellaneous furniture and fixtures except
    primarily of metal, n.e.c.
13. Manufacture of charcoal
14. Manufacture of containers and boxes of paper and paperboards
    Manufacture of miscellaneous pulp and paper products, n.e.c.
15. Manufacture of waxes and polishing preparations
    Manufacture of candles
    Manufacture of inks
16. Tire retreating and rebuilding
    Manufacture of rubber shoes and slipper
    Manufacture of industrial and moulded rubber products
17. Manufacture of plastic footwear  
   Manufacture of plastic furniture  
   Manufacture of other fabricated plastic products, n.e.c.
18. Manufacture of table and kitchen articles  
   Manufacture of pottery, china and earthen ware, n.e.c.
19. Manufacture of flat glass  
   Manufacture of glass containers  
   Manufacture of miscellaneous glass and glass products, n.e.c.
20. Manufacture of clay bricks, clay tiles and hollow clay tiles  
   Manufacture of miscellaneous structural clay products, n.e.c.  
   Manufacture of structural concrete products
21. Manufacture of asbestos products
22. Manufacture of engines and turbines except motor vehicles, marine and aircraft.
23. Manufacture of metal cutting, shaving and finishing machinery  
   Manufacture of wood working machinery  
   Manufacture, assembly, rebuilding, repairing of food and beverage making machinery  
   Manufacture, assembly, rebuilding, repairing of textile machinery and equipment  
   Manufacture, assembly, rebuilding, repairing of paper industry machinery  
   Manufacture, assembly, rebuilding, repairing of printing, trade machinery and equipment  
   Manufacture of rice mills  
   Manufacture of machines for leather and leather products  
   Manufacture of construction machinery  
   Manufacture of machines for clay, stone and glass industries  
   Manufacture, assembly, repair, rebuilding of miscellaneous special industrial machinery and equipment, n.e.c.
24. Manufacture of dry cells, storage battery and other batteries
25. Boat building and repairing  
   Ship repair industry, dock yards, dry dock, shipways miscellaneous shipbuilding's and repairing, n.e.c.
26. Manufacture of locomotives and parts  
   Manufacture of railroad and street cars  
   Manufacture or assembly of automobiles, cars, buses, trucks and trailers

c) all uses permitted in I-1 Zone

Section 18. Use Regulations in Heavy Industrial Zone (I-3). An I-3 zone shall be for highly pollutive/non-hazardous, highly pollutive/hazardous; highly pollutive/extremely hazardous; non pollutive/ extremely hazardous and pollutive/extremely hazardous manufacturing and processing establishments. Enumerated below are the allowable uses:

a) Highly pollutive/Non-hazardous Industries

1. Meat processing, curing, preserving except processing of ham, bacon, sausages and cicharon.
2. Milk processing plants (manufacturing filled, reconstituted or recombined milk, condensed or evaporated. Butter and cheese processing plants.
Natural fluid milk processing (pasteurizing, homogenizing, vitamizing, bottling of natural animal milk and cream related products)  
Other dairy products, n.e.c.

3. Canning and preserving of fruits and fruits juices  
Canning and preserving of vegetables sauces  
Miscellaneous canning and preserving of fruits and vegetables, n.e.c.

4. Fish canning  
Drying fish/smoking fish  
Patis factory  
Processing, preserving, and canning of fish and other seafoods, n.e.c.

5. Manufacture of desiccated coconut  
6. Manufacture of starch and its products  
7. Manufacture of wines from juices of fruits  
8. Manufacture of malt and malt liquors  
9. Manufacture of softdrinks and carbonated water  
10. Manufacture of instant beverages and syrups and other non-alcoholic beverages, n.e.c.

11. Other slaughtering, preparing and preserving meat products, n.e.c.

b) Highly pollutive/Hazardous Industries

1. Vegetable oil mills, including coconut oil  
   Manufacture of fish, marine and other animal oils  
   Manufacture of refined cooking oil and margarine  
   Manufacture of vegetable and animal oils and fats, n.e.c.

2. Sugar cane milling (centrifugal and refined)  
   Sugar refining  
   Muscovado sugar mill

3. Cotton textile mill  
   Ramie textile mill  
   Rayon and other man-made fiber textile mills  
   Bleaching and drying mill  
   Manufacture of narrow fabrics

4. Ethyl alcohol distillery  
   Distilled, rectified and blended liquors, n.e.c.

5. Tanneries and leather finishing plants

6. Pulp mill  
   Paper and paperboard mills  
   Manufacture of fiberboard

7. Manufacture of inorganic salts and compounds

8. Manufacture of soap and cleaning preparations

9. Manufacture of cement and plaster  
   Manufacture of lime and lime kilns

10. Iron and steel industries  
    Products of blast furnishes, steel works and rolling mills  
    Products of iron and steel foundries

11. Non-ferrous metal basic industries  
    Manufacture of smelted and refined non-ferrous metal  
    Manufacture of rolled, drawn or austruded non-ferrous metals  
    Manufacture of non-ferrous foundry products
c) Highly Pollutive/Extremely Hazardous Industries

1. Manufacture of industrial alcohols
2. Manufacture of other basic industrial chemicals, n.e.c.
   Manufacture of fertilizers and pesticides
3. Manufacture of synthetic resins, plastic materials and man made fibers except glass
4. Petroleum refineries
   Manufacture of reclaimed, blended and compound petroleum products
   Manufacture of miscellaneous products of petroleum and coal, n.e.c.

d) Pollutive/Extremely Hazardous

1. Manufacture of paints
   Manufacture of varnishes, shellacs and stains
   Manufacture of paint removers
   Manufacture of other paint products
2. Manufacture of matches
3. manufacture of tires and inner tubes
4. Manufacture of processed natural rubber not in rubber plantation
5. Manufacture of miscellaneous rubber products, n.e.c.
6. Rock Crushing Plant (e.q. Batching Plant)

e) Non Pollutive /Extremely Hazardous

1. Manufacture of compressed and liquefied gases

Section 19. Use Regulations in Parks and Recreation Zone. The following are the allowable uses;

1. Parklets or pocket parks
2. Parkways and promenades
3. Playgrounds and playlots
4. General recreational parks
5. Horticultural nurseries
6. Plazas
7. Arboretum
8. Botanical Gardens, zoo and other nature centers
9. Campsites and resorts
10. Playfields and Athletic fields
11. Customary facilities and accessory uses and building incidental to any of the above permitted uses; and
12. Parking lots
13. Memorial Parks

Section 20. Use Regulations in Water Zone (WZ).

1. The Utilization of the water resources for domestic and industrial use shall be allowed provided it is in consonance with the development regulations of the Department of Environment and National Resources (DENR) and the Department of Public Works and Highways (DPWH)
and the provisions of the Water Code, and provided further, that it is subjected to an environmental impact assessment prior to the approval of its use.

2. Other uses such as recreational, fishing and related activities, floatage and transportation shall also be allowable provided it is in consonance with the provisions of the watercode, and the revised forestry code of the Philippines, as amended.

Such bodies of water shall include rivers, creeks, streams, lakes and seas.

ARTICLE VI
GENERAL DISTRICT REGULATION

Section 21. 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 zoning ordinance.

Section 22. Yard, off-street Parking Space. No part of a road, off-street parking space, loading space, or other open space required of any building shall, for the purpose of complying with this Ordinance, be included as part of the yard, open space, off-street parking or loading space similarly required of any adjacent neighboring building. 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.

Section 23. Traffic Generators. All traffic generating buildings and structures allowed in any of the districts must provide for adequate parking spaces for their employees, clients and visitors. Parking requirements for certain types of traffic generating structures are provided for in Section 38.

Section 24. Advertising and Business Signs. Advertising and business signs to be displayed or put for public view in any of the districts herein enumerated must comply with existing laws, rules and regulations. Further, they shall not be allowed along scenic areas of parks and recreational zones.

Section 25. 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 this Ordinance shall be met for each structure as though it were to be erected on an individual lot.

Section 26. 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.
Section 27. 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 servicing fire protection units.

Section 28. Yard Requirements Along a District Boundary Line. Lots abutting on a district boundary line shall conform to the yard requirements of the more restrictive district bounded by the line.

Section 29. Dwelling Group. When it is impractical to apply the requirements of these Zoning Regulations 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 purposes 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, but in no case less than one hundred square meters; 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, than 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 adjacent private garage or off-street parking area, depending on the needs of the residents and their visitors.

Section 30. Height Regulations. Building height must conform to the height restrictions and requirements of the Air Transportation office (ATO) as well as the requirements of the National Building Code, the Structural Code as well as laws, ordinances, design standards, rules and regulations related to land development and building construction and the various safety codes.

1. In low density residential zone (R-1), no building or structure shall be higher than two (2) storeys or higher than nine (9) meters measured from the highest natural grade line in the property or front sidewalk level to the topmost part of the structure whichever is lower.

2. In medium density residential zone (R-2), no building or structure shall be higher than four (4) storeys or higher than fifteen (15) meters measured from the highest natural grade line or front sidewalk level to the topmost part of the structure whichever is lower. However, planned residential
communities with structures more than four (4) storeys high that introduce creativity in design similar to planned unit development such as but not limited to housing projects covered by New Town Development under RA 7279 and other housing complexes etc. shall be allowed subject to the prescribed Floor Area Ratio (FAR) or other specific regulations for the area, and subject to the approval of the Local Zoning Administrator provided that the area subject for development shall not be less than one (1) hectare.

3. In high density residential zone (R-3) no building or structure shall be higher than ten (10) storeys or higher than thirty three (33) meters measured from the highest natural grade line or front sidewalk to the topmost part of the structure whichever is lower, subject to prescribed Floor Area Ratio (FAR) or specific regulations for particular areas of the zone. However planned residential; communities with structures more than ten (10) storeys high that introduced creativity in design similar to planned unit development such as but not limited to New Town Development under RA 7279 and other housing complexes, etc. shall be allowed subject to the FAR or other specific regulations prescribed for the particular area, and subject to the approval of the Local Zoning Administrator provided that the area subject for development shall not be less than one (1) hectare.

4. Projects on Commercial 1a zones (C-1a) in Barangay Kapitolyo and Barangay Oranbo shall be subject to the provisions of the National Building Code and a maximum Floor Area Ratio (FAR) of 1:10. The original land area shall be the basis in determining the allowed FAR for each property.

5. Project in Commercial 1b zones (C-1b) shall not be higher than ten (10) storeys or thirty three (33) meters in height measured from the natural grade line to the topmost part of the structure whichever is lower.

6. Where an R-1 district adjoins a C-1 or C-2 district without an intervening street or permanent open spaces of at least eight (8) meters in width, the proposed structure fronting the R-1 district shall be limited to four (4) storeys or a height of fifteen meters (15) measured from the natural grade line to the topmost part of the structure whichever is lesser.

7. Where an R-1 or R-2 district adjoins a C-1 or C-2 or C-3 district without an intervening street or permanent open spaces at least eight (8) meters in width, the proposed structure of C-1 or C-2 or C-3 district shall be limited to a height of twenty three (23) meters measured from the natural grade line to the topmost part of the structure or seven (7) storeys whichever is lower.

8. Where an R-1, R-2, or R-3 district adjoins an I-1 or I-2 zone without an intervening district or permanent open spaces over 8 meters in width, the proposed industrial structure fronting the residential zone shall be limited to a height equivalent to twelve (12) meters measured from the natural grade line to the topmost part of the structure or three (3) storeys whichever is lower.

9. The height of building shall be measured from the highest adjoining sidewalk or ground surface; provided, that the height measured from the
lowest adjoining surface shall not exceed such maximum height by more than 3.00 meters.

Section 31. Exemption from Height Regulations in R-1 and R-2. Exemption 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 and/or the Air Transportation Office.

Section 32. Area Regulations. Area regulations 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 zones” 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. Fire Code
e. Sanitation Code
f. Plumbing Code
g. Structural Code
h. Executive Order No. 648
i. Other relevant guidelines promulgated by the national agencies concerned.

Section 33. Setback Regulations. The following setback regulations shall be applied.

1. Minimum Setback Requirements

<table>
<thead>
<tr>
<th></th>
<th>R-1</th>
<th>R-2</th>
<th>R-3</th>
<th>Industrial</th>
<th>Commercial &amp; Others (for roads 5.00 mts. &amp; above)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Front</td>
<td>5.00 mts.</td>
<td>2.00 mts.</td>
<td>1.20 mts.</td>
<td>3.00 mts.</td>
<td>3.00 mts.</td>
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<tr>
<td>Side</td>
<td>2.00 mts.</td>
<td>1.50 mts.</td>
<td>1.00 mts.</td>
<td>2.00 mts.</td>
<td>-</td>
</tr>
<tr>
<td>Rear</td>
<td>2.00 mts.</td>
<td>1.50 mts.</td>
<td>1.20 mts.</td>
<td>2.00 mts.</td>
<td>-</td>
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</tbody>
</table>

2. Side and rear setback requirements for R-2 and R-3 maybe waived provided that open space requirements of the Building Code are complied with, unless elsewhere specified in this Ordinance.

3. Setback for industries is subject to the provision on Buffer Regulations in Section 35.

4. Setback regulations in commercial zones are subject to the provision of Section 33 (7), 33 (8), and 33 (9).

5. Other setback requirements not specified herein shall be subject to the provisions of the National Building Code.

6. Setback regulation shall conform with the subdivision laws, rules and regulations.
7. Setback Regulation in C-1a zones in Barangay Kapitolyo.

a) Every parcel of buildable property in C-1a zones in Barangay Kapitolyo shall provide a sidewalk that equally serves as the front yard of the building. The side walk shall be made available to the public at all times with walkways, landscaping and street furniture that will encourage pedestrian movement. The following sidewalk types will apply:

ROAD TYPE A (Sheridan st., United st., West Capitol Drive and Sta. Monica st.) shall have a 8.00 meter wide sidewalk measured from the street curb.

ROAD TYPE B (Pioneer st.) shall have a 6.00 mts. wide sidewalk measured from the street curb.

ROAD TYPE C (all other roads) shall have 4.00 mts. wide sidewalk measured from the street curb.

b) The criteria concerning the walkways, landscaping and street furniture shall be governed by the approved Site Development Plan.

c) The first 18.00 meters of building height shall have a minimum setback of 3.00 meters on the side and rear where window openings and other exits exist. Above 18.00 meters of building height, a minimum setback of six (6) meters shall apply to all side and rear yards.

d) Road Expansion

A minimum of 3.00 mts. width along the lot frontage or as maybe determined by the City of Pasig based on its Development Plan shall be reserved for road expansion. The new lot line resulting from the road expansion shall become the basis in determining setback requirements as provided for in Section 33 (7) (a).

8. Setback Regulations in C-1a zones in Barangay San Antonio, Barangay Ugong & Barangay Oranbo.

a) Every parcel of buildable property shall provide a minimum front setback as follows:

ROAD TYPE A (Meralco Avenue in Barangay Ugong, Ortigas Avenue) – 6.00 meters

ROAD TYPE B (Meralco Avenue, Barangay San Antonio and Shaw Blvd.) – 5.00 meters

ROAD TYPE C (all other roads) – 3.00 meters

b) The criteria concerning the walkways or sidewalks or any landscaping shall be governed by the approved Site Development Plan.

c) A minimum setback of 3.00 meters on the side and rear where window openings and other exits exist is required.
d) Sidewalk shall be cleared of any obstructions and shall be made available at all times. Sidewalk shall be made level and continuous throughout the length of the street.

9. Setback Regulations in C-1b, C-2 and C-3 zones

a) Ortigas Avenue, Kalayaan Avenue, Shaw Blvd, C. Raymundo St., Marcos Highway, Pioneer St., United st., and West Capitol Drive - 5.00 mts.

b) E. Rodriguez Avenue (C-5) - 6.00 meters

c) all other roads – 3.00 meters.

10. Front setback regulations of multi-storey structures in R-2 and R-3, that is three (3) storeys high or more, shall be a minimum of two (2.00) meters.

Section 34. Easement. Pursuant to the provisions of the watercode, 1) the banks of rivers and creeks throughout their entire length are subject to easement of public use in the interest of recreation, navigation, floatage, finishing and salvage. Easement shall be designated as Environmental Protection Areas (EPA) pursuant to the Pasig River Rehabilitation Program.

No person shall be allowed to stay in this zone longer than what is necessary for space recreation, navigation, floatage, fishing or salvage or to build structures of any kind.

2) Mandatory five-meter easement on both sides of the Marikina fault trace and such other fault traces identified on the ground by Philvocs.

Section 35. Buffer Regulations. A buffer zone of not less than 3.00 meters planting strip is required along the entire boundary length of an industrial area or zone in conflict with the adjacent use.

Section 36. Petition to Homeowner’s Association or Barangay. Where a person plans to establish a certain use/activity which will necessarily affect the character of a residential zone in terms of traffic to be generated and/ or opening the area to outsiders which may result in loss of privacy of its residents, the prior approval of a majority of the household heads of the homeowner’s association or in its absence the barangay, most especially the persons immediately adjacent to the proposed site, will have to be secured as one of the pre-requisites for locational clearance and building permit.

Section 37. Provision in the National Building Code. Other specific provisions stipulated in the National Building Code (P.D. 1096) relevant to Article VI which are not in conflict with the provisions of the Zoning Ordinance shall be observed.
**Section 38. Parking Requirements.** The following parking requirements for each type of traffic generating structures shall be applied:

<table>
<thead>
<tr>
<th>Type of building</th>
<th>Parking Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Multi-storey condominium buildings for residential purposes in the Central Business District.</td>
<td>• one parking space per 1-2 bedroom units two; (2) parking spaces per 3 or more bedroom units.</td>
</tr>
<tr>
<td>2. Office condominiums / buildings, for office spaces and general business.</td>
<td>• one parking space per 50 sq. mts. of rentable floor area.</td>
</tr>
<tr>
<td>3. Shopping Centers</td>
<td>• 1 parking slots for every 25 sq. mts. of rental floor area.</td>
</tr>
<tr>
<td>4. Retail Store</td>
<td>• 1 parking slot per 30 sq. mts. of gross floor area.</td>
</tr>
<tr>
<td>5. Restaurants and other eateries, night clubs, supper clubs and theatre restaurants.</td>
<td>• .1 slot for every 10 sq. mts. of customer area.</td>
</tr>
<tr>
<td>6. Banks, other related financial institutions, and service shops.</td>
<td>• 1 parking space per 25 sq. mts. of gross floor area.</td>
</tr>
<tr>
<td>7. Markets</td>
<td>• 1 slot per 100 sq. mts. of shopping floor area.</td>
</tr>
<tr>
<td>8. Public Assembly Bldg. such as theatres, cinemas, auditorium, stadium.</td>
<td>• 1 parking slot per 20 sq. mts. of shopping floor area.</td>
</tr>
<tr>
<td>9. Churches, other places of worship and funeral parlors</td>
<td>• 1 slot for every 25 mts. of gross floor area.</td>
</tr>
<tr>
<td>10. Hotels, residential hotels, apartells, motels (excluding built in garage per room/unit)</td>
<td>• 1 slot for every 5 rooms</td>
</tr>
<tr>
<td>11. Pension/boarding/lodging houses</td>
<td>• 1 slot per 20 beds</td>
</tr>
<tr>
<td>12. Warehouse</td>
<td>• 1 slot per 100 sq. mts. of gross floor area.</td>
</tr>
<tr>
<td>13. Schools&lt;br&gt;Elementary and High School&lt;br&gt;Trade School&lt;br&gt;College</td>
<td>• 1 slot per 5 classrooms&lt;br&gt;• 1 slot per 10 classrooms&lt;br&gt;• 1 slot per 3 classrooms</td>
</tr>
<tr>
<td>14. Recreational facilities&lt;br&gt;Bowling alleys&lt;br&gt;Amusement centers</td>
<td>• 1 slot per alley&lt;br&gt;• 1 slot per 50 sq. mts. of gross floor area</td>
</tr>
<tr>
<td>15. Hospitals</td>
<td>• 1 slot per 5 beds</td>
</tr>
<tr>
<td>16. Residences</td>
<td>• 1 parking area for residential structure with more than 50 sq. mts. of floor area</td>
</tr>
</tbody>
</table>

Parking slots for commercial establishments shall have a minimum depth of 5.00 meters and shall not in any way encroach on the sidewalk of right of way.

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ARTICLE VII
INNOVATIVE TECHNIQUES

Section 39. Innovative Techniques or Designs. For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development, housing projects covered by New Town Development under R.A. 7279, Commercial Complexes, etc., the Zoning Administration may on grounds of innovative development techniques grant locational clearances under Section 47 of this Ordinance, subject to the provisions of P.D. 957 its implementing rules and regulations, and B.P. 220 and its implementing rules and regulations., and other related rules and regulation implemented by the City of Pasig.

ARTICLE VIII
MISCELLANEOUS PROVISIONS

Section 40. Projects of National Significance. Projects of national significance, as declared by the NEDA board, shall secure development permit from the Housing and Land Use Regulatory Board (HLRB) pursuant to E.O. 72 prior to issuance of locational clearance in accordance with Section 46 of this ordinance.

Section 41. Environmental Compliance Certificate (ECC). Notwithstanding the issuance of locational clearance under Section 46 of this ordinance, no environmentally critical projects or projects located in environmentally critical areas shall commence, develop, or operate unless the requirements of ECC have been complied with.

Section 42. Subdivision projects. All owners and / or developers of subdivision projects shall in addition to securing a locational clearance under Section 46 of this ordinance be required to secure a Development Permit or Subdivision Approval pursuant to provisions of P.D. 957 and its implementing rules and regulations or B.P. 220 and its implementing rules and regulations in accordance with Section 458 of R.A. 7160 (Local Government Code).

Section 43. Linear Park. Pursuant to the provisions of the water code and in consonance with the Pasig River Rehabilitation Program and Executive Order # 54 creating the Pasig River Rehabilitation Commission, a minimum easement of ten (10) meters from existing shorelines, or banks of the Pasig and Marikina River and three (3) meters from the creeks or esteros shall be maintained as linear park in consonance with Section 34 of the Ordinance.

Should there be a change in the existing shorelines or banks of the rivers or creeks, the easement shall be construed as moving with the actual river banks or shorelines, provided that the 3.00 meter easement along rivers and creeks measured from the property line and within the lots shall remain part of the easement.
ARTICLE IX
MITIGATING DEVICES

Section 44. Temporary Use Permit. A temporary use permit to establish a use or activity not allowed under the List of Permitted Uses in a given area or zone may upon application by the interested party with the office of the Zoning Administration, be issued, subject to the following conditions:

1. Development for the intended use of the zone within 100 meters radius from the project property line is not evident at the time of the application of the proponent or not programmed for the next five (5) years or no noticeable and desirable dominant trend has been observed in the area for a reasonable period, or at least two years.

2. That the proposed project shall not in any way pose danger or hazard to the health and safety of its environment and surrounding neighbourhood.

3. That the proposed activity shall be subject to the requirements of initial environmental examination and environmental impact assessment.

4. That the proponent shall relocate the project facilities and equipment to another site at his own cost in the event that the office of the Zoning Administration finds that its continued existence is undesirable wherein the relocation shall take place upon the expiration of the permit.

5. The Temporary Use Permit shall be valid for a maximum of five (5) years, subject to terms and conditions stipulated in the permit.

Section 45. Deviation. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Zoning Administrator only when the following terms and conditions are existing:

1. Variance

The property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owner/s cannot obtain a reasonable return on the property. This condition shall include at least 3 of the following provisions:

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

b) The proposed variance is the minimum deviation necessary to permit reasonable use of property.

c) 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 the other properties in the same district or zone.
d) That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.

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

2. Exceptions

a) 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.

b) The proposed project shall support economic based activities, provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.

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

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

Section 46. Procedures for Granting Exception and Variances. The procedure for the granting of exception and/or variance is as follows;

1. A written application for an exception or variance shall be filed with the office of the Zoning Administrator citing the section of this Ordinance under which the same is sought and stating the grounds thereof.

2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site.

3. The Zoning Administrator shall conduct preliminary studies on the application.

4. A written affidavit of non-objection to the project by the owners of the properties adjacent to the project shall be filed by the applicant with the office of the Zoning Administrator at least fifteen (15) days prior to the decision for variance.

5. In case of objection, the Zoning Administrator shall hold public hearing.

6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.

7. The Zoning Administrator shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing in case of any objection to the granting of exception/variance.
ARTICLE X
ADMINISTRATION AND ENFORCEMENT

Section 47. Locational Clearances. All owners/developers shall secure locational clearance from the Zoning Administrator prior to conducting any activity or construction on their property/land.

Section 48. Building Permit. No building permit shall be issued by the local building official without a valid locational clearance in accordance with this ordinance.

Section 49. Non-user of locational clearances. 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. Unused clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

Section 50. Certificate of Non-Conformance. A certificate of Non-Conformance shall be applied for by the owner of the structure or operator of the activity involved within one(1) year from the ratification of the Zoning Ordinance by the Housing and Land Use Regulatory Board (HLRB). Failure on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered violation of the Zoning Ordinance and is subject to fine/penalties.

Section 51. Existing Non-Conforming Uses and Buildings. The lawful uses of any building, structure or land at the time of adoption or amendment of this ordinance may be continued, although such uses do not conform to the provision of this Ordinance, provided:

1. That no such non-conforming use shall be enlarged or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance, or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use exists at the time of the adoption of this Ordinance, unless such acts shall decrease its non-conformity.

2. That no such conforming use which has ceased operation for more than one (1) year be again revived as non-conforming use.

3. That any non-conforming structure, or structures under one ownership which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.

That should such non-conforming portion of the structure be destroyed by any means to the extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
4. That no such non-conforming structure maybe moved to displace any conforming use.

5. That no such non-conforming structure maybe enlarged or altered in a way which increases its non-conformity, but any structure or portion thereof maybe altered to decrease its non-conformity.

6. That 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 or relocated.

7. In addition, 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.

Section 52. Responsibility for Administration and Enforcement. The administration and enforcement of this Ordinance shall be vested in the City Planning & Development Office. The City Planning and Development Officer shall concurrently be the City Zoning Administrator.

Section 53. Powers and Functions of the City Zoning Administrator. Pursuant to the provisions of Executive Order 72 implementing R.A. 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall exercise powers, and perform such duties and functions as provided in this ordinance and other laws:

1. Enforcement
   a. Act on all applications for locational clearance for all projects in accordance with this Ordinance
   b. Monitor on-going/ existing projects within their respective jurisdiction and issue notices of violation and show cause order to owners, developers, or managers of projects that are violative of Zoning Ordinance, and if necessary, pursuant to Sec. 3 of E.O. 72 and Sec. 2 of E.O. 71 refer subsequent actions thereon to the HLURB.
   c. Acts on all application for variances, exceptions, non-conforming uses, temporary use permit, complaints and opposition to application.
   d. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.
   e. Coordinate with the City Fiscal/Attorney for other legal actions/remedies relative to the foregoing.

2. Planning
   a. Coordinate with the Regional Office of the HLRB regarding proposed amendments to the zoning ordinances prior to adoption by the Sangguniang Panlungsod.

3. Perform such powers or functions implied from, inherent in or incidental to the implementation of the provisions of this Ordinance.
Section 54. Creation of the Zoning Administration Office. It is hereby created a Zoning Administration Office which shall be directly under the Office of the City Planning and Development Office to be composed of the following:

<table>
<thead>
<tr>
<th>Salary Grade</th>
<th>Monthly rate</th>
<th>Annual rate</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning officer IV</td>
<td>22</td>
<td>P 18,510.00</td>
</tr>
<tr>
<td>Zoning Officer III</td>
<td>18</td>
<td>15,841.00</td>
</tr>
<tr>
<td>Zoning Officer II</td>
<td>15</td>
<td>13,300.00</td>
</tr>
<tr>
<td>Computer Operator IV</td>
<td>14</td>
<td>12,546.00</td>
</tr>
<tr>
<td>Clerk III</td>
<td>06</td>
<td>7,606.00</td>
</tr>
<tr>
<td>Driver II</td>
<td>02</td>
<td>6,522.00</td>
</tr>
</tbody>
</table>

The appointment, salaries, qualification and terms of office of these positions shall be in accordance with existing laws and the Civil Service rules and regulations.

B. Duties and Responsibilities

Zoning Officer IV
- assist in the enforcement of the zoning ordinance
- monitors compliance to the zoning ordinance of on-going/existing projects.
- take charge of the issuance of various documents related to the enforcement of the zoning ordinance
- assist in the preparation of studies related to amendments of the zoning ordinance
- perform such other duties and functions as maybe prescribed by law or ordinance.

Zoning Officer III
- assist in the enforcement of the zoning ordinance and other related duties.
- perform such other duties and functions as maybe prescribed by law or ordinance.

Zoning Officer II
- assist in the enforcement of the zoning ordinance and other related duties.
- perform such other duties and functions as maybe prescribed by law or ordinance.

Computer Operator IV
- Encode and retrieve all records related to the enforcement of the zoning ordinance.
- Keeps all records and documents related to the enforcement of the zoning ordinance.
- Prepares all correspondence of the zoning administration unit.
- Perform other duties as may be assigned from time to time.
Clerk III
- prepares /types documents related to the enforcement of zoning ordinance, rules and regulations
- files/keep records
- perform such other duties as may be assigned from time to time.

Driver II
- drives official vehicle of the office and assist in sending out messages and other correspondence emanating from the office.
- perform other duties as maybe assigned from time to time

C. The amount of one million three hundred ten thousand three hundred eighteen and 40/100 pesos (P 1,310,318.40) is hereby appropriated to cover the salaries, allowances and other mandatory benefits for the positions under the Zoning Administration office, computed as follows:

<table>
<thead>
<tr>
<th>Item</th>
<th>Amount</th>
</tr>
</thead>
<tbody>
<tr>
<td>Salaries</td>
<td>P 891,900.00</td>
</tr>
<tr>
<td>Life &amp; Retirement</td>
<td>185,093.40</td>
</tr>
<tr>
<td>Pag-ibig</td>
<td>14,400.00</td>
</tr>
<tr>
<td>State Insurance</td>
<td>6,984.00</td>
</tr>
<tr>
<td>Medicare</td>
<td>16,200.00</td>
</tr>
<tr>
<td>Pera</td>
<td>68,400.00</td>
</tr>
<tr>
<td>Bonus / 13 Month Pay</td>
<td>74,325.00</td>
</tr>
<tr>
<td>Cash Gift</td>
<td>30,000.00</td>
</tr>
<tr>
<td>Uniform/Clothing Allowances</td>
<td>18,000.00</td>
</tr>
<tr>
<td>Productivity Incentives</td>
<td>12,000.00</td>
</tr>
<tr>
<td><strong>Total Personal Services</strong></td>
<td><strong>P 1,310,318.40</strong></td>
</tr>
</tbody>
</table>

Thereafter, the City Budget Officer shall include the foregoing appropriation in the Annual Budget of this City.

Section 55. Processing fees.

The processing fees for locational clearance shall be as follows:

<table>
<thead>
<tr>
<th>Type</th>
<th>Fee</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Residential</td>
<td>P 0.50 per sq. mt. of the total floor area (TFA)</td>
</tr>
<tr>
<td>2. Commercial Establishments</td>
<td>P 2.00 per sq. mt. of the total floor area (TFA)</td>
</tr>
<tr>
<td>Including apartments, mass housing, townhouses, condominiums constructed primarily for gain purposes</td>
<td></td>
</tr>
<tr>
<td>3. Industrial</td>
<td>P 3.00 per total floor area (TFA)</td>
</tr>
<tr>
<td>4. Institutional</td>
<td>P 1.00 per total floor area (TFA)</td>
</tr>
<tr>
<td>5. Memorial Parks/Cemeteries</td>
<td>P 0.50 per sq. mt. of total land area (TLA)</td>
</tr>
<tr>
<td>6. Agro-industries</td>
<td>P 2.00 per sq. mt. of total floor area (TFA)</td>
</tr>
<tr>
<td>a) Manufacturing</td>
<td>P 0.50 per sq. mt. of total land area (TLA)</td>
</tr>
<tr>
<td>b) Non-Manufacturing</td>
<td></td>
</tr>
<tr>
<td>7. Telecommunications/towers</td>
<td>P 3.00 per sq. mt. of total base</td>
</tr>
</tbody>
</table>
8. Billboards | P 3.00 per sq. ft. per site
---|---
9. Yards utilized for commercial purposes | P 1.00 per sq. mt. of total land area (TLA)
10. Yards utilized for industrial purposes | P 1.00 per sq. mts of total land area (TLA)
11. All types of renovation | 50% of the prescribed rate
12. Renewal of Temporary Use Permit | P 200.00

The processing fee shall be collected by the City Treasurer’s Office and shall accrue to the general funds of the City of Pasig.

Section 56. Action on Complaints and Oppositions. Complaints for violations of any provision of the Zoning Ordinance or of any clearance or permits issued pursuant thereto shall be filed with the office of the Zoning Administrator.

However, opposition to application for clearance, variance or exception shall be filed with the Local Zoning Board of Adjustment and Appeal (LZBAA).

Section 57. Functions and Responsibilities of the Local Zoning Board of Adjustment and Appeals (LZBAA). There is hereby created a LBZAA which shall perform the following functions and responsibilities:

1. Acts on opposition to application for clearance, variance or exception.
2. Act on appeals on grant or denial of locational clearance by the Zoning Administrator.

Decisions of the Local Zoning Board of Adjustment and Appeals are final.

Section 58. Composition of the Local Zoning Board of Adjustment and Appeals (LBZAA). The City Mayor shall create a committee which shall act as the LZBAA composed of the following members:

1. City Mayor as Chairman
2. City legal officer
3. City Assessor
4. City Engineer
5. Representative from HLRB
6. Two (representatives of the private sector, nominated by their respective organizations and confirmed by the City Mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Panlungsod shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.
Section 59. **Review of the Zoning Ordinance.** The City Mayor shall create a Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance considering the Comprehensive Land Use Plan, as the need arises, based on the following reasons/situations:

1. Change in Local development plans
2. Introduction of projects of national significance
3. Petition for rezoning
4. Other reasons which are appropriate for consideration

Section 60. **Composition of the Local Zoning Review Committee (LZRC).** The Local Zoning Review Committee shall be composed of the following:

1. City Planning and Development Officer
2. City Health officer
3. City Assessor
4. City Engineer
5. City Building Official
6. President, Association of Barangay Captains
7. Representative of the city Council
8. Two (2) private sector representative (Local Chamber of Commerce and Housing Industry)
9. Representative of HLRB
10. Representative of the Metro Manila Development Authority
11. Two (2) NGO representative (optional)

Section 61. **Functions of the Local Zoning Review Committee.** The Local Zoning Review Committee shall have the following powers and functions:

1. Review the Zoning Ordinance for the following purposes;
   a. Determine amendments or provisions necessary in the Zoning Ordinance in view of changes that might have been introduced in the Comprehensive Land Use Plan.
   b. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, and exception and variances granted.
   c. Identify provisions of the Ordinance difficult to enforce or unworkable.
2. Recommend to the Sangguniang Panlungsod necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.
3. Provide information to the HLRB that would be useful in the exercise of its functions.

Section 62. **Amendments to the Zoning Ordinance.** Changes in the Zoning Ordinances as result of the review of the Local Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning
Ordinance or provisions thereof shall be carried out through a resolution of three-fourth votes of the Sangguniang Panlungsod. Said amendments shall take effect only after approval and authentication by HLRB pursuant to Executive Order 72.

Section 63. Violation and Penalty. Any person who violates any of the provisions of this Ordinance, shall upon conviction, be punished by a fine not exceeding Five Thousand Pesos (P5,000) or an imprisonment for a period not exceeding one (1) year or both at the discretion of the Court. In case of violation by a corporation, partnership of association the penalty shall be imposed upon the erring officers thereof.

Section 64. 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 65. 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 Ordinances as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 66. 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 upon the effectivity of this Ordinance shall not be impaired.

Section 67. Effectivity Clause. This Ordinance shall take effect upon approval by the Housing and Land Use Regulatory Board.

APPROVED this 5th day of June, 2002 at Pasig, Metro Manila.

HON. FORTUNATO G. CO. JR.          HON. ROBERT C. EUSEBIO
Councilor                            Councilor

HON. JOSE S. TATCO, JR.            HON. ROSALIO D. MARTIRES
Councilor                            Councilor

HON. REYNALDO R. SAN BUENAVENTURA III  HON. REYNALDO F. RAYMUNDO
Councilor                            Councilor

37
HON. ALEJANDRO E. SANTIAGO  
Councilor

HON. CHARLIE Q. BENAVIDES  
Councilor

HON. GREGORIO P. RUPISAN, Jr.  
Councilor

HON. AQUILINO S. DELA CRUZ  
Councilor

HON. ROLANDO C. SAMBELI  
Liga President

HON. MACARIO C. CRUZ  
Councilor

HON. XAVIER M. GARCIA  
SK President

HON. ROBERTO A. BARETTO  
Councilor  
Majority Floor Leader

Attested:

HON. LORNA A. BERNARDO  
City Vice-Mayor  
Presiding Officer

Approved:

HON. SOLEDAD C. EUSEBIO  
City Mayor

Attested:

MS. JOAN UY VILLADELREY  
Acting City Council Secretary
APPENDIX A
ZONE BOUNDARIES

R-1 Low Density Residential Zone.

1. The area occupied by Valle Verde Subdivision, Barangay Ugong.

2. The area occupied by Capitol 8 Subdivision, Barangay Pineda.

R-2 Medium Density Residential Zone.

The area bounded by the following:

1. Julia Vargas Ave., C-5, Atis st., and Kaimito st.


3. San Rafael st., San Rafael st. intersecting San Roque st., San Pablo St., Shaw Blvd, San Ignacio st., Sapang Buaya, Banaag st., Sta. Monica st., and a lot deep commercial strip east of West Capitol Drive, except the area occupied by Capitol 8 Subdivision and the 20 meter commercial strip west of Shaw Blvd. (Pasig Blvd.)


5. Manggahan Floodway, F. Mariano st., a lot deep commercial strip south of Marcos Highway, commercial block approximately 300 mts. west of Imelda Avenue and approximately 450 meters south of Marcos Highway, approximately 50 meters deep commercial strip west of Imelda Avenue, Pasig-Cainta boundary and approximately 150 meters deep commercial strip north of Ortigas Avenue.

6. Marcos Highway, Balanti creek, Hakbangan creek approximately 50 mts. deep commercial strip east of Imelda Avenue, Benito Soliven st., Morning Glory st., intersecting Liamzon st., and Pambuli st.

7. Amang Rodriguez Ave., Manggahan Floodway, and approximately 150 meters deep commercial strip north of Ortigas Avenue.

8. F. Pasco Ave., and Evangelista St.,

9. Industrial block approximately 500 meters east of Evangelista st., a lot deep commercial strip approximately 30 mts. south of Marcos Highway, Molave st. intersecting Agapito subdivision north boundary line and Agapito subdivision boundary line intersecting industrial block approximately 650 meters east of Marikina River.
10. Approximately 50 mts. deep commercial strip south of Ortigas Ave., Riverside Drive, 1st street, Sapang Buli, and Manggahan Floodway.

11. Manggahan Floodway, Sapang Mahabang ilog intersecting Jenny’s Ave., Jenny’s Ave., M. Eusebio st., Market Ave. extension, Sapang Malapit, industrial block approximately 1,500 mts, north of Mercedes Ave., C. Raymundo Ave., and commercial block approximately 525 mts. south of Ortigas Ave., but shall include areas occupied by Parkwood subdivision outside of this zone boundary.


13. The area occupied by Cristina Homes in barangay Pinagbuhatan.

R-3 HIGH DENSITY RESIDENTIAL ZONE

The area bounded by the following:


3. Banaag st., Sapang Buaya, Capitol 8 subdivision, approximately 50 mts. deep commercial strip west of Shaw Boulevard., Lindayag st, Insilay st. intersecting Pasig River, Pasig River and Sta. Monica st.

4. Karangalan road, Katalinuhan road, Hakbangan creek, and approximately 50 mts. deep commercial strip east of Imelda Avenue.

5. Evangelista st., Tawiran Avenue intersecting Marikina River, Marikina River(Special river zone), and Pasco Avenue intersecting Marikina River.

6. Pasig-Marikina boundary, Doña Betang road, and approximately 100 meters deep commercial strip north of Marcos Highway.

7. Marikina River, Ortigas Ave., Dr. Sixto Antonio Ave., and property of Rizal High School.

8. Dr. Sixto Antonio Ave., Lopez-Jaena st. (Bernal st.), C. Raymundo Ave., F. Angeles st., and Col. Licsi st. except the area occupied by the municipal cemetery.

10. Mercedez Ave. Sapang Liwanag, Parian River, Villa Raymundo road, A. Sandoval Ave., Ilugin River, Pasig River, San Agustin creek, Acacia st., E. Santos st., a lot deep commercial strip west of F. Manalo st., Caruncho Ave., one lot deep commercial strip east of Dr. Sixto Antonio Ave., a lot deep commercial strip southeast of M.R.R. road and C. Raymundo Avenue. (from Dr. Sixto Antonio to F. Angeles st.)


12. Pasig River, G. Bunye st. intersecting Pasig River, a lot deep commercial strip north of M. Concepcion st., and Pateros River.

13. Pateros River, a lot deep commercial strip south of Concepcion st., A. Luna st. and Pateros-Pateros boundary.

14. Pasig River, Industrial block approximately 100 mts. east of A. Luna st, Elizco road, A. Luna st., a lot deep commercial strip north of Concepcion st., and industrial block approximately 750 mts. east of Pateros River.

15. Sapang Daang Paa, Pasig River, and approximately 100 meter deep industrial block north of Elisco road-axis road.

16. Elizco road, Daang Paa creek, approximately 100 meter deep industrial block south of Elisco road, Pasig-Tagig boundary, and Pasig-Pateros boundary.

17. Approximately 350 meters industrial strip northeast of Pasig River, Sandoval Avenue extension intersecting Pasig River, Pasig-Taytay boundary, Cainta River and Ilugin River, including all areas occupied by Emerald Green Subdivision.

C-1a Commercial-1a Zone (Central Business District)

The area bounded by the following:

1. Pasig-Quezon City boundary, Valle Verde VI subdivision, Ortigas Avenue, Valle Verde IV subdivision, Molave st., Ortigas drainage canal, St Paul's College, St. Paul st., Meralco Avenue, Shaw Blvd. and Pasig-Mandaluyong boundary except the area designated as C-1b zone described under C-1b(3).


C-1b Commercial-1b Zone

1. A block deep strip southwest of Shaw Blvd. from West Capitol Drive to San Pablo st.

2. The area bounded by Shaw Blvd., West Capitol Drive, United st., and Pioneer st.,


4. The area bounded by Shaw Blvd., Rizal Provincial Capitol, H.P. Javier st., and Oranbo Drive.

5. The area bounded by Christian route, Hillcrest Drive, and Shaw Blvd.

6. A lot deep strip east of West Capitol Drive, from San Rafael st. to Sta. Monica street.

C-2 Commercial-2 Zone

1. The area bounded by Shaw Blvd.- Hillcrest Drive, Canley road, Kamagong st., Lanite st. intersecting Escarpment road, Escarpment road, Kariktan st. intersecting Shaw Blvd.

2. A block deep strip west of Pasig Blvd. from Lindsayag st. to San Pablo.

3. A block deep strip east of Pasig Blvd. from Arayat St. to commercial block north of Kariktan st.

4. The area bounded by Canley road, C-5, E. Mejia st., and Yakal st.

5. The area bounded by E. Mejia st., C-5 - Pasig Blvd., Rizal Medical Center and Kawilihan Village.

6. A lot deep strip north and south of M. Concepcion st.(San Guillermo Ave.) from A Luna st. to Pateros River.

7. A block deep strip north of Pasig Blvd.- C. Raymundo Ave. from Marikina River to F. Angeles St.

8. A block deep strip south of Pasig Blvd. - C. Raymundo Ave. from Marikina River to M.R.R. intersection.

9. A lot deep strip west of A. Mabini St. from F. Concepcion st. to Dr. M. del Rosario st.

10. A lot deep strip east of Dr. Sixto Antonio Ave. from Caruncho Ave. to Dr. M. del Rosario st.

11. The area bounded by A. Mabini st. and Dr. Sixto Avenue.

12. A lot deep strip east of F. Manalo st.
13. The area bounded by Elpidio Santos st., Acacia st., San Agustin creek, Mariano Melendres Ave. intersecting San Agustin creek, G. Raymundo Ave., Roman Catholic Cemetery, Caruncho Ave., and F. Manalo St., except the area occupied by the government center.

14. The area bounded by Ortigas Avenue, Dr. Sixto Antonio Avenue, Lopez Jaena st. intersecting Manggahan Floodway and Manggahan Floodway.

15. The area bounded by F. Legaspi st., Market Avenue extension, M. Eusebio Avenue, Sapang Malapit, Sapang Liwanag, Mercedes Avenue, and C. Raymundo Avenue.

16. Approximately 150 meters linear strip north of Ortigas Avenue, from Amang Rodriguez Ave. to Pasig - Cainta boundary.

17. Approximately 50 meters linear strip south of Ortigas Avenue, from Manggahan Floodway to Riverside drive.

18. Approximately 50 meters deep strip east and west of Imelda (Kalayaan) Avenue from Benito Soliven to Pasig - Cainta boundary.

19. A block strip north of Marcos Highway along Pasig - Marikina boundary, from F. Mariano st. to Pasig - Cainta boundary.

20. A lot deep strip south of Marcos Highway from F. Mariano st. to commercial block approximately 300 meters west of Imelda Avenue.

21. A block deep strip west of Amang Rodriguez Avenue from Mixed Use Development Zone block approximately 180 meters south of Marcos Highway northwards to Pasig-Marikina boundary.

22. Approximately 100 meters deep strip north of Marcos Highway from Amang Rodriguez Avenue Westward to Pasig - Marikina boundary.

23. A lot deep strip south of Marcos Highway, from Amang Rodriguez Avenue to industrial block approximately 700 meters east of Marikina River.

24. The area bounded by Amang Rodriguez Avenue, Pasig-Marikina boundary, Pasig-Cainta-Antipolo boundary and Marcos Highway.

25. The area bounded by C-5, Eagle st., Dimasalang st., C. Santos St., Pasig River, Corporal Cruz st., and Retelco Drive.

**C-3 Commercial Zone**

1. The area south of Marcos Highway, bounded by Marcos Highay, Sonia Subdivision-Emerald Valley Homes-residential block approximately 300 meters west of Kalayaan road (Imelda Avenue), Green Park subdivision-residential block approximately 450 meters south of Marcos Highway, Benito Soliven Avenue, Morning Glory St., Plaza Square st., and Pambuli street intersecting Plaza Square St.,
2. The area south of Ortigas Avenue, bounded by Ortigas Avenue, Riverside Drive, 1st street (Riverside Subdivision) and Sapang Buli creek (Pasig-Cainta boundary)

3. F. Pasco Avenue intersecting Marikina River, Marikina River, Pasig-Marikina boundary, Marcos Highway, residential block approximately 550 meters west of Amang Rodriguez Avenue, and the area occupied by King’s Mill.

I-1 Light Industrial Zone

1. Approximately 100 meters deep strip south of Elizco road from Daang Paa creek to Pasig-Tagig boundary.

2. Approximately 100 meters deep strip north of Elizco-Axis road from Daang Paa creek to Pasig River.

The area bounded by the following:

3. G. Bunye st. intersecting Pasig River, Pasig River, residential block approximately 350 meters west of A. Luna st., and a lot deep commercial strip north of Concepcion st.

4. Mercedes Avenue, Sapang Liwanag, Parian creek, Villa Raymundo road and Industrial-2 block approximately 300 meters west of A. Sandoval Avenue.

5. C. Raymundo Ave., F. Legaspi st., Sapang Malapit and residential block approximately 900 meters south of Ortigas Avenue, except the area occupied by Parkwood subdivision.


8. Greenwoods Ave., Sapang Buli, Cristina Homes and A. Sandoval Avenue.

9. Mercedes Avenue, Mercedes Avenue intersecting Daang Banca Creek, Daang Banca, Sapang Buli, and Sapang Liwanag.

I-2 Medium Industrial Zone

The area bounded by the following:

1. Pasig River, C-5, Pasig Boulevard, Lindayag st. and Insilay st. intersecting Pasig River.

3. Pasig River, Daang Paa Creek, Elizco road and residential block approximately 100 meters east of A. Luna st.

4. Axis road, Pasig River, Pasig-Tagig boundary, and Elizco road.

5. Mercedes Avenue, Sapang Buli, Greenwoods Avenue, Sandoval Avenue, Villa Raymundo Ave., and Industrial block approximately 600 meters east of Market Avenue.

6. Approximately 350 meters strip northeast of Pasig River from Ilugin River to Sandoval Avenue Extension, brgy. Pinagbuhatan, except the area occupied by Emerald Green Subdivision.

Inst.-Institutional Zone

1. The area occupied by the Rizal Provincial Capital and the University of Life in Barangay Oranbo, by St. Paul’s College in Barangay Ugong, and by the Rizal Medical Center in Barangay Bagong Ilog.

2. The area occupied by the Rizal High School in Barangay Caniogan and the Pasig City Hall government center in barangay San Nicolas.

3. All other areas occupied by existing private and government institutions prior to the adoption of the Zoning Ordinance.

Mixed-Use Development

1. The area bounded by Marikina River, Eagle st., C-5 and Ortigas Avenue.

2. The area bounded by Ortigas Avenue, C-5, Doña Julia Vargas Ave., and Squash st.

3. The area bounded by Marikina River, Manggahan Floodway, Amang Rodriguez Avenue, and Ortigas Avenue.

4. The area bounded by Marikina River, Manggahan Floodway A. Rodriguez Avenue, residential block approximately 150 meters south of Marcos Highway (Doña Aurora executive village, sta. Maria compound, and Agapito subdivision boundary), industrial block bounded by Kings Textile Mills, F. Pasco Avenue, and Taiwan street intersecting Marikina River.

Parks and Recreation Zone

All existing parks, plazas, playground, athletic field, existing memorial parks, environmental protection areas, city park (rainforest), river zones or easements along waterways. River zones or easement along waterways shall be taken outside of the Zoning Boundary Districts. The description of the Zoning Boundary District shall be understood as to exclude the river zones or the easements along creeks and rivers.
Cemetery

All existing cemeteries, as the Pasig Catholic Cemetery, City Cemetery and Santolan Cemetery.
APPENDIX B
OTHER WORDS AND PHRASES DEFINED

1. “Acessoria” or row house: a house of not more than (2) storey, composed of a row of dwelling units entirely separate from one another by party wall or walls and with an independent entrance for each dwelling 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. Alterations, structural: any change in the supporting members of a building such as bearing walls, columns, beams or girders.

4. Alley, lane or callejon: a public space or thoroughfare affording generally a secondary means of access to abutting property.

5. Apartment building: a building arranged, intended or designed to be occupied by three or more families living independently of each other.

6. Areas for Priority Development (APD): identified 244 specific sites in the Metro Manila Area covered by the Urban Land Reform Zone. Areas for Priority Development are usually blighted or depressed areas.

7. Arboretum: a large tract of land treated as natural outdoor museum, or started as a natural wood site, the existing trees or shrubs being preserved or 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.

8. 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.

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 opened 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 distance given on the certificate of title of the property or as defined herein.

12. Building accessory: a building subordinate to the main building or the same lot, the use of which is either (1) necessary to the 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.
13. **Buildable area**: the remaining space in a lot after deducting the required minimum open spaces.

14. **Building, existing**: a building erected prior to the adoption of this Code or one for which a legal building permit has been issued.

15. **Car barns**: terminals or garage for public utility vehicles for hire, such as jeeps, taxicabs, trucks and animal drawn vehicles, where such vehicles are stored, repaired and maintained within its own premises outside of any street.

16. **Cockpit**: a pit or enclosure within a building or a portion thereof where cockfightings are held. Money betting may or may not be made.

17. **Commercial district**: an area predominantly used for commerce.

18. **Condominium building**: a multi-rise structure usually used for commercial or residential purposes and generally owned by the occupants thereof.

19. **Cottage industry**: an economic activity carried on in homes or in other places for profit, with capitalization not exceeding P100,000 at the time of registration. The definition provided for in P.D. 817 is hereby adopted for zoning purposes.

20. **District**: a division of a city

21. **Dominant land use**: land use which accounts for at least 70% of the area within 1,000 meter radius from the periphery of the lot being applied for.

22. **Dormitories**: 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.

23. **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 a building and consisting of one or more dry cleaning units of machinery or equipment where said articles are carried through a complete cleaning process.

24. **Dumping sites**: a lot or land or part thereof used primarily for the disposal by dumping, burial, burning or any other means and/or whatever purpose of garbage, sewerage, trash, refuse, junk, discarded machinery, vehicles, or parts thereof, or waste materials of any kind.

25. **Dwelling**: a building designed or used exclusively as the living quarters for one or more families.

26. **Dwelling, one family**: a house accommodating a single family and having two side yards.

27. **Dwelling, one-family; semi-detached**: a one-family house having one party wall and one side yard.
28. **Dwelling, row or group:** a building consisting of a series of one-family sections having a common wall between each two adjacent sections.

29. **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.

30. **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 a household.

31. **Funeral Chapels:** private non-denominational funeral chapels located near or attached to cemeteries for the purpose of spiritual meditation and vigil before burial of deceased persons. The display or sale of coffins or flower wreaths is not conducted therein although dedicated wreaths may be displayed in memory of the deceased person.

32. **Garage, commercial:** a garage where automobile and other vehicles are housed, cared for, equipped, repaired or kept for enumeration, hired or sold, other than service permitted at an automobile station defined herein.

33. **Garment factory:** a factory producing garments of cloth or plastic such as ready-made dresses, hats, shirts, under clothes, children’s clothes, raincoats, etc. of commercial quantity.

34. **Gasoline service stations:** a place where gasoline or any other motor fuel, lubricating oil or grease for operation of automobile is offered for sale to the public. Deliveries are made directly into the vehicle including lubrication on the premises, the washing of automobiles where no mechanical conveyor, blower or steam cleaning device is involved and including only such other service and minor adjustments as are customarily permitted at gasoline supply station.

35. **Hometel:** any establishment offering room and board usually for tourist and transients on a daily or monthly basis.

36. **Home occupation:** occupation conducted within a dwelling and not in any accessory building provided no persons who is not a resident in the premises is employed, no mechanical equipment is used, except such as is permissible for purely domestic or household purposes and not more than one-fourth (1/4) of the floor area of one story of the dwelling is devoted to such home occupation, does not require internal or external alteration, or involve construction features or use of equipment not customary in dwellings.

37. **Horticultural nursery:** a large tract of public land 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.

38. **Hotel:** a building or part thereof with rooms occupied or intended to be occupied for hire as temporary abiding place of individuals with a general kitchen and public dining room service, but no provisions for cooking in any individual suite or room.
39. **Hotel Apartment**: an apartment which may furnish dining room service and other services for the exclusive use of its tenants.

40. **Hotel Residential**: a dwelling occupied by permanent guest only and not by transients. It may include restaurants, newsstands and other accessory services primarily for serving its occupants and only incidental to the public.

41. **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 machinery or vehicles not in running condition and for the sale of parts thereof.

42. **Laundromat**: a business activity provided with individual clothes washing machines for the use or retail customers.

43. **Linear park**: a strip of an area designed for maintenance of ecological balance and characterized by scenic areas or parks facilities.

44. **Loading and Unloading Areas**: vehicular loading and unloading of passengers or goods in specific, limited areas or zones along the street or driveway system.

45. **Lodging house**: a building or part thereof containing sleeping rooms where lodging is provided for a fixed compensation in accordance with previous arrangement.

46. **Lot, Depth**: the average horizontal distances between the front and the rear property lines.

47. **Lot, inside**: a lot fronting one street or public alley with remaining sides bounded by a lot lines.

48. **Lot lines**: the line of demarcation between either public or private property on all sides.

49. **Lot, open**: a lot bounded on all sides by street lines.

50. **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.

51. **Motel**: a hotel for motorist. A group of furnished rooms near or along a highway that offer accommodations for highway travellers for short time periods.

52. **Night Club**: a restaurant open at night usually serving liquor, having a floor show and providing music and space for dancing.

53. **Non-conforming building 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.

54. **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.
55. **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 used. Change of occupancy is not intended to include change of tenants or proprietors.

56. **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 real merchandising except professional services.

57. **Off-street parking**: the stopping or parking of any vehicle at designated areas located in the premises either at front, side and rear yards of the same or any nearby lot.

58. **Open Spaces**: an unoccupied space open to the sky on the same lot with the building.

59. **Open storage**: a roofed structure without side walls used for safekeeping of goods.

60. **Parking building**: a building of several floors used for temporary parking of private vehicles on various floors.

61. **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.

62. **Parking lot**: an off-street open area, the principal use of which is for the parking of automobile by the public, whether for compensation or not, or as an accommodation to the client or customers.

63. **Parkways**: elongated or “ribbon” parks featuring a road for non-commercial traffic, connecting parks, monuments, beaches and recreational areas or otherwise affording opportunity for a pleasant safe driving.

64. **Pasig Rehabilitation Program**: a national program to ensure the rehabilitation of the Pasig River and its tributaries to its historically pristine condition conducive to transport recreation and tourism.

65. **PUD**: (Planned Unit Development) refers to the land development projects with allow planned land use mixes so designed as to enhance the immediate environment rather than result in its deteriorated use.

66. **PNR(MRR)**: the property of the Philippine National Railway including railroad right-of-ways, stations and yard.

67. **Planetarium**: a public or private building designed or erected as a circular and domed audio room to depict and project the location and movements of the planets around the sun and the moon for educational and scientific study for a certain fee.

68. **Port and harbour facilities**: all the mechanical and physical facilities to efficiently and economically operate the transportation and movement of maritime cargo and passengers such as piers, docks or slips, tourist sheds, waterfront, fairways, breakwater light house, fuel and water lines, etc.
69. **Setback**: easement from the property line as per the National Building Code.

70. **Soda fountain**: any place where refreshments and/or drinks are served usually on a counter, where there are stalls lined alongside.

71. **Storage house or rooms**: certain rooms areas either part of a building or detached accessory building to store limited stocks of goods in connection with the nature of retail business or store, the area being restricted according to the nature of zoning use.

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

73. **Tenement housing**: refers to the multi-storey buildings composed of single dwelling units designed and erected with public funds to house low-income families at low rentals.

74. **Tourist cabins**: a group of buildings, including either separate cabins or a row of cabins which contain living and sleeping accommodations for transient occupancy and have individual entrances.

75. **Tourist home**: a dwelling in which overnight accommodation are provided or offered for transient guests for compensation.
APPENDIX C

BY THE PRESIDENT

PROCLAMATION NO. 2146

PROCLAIMING CERTAIN AREAS AND TYPES OF PROJECTS AS ENVIRONMENTALLY CRITICAL AND WITHIN THE SCOPE OF THE ENVIRONMENTAL IMPACT STATEMENT SYSTEM ESTABLISHED UNDER PRESIDENTIAL DECREE NO. 1586

WHEREAS, it is the national policy to attain and maintain a rational and orderly balance between socio-economic growth and environmental conservation and protection;

WHEREAS, there is an urgent need to bring about an intensive, integrated program of environmental protection through a requirement of environmental impact assessments and statements;

WHEREAS, the environmental impact statement system established under Presidential Decree No. 1586 calls for the proper management of environmentally critical projects;

WHEREAS, the pursuit of a comprehensive and integrated environmental protection program necessitates the establishment and institutionalization of a system whereby the exigencies of socio-economic undertakings can be reconciled with the requirements of environmental protection and conservation;

WHEREAS, the national leadership mandates the establishment of such a system to regulate and minimize the environmental impacts of projects and undertakings which may significantly affect the quality of the environment in Presidential Decree No. 1586; and

WHEREAS, in the effective implementation of such system, there arises the need to identify and declare certain projects determined to be environmentally critical;

NOW, THEREFORE, I FERDINAND E. MARCOS, President of the Philippines, by virtue of the powers vested in me by law, hereby proclaim the following areas and types of projects as environmentally critical within the scope of the Environmental Impact Statement System;

A. Environmentally Critical Projects

   I. Heavy Industries

      a. Non-ferrous metal industries
      b. Iron and steel mills
      c. Petroleum and Petro-chemical industries
      Including oils and gas
      d. Smelting plants
II. Resource Extractive Industries
   a. Major mining and quarrying projects
   b. Forestry projects
      1. Logging
      2. Major wood processing projects
      3. Introduction of fauna (exotic animals) in public/private forests
      4. Forest occupancy
      5. Extraction of mangrove products
      6. Grazing
   c. Fishery Projects
      1. Dikes for/and fishpond development projects

III. Infrastructure Projects
   a. Major dams
   b. Major power plants (fossil-fuelled, nuclear fuelled, hydroelectric or geothermal)
   c. Major reclamation projects
   d. Major roads and bridges

B. Environmentally Critical Areas
   1. All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries;
   2. Areas set aside as aesthetic potential tourist spots;
   3. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine Wildlife (flora and fauna);
   4. Areas of unique historic, archaeological, or scientific interest;
   5. Areas which are traditionally occupied by cultural communities or tribes;
   6. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoon, volcanic activity, etc.);
   7. Areas with critical slopes;
   8. Areas classified as prime agricultural lands;
   9. Recharged areas of aquifers;
   10. Water bodies characterized by one or any combination of the following conditions;
       a. tapped for domestic purposes
       b. within the controlled and/or protected areas declared by appropriate authorities
       c. which support wildlife and fishery activities

C-16
11. Mangrove areas characterized by one or any combination of the following conditions;
   a. with primary pristine and dense young growth;
   b. adjoining mouth of major river systems;
   c. near or adjacent to the traditional productive fry or fishing grounds
   d. which act as natural buffers against shore erosion, strong winds and storm floods
   e. on which people are dependent for their livelihood

12. Coral reef characterized by one or any combination of the following conditions;
   a. With 50% and above live coralline cover
   b. Spawning and nursery grounds for fish
   c. Which act as natural breakwater of coastlines

This Proclamation shall take effect immediately.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Republic of the Philippines to be affixed.

Done in the City of Manila, this 14th day of December, in the year of Our Lord, nineteen hundred and eighty-one.

SGD. FERDINAND E. MARCOS
President of the Philippines

By the President:

(SGD.)JUAN C. TUVERA
Presidential Executive Assistant