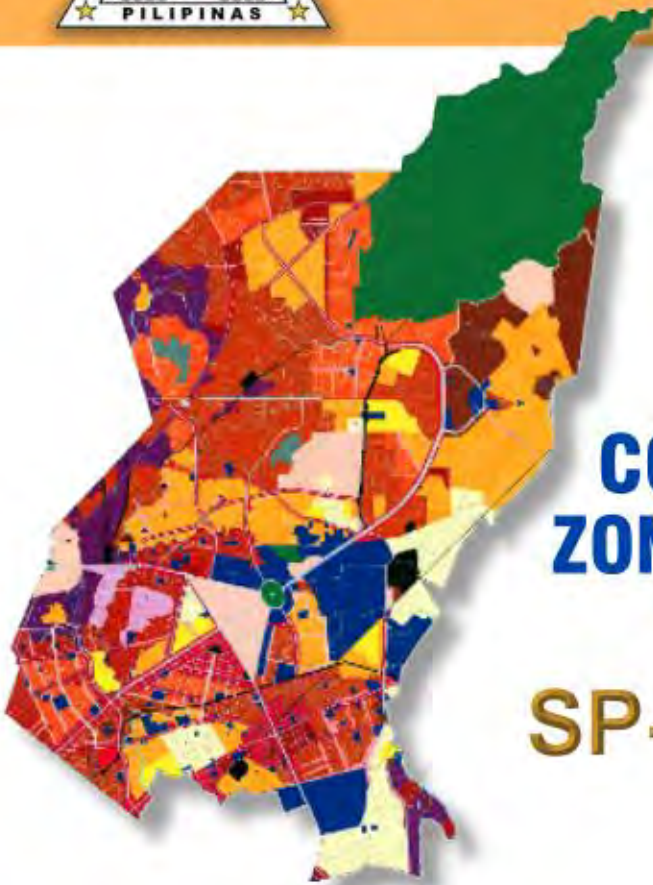




QUEZON CITY



**COMPREHENSIVE
ZONING ORDINANCE
OF 2016
SP-2502, S-2016**



Republic of the Philippines
Quezon City
OFFICE OF THE MAYOR



Herbert M. Bautista mpa mnsa

MESSAGE

According to Prof WA Fischel (1999), “Zoning confers an interest in the property of each landowner to those who control the political power of the locality. This shape our residential environments and their property-tax base. Residents accept developments that raise the value of their properties.”

Quezon City takes pride in being the only local government with a Housing and Land Use Regulatory Board approved Comprehensive Zoning and Land Use Plans. Our developmental master plans were approved on 14 September 2017. It is only under this administration that we successfully shepherd a long-term framework plan that defines in both, broad and specific guidelines, the physical pattern of urban growth, renewal and change in our city and skyline.

A significant addition in our development plans is the incorporation of a Climate Change Adaptation Plan and Framework to address and cope with the continuing change in climatic and weather patterns. This is a strategic direction towards guiding our investors, locators and developers to adapt and adjust to these changes and apply green and environment-friendly technologies.

I expect the Zoning Ordinance and Comprehensive Land Use Plan to serve as the benchmark of our city’s development strides. For the sake of sustainable development without sacrificing our profitability and viability as an investment and growth hub, the Administration is committed to strictly enforce these provisions and the restrictions contained in these development policies.

Ating paninindigan, Maayos at Mahusay na Paninilbihan!


HERBERT M BAUTISTA, MPA, MNSA

November 2017
Quezon City

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* **Ord. No. SP-2117, S-2011**—An Ordinance classifying the 250.60 hectare area comprising of the North Triangle, East Triangle and Veterans Memorial Hospital Compound as the Quezon City Central Business District (QC-CBD) and adopting the QC_CBD Master Plan and related implementing Rules and Regulations thereof.

* **Ord. No. SP-505, S-1997**- An Ordinance providing for the Re-Classification / Re-Zoning of Tomas Morato Avenue, one (1) lot deep both sides from E. Rodriguez Avenue to Scout Albano Street, Quezon City, from its present zoning classifications to Special Development Zone in accordance with the provisions of the Quezon City Zoning Ordinance of 1992

* **Ord. No. SP-1573, S-2005**—An Ordinance declaring the vicinity traversed by Banawe Avenue as the Banawe Special Economic Growth Area (Banawe Filipino-Chinese Business District) and appropriating funds for its development

* **Ord No. SP-1728, S-2006**—An Ordinance adjusting the zoning classification of a portion of the University of the Philippines, more specifically identified as Lot No. 42-C-10 Otherwise known as the UP North Science and Technology Part (S & T Park) from Institutional (INST) to Special Development Zone, providing certain conditions therefore and for other purposes



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SP-2502, S-2016

Introduced by Councilor RICARDO T. BELMONTE, JR.

Co-Introduced by Councilors Anthony Peter D. Crisologo, Lena Marie P. Juico, Victor V. Ferrer, Jr., Alexis R. Herrera, Precious Hipolito Castelo, Voltaire Godofredo L. Liban III, Roderick M. Paulate, Ranulfo Z. Ludovica, Ramon P. Medalla, Estrella C. Valmocina, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Franz S. Pumaren, Eufemio C. Lagumbay, Jose Mario Don S. De Leon, Jaime F. Borres, Jesus Manuel C. Suntay, Marvin C. Rillo, Raquel S. Malañgen, Jessica Castelo Daza, Bayani V. Hipol, Jose A. Visaya, Julianne Alyson Rae V. Medalla, Godofredo T. Liban II, Andres Jose G. Yllana, Jr., Allan Butch T. Francisco, Karl Edgar C. Castelo, Candy A. Medina, Diorella Maria G. Sotto, Marivic Co-Pilar, Rogelio "Roger" P. Juan, Donato C. Matias and Ricardo B. Corpuz.

ARTICLE I

TITLE OF THE ORDINANCE

SECTION 1. Title of the Ordinance - This Ordinance shall be known and cited as the COMPREHENSIVE ZONING ORDINANCE OF 2016.

ARTICLE II

AUTHORITY AND PURPOSE

SECTION 2. Authority - This Ordinance is enacted pursuant to Section 458, Paragraphs 2.vii, 2.viii, 2.ix and 4 of Republic Act No. 7160, otherwise known as the "Local Government Code of 1991."

SECTION 3. Purposes - This Ordinance is enacted to achieve the following purposes:

1. *To promote and protect public health, safety, peace, morals, comfort, convenience and general welfare of inhabitants of Quezon City;*
2. *To guide, control and regulate future growth and development in accordance with the Comprehensive Land Use Plans for Quezon City;*
3. *To promote the optimum use and allocation of land for future development needs;*
4. *To protect the character and stability of residential, commercial, industrial and institutional areas, parks and open spaces in Quezon City;*
5. *To provide adequate light, air, privacy and*

convenience of access to property and to insure safety from fire and other dangers;

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

SECTION 4. Declared Zoning Principle - Zoning is the division of the city into land use zones, the specification of patterns, nature and characteristics of uses and the provision of density, and environmental regulations in consonance with the Comprehensive Land Use Plan and strategies, as well as land use policies and objectives of the community as prepared and identified by the Joint-Legislative Executive Committee for the Preparation of the Quezon City Comprehensive Land Use Plan which was adopted and made an integral part hereof as Annex A.

ARTICLE III

DEFINITION OF TERMS AND RULES OF CONSTRUCTION

SECTION 5. Definition of Terms - Words and phrases used in this Ordinance are hereby defined as follows:

1. *Abattoir/Slaughterhouse* - is a facility where animals are processed for consumption as food products.
2. *"Accessoria" or row house* - a house of not more than two (2) storeys, composed of a



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- row of dwelling units entirely separate from one another by party wall or walls and with an independent entrance for each unit.
3. *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.
 4. *Agro-Industrial Zone* - a division of an area designed primarily for agro based related product processing activities.
 5. *Alley, lane or callejon* - a public space or thoroughfare affording generally a secondary means of access to abutting property.
 6. *Allowable Land Use* - land use that conforms with the uses allowed in a specific zone
 7. *Apartelle* - any building or edifice containing several independent furnished units, with no provision for cooking, regularly leased for dwelling on a more or less long term basis to its tenants, similar to hotel.
 8. *Apartment* - a building arranged, intended or designed to be occupied by three or more families living independently of each other, semi-furnished, rented on a monthly basis.
 9. *Arboretum* - a large tract of land treated as a natural outdoor museum, or started as a natural wood site, the existing trees or shrubs being preserved /planted to entirely new plantings and arranged by family and generic groups for specific study. It is considered as a reserved and preserved nature park.
 10. *Arcade* - a roofed or covered sidewalk.
 11. *Attic* - any storey situated wholly or partially in a roof, so designed, arranged, or built as to be used for business, storage or habitation; space within roof where ceiling follows line of roof.
 12. *Bar* - any place where intoxicating and fermented liquors or malt drinks are sold or disposed of for a price, with hired hostesses occasionally dancing to music.
 13. *Barangay* - the basic political unit in the Philippines composed of all persons who have been residents of the barrio, district or barangay for at least six months, citizens of the Philippines and duly registered in the list of barangay members kept by the barrio, district or barangay secretary.
 14. *Batching Plant* - a manufacturing plant where concrete is mixed before being transported to a construction site ready to be poured.
 15. *Bayad Center* - an establishment wherein payment for utilities consumed is received.
 16. *Block* - the combined area of one or more lots forming a street block bounded by more than two (2) streets.
 17. *Bingo Bonanza* - a special version of bingo played on small paper cards. The sealed sheets are sold in advance to each session but additional sheets can be purchased during the session. The numbers drawn by the player before the start of the session are posted on a special board. If a player gets a blackout on any one of the Bonanza Bingo sheets purchased, using the pre-drawn numbers, the player wins an instant prize. If there is no winner towards the end of the session additional numbers are drawn until there is a winner for consolation prizes.
 18. *Boarding House* - a house with five (5) or more sleeping rooms where boarders are provided with lodging, a common dining area and meals for fixed sum paid by the month or week, in accordance with previous arrangement; see Lodging House.



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19. *Boundary Line* - the abstract line formed by the technical description of bearings and distances given on the Transfer Certificate of Title of the property or as defined herein.
20. *Buffer Strip* - a non-buildable strip established to separate and protect one type of land use from another, for example, as a screen to objectionable noise, smoke or visual aspects of an industrial zone adjacent to a residential zone.
21. *Buffer Zone* - are areas identified outside the boundaries of and immediately adjacent to designated protected areas pursuant to that need special development control in order to avoid or minimize harm to the protected area.
22. *Building* - any structure having a roof supported by columns or walls. A main building is one in which the principal use of the lot upon which it is situated. Every dwelling in a residential district is a main building. The term building includes the term structure.
23. *Building, Accessory* - a building subordinate to the main building on the same lot, the use of which is either (1) necessary to enjoyment or operation of a lawful principal use, transitional use or conditional use, or (2) appropriate, incidental and subordinate to any principal use such as servant's quarters, garage, pump house, laundry, etc.
24. *Buildable Area* - the remaining unbuilt space in a lot after deducting the required minimum open spaces and portions which are deemed not suitable for building.
25. *Building Area* - the combined (roofed) covered area of a building measured at the ground floor excluding the projection of roof-eaves.
26. *Built-up Area* - a contiguous grouping of ten (10) or more structures.
27. *Business* - a commercial activity customarily engaged in as a means of livelihood, carried on for gain other than an industry or profession.
28. *Canteen* - a food establishment of the self-service kind, operating within the premises of an institution or building and whose clients/customers are employees or occupants of the building area.
29. *Car Barn* - a place where passenger jeepneys and taxicabs are stored repaired and maintained within its own premises outside of any street.
30. *Carinderia* - a food establishment of the counter-type with dine-in services but with no provision for separate tables and chairs.
31. *Casino* - a clubhouse or public room, especially used for gambling.
32. *Central Business District* - refers to an area of the city where the most intensive business activities are conducted on account of its very high accessibility, whether officially designated or spontaneously developed the CBD represents the point of highest land values in the city.
33. *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.
34. *Cinerarium* - a niche in a columbarium to accommodate an urn containing the ashes of a cremated body.
35. *Chapel* - a room or a building designated for religious purposes within the complex of a school, college, hospital or other institution; a small secondary church in a parish.



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36. *Clinic - a place in which patients avail of medical consultations or treatments on an out-patient basis. However, any clinic or dispensary where there are at least six (6) beds or cribs or bassinets installed for twenty-four hours used by patients shall be construed to fall within the definition of a hospital as described in Republic Act No. 4226.*
37. *Cockpit - a pit or an enclosed space where cockfighting is held. Money betting may or may not take place.*
38. *Columbarium - one or a series of niches, intended to receive human remains; a sepulcher with niches usually placed beside and atop one another in an apartment condominium type set-up for cinerary remains; an organized fully above ground memorial facility exclusively devoted to ash and bone remains storage.*
39. *Commercial District - an area predominantly used for commerce.*
40. *Commercial Zone, Minor (C-1) - a subdivision of an area characterized by commercial and trade activities on a district scale, including retail outlets, professional offices, personal and home service shops and eateries on a small scale.*
41. *Commercial Zone, Major (C-2) - a subdivision of an area characterized by commercial development which is a mixture of retail and wholesale trade and may contain the service and entertainment industries (shopping centers sufficient to provide the needs of the city level).*
42. *Commercial Zone, Metropolitan (C-3) - a subdivision of an area characterized by heavy commercial developments and multi-level commercial structures, including trade, service and entertainment on a metropolitan (regional) scale of operations as well as miscellaneous support services; with permitted light industrial activities.*
43. *Commercial/Shopping Mall - a form of shopping center designed in such a way that the pedestrian shopper is freed from vehicular traffic and where the environment is shaped to encourage shopping and entertain the potential customers.*
44. *Commissary - a shop supplying food and equipment, as in military camp.*
45. *Computer/Information Technology-Related Industry - an activity associated with or in support of computer/information technology such as computer hardware, software, service, accessories, telecommunication equipment and gadgets.*
46. *Condominium Building - a multi-level structure usually for commercial or residential purposes and generally owned by the occupants thereof.*
47. *Condotel - a condominium project that has units for rent or short term occupancy, food and telephone service and daily cleaning services. It is operated as a commercial hotel even though the units are individually owned.*
48. *Conflicting Use - land uses or activities with contrasting characteristics located adjacent to each other e.g. residential units adjacent to industrial plants.*
49. *Conforming Use - a use, which is in conformity with the zone classification as provided for in this Ordinance.*
50. *Congregation Area - an assembly area especially for worship.*
51. *Cottage Industry - an economic activity engaged in industry carried on in homes. Cottage industry products usually are made with locally grown or inexpensively produced materials that are crafted in the*



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home workshop.

52. *Convenience Store (neighborhood scale) - pedestrian oriented commercial shop selling a limited line of merchandise and catering to its immediate neighborhood provided that such store shall not exceed ten percent (10%) of the total floor area of the dwelling unit and no liquor shall be allowed for sale.*
53. *Court - an unoccupied space between building lines and lot lines other than a yard; free, open and undistracted by appendages from the ground upward.*
54. *Crematorium/Crematory - a building for the incineration of the dead human body; a facility containing a furnace for cremating.*
55. *Diagnostic Clinic - a room or a space within a building that provides physical check-up, complete laboratory examinations and treatment services.*
56. *District: a division of a city.*
57. *Dominant Land Use - pervasive land use within the perimeter of one hundred (100) meters from a specific parcel of land or building.*
58. *Dormitory - an institutional building where boarders are provided with board and lodging, sleeping and eating in common halls and consisting of at least ten (10) or more persons.*
59. *Driving Range - a place where golf enthusiasts go for putting practice.*
60. *Dry Cleaning - the cleaning of textile, fabrics, garments and other articles by the use of cleaning solvents other than water, extracting of the solvents there from, 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 the said articles are carried through a complete cleaning process.*
61. *Dumping Site - a lot or land or part thereof used primarily for the disposal by dumping, burial, burning or any other means and/or whatsoever purpose of garbage, trash, refuse, junk, discarded machinery, vehicles, or parts thereof, or waste materials of any kind.*
62. *Dwelling - a building designed or used exclusively as the living quarters for one or more families.*
63. *Dwelling, One-family - a house accommodating a single family and having two side yards.*
64. *Dwelling, One-family, Semi-detached - one-family house having one party wall and one side yard.*
65. *Dwelling, Row house or Group - a building consisting of a series of one-family sections having a common wall between each two adjacent sections.*
66. *Dwelling, Multiple/Multi-family - 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; a dwelling on one lot containing separate living units for three (3) or more families, usually provided with common access, services and use of land.*
67. *Dwelling, Two-family/Duplex - a house or structure divided into two separate and independent living quarters by a wall extending from the floor to the ceiling. Each portion provides complete living facilities for each household.*
68. *Easement - open space imposed on any land use/activities located along waterways, road rights-of-way, cemeteries/memorial parks and utilities.*



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69. *Eatery* - a food establishment operating within a portion of a house and which is managed by a household member.
70. *e-Games* - a generic term for any amusement or recreation using a stand-alone video game, desktop computer or the Internet with one or more players.
71. *Environmental Protection Area* - refers to identified portions of land and water set aside by reason of their unique physical and biological significance, managed to enhance biological diversity and protected against destructive human exploitation.
72. *Exception* - a device which grants a property owner relief from certain provisions of this Ordinance where compliance to the specific use would result in a particular hardship upon the owner, as distinguished from mere inconvenience or a desire to make money.
73. *Fast Food Center* - any place where refreshments and/or drinks are served usually on a counter, where there are stalls lined alongside.
74. *Firing Range* - a secured place for shooting at target practice.
75. *Floor Area Ratio (FAR)* - ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building with the area of the lot.
76. *Food stall* - a food establishment of the counter-type but without dine-in facilities.
77. *Funeral Parlor* - funeral establishment offering funeral services only without embalming facilities.
78. *Garage, Commercial* - a garage where automobiles and other vehicles are housed, cared for, equipped, repaired or kept for remuneration, hire or sale, other than services permitted at filling station.
79. *Garments Factory* - a factory producing garment of cloth or plastic such as ready-made dresses, hats, shirts, underclothes, children's clothes, raincoats, etc. of commercial quantity.
80. *Gasoline Service/Filling Station* - any area of land, including structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing, spraying, dry cleaning or other cleaning or servicing such motor vehicles.
81. *Grocery* - a commercial shop for foodstuffs, especially frozen, dry goods and miscellaneous household goods and merchandise.
82. *Gross Floor Area (GFA)* - the total floor space within the perimeter of the permanent external building walls (inclusive of main and auxiliary buildings) such as office areas, residential areas, corridors, lobbies and mezzanine level/s. The GFA shall also include building projections which may serve as floors or platforms that are directly connected to/integrated with areas within the building structure
83. *Growth Centers* - small town or villages which have the potential of becoming nuclei for the future economic, social and political development of the surrounding area; central places that perform functions or offer services patronize by a wide ranging clientele that extend beyond their immediate environs.
84. *Heliport* - an area of land or water or structural surface which is used or intended for use, for the landing and take-off of helicopters, and any appurtenant areas which are used or intended for use, for the



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- heliport buildings and other heliport facilities.*
85. *Homotel - any establishment offering furnished room and board services usually for tourists and transients on a daily or monthly basis. See Boarding House.*
86. *Home Occupation – for the practice of one’s profession or for engaging an in-house business such as dressmaking, tailoring, baking, running a sari-sari store.*
87. *Hospital - a place devoted primarily to the maintenance and operation of facilities for the diagnosis, treatment and care of individuals suffering from illness, disease, injury or deformity, or in need of obstetrical or other medical and nursing care. The term “hospital” shall also be construed as any institution, building or place where there are installed beds or cribs or bassinets in the treatment of diseases, diseased-condition, injuries, deformities or abnormal physical and mental states, maternity cases and sanitarium care infirmities, nurseries, dispensaries, and such other means by which they may be designated.*
88. *Hotel - a building where transient guest are received and are supplied with and charged for meals, lodging and other services.*
89. *Industrial Zone, Low Intensity (I-1) - a subdivision of an area principally for industries that are non-pollutive/non-hazardous and non-pollutive/hazardous manufacturing/processing establishments.*
90. *Industrial Zone, Medium Intensity (I-2) - a subdivision of an area principally for industries that are pollutive/non-hazardous and pollutive/hazardous manufacturing/processing establishments.*
91. *Inn - a public house providing food and furnished units for accommodation on daily or monthly basis.*
92. *Institutional Zone (INST) - a division of an area primarily for public, government, religious, cultural, educational, medical and other civic and support services.*
93. *Innovative Design - introduction and/or application of new/creative designs and techniques in development projects e.g. PUD, Newtown, etc.*
94. *Junk Shop - a facility used for the storage and sale of used automotive, machines, metal and wood products and parts.*
95. *Land Use - a manner by which land is occupied or utilized.*
96. *Laundromat/Laundry Shop - a business activity provided with individual clothes washing machines for the use of retail customers.*
97. *Linear Park - a long and narrow park at least three (3) meters wide.*
98. *Living Unit - a dwelling or portion thereof, providing complete living facilities for one family, including permanent provisions for living, sleeping, eating, cooking and sanitation.*
99. *Loading and Unloading Areas - specific limited areas or zones along the street or driveway system for vehicular loading and unloading of passengers or goods.*
100. *Locational Clearance - a clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.*
101. *Lot - a parcel of land on which a principal building and its accessories are placed or may be placed together with the required open spaces.*
102. *Lot Area Per Family - a portion of an area of a lot allocated for one family.*



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103. *Lot Depth* - the average horizontal distance between the front and the rear property lines.
104. *Lot, Inside* - a lot fronting one street or public alley with remaining sides bounded by lot lines.
105. *Lot Line* - the line of demarcation between either public or private property on all sides.
106. *Lot, Open* - a lot bounded on all sides by street lines.
107. *Lot Width* - the average horizontal distance between the side lot lines.
108. *Lotto Outlet* - a place wherein people place their bets or lay a wager on lotteries.
109. *Lumberyard* - an area for sawn timber; stockyard where heavy timber sawn or split in the form of posts, boards, scaffolding, girders, etc. are stored.
110. *Maternity/Lying-in Clinic* - a place devoted primarily to obstetrical and gynecological services and where there are less than six (6) installed beds for the 24-hour use by patients.
111. *Mature Stable Communities* – these areas are conspicuous for the uniformly-built and well maintained structures with well-kept surroundings and heavily secured perimeter boundaries. The residents in these areas feel secure and satisfied and are not keen to embark on anything that would drastically alter the character of their area.
112. *Mausoleum* - a sepulchral chapel located within a cemetery zone that contains tombs.
113. *Medical Laboratory* - a place that provides laboratory examinations. No treatment is undertaken.
114. *Memorial Chapels* – funeral establishment with chapels and offering funeral services without embalming facilities.
115. *Mezzanine* - a partial intermediate floor in any storey or room of a building having an area not more than one-half ($\frac{1}{2}$) of the area of the room or space in which it is constructed; a low-ceiling storey or extensive balcony, usually constructed next above the ground floor.
116. *Mitigating Device* - a means to grant relief from complying with certain provisions of this Ordinance.
117. *Money Exchange Shop* - an extension service unit of a bank, usually operating within or near a public place with authority to accept money and dispense as well for specific purposes.
118. *Mortuary* – a building (or room) where dead bodies are kept before burial or cremation.
119. *Motel* - a hotel for motorists; a group of furnished rooms near or along a highway that offers accommodations and room services such as meals for highway travelers for short time periods.
120. *Night Club* - a restaurant open at night usually serving liquor, having a floor show and providing music and space for dancing.
121. *N.E.C.* - acronym for “Not Elsewhere Classified”
122. *Non-conforming Use* - the use of a building or land or any portion of such building or land which does not conform with the use regulations of the district where it is situated.
123. *Nursing or Convalescent Home* - any dwelling with less than fifteen (15) sleeping rooms where persons recuperating from certain illnesses are housed or



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lodged and furnished with meals and nursing care for a fee.

124. *Occupancy - the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.*
125. *Office - shall refer to the use of a building or place for the administration or management of a business or for the conduct of a profession.*
126. *Office Building - commercial buildings used to house offices for lease or rent. It may concern a single occupancy use or mixed occupancy uses not involving retail merchandising except professional services.*
127. *Off-street Parking - the stopping or parking of any vehicle along any street, except at designated areas located in the premises either at the front, side and rear yards of the same or any nearby lot.*
128. *Open Shed - a roofed structure without sidewalls used for the safekeeping of goods.*
129. *Open Space - an unoccupied space open to the sky on the same lot with the building and includes courts, yards, setbacks, light wells, uncovered driveways, access roads and parking spaces.*
130. *Parking, Building - a building of several floors used for temporary parking of private vehicles on various floors.*
131. *Parks and Recreation Zone - a division of an area designed for diversion/amusement and for the maintenance of ecological balance of the community.*
132. *Parking Lot - an off-street open area, the principal use of which is for the parking of vehicles by the public, whether for compensation or not or as an accommodation to clients or customers.*
133. *Pension House - a private or family-operated tourist boarding house, tourist guest house or lodging house employing non-professional domestic helpers regularly caters to tourists and travelers containing independent lettable rooms (minimum of five (5) units), providing common facilities such as toilets (bathrooms/showers), living and dining rooms and/or kitchen and where a combination of board and lodging may be provided.*
134. *Physical Fitness Gym - a room or building equipped with special apparatus for body building exercises.*
135. *Playfields - It is a type of parks and playground which provides for active organized sports for youth and adults from fifteen (15) years old and above including family groups.*
136. *Playground - This serves all ages and family groups, but primarily centering around children from five (5) to fifteen (15) years old. It usually contains a neighborhood park for passive, recreation for all ages, a playlot and a center for special events like festivals, holiday celebrations and community affair.*
137. *Playlot - It is a type of park and playground which serve pre-school children from five (5) years old and under. It is usually developed as part of a playground in one corner or adjacent to residential blocks for management and supervision. The playlot is a good substitute for backyard playgrounds in high density areas.*
138. *Plaza - is a public place associated with the extended forecourt of buildings.*
139. *Principal Use - a specific land use/facility allowed in a zone/lot that serves as the*



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- dominant use in the zone/lot as defined in this ordinance.*
140. *Purified Water Refilling Station - a space within a building where processing and retailing of bottled drinking water is done.*
 141. *Redevelopment/Renewal - the urban process of building on the strengths of each place, transforming under-used or dilapidated areas, boosting local economies and providing a mix of uses and activities which meet the needs of the community.*
 142. *Residential Zone, Low-Density (R-1) - a district having a density up to 20 du/ha characterized mainly by single family, single detached dwellings with the usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities.*
 143. *Residential Subzone, Low-Density (R-1-A) - a district having a density up to 28 du/ha characterized mainly by single family, single detached dwellings with the usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities.*
 144. *Residential Zone, Medium-Density (R-2) - a district having a density up to 60 du/ha characterized mainly by multi-family housing like duplexes, townhouse, accessories or row houses and other multi-family dwellings on a limited scale with the usual community ancillary services and support facilities on a barangay scale.*
 145. *Residential Subzone, Medium-Density (R-2-A) - a district having a density up to 100 du/ha characterized mainly by multi-family housing like duplexes, town-*
houses, accessories or row houses and other multi-family dwellings on a outlying barangay scale with the usual community ancillary services and support facilities.
 146. *Residential Zone, High-Density (R-3) - a district having a density of 101 and above du/ha characterized by mixed housing types and high-density dwellings, with more than the usual community ancillary services serving also the needs of outlying barangays, increasingly commercial in scale*
 147. *Resource Recovery Facility - shall refer to the collection, extraction or recovery of recyclable materials from the waste stream for the purpose of recycling, generating energy or producing a product suitable for beneficial use; provided that such resource recovery facilities exclude incineration.*
 148. *Restaurant - a food establishment which utilizes the services of waiters/waitresses in serving clients/customers.*
 149. *Rezoning - an amendment to or change in the text and maps of the Zoning Ordinance.*
 150. *Roof deck - the flat portion of a roof, used as terrace, for drying area, etc.*
 151. *Setback - easement from the property line as per the National Building Code.*
 152. *Showroom - a room/an area used for displaying merchandise, goods and the like.*
 153. *Slum/Blighted area - an area where the values of real estate tend to deteriorate because of the dilapidated, obsolescent, and unsanitary condition of the buildings, public utilities, and infrastructure within the area.*
 154. *Small-scale Home Industry - an economic activity of a scale and type that is carried*



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- on primarily in houses and consistent with the residential environment of its neighborhood.*
155. *Socialized Housing - housing programs and projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens which shall include sites and services development, long-term financing, liberalized terms on interest payments, and other benefits in accordance with the provision of Republic Act No. 7279, otherwise known as the Urban Development and Housing Act (UDHA).*
156. *Socialized Housing Zone (SHZ) - an identified site for socialized housing as provided for under Republic Act No. 7279 or UDHA.*
157. *Special Urban Development Zones (SUDZ) - areas governed by certain conditions and regulations to preserve and protect their distinct or special character or to control physical development to prevent traffic congestion, deterioration of services, facilities and environment and other problems affecting the general public.*
158. *Special Use Permit – a permit issued for a use not inherently allowed by the district regulations and subject to special review by the Zoning Official of a city/ municipality.*
159. *Storage House/Room - certain room areas either part of a building or detached accessory building to store limited stock of goods in connection with the nature of retail business or store. The area being restricted according to the nature of zoning uses.*
160. *Street - a public thoroughfare including public roads or highways, which afford principal means of access to the abutting property.*
161. *Supermarket/Supermart - a large, self-service, retailed market which sells food, usually frozen, wet and dry goods, household goods and merchandise.*
162. *Talipapa (Satellite Market) – refers to a place wherein wet and dry commodities are being sold by the vendors/hawkers usually occupying a government/private lots and/or operated by individual or associations with a minimum required facilities.*
163. *Tenement Housing - refers to multi-storey buildings composed of single dwelling units designed and erected with public funds to house low-income families at low rentals.*
164. *Tiange (Flea Market) – refers to a place where only dry goods are being sold with a minimum required facilities.*
165. *Total Floor Area (TFA) - the area included within the surrounding exterior walls of a building or portion thereof, exclusive for vent shafts and courts; the area of a building of portion thereof, not provided with surrounding exterior walls shall be the unusable area under the horizontal projection of the roof or floor above.*
166. *Townhouse - an independent dwelling unit on an independent lot, which is attached to a similar dwelling on adjacent lots at both sides. The attachment is made along two common or party walls that are jointly owned and extended beyond the rooflines. Built for one-family occupancy, a townhouse is owner occupied.*
167. *Transport Terminal - shall include all facilities which provide for the loading/unloading of passengers or the delivery, receipt and/or temporary storage of car-*



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go as well as those which serve as temporary garage of the vehicles including maintenance and servicing.

168. *Utility Zone* - this zone shall be used primarily for major transportation facilities, telecommunications, power, water and the like.
 169. *Variance*: a device which grants a property owner relief from certain provisions of this Ordinance where, because of the particular surroundings, shape or topographical conditions of the property compliance on height, area, setback, bulk and/or density would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make money.
 170. *Videoke/Karaoke Bar/KTV* – a sound-proofed place furnished with sing-a-long equipment and where food and drinks are served to its patrons.
 171. *Warehouse* - refers to a storage and/or depository of those in business of performing warehouse services for others, either for commercial or industrial purposes.
 172. *Wet/Dry Market* - facility (usually semi-enclosed) selling fresh produce, meat and poultry as well as basic household wares.
 173. *Yard/Patio* - the vacant space left between the building and the property lines.
 174. *Zone Boundaries* -the extents of a zone defined by streets, structures, easements, other zones/lots, topographical features, etc.
 175. *Zone/District* - a division of an area or territory for specific land use as defined by manmade or natural boundaries.
- Zoning Official* - a city government offi-

cial responsible for the implementation/enforcement of this Ordinance.

176. *Zoning Map* - a duly authenticated map delineating the different zones into which the City is divided.
177. *Zoning Ordinance* - a local legal measure which embodies regulations affecting land use.

SECTION 6. Construction and Interpretation of Terms - The words and terms employed in this Ordinance shall be interpreted and understood liberally in the generic sense unless otherwise indicated. The listing of uses shall, unless otherwise indicated, be similarly construed. In addition, the following rules shall be observed:

1. *Generic terms, such as others, and the like, etc. shall be construed to mean as including all specific terms similar to or compatible with those enumerated;*
2. *The singular includes the plural, subject to density regulations;*
3. *The present tense includes the future tense;*
4. *The word "person" includes both natural and juridical persons;*
5. *The word "lot" includes the phrase "lot parcel";*
6. *The term "shall" is always mandatory; and*
7. *The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended", "arranged", and "designed" to be used or occupied.*

SECTION 7. Interpretation of Zone Boundaries - Whenever it is impractical or becomes difficult to determine the accurate location of zone boundaries, or to determine the land use zone to which lots located at or near such boundaries belong, the following rules shall be applicable:



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1. *When zone boundaries are indicated as approximately following the center line of streets or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines shall be construed to be such boundaries.*
2. *Where zone boundaries are so indicated that they are approximately parallel to the center lines of streets, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the zoning map drawn to a scale of 1:10,000 meters.*
3. *Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.*
4. *Where the boundary of a zone follows a stream or other bodies of water, said boundary shall be deemed to be at the limits of the political jurisdiction of the City as the case may be. Boundaries indicated, as following the shorelines shall be construed to follow such shorelines provided that uses along such boundaries shall have to comply with the easements and setbacks imposed by the Water Code. In the event of change in shorelines, the boundary shall be construed as moving with the actual shorelines.*
5. *Boundaries indicated as parallel to or are extension of features not specifically indicated in the zoning map, shall be construed as following the exact location or position of such features*
6. *Where a boundary line divides a lot or crosses un-subdivided property, the location of such boundary shall be indicated on the zoning map drawn to the scale of 1: 10,000 meters.*
7. *Where a lot of one ownership, as of record at the effective date of this Zoning Ordinance, is divided by a district boundary line, the lot shall be construed to be within the district where the major portion of the lot is located. In case the boundary line bisects the lot, it shall fall on the district where the principal use falls.*
8. *Where the district boundary is indicated as one-lot deep, said depth shall be construed to be the average lot depth of the lots in the district's immediate vicinity. Where, however, any lot has a depth greater than said average, the remaining portions of said lot shall be construed as covered by the one-lot deep zoning district if the remaining portion has an area less than fifty (50%) percent of the total area of the entire lot. If the remaining portion has an area equivalent to fifty (50%) percent or more of the total area of lot, then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.*
9. *The textual description of the zone boundaries shall prevail over that of the Official Zoning Map.*

ARTICLE IV

ZONE AND AREA CLASSIFICATIONS

SECTION 8. Development Areas – In accordance with the Long-Term Spatial Strategy prescribed in the Comprehensive Land Use Plan (CLUP), the different part, areas or centers in the city shall be categorized as follows:

1. Growth Centers
 - 1.1 CBD-KnowledgeCommunity District
 - 1.2 Cubao Growth District
 - 1.3 Batasan-NGC Growth District



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1.4 Novaliches-Lagro Growth Area

1.5 Balintawak-Munoz Growth District

2. Non- Growth Centers and Special Development Areas

2.1 Mature Stable Areas

2.2 Blighted Areas

2.3 Transitional Areas

2.4 Special Development Areas

SECTION 9. Division into Zones and Subzones - In order to effectively carry out the purposes and objectives of this Zoning Ordinance, the development areas of the City is hereby divided into the following zones and subzones as shown in the Official Zoning Map.

1. Residential Zones

a. Low Density Residential Zone R-1 and Subzone R-1-A

b. Medium Density Residential Zone R-2 and Subzone R-2-A

c. High Density Residential Zone (R-3)

2. Commercial Zone

a. Minor Commercial Zone (C-1)

b. Major Commercial Zone (C-2)

c. Metropolitan Commercial Zone (C-3)

3. Industrial Zone

a. Low Intensity Industrial Zone (I-1)

b. Medium Intensity Industrial Zone (I-2)

4. Institutional Zone (INST)

5. Parks and Recreation Zone (PR)

6. Transport and Utilities Zone (TRU)

7. Special Urban Developments Zone (SUDZ)

8. Socialized Housing Zone (SHZ)

9. Cemetery (CEM)

SECTION 10. Technical Description of Development Areas and Zone Boundaries

The locations and boundaries of the above-mentioned various zones have been divided and identified in the following growth centers, non-growth centers and special development areas to wit:

1. Growth Centers

1.1 CBD-Knowledge Community District

a Area Boundary

• North: lot deep north side of Nueva Viscaya Street and Road 3, extending to lot deep west side of Mindanao Avenue, then northward lot deep west side of Mindanao Avenue to lot deep north side alignment of Road 10, then eastward lot deep north side of Road 10 to lot deep west side of Visayas Avenue, then northward lot deep west side of Visayas Avenue to lot deep north side alignment of Central Avenue, then eastward lot deep north side of Central Avenue extending along the north property line of UP to lot deep eastside of Tandang Sora Avenue;

• East: lot deep eastside of Tandang Sora Avenue, then eastward to lot deep north side of Mactan Street to lot deep west side alignment of Balintawak Street, then southward to lot deep west side of Balintawak Street to east boundary line of Bgy. Pansol extending to QC-Marikina political boundary to Aurora Boulevard;

• South: Aurora Boulevard westward to lot deep south side alignment of Xavierville Avenue, extending to lot deep south side alignment of Kamias Road, then lot deep south side of Kamias Road to lot deep west side of EDSA, then northward lot deep west side of EDSA, then westward to lot deep



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south side of Timog Avenue to lot deep west side of West Avenue.

- *West: lot deep west side of West Avenue, then westward to lot deep south side of EDSA to lot deep west side alignment of Nueva Ecija Street, then northward lot deep west side along Nueva Ecija Street to lot deep north side of Nueva Viscaya Street.*

b. Zone Boundary

Low Density Residential Zone (R-1)

- *Area lot deep eastside of Tandang Sora Avenue, from Capitol Hills Drive to lot deep north side of Mactan Street (portion of Ayala Hillside Estate);*
- *Area lot deep north side of Mactan Street, from lot deep eastside of Tandang Sora Avenue to lot deep west side alignment of Balintawak Street (Ayala Heights);*
- *Area occupied by La Vista Subdivision*
- *Area occupied by Bgy. Phil-am except lot deep along EDSA and West Avenue;*

Low Density Residential Subzone (R-1-A)

- *Area occupied by Bgy. West Triangle, except lot deep both sides of Examiner Street, from lot deep eastside of West Avenue to lot deep north side of Quezon Avenue and existing Institutional Zones;*
- *Area occupied by Varsity Hills at Bgy. Loyola Heights.*

Medium Density Residential Zone (R-2)

- *Area lot deep both sides of Xavierville Avenue, from lot deep west side*

of Katipunan Avenue to east boundary line of Bgy. Quirino2-C;

- *Area bounded on the north by south boundary line of Varsity Hills including lot deep east side of E. Abada Street from B. Gonzales Street to Botocan Transmission Line; on the south by Botocan Transmission Line going westward to Buaya Creek then lot deep south side of Xavierville Avenue up to Bgy. Quirino 2-C boundary line; on the west by west boundary line of Xavierville 3 and Bgy. Quirino 2-C;*
- *Area bounded on the east by lot deep west side of Katipunan Avenue; on the south by north boundary line of Varsity Hills; on the west by MWSS Aqueduct (Daang Tubo)*
- *Area covered by Barangays UP Village, Teacher's Village (East and West), Sikatuna Village, Botocan and Malaya, except existing Institutional Zones and areas identified as Minor and Major Commercial Zones;*

High Density Residential Zone (R-3)

- *Area bounded on the northeast by Culiati Creek; on the southeast by lot deep south side of Lands Street; on the west by lot deep west side Forestry Street;*
- *Area bounded on the east by lot deep east side of Plant Industry Street; on the south by north boundary line of DENR; on the west by east boundary line of Veterans Memorial Medical Center;*
- *Area lot deep north side along Nueva Viscaya Street and Road 3 up to lot deep west side of Mindanao Avenue;*
- *Area bounded on the north by the south boundary line of Baesa-Bahay*



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Toro District; on the east by lot deep west side of Mindanao Avenue; on the south by lot deep north side of Road 1; on the west by east property line of SM City North;

- *Areas occupied by Bagong Lipunan Pag-asa Condominium;*
- *Area lot deep north side of Road 10 from lot deep east side of Mindanao Avenue to lot deep west side of Visayas Avenue;*
- *Area bounded on the east by Bignay Street alignment; on the south by lot deep south side alignment of Kamias Road; and on the northwest by MWSS Aqueduct (Daang Tubo) and Botocan Transmission Line;*
- *Area bounded on the north by lot deep south side of Matalino Street; on the east by lot deep west side of Kalayaan Avenue to lot deep north side of Masigla Street, then lot deep west side of Maginoo Street, then lot deep south side of Maparaan Street to lot deep west side of Kalayaan Avenue then southward lot deep west side of Kalayaan Avenue; on the south by lot deep north side of V. Luna Road; and on the west by lot deep eastside of Malakas Street except areas existing Institutional and areas identified as Socialized Housing Zones;*
- *Area bounded on the north by lot deep south side of V. Luna Road; on the east by Maliksi Street; on the south by Mapagmahal Street; and on the west by lot deep eastside of Malakas Street;*
- *Area bounded on the north by Magalang Street; on the east by lot deep*

west side of Malakas Street; on the south by Mapagmahal Street; and on the west by lot deep eastside of EDSA, extending to lot deep eastside of East Avenue to Magalang Street;

- *Area lot deep south side of Mapagmahal Street from lot deep eastside of EDSA to Maliksi Street;*
- *Area occupied by UP-BLISS.*

Minor Commercial Zone (C-1)

- *Area lot deep both sides of Examiner Street, from lot deep eastside of West Avenue to lot deep north side of Quezon Avenue;*
- *Area lot deep north side of Central Avenue from lot deep west side of Commonwealth Avenue to lot deep eastside of Visayas Avenue except existing Institutional and areas identified as Utility Zones;*
- *Area lot deep both sides of Maginhawa Street from Masaya Street to Malingap Street except existing Institutional Zone;*
- *Area bounded by lot deep both sides of V. Luna Road from Malakas Lane to lot deep east side of Anonas Extension;*
- *Area lot deep both sides of Malakas Street from lot deep south side of Matalino Street to Mapagmahal Street except existing Institutional Zones;*
- *Area lot deep eastside of Masaya Street, from Commonwealth Avenue to lot deep north side of Maginhawa Street.*

Major Commercial Zone (C-2)

- *Area bounded on the north by lot deep north side of Road 1; on the east by*



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- Mindanao Avenue; on the south by North Avenue; and on the west by east property line of SM City-North EDSA;*
- *Area lot deep west side of Nueva Ecija Extension, from EDSA to Abra Street;*
 - *Area lot deep both sides of Mindanao Avenue, from lot deep north side alignment of Road 10 to North Avenue except area covered by Veterans Memorial Medical Center;*
 - *Area lot deep both sides of Visayas Avenue from lot deep north side alignment of Central Avenue to lot deep south side of both DANR and Lands Streets;*
 - *Area lot deep west side of EDSA, from West Avenue to Quezon Avenue;*
 - *Area lot deep north westside of Quezon Avenue from EDSA to West Avenue;*
 - *Area lot deep both sides of West Avenue from EDSA to lot Quezon Avenue;*
 - *Area lot deep south side of EDSA from West Avenue to lot deep west side alignment of Nueva Ecija Extension;*
 - *Area bounded on the northeast by Sta. Maria Dela Strada Parish Church; on the east by lot deep west side of Ibanag Street; on the south by Mangyan Street; and on the west by Katipunan Avenue;*
 - *Area lot deep west side of Katipunan Avenue, from MWSS Aqueduct to lot deep south side of Xavierville Avenue except Botocan Transmission Line;*
 - *Area bounded on the north by Botocan Transmission Lines; on the south by Aurora Boulevard going southwest along lot deep south side alignment of Xavierville Avenue; and on the west by Katipunan Avenue;*
 - *Area covered by Barangay South Triangle, except areas identified Utility and Tomas Morato Avenue Special Urban Development Zones;*
 - *Area lot deep south side of Timog Avenue from EDSA to Quezon Avenue;*
 - *Area lot deep west side of EDSA from Timog Avenue to Kamuning Road except area identified by Utility Zone (Botocan Transmission Line);*
 - *Area lot deep both sides of Kalayaan Avenue, including Diliman Market Site from Mayaman Street to Botocan Transmission Line except existing Institutional Zone;*
 - *Area block deep north side of Matalino Street from East Avenue to Kalayaan Avenue;*
 - *Area lot deep south side of Matalino Street from Malakas Lane to Kalayaan Avenue;*
 - *Area lot deep north side of Masigla Street, then lot deep west side of Maginoo Street, then lot deep south side of Maparaan Street;*
 - *Area lot deep both sides of Kamias Road from east end limit of Kamias Road to EDSA;*
 - *Area lot deep east side of EDSA, extending to lot deep east side of East Avenue, from Botocan Transmission Line to Magalang Street.*



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Metropolitan Commercial Zone (C-3)

- Area occupied by SM City-North ED-SA

Institutional Zone (INST)

- Veterans Memorial Medical Center
- Sugar Regulatory Administration
- Mines and Geo-Sciences Bureau
- Department of Agriculture
- Department Environment and Natural Resources
- Bureau of Soil & Water Management
- Philippine Information Agency
- Forest Management Bureau
- National Food Authority
- Bureau of Agricultural Research
- Department of Agrarian Reform
- Philippine Coconut Authority
- Sta. Maria Dela Strada Parish Church
- Miriam College
- Ateneo De Manila University
- Quezon City Hall Compound
- National Housing Authority
- Government Service and Insurance System
- Trade Union Congress of the Philippines
- Housing and Land Use Regulatory Board
- Philippine Heart Center for Asia
- East Avenue Medical Center
- Social Security System
- National Intelligence Coordinating Agency
- Philippine Mental Health Association
- Land Transportation Office
- AFP Medical Center
- Camp Karingal

- Flora Ylagan High School
- Pinyahan Elementary School
- Quezon City Hall Compound
- University of the Philippines property, except area covered by UP Techno Hub
- Trinity Lutheran Church
- Immaculate Heart of Mary Parish Church
- Holy Family School
- Claret School
- All institutional establishments already existing at the time of approval of this Ordinance`

Parks and Recreational Zone (PR)

- Quezon Memorial Circle
- UP Arboretum

Transport and Utilities Zone (TRU)

- Balara Filtration Plant
- Botocan Transmission Line
- MWSS Pipeline
- TV/Radio Stations

Special Urban Development Zone (SUDZ)

- Area covered by North and East Triangle (Central Business District)
- Area occupied by UP Techno Hub
- Area occupied by U.P.I.S. University Town Philippines
- Area lot deep both sides of Tomas Morato Avenue, from Eugenio Lopez Drive to lot deep south side of Timog Avenue
- Area lot deep of Maginhawa Street with limits from Masaya Street which is northwest boundary of Bgy. UP Village and east boundary of Bgy. Old Capitol Site to south east boundary of



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*Bgy. Teachers Village East and Si-
katuna Village*

- Area lot deep of Malingap Street from Maginhawa Street to lot deep east side of Kalayaan Avenue.

Socialized Housing Zone (SHZ)

- Pansol ZIP Site (Lot 1, Pcs-8245) Bgy. Pansol
- Blocks 122-A, 122-B, 122-C, 122-D, Bgy. Pinyahan
- Lot 12, Block 2, Block 24, Psd-56573 Maliwanag and Makatarungan Streets, Bgy. San Vicente

1.2 Cubao Growth Center

a. Area Boundary

- Northwest: lot deep north side of Vancouver Street, eastward to lot deep north side of New York Street, extending to lot deep eastside alignment of 15th Avenue;
- Northeast: lot deep eastside of 15th Avenue to lot deep south side of P. Tuazon Boulevard;
- Southeast: lot deep south side of P. Tuazon Boulevard to N. Domingo Street;
- West :N. Domingo Street, then northward by lot deep of west side of Boston Street, extending to lot deep north side of Vancouver Street.

b. Zone Boundary

Major Commercial Zone (C-2)

- Area bounded on the north by lot deep north side of New York Street, from EDSA to lot deep eastside of 15th Avenue; on the east by lot deep eastside of 15th Avenue; on the south

by Aurora Boulevard; and on the west by EDSA, except existing Institutional and areas identified as Transport and Utilities Zones;

- Area bounded on the north by lot deep north side of Vancouver Street and New York Street; on the east by EDSA; on the south by lot deep south side of P. Tuazon Boulevard, from EDSA to N. Domingo Street, then northward of Betty Go-Belmonte Street, extending to lot deep north side of Vancouver Street except areas identified as Transport and Utilities, Socialized Housing, San Martin De Porres Zip Site (Block 45, Psd 7106) and existing Institutional Zones;

- Area lot deep eastside of 15th Avenue from Aurora Boulevard to lot deep south side of P. Tuazon Boulevard;
- Area lot deep south side of P. Tuazon Boulevard from lot deep eastside of 15th Avenue to EDSA.

Metropolitan Commercial Zone (C-3)

- Area bounded by Aurora Boulevard, 15th Avenue, P. Tuazon Boulevard and EDSA (Araneta Commercial Center).

Institutional Zone (INST)

- Stella Maris College
- Immaculate Concepcion Parish Church
- Camp Panopio
- Samson Institute of Technology
- Cubao Elementary School
- Iglesia ni Cristo Church
- 15th Avenue Elementary School
- All institutional establishments already existing at the time of approval of this Ordinance



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Transport and Utilities Zone (TRU)

- Area covered by MWSS Aqueduct from Buaya Creek to EDSA;
- Area covered by MWSS Aqueduct from EDSA to Betty Go-Belmonte Street to lot deep south side of P.Tuazon Boulevard.

Socialized Housing Zone (SHZ)

- San Martin De Porres ZIP Site (Block 45, Psd 7106)

1.3 Batasan – NGC Growth Center

a. Area Boundary

- Northwest: Doña Carmen Avenue; East: area lot deep east side of Commonwealth Avenue from Dona Carmen Avenue to Capitol Homes Drive including lot deep along Batasan Road;
- Southwest: Capitol Homes Drive extending to and Holy Spirit Drive;
- West: lot deep west side of Commonwealth Avenue, from Holy Spirit Drive northward to Gabe creek (BF Homes); then by 100-meter deep west side of Commonwealth Avenue, from Gabe Creek to Doña Carmen Avenue.

b. Zone Boundary

Major Commercial Zone (C-2)

- Area lot deep east side of Commonwealth Avenue from Doña Carmen Avenue to Capitol Homes Drive and Holy Spirit Drive except existing Institutional and areas identified as Socialized Housing Zones;
- Area occupied by existing Royal Place Commercial Building;

- Area lot deep west side of Commonwealth Avenue, from Holy Spirit Drive northward to Gabe creek (BF Homes); then by 100-meter deep west side of Commonwealth Avenue, from Gabe Creek to Doña Carmen Avenue.

Metropolitan Commercial Zone (C-3)

- Ever Gotesco Mall

Institutional Zone (INST)

- Batasan Complex
- Commission on Audit Compound
- Sandiganbayan
- St. Peter Parish Church
- Parokya ng Kristong Hari
- Iglesia ni Cristo
- Commonwealth Elementary School
- Commonwealth Elementary School Annex
- Pres. Corazon C. Aquino Elementary School
- Pres. Corazon C. Aquino Elementary School Annex
- Batasan National High School
- QC Polytechnic University
- Portions of Civil Service Commission and Department of Social Welfare and Development
- All institutional establishments already existing at the time of approval of this Ordinance

Socialized Housing Zone (SHZ)

- Area covered by NGC-Eastside, except lot deep eastside of Commonwealth Avenue and existing Institutional Zones.



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1.4 Novaliches-Lagro Growth Center

a Area Boundary

- North: the north property lines of Lot -148, Lot-750 and Lot- 134-A and B, then passing through Susano Road, then eastward along Pilares Drive extending to Ipil Street and Dao Street to lot deep west side of Quirino Highway, then northward lot deep north side along Quirino Highway to west property line of Bloomfields Subdivision, then northward along the west property line of Bloomfields Subdivision, then eastward along the south property lines of Pamahay Homes and Maligaya Park Subdivision, extending to lot deep north side along Colossians Street to Quirino Highway;
- East: Quirino Highway from Sacred Heart Village II, then westward to east property line of Hilltop Subdivision;
- Southeast: lot deep south side alignment along Mindanao Avenue from east boundary line of Hilltop Subdivision, then westward to end limit of Mindanao Avenue (Cresta Verde Executive Subdivision-Sitio Aguardiente);
- South: south boundary lines of Cresta Verde Executive Subdivision and Santiago Subdivision to Tullahan River, then westward along Tullahan River (Forest Hills Subdivision area), passing Quirino Highway to lot deep west side alignment of Doña Rosario Street (west boundary line of Bgy. Nagkaisang Nayon);
- West: lot deep west side of Doña Rosario Street and Lapu-lapu Street, then eastward towards a creek, then

northward to Gen. Luis Street, extending to lot deep west side of Ambrosia Cruz Street, to lot deep west side of Malvar Street to the end limit.

b. Zone Boundary

Medium Density Residential Zone (R-2)

- Bounded on the north by lot deep north side alignment of Collosians Street, extending to lot deep north side of Quirino Highway; on the south and southeast by lot deep north side of Quirino Highway; and on the west by the western property line of Sacred Heart Village II;
- Area bounded on the north by lot deep south side of Quirino Highway; on the east by lot deep west side of Asencion Avenue; on the southeast by lot deep north side of Mindanao Avenue; and on the west by lot deep eastside of Regalado Avenue;
- Area bounded on the northwest by lot deep south side of Quirino Highway, from the north boundary line of Lot 2 (LRC) Psd 8308 to lot deep west of Belfast Street; on the east by lot deep of Belfast Street; on the southeast by lot deep north side of Mindanao Avenue; on the south by the south boundary line of Cresta Verde Executive Subdivision and Santiago Subdivision; and on the west by Tullahan River going northward by 100-meter deep eastside of Quirino Highway to the south property line of Lot 2 (LRC) Psd-8308, except lot deep both sides of Commonwealth Avenue and existing Institutional Zones.

High Density Residential Zone (R-3)

- Area bounded on the north by north boundary lines of Lot-750 and Lot-134



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-A and B to lot deep west side of Susano Road; on the east by lot deep west side along Susano Road, then westward by lot deep north side of Sapphire Street, then southward to lot deep west side of Topaz Street and Austria Street; on the south by lot deep north side of Gen. Luis Street; and on the west by lot deep west side of Ambrosia Cruz Street, extending to lot deep west side of Malvar Street to the end limit, except existing Institutional Zone and Cemetery;

- Area bounded on the north by lot deep south side of Gen. Luis Street; on the east by lot deep west side of Buenamar Avenue, extending to Tullahan River; on the south by Tullahan River to lot deep west side alignment of Doña Rosario Street; and on the west by lot deep west side of Doña Rosario Street and Lapulapu Street, then eastward to a creek, then northward along a creek to lot deep south side of Gen. Luis Street except existing Institutional Zones.

Minor Commercial Zone (C-1)

- Area lot deep west side of Susano Road, from north boundary line of Lot-134-A to lot deep north side of Sapphire Street;
- Area lot deep north side of Sapphire Street, then southward to lot deep west side of Topaz Street extending to Austria Street, to lot deep north side of Gen. Luis Street;
- Area lot deep west side of Buenamar Avenue, from lot deep south side of Gen. Luis Street to lot deep south side alignment of Sarmiento Street.

Major Commercial Zone (C-2)

- Area lot deep both sides of Gen. Luis Street from creek on west side of Doña Rosario Subdivision to Austria Street and Buenamar Avenue.
- Area lot deep both sides of Quirino Highway from Dao Street to the west property lines of Robinsons Place and SM City Fairview except existing Institutional Zone;
- Area lot deep north side of Quirino Highway, from west boundary of Sacred Heart II Subdivision to lot deep north side of Collosians Street alignment, except existing Institutional Zones;
- Area lot deep south side of Quirino Highway from lot deep eastside of Regalado Avenue to west property line of La Mesa Dam;
- Area lot deep both sides of Mindanao Avenue from lot deep Quirino Highway (Lagro Subdivision) to end limit (Cresta Verde Executive Subdivision) except area lot deep north side of Mindanao Avenue from Regalado Avenue to Belfast Street and existing Institutional Zone;
- Area lot deep both sides of Ascension Street from Quirino Highway to Mindanao Avenue;
- Area lot deep eastside of Regalado Avenue from Quirino Highway to Mindanao Avenue;
- Area lot deep both sides of Commonwealth Avenue from Quirino Highway to Mindanao Avenue;
- Area lot deep west side of Belfast Street Quirino Highway to Mindanao Avenue.



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Metropolitan Commercial Zone (C-3)

- Area bounded on the north by south property lines of Pamahay Homes and Maligaya Park Subdivision; on the east by west boundary line of Sacred Heart-II Subdivision; on the south by Quirino Highway; and on the west by the east property lines of Zabarte Subdivision;
 - Area bounded on the north by Quirino Highway; on the east by Regalado Avenue; on the south by Mindanao Avenue; and on the west by Belfast Street;
 - Area bounded on the north by Sapphire Street, Pilares Drive, Ipil Street and Dao Street extending eastward to Quirino Highway; on the east by 100-meter deep east side of Quirino Highway, from the southern boundary line of Lot 2 (LRC) Psd-8308 to Tullahan River; on the south by Tullahan River; and on the west by lot deep east side alignment of Buenamar Avenue extending to Austria Street, Topaz Street and Sapphire Street except existing Institutional Zones.
- Mater Carmeli School
 - Alejandro Colleges
 - Metro Manila Colleges
 - Dumlao Colleges
 - Our Lady of Mercy Church
 - Our Lady of the Holy Rosary Chapel
 - Mary the Queen Parish
 - Ascension of Our Lord Parish Church
 - Iglesia ni Cristo Church of the Latter Day Saints
 - St. Lukes Episcopal Church
 - Assembly Hall of Jehova's Witness
 - Casaul General Hospital
 - DIHMESCO General Hospital
 - Hope General Hospital
 - Novaliches SB Plaza
 - Novaliches District Center
 - All institutional establishments already existing at the time of approval of this Ordinance

Cemetery (CEM)

- Novaliches Cemetery

Institutional Zone (INST)

- Our Lady of Fatima University
- O.B. Montessori
- Olympian English Preparatory School
- School of St. Anthony
- Sto. Niño de Novaliches School
- Villa Verde Elementary School
- Kaligayahan Elementary School
- Doña Rosario Elementary School
- Doña Rosario High School
- Sacred Heart Academy of Novaliches

1.5 Balintawak-Muñoz Growth Center

a. Area Boundary

- North: northeast by Baesa Road; on the north by the north boundary line of Carolyn Park Subdivision, then eastward along Mendez Road, then southward by NPC Transmission Line, then eastward by the north boundary line of NPC Property to creek, then southward along the creek, then eastward by the north boundary line of FEMA Subdivision and Quezon City General Hospital to Culiat Creek, then northeastward along Culiat Creek to Laguna Street;



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- *East: Laguna Street, Cagayan Street, Ilocos Norte, then eastward along Abra Street to existing alley, then southward to Lanutan Alley, then westward along Dang-ay Street to San Francisco River, then southward by San Francisco River to Katherine Street, then westward by Katherine Street and southward by the western boundary line of Parkway Village to San Francisco River, and then along San Francisco River to Toctokan Street;*
- *South: Toctokan Street to Sgt. Rivera Street, then northward by the eastern property line of Damar Subdivision to Balingasa Road, then westward to Balingasa Road to QC-Caloocan political boundary;*
- *West: QC-Caloocan political boundary.*

b. Zone Boundary

High Density Residential Zone (R-3)

- *Area occupied by Vic-Mari Compound, College View Subdivision and Carolyn Park Subdivision.*

Major Commercial Zone (C-2)

- *Area bounded on the north by Pasong Tamo River; on the east along Laguna Street, Cagayan Street, Ilocos Norte then eastward along Abra Street to existing alley then southward to Lanutan Alley; on the south by EDSA then westward to Pasong Tamo River; on the west by Pasong Tamo River;*
- *Area bounded on the north by EDSA; on the east by Lanutan Street; on the south by Dangay Street extending to San Francisco River; and on the west by San Francisco River.*

Low Intensity Industrial Zone (I-1)

- *Area bounded on the north by EDSA; on the east by San Francisco River extending westward to the north and west property lines of Parkway Village up to San Francisco River then southward to Toctokan Street; on the south by Toctokan Street; and on the west by Kaingin Road, then going westward to Old Samson Road and then northward to EDSA aligned to Oliveros Drive.*

Medium Intensity Industrial Zone (I-2)

- *Area bounded on the north by Old Samson Road; on the east by Kaingin Road; on the south by Toctokan Street to Sgt. Rivera Street; and on the west by the eastern boundary line of Damar Subdivision towards Balingasa Road, Harmony Street, J. Aquino Cruz Street then northward along R. Beatiang Drive to Old Samson Road, except existing Institutional Zone;*
- *Area bounded on the north by Mendez Road; on the east by NPC Transmission Line and NPC Property to Dario Creek, then eastward by the north property line of FEMA Subdivision extending to Pasong Tamo River; on the south by lot deep north side of EDSA, from Pasong Tamo River to Dario River going westward along EDSA up to Oliveros Drive; on the west by Oliveros Drive up to Quirino Highway extending towards Mendez Road;*
- *Area bounded on the northeast by Baesa Road; on the southeast by Quirino Highway; on the southwest by Leland Drive; on the northwest by QC-Caloocan City political boundary except Vic-Mari Subdivision and College View Compound;*
- *Area lot deep west side of Quirino*



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Highway, from Baesa Road to Mendez Road.

Special Urban Development Zone (SUDZ)

- Area bounded on the northwest by QC-Calookan City political boundary; on the northeast by Leland Drive of College View Compound to north property line of Lot 4440-A; on the east by Oliveros Drive extending to the east property line of Lot 4490-A, Old Samson Road, R. Beatiang Drive, then along the east property line of Star Paper Compound, then to J. Aquino Cruz Street, then northward to Harmony Street; on the south by Harmony Street and Balingasa Road extending to QC-Calookan City political boundary line; and on the west by QC-Calookan City political boundary except existing Institutional Zone .

Institutional Zone (INST)

- Quezon City General Hospital
- Pascual General Hospital
- Balumbato Elementary School
- Grace Christian High School
- Grace Christian Church
- Balingasa High School
- Bonifacio Memorial Elementary School
- Apolonio Samson Elementary School
- St. Joseph the Worker Parish Church
- Far East Military Academy
- All institutional establishments already existing at the time of approval of this Ordinance

Transport and Utilities Zone (TRU)

- Napocor Property and Transmission

Lines

2. Non-Growth and Special Development Areas

2.1 Mature Stable Districts

2.1.1 Ugong Norte District

a. Area Boundary

- North: Col. Bonny Serrano Avenue towards lot deep west side of E. Rodriguez, Sr. Avenue;
- East : lot deep west side of E. Rodriguez Jr. Avenue to Greenmeadows Avenue, extending along E. Rodriguez Jr. Avenue to QC-Pasig City political boundary;
- South: QC-Pasig political boundary Towards QC-Mandaluyong City political boundary to EDSA;
- West: EDSA, then eastward along White Plains Avenue (Katipunan Avenue), then northward lot deep west side of Katipunan Avenue to Col. Bonny Serrano Avenue.

b. Zone Boundary

Low Density Residential Zone (R-1)

- Area bounded on the north by Col. Bonny Serrano Avenue; on the east by lot deep west side of E. Rodriguez Jr. Avenue until Greenmeadows Avenue extending to E. Rodriguez Jr. Avenue to QC-Pasig City political boundary; on the south by QC-Pasig City political boundary; on the southwest by lot deep eastside of Ortigas Avenue; and on the west by EDSA to White Plains Avenue (Katipunan Avenue), then eastward along White Plains Avenue (Katipunan Avenue) extending northward to lot deep west side of Katipunan Avenue up to the south bounda-



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ry line of Bgy. St. Ignatius then northward to lot deep east side of Katipunan Avenue up to Col. Bonny Serrano Avenue.

Minor Commercial Zone (C-1)

- Area lot deep both sides of Katipunan Avenue from Col. Bonny Serrano Avenue to south boundary line of Bgy. St. Ignatius.

Major Commercial Zone (C-2)

- Area lot deep eastside of Ortigas Avenue from QC-Pasig City political boundary to EDSA.

Metropolitan Commercial Zone (C-3)

- Area occupied by Robinson's Galleria

Institutional Zone (INST)

- Poveda Learning Center
- EDSA Shrine
- Christ the King Parish Church
- Church of the Latter Day Saints
- All institutional establishments already existing at the time of approval of this Ordinance

2.1.2 Horseshoe District

a, Area Boundary

- North: Aurora Boulevard;
- East: lot deep west side of Boston, then westward to N. Domingo Street, then eastward to lot deep south side of P. Tuazon Boulevard to EDSA, then along EDSA southward to Col. Bonny Serrano Avenue;
- South: Col. Bonny Serrano Avenue (QC-San Juan political boundary);
- West: QC-San Juan political boundary Zone Boundary

Medium Density Residential Zone (R-2)

- Area bounded on the northeast by lot deep south side of P. Tuazon Boulevard; on the east by P. Bernardo Street, West Road, Mariposa Street, and 1st Avenue; on the south by lot deep north side of Col. Bonny Serrano Avenue; on the southwest by lot deep eastside of Granada Street to N. Domingo Street; on the northwest lot deep south side of N. Domingo Street except area occupied by Maynilad San Juan Reservoir and existing Institutional Zones.

High Density Residential Zone (R-3)

- Area bounded on the north by lot deep south side of P. Tuazon Boulevard; on the east by block deep westside of EDSA (4th Avenue); on the south from lot deep north side of Col. Bonny Serrano Avenue; on the west by 1st Avenue, Mariposa Street, West Road extending to P. Bernardo Street up to lot deep south side of P. Tuazon Boulevard.

Minor Commercial Zone (C-1)

- Area lot deep north side of Col. Bonny Serrano Avenue, from 4th Avenue to lot deep east side of Sen. Jose Vera Street (Granada Street).

Major Commercial Zone (C-2)

- Area bounded on the north by Aurora Boulevard; on the east by Betty Go-Belmonte Street; on the south by lot deep south side of N. Domingo Street; and on the west by Balete Drive, except existing Institutional and areas identified as Utility Zones;
- Area bounded on the north by Aurora Boulevard; on the east by Dona Hemady Avenue; on the south by lot deep south side of N. Domingo Street,



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then westward to lot deep east side of Granada Street, then southward to Col. Bonny Serrano Avenue, then westward to QC-San Juan political boundary (Ermitaño Creek); on southwest by QC-San Juan political boundary (Ermitaño Creek) except existing Institutional and areas identified as Utility Zones;

- Area bounded on the north by P. Tuazon Boulevard; on the east by EDSA; on the south Col. Bonny Serrano Avenue; on the west side by 4th Avenue extending P. Tuazon Boulevard.

Metropolitan Commercial Zone (C-3)

- Areas occupied by Robinson's Magnolia Town Center and Magnolia Residences.

Institutional Zone (INST)

- Religious of the Virgin Mary
- Ponciano Bernardo Elementary School
- Ponciano Bernardo High School
- Carmel of St. Therese of the Child Jesus
- All institutional establishments already existing at the time of approval of this Ordinance

Transport and Utilities Zone (TRU)

- Areas covered by MWSS San Juan Reservoir and Aqueduct

2.1.3 New Manila District

a. Area Boundary

- North: E. Rodriguez Sr. Avenue, from Victoria Street eastward to lot deep north side of Vancouver Street;
- East: lot deep north side of Vancouver Street then southward to

lot deep west side of Boston Street then to Aurora Boulevard;

- Southeast: Aurora Boulevard from lot deep west side of Boston Street to Ermitaño Creek;
- Southwest: Ermitaño Creek, then northward along Victoria Street to E. Rodriguez, Sr. Avenue

b. Zone Boundary

Low-Density Residential Zone (R-1)

- Area bounded on the north by lot deep south side of E. Rodriguez Sr. Avenue; on the northeast by Balete Drive; on the southeast by 3rd Street extending to Ermitaño Creek; and on the southwest by Victoria Avenue except existing Institutional Zone.

Medium Density Residential Zone (R-2)

- Area bounded on the north by lot deep south side of E. Rodriguez Sr. Avenue; on the east by lot deep north side of Vancouver Street, then lot deep west side of Boston Street, then block deep north side of Aurora Boulevard; and on the west by Balete Drive except existing Institutional Zone.

Major Commercial Zone (C-2)

- Area lot deep south side of E. Rodriguez Avenue, from Vancouver Street to Victoria Avenue;
- Area block deep north side of Aurora Boulevard from west side of Boston Street to Ermitaño Creek except existing Institutional Zone.

Institutional Zone (INST)

- Mount Carmel Church
- Immaculate Conception Church
- Our Lady of Victoria Church



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- Church of Jesus Christ the Latter Day Saints
- Jubilee Evangelical Church
- St. Paul University
- School of the Holy Spirit
- Jubilee Christian Academy
- Daughters of Saint Mary of Leuca
- Daughters of Saint Mary of Leuca Montessori School
- Saint Joseph Convention of Perpetual Adoration
- Monfort Missionaries
- Convent of the Holy Spirit
- All institutional establishments already existing at the time of approval of this Ordinance

2.2 Redevelopment Areas

District I

2.2.1 Damar District

a. Area Boundary

- North: south boundary line of Bgy. Balingasa from QC-Caloocan City boundary to A. Bonifacio Avenue, then northward along A. Bonifacio Avenue to Balingasa Road, then eastward along Balingasa Road up to east property line of Nordec Subdivision;
- East: east property line of Nordec Subdivision then southward along the east boundary line of Damar Village Subdivision;
- South: Sgt. Rivera Street, then westward along the south boundary lines of Bgy. Pag-ibig sa Nayon and Bgy. Damar to QC-Caloocan City political boundary;

- West :QC- Caloocan City political boundary

b. Zone Boundary

Medium Density Residential Zone (R-2)

- Area occupied by Damar Village

Medium Intensity Industrial Zone (I-2)

- Area bounded on the north by Balingasa Road; on the east by Balingasa Road and east boundary line of Damar Village; on the south by Sgt. Rivera Street (C-3); on the west by QC-Caloocan political except area occupied by Damar Village.

2.2.2 Manresa District

a. Area Boundary

- North: Sgt. Rivera Street, from QC-Caloocan City political boundary to D. Tuazon Avenue, then along the south boundary lines of Bgys. Pag-ibig sa Nayon and Damar, then eastward along Sgt. Rivera Street to Araneta Avenue, then northward along Araneta Avenue, extending to Toctokan Street to San Francisco River;
- East: San Francisco River
- Southeast: Del Monte Avenue
- West: QC-Caloocan City political boundary

b. Zone Boundary

High Density Residential Zone (R-3)

- Area bounded on the north by lot deep south side of Sgt. Rivera Street; on the east by lot deep west side of D. Tuazon Street; on the south by lot deep north side of Hon. G. Roxas Street; and on the west by Tendido Street except existing Institutional Zone;



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- Area bounded on the north by Mauban Street; on the east by lot deep west side of Banawe Street; on the south by lot deep north side of G. Roxas Street; and on the west by lot deep eastside of D. Tuazon Street;
- Area bounded on the north by Dagot Street; on the east by Biak-Na-Bato Street up to Makaturing Street then going eastward to Sto. Domingo Street going south ward to lot deep north side of Hon. G. Roxas Street; on the south by lot deep north side of Hon. G. Roxas Street; on the west by lot deep east side of Banawe Street except area occupied by Manresa Retreat House;
- Area bounded on the north by Toctokan Street; on the east by lot deep west side of Corumi Street; on the south by lot deep north side of Del Monte Avenue ; and on the west by Malasimbo Street;
- Area bounded on the north by Toctokan Street; on the east by San Francisco River; on the south by lot deep north side of Del Monte Avenue ; and on the west by lot deep east side of Corumi Street except existing Institutional Zone;
- Area bounded on the north by Sgt. Rivera Street; on the east by Cabatuan and Polagon Street; on the south by Binhagan Street; and west by QC-Caloocan City political boundary;

Minor Commercial Zone (C-1)

- Area lot deep both sides of Corumi Street, from Toctokan Street to lot deep north side of Del Monte Avenue;
- Area lot deep west side of D. Tuazon Street, from lot deep south side of

Sgt. Rivera Street to lot deep north side of Hon. G. Roxas Street;

- Area lot deep eastside of D. Tuazon Street, from Mauban Street to lot deep northside along Hon. G. Roxas Street.

Major Commercial Zone (C-2)

- Area block deep north side of Del Monte Avenue, from A. Bonifacio Avenue to G. Araneta Avenue;
- Area block deep west side of A. Bonifacio Avenue from Sgt. Rivera Street to Binhagan Street;
- Area block deep eastside of A. Bonifacio Avenue from Sgt. Rivera Street to Hon. G. Roxas Street;
- Area lot deep south side of Sgt. Rivera Street from Tendido Street to D. Tuazon Street;
- Area lot deep north side of Hon. G. Roxas Street, from Tendido Street to Sto. Domingo Street
- Area lot deep north side of Del Monte Avenue, from G. Araneta Avenue to San Francisco River.

Medium Intensity Industrial Zone (I-2)

- Area bounded on the north by the south boundary line of Bgys. Pag-ibig sa Nayon and Damar, then along Sgt. Rivera Street to Araneta Avenue, then northward along Araneta Avenue to Toctokan Street, then along Toctokan Street to Malasimbo Street; on the east along Malasimbo Street; on the south along Wayan Extension, extending to Hon. G. Roxas Street, then northward along Sto. Domingo Street to Dagot Street, then westward along Dagot Street to Banawe Street, then southward along Banawe Street to Mauban Street, then westward along Mauban



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Street to D. Tuazon Street; and on the west along D. Tuazon Street to Sgt. Rivera Street;

- *Area lot deep north side of Sgt. Rivera Street from the east boundary line of Bgy. Damar Village to D. Tuazon Street.*

Institutional Zone (INST)

- *Manresa Retreat House*
- *San Jose High School*
- *San Jose Elementary School*
- *Sta. Perpetua Church*
- *Masambong High School*
- *Sergio Osmena Sr. High School*
- *Balintawak Full Gospel Christian Church*
- *All institutional establishments already existing at the time of approval of this Ordinance*

Socialized Housing Zone (SHZ)

- *Block 416 (area bounded by Dagot Street, Sto. Domingo Street, Makaturing Street and Biak-na-Bato Street)*

2.2.3 Del Monte District

a. Area Boundary

- *North: Atty. Pat Senador Sr. Street, Roosevelt Avenue and Baler Street;*
- *East :lot deep west side of West Avenue from Baler Street to Quezon Avenue;*
- *South: Quezon Avenue, from lot deep west side of West Avenue to San Francisco River;*
- *West : San Francisco River from*

Quezon Avenue to road alignment of Atty. Pat Senador Street

b. Zone Boundary

Medium Density Residential Zone (R-2)

- *Area bounded on the northeast by Mariblo Creek; on the south by Gen. Lim Street; on the west by lot deep of Roosevelt Avenue;*
- *Area occupied by Bgy. Nayong Kanluran except block deep west side of West Avenue.*

High Density Residential Zone (R-3)

- *Area bounded on the north by Atty. Pat Senador Sr. Street; on the east by lot deep west side of Roosevelt Avenue, then southwards along Osmeña Street and Tolentino Street to lot deep north side of Del Monte Avenue; on the south by lot deep north side of Del Monte Avenue; and on the west by San Francisco River except existing Institutional Zones;*
- *Area bounded on the north by lot deep south side of Del Monte Avenue, northeast by G. Felipe Sr. Street to Morato Street, then northwards to Morato Street to lot deep west side of Roosevelt Avenue; on the east by lot deep west side of Roosevelt Avenue, from Morato Street to block deep north side of Quezon Avenue; on the south by block deep north side of Quezon Avenue to San Francisco River; and on the west by San Francisco River except existing Institutional Zones;*
- *Area bounded on the north by Pitimini Street, going northward along Aragon Street, then eastward along Zorra Street, then northward along Mendoza Street, then eastward by lot deep southside of Baler Street; on the east*



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by Calauag Street extending to Catanduanes Street; on the south by lot deep north side of Del Monte Avenue; on the west by lot deep east side of Roosevelt Avenue except existing Institutional Zone;

- Area bounded on the north by lot deep south side of Del Monte Avenue; on the southeast by Mariblo Creek; on the west by lot deep east side of Roosevelt Avenue.

Minor Commercial Zone (C-1)

- Area lot deep both sides of Del Monte Avenue from lot deep eastside of Roosevelt Avenue to Sorsogon Street.

Major Commercial Zone (C-2)

- Area lot deep both sides of Roosevelt Avenue from Del Monte Avenue to Quezon Avenue except existing Institutional Zones;
- Area lot deep eastside of Roosevelt Avenue from Pitimini Street to Del Monte Avenue except existing Institutional Zones;
- Area lot deep west side of Roosevelt Avenue, from Osmeña Street to Atty. Pat Senador Street;
- Area bounded lot deep north side of Del Monte Avenue from G. Araneta Avenue to San Francisco River;
- Area bounded on the north by Del Monte Avenue; on the east by lot deep west side of Roosevelt Avenue, then southward along Morato Street; on the southwest by G. Felipe, Sr. Street, then westward lot deep south side of Del Monte Avenue to San Francisco River except existing Institutional Zones;
- Area bounded by Baler Street,

Catanduanes Street, Ilagan Street and Calauag Street;

- Area block deep west side of West Avenue from Baler Street to Quezon Avenue;
- Area block deep north side of Quezon Avenue, from lot deep eastside of Sorsogon Street to Jose Abad Santos Street.

Low Intensity Industrial Zone (I-1)

- Area bounded on the north by Osmeña Street; on the east by Roosevelt Avenue; on the south by Del Monte Avenue; and on the west by Tolentino Street;
- Area bounded on the north by Baler Street; on the east by Calauag Street; on the south by lot deep south side of Baler Street up to Mendoza Street extending southward to Zorra Street, Aragon Street and Pitimini Street; on the west by Roosevelt Avenue.

Institutional Zone (INST)

- Watch Tower Compound
- Iglesia ni Cristo
- San Francisco Elementary School
- St. Claire School
- PMI Colleges
- San Pedro Bautista Parish Church
- Good Samaritan United Methodist Church
- All institutional establishments already existing at the time of approval of this Ordinance

2.2.4 Sto. Domingo District

a. Area Boundary



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- North: Del Monte Avenue, from Cordillera Street to San Francisco River
- East: San Francisco River, from Del Monte Avenue to Quezon Avenue
- Southeast: Quezon Avenue, from San Francisco River to Banawe Street
- West : Banawe Street northward to Don Manuel Agregado Street, then westward to Cordillera Street, then northward to Del Monte Avenue

b Zone Boundary

Low Density Residential Subzone (R-1-A)

- Area occupied by Talayan Village except lot deep south side of Del Monte Avenue and lot deep east side of G. Araneta Avenue.

Medium Density Residential Subzone (R-2-A)

- Area bounded on the north by lot deep south side of Linaw Street; on the east by lot deep west side of Banawe Street; on the south by lot deep north side of N.S. Amoranto Sr. Avenue; and on the west by Cordillera Street;
- Area bounded on the north by block deep south side of Del Monte Avenue; on the east by lot deep west side of Don Jose Street; on the south by lot deep north side of N.S. Amoranto Sr. Avenue; and on the west by lot deep east side of Banawe Street except lot deep both sides of Sto. Domingo Street;
- Area bounded on the north by lot deep south side of Don Manuel Agregado Street; on the east by lot deep west side of Don Jose Street; on

the southeast by lot deep northwest side of P. Florentino Street; and on the west by lot deep eastside of Banawe Street, except area lot deep both sides of Sto. Domingo Street;

High Density Residential (R-3)

- Area bounded by Don Manuel Agregado, Sto. Domingo Street, Calamba Street and Biak-na-Bato Street (Block 454).

Minor Commercial Zone (C-1)

- Area lot deep both sides of Sto. Domingo Street from lot deep west side of Don Jose Street to P. Florentino Street except existing Institutional and Socialized Housing Zones.

Major Commercial Zone (C-2)

- Area block deep south side of Del Monte Avenue from Cordillera Street to Biak na Bato Street; except both sides of Banawe Street;
- Area lot deep south side of Del Monte Avenue from Araneta Avenue to San Francisco River;
- Area lot deep south side of Linaw Street from lot deep west side of Cordillera Street to Biak na Bato Street;
- Area lot deep north side of N.S. Amoranto Sr. Avenue from Cordillera Street to lot deep west side of Banawe Street;
- Area lot deep north side of N.S. Amoranto Sr. Avenue from lot deep lot deep of Banawe Street to Don Jose Street;
- Area two blocks deep south side of N.S. Amoranto Sr. Avenue from Cordillera Street to Don Jose Street except area lot deep both sides of Banawe Street;



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- Area lot deep eastside of G. Araneta Avenue from lot deep south side of Del Monte Avenue to P. Florentino Street;
- Area lot deep west side Don Jose Street from Sto. Domingo Street to P. Florentino Street except existing Institutional Zone;
- Area block deep west side of G. Araneta Avenue from Del Monte Avenue to P. Florentino Street;
- Area block deep north side of Quezon Avenue from San Francisco River to lot deep eastside of Banawe Street, except existing Institutional Zone.
- Area lot deep northwest side of P. Florentino Street from Biak na Bato Street to lot deep east side of Banawe Street.

Special Urban Development Zone (SUDZ)

- Area lot deep both sides of Banawe Street from Del Monte Avenue to Don Manuel Agregado Street;
- Area lot deep east side of Banawe Street from Don Manuel Agregado Street to Quezon Avenue.

Institutional Zone (INST)

- Siena College
- Sto. Domingo Church
- Angelicum College
- Philadelphia High School
- Phil. Buddhacare Academy
- Jesus Christ Friends Again Pentecostal Church

- All institutional establishments already existing at the time of approval of this Ordinance

2.2.5 Mayon District

- North: southern barangay boundary lines of San Jose and Manresa
- East: western barangay boundary lines of Saint Peter and Sto. Domingo
- Southeast: Quezon Avenue
- West : QC-Manila political boundary

b. Zone Boundary

Medium Density Residential Subzone (R-2-A)

- Area bounded on the north by block deep south side of Del Monte Avenue; on the east by Cordillera Street; on the south by lot deep north side of N.S. Amoranto Sr. Avenue; and on the west by lot deep eastside of Mayon Avenue except area lot deep both sides of D. Tuazon Street existing Institutional and areas identified as Utility Zones;
- Area bounded on the north by block deep south side of N.S. Amoranto Sr. Avenue, southward along Cordillera Street, going northeast along Don Manuel Agregado Street; on the east by lot deep west side of Banawe Street; on the south by lot deep north side of P. Florentino Street; and on the west by lot deep eastside of Mayon Avenue except existing Institutional and areas identified as Minor and Major Commercial Zones.

High Density Residential Zone (R-3)

- Area bounded on the north by Sta. Catalina Street; on the east by lot deep west side of Mayon Avenue; on the



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southeast by P. Florentino Street; and on the west by QC-Manila-Caloocan political boundary except existing Institutional and areas identified as Major Commercial Zones.

Minor Commercial Zone (C-1)

- Area lot deep both sides of Mayon Avenue, from block deep south side of Del Monte Avenue to block deep north side of Quezon Avenue, including the block bounded by Apo Street, Mayon Avenue, Sta. Catalina Street and Angelo Street except existing Institutional and Major Commercial Zones;
- Area lot deep both sides of D. Tuazon Street, from block deep south side of Del Monte Avenue to lot deep north side of P. Florentino Street except existing Institutional and areas identified as Major Commercial Zones, Transport and Utilities Zones.
- Area lot deep both sides of Laong Laan St. (Nicanor Roxas), from QC-Manila Political Boundary to Mayon Avenue;
- Area lot deep both sides of Dapitan St., from QC-Manila Political Boundary to Mayon Avenue;

Major Commercial Zone (C-2)

- Area lot deep eastside of A. Bonifacio Avenue, from Sta. Catalina Street to Mariveles Street, including the block bounded by Apo Street, Angelo Street, Sta. Catalina Street and A. Bonifacio Avenue;
- Area block deep south side of Del Monte Avenue from Mayon Avenue to Cordillera Street;
- Area bounded by Mayon Avenue Apo Street and A. Bonifacio Avenue;

- Area bounded on the north by Binhagan Street; on the east by A. Bonifacio Avenue; on the south and west by QC-Manila political boundary;
- Area lot deep north side of N.S. Amoranto Sr. Avenue, from Mariveles Street to Cordillera Street;
- Area lot deep south side of N.S. Amoranto Sr. Avenue, from QC-Manila political boundary to Cordillera Street, except existing Institutional Zones;
- Area bounded on the northeast by Mariveles Street; on the southeast by N.S. Amoranto Sr. Avenue; on the southwest by QC-Manila political boundary; and on the northwest by A. Bonifacio Avenue;
- Area block deep north side of Quezon Avenue from lot deep west side of Banawe Street to QC-Manila political boundary;
- Area occupied by Suki Market (Block-30).
- Area lot deep northwest side of P. Florentino Street from lot deep west side of Banawe Street to lot deep west side of D. Tuazon Street.

Special Urban Development Zone (SUDZ)

- Area lot deep west side of Banawe Street from Don Manuel Agregado Street to Quezon Avenue;

Institutional Zone (INST)

- Demetrio Tuazon Elementary School
- Ramon Magsaysay Elementary School
- E. Rodriguez Jr. High School
- St. Theresa's College



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- *Sta. Teresita General Hospital*
- *Manila Center Adventist Church*
- *Philippine Orthopedic Center*
- *National Shrine of Our Lady of Lourdes*
- *Lourdes School of Quezon City*
- *Sta. Teresita Parish Church*
- *Sacred Heart Academy*
- *All institutional establishments already existing at the time of approval of this Ordinance*

Transport and Utilities Zone (TRU)

- *MWSS Pumping Station*

2.2.6 Muñoz District

a Area Boundary

- *North: San Francisco River eastward to Dang-ay Street to Lanutan Street, then northward to EDSA, then eastward along EDSA to lot deep west side alignment of Nueva Ecija Street, extending to lot deep south side of EDSA to lot deep eastside of Bulacan Street;*
- *East: lot deep eastside of Bulacan Street and Moore Street to Baler Street;*
- *South: Baler Street, then northward to Roosevelt Avenue, then westward along Atty. Pat Senador Sr. Street, extending to San Francisco River;*
- *West San Francisco River and the west boundary line of Parkway Village, then eastward along Katherine Street to San Francisco River, then northward along San Francisco River*

to portion of south property line of identified Balintawak-Munoz Growth Center

b. Zone Boundary

High Density Residential Zone (R-3)

- *Area bounded on the north by lot deep south side of Dangay Street, extending to lot deep west side of Bulacan Street; on the east by lot deep west side of Bulacan and Moore Streets, extending to Baler Street; on the southwest by lot deep northeast side along Villegas and then along Robina Street to Fulgencio Street and lot deep north side of M. H. Del Pilar Streets; and on the west by lot deep eastside of Roosevelt Avenue except existing Institutional Zones;*
- *Area bounded on the north by San Francisco River extending to lot deep of San Antonio Street extending to San Francisco River; up to lot deep west side of Roosevelt Avenue ;on the south by lot deep north side of De. Jesus Street extending to San Francisco River; on the west by San Francisco River except existing Institutional Zones;*
- *Area bounded on the north by lot deep De Jesus Street; on the east by lot deep west side of Roosevelt Avenue; on the south by Atty. Pat Senador extending to San Francisco River and on the west by San Francisco River except identified Socialized Housing Zone.*

Major Commercial Zone (C-2)

- *Area lot deep eastside of Roosevelt Avenue, from Dangay Street to lot deep north of M.H. De Pilar Street;*
- *Area lot deep west side of Roosevelt Avenue, from lot deep north side of San Antonio Street to Atty. Pat Sena-*



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dor Sr. Street except lot deep both sides of De Jesus St;

- *Area block deep south side of EDSA, from Lanutan Alley to lot deep west side alignment of Nueva Ecija Street then extending to lot deep north side of Dangay Street up to lot deep east side of Bulacan Street;*
- *Area lot deep south side of Dangay Street, from Roosevelt Avenue to lot deep east side of Bulacan Street;*
- *Area lot deep both sides of Bulacan Street;*
- *Area bounded on the north and east by Mariblo Creek; on the south by Baler Street; on the west by west property line of Lot 119 and Lot 3, Block W-16 then north ward to Moore Street extending to west property line of Lot 14, Block W-16.*

Low Intensity Industrial Zone (I-1)

- *Area bounded on the north by lot deep north side of M.H. Del Pilar Street, going to Fulgencio Street, Robina Street then lot deep northeast side of Villegas Street; on the south by Baler Street; on the west by lot deep east side of Roosevelt Avenue up to Atty. Pat Senador Sr. Street alignment then northward along Roosevelt Avenue except existing Institutional Zone;*
- *Area occupied by Parkway Village, except existing Institutional Zone;*
- *Area lot deep both sides of De Jesus Street, from Roosevelt Avenue to West Riverside Street.*

Institutional Zone (INST)

- *Christ the King Parish Church*
- *San Antonio de Padua Parish Church*

- *First Christian Reformed Church*
- *Judge Juan Luna High School*
- *Saint Agnes General Hospital*
- *All institutional establishments already existing at the time of approval of this Ordinance*

Socialized Housing Zone (SHZ)

- *Madrigal Estate ZIP Site (Lots 1-A, 2-A, 1-B, 2-B, 3, 9, 4, 8-B, 8-A, 6-B, 6-A, 7-B, 7-A) and Lot 5, Bgy. San Antonio*

2.2.7 Baesa-Bahay Toro District

a. Area Boundary

- *North: proposed Republic Avenue, from QC-Valenzuela City political boundary to the west boundary line of Bgy. Sauyo;*
- *East: west barangay boundary line of Sauyo, extending westward and eastward along Dario River (south boundary line of Bgy. Tandang Sora), then eastward to Visayas Avenue, then southward along Visayas Avenue to lot deep north side of Central Avenue, then lot deep west side of Visayas Avenue to lot deep north side of Road 10;*
- *South: lot deep north side of Road 10, westward to lot deep west side of Mindanao Avenue, then southward to lot deep west side of Mindanao Avenue to lot deep north side alignment of Road 3, then extending westward to lot deep north side of Road 3 and Nueva Viscaya Street, then southward lot deep west side of Nueva Ecija Street to EDSA, then westward along EDSA to an alley opposite of Lanutan Street, then northward to Abra Street, westward to Ilocos Norte, northward to Cagayan Street and Laguna Street to Pasong Tamo River,*



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then westward along Pasong Tamo River and the north property lines of FEMA Subdivision, then northward along the creek and the north property line of NPC and along the Transmission Line to Mendez Road, then westward along Mendez Road and north property line of Carolyn Park Subdivision;

- West: Baesa Road and along QC-Caloocan City political boundary

b. Zone Boundary

Medium Density Residential Zone (R-2)

- Area bounded on the north by the south boundary line Bgy. Tandang Sora; on the east by lot deep west side of Visayas Avenue; on the south by Culiat Creek; and on the west by lot deep eastside of Mindanao Avenue, except lot deep both sides of Congressional Avenue, lot deep both sides of Pluto Street and existing as Institutional Zones;
- Area bounded on the north by south boundary line of the Bgy. Tandang Sora; on the east by lot deep west side of Mindanao Avenue; on the south by Culiat Creek and Pasong Tamo River extending to the north property line of FEMA Subdivision up to Dario River; and on the west along Dario River, except areas identified as Minor and Major Commercial, Institutional and Socialized Housing Zones.

Medium Density Residential Sub Zone (R-2-A)

- Area bounded on the northeast by lot deep west side of Mindanao Avenue; on the south by Dario River, then northward along a creek and the west property line of Cadaing

Subdivision, then westward to lot deep south side of Sagittarius Street to lot deep eastside of Quirino Highway; and on the northwest by lot deep eastside of Quirino Highway, except existing Institutional and identified Transport and Utilities Zones.

High Density Residential Zone (R-3)

- Area bounded on north by Pasong Tamo River and Culiat Creek; on the east by lot deep west side of Visayas Avenue; on the south by lot deep north side of Road 10, westward to lot deep west side of Mindanao Avenue, then southward to lot deep west side of Mindanao Avenue to lot deep north side alignment of Road 3, then extending westward to lot deep north side of Road 3 and Nueva Viscaya Street, then southward lot deep west side of Nueva Ecija Street to Abra Street; on the south by lot deep north side of Abra Street; and on the west by Ilocos Norte, northward to Cagayan Street and Laguna Street to Pasong Tamo River except existing Institutional and identified as Minor Commercial Zones;
- Area bounded on the north by block deep south side of Tandang Sora Avenue; on the east by Dario River; on the south by the north boundary line of FEMA Subdivision and NPC Transmission Line; and on the west by the west boundary lines of Villa Arca Subdivision, Villa Matilde Subdivision and Dominga Village, then northward along Transmission Line to lot deep east side of Quirino Highway, then northward lot deep eastside of Quirino Highway, except areas identified as Minor Commercial Zone;
- Area bounded on the north by the proposed Republic Avenue; on the south-



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east by lot deep west side of Quirino Highway; on the southwest by lot deep north side of Mindanao Avenue to Tullahan River; and on the west by Tullahan River;

- Area bounded on the north by the proposed Republic Avenue; on the east by the west boundary line of Bgy. Sauyo; on the southwest by lot deep north side of Mindanao Avenue; and on the northwest by lot deep east side of Quirino Highway;
- Area bounded on the northeast by lot deep south side of Mindanao Avenue; on the southeast by lot deep west side of Quirino Highway; on the south by the north property line of Manila Paper Mills; and on the northwest by QC-Caloocan political boundary;
- Area bounded on the north by the northeast property line of Jordan Valley Subdivision; on the southeast lot deep west side of Quirino Highway; on the south by the north property line of Carolyn Park Subdivision; on the southwest by Baesa Road; and on the northwest by QC-Caloocan City political boundary except areas identified as Medium Intensity Industrial and Transport and Utilities Zones.

Minor Commercial Zone (C-1)

- Area lot deep both sides of General Avenue from south boundary line of Bgy. Tandang Sora to Road 20;
- Area lot deep both sides of Road 20 from lot deep west side of Mindanao Avenue to Dario River;
- Area lot both sides of Pluto Street from lot deep east side of Mindanao

Avenue to Brgy. Tandang Sora/ Bahay Toro boundary;

- Area lot deep both sides of Shorthorn Street from lot deep north side of Congressional Avenue to Benefits Street;
- Area lot deep both sides of Corregidor Street, Bukidnon Street, Ilocos Sur Street and Road 8 (Bgy. Bagong Pagasa) from lot deep north side of Abra Street to lot deep west side of Mindanao Avenue.

Major Commercial Zone (C-2)

- Area lot deep west side of Visayas Avenue from the south boundary line of Bgy. Tandang Sora to lot deep north side alignment of Central Avenue;
- Area lot deep both sides of Mindanao Avenue from south boundary line of Bgy. Tandang Sora to lot deep north side alignment of Road 10;
- Area lot deep south side of Mindanao Avenue from Tullahan River to Dario River except lot deep both sides of Quirino Highway and area identified as Transport and Utilities Zone;
- Area lot deep north side of Mindanao Avenue from Tullahan River to Old Sauyo Road except lot deep both sides of Quirino Highway;
- Area lot deep both sides of Congressional Avenue from Visayas Avenue to Pasong Tamo River;
- Area block deep north side of EDSA from Nueva Ecija Extension to Alley 12.



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- *Area lot deep north side of Abra Street from Ilocos Norte Street to Nueva Ecija Street.*

Medium Intensity Industrial Zone (I-2)

- *Area bounded on the north by Proposed Republic Avenue; on the east and south by Tullahan River; and on the west by QC-Valenzuela City political boundary;*
- *Area lot deep both sides of Quirino Highway, from proposed Republic Avenue to lot deep south side of Sagittarius Street;*
- *Area bounded on the north by southern boundary line of La Trinidad Village to lot deep west side of Quirino Highway, then northward lot deep west side of Quirino Highway to lot deep south side of Sagittarius Street alignment; on the east by lot deep south side of Sagittarius Street, extending to Dario River, then along Dario River to block deep south side of Tandang Sora Avenue, towards block deep south side of Tandang Sora Avenue towards lot deep eastside of Quirino Highway, then lot deep eastside of Quirino Highway to Transmission Line, then southward along Transmission Line north property line of NPC; on the south by north property line of NPC; and on the west Transmission Line up to Mendez Road then westward along Mendez Road to lot deep west side of Quirino Highway, then northward to lot deep west side along Quirino Highway to Rodriguez Drive, then*

along the northeast boundary lines of Jordan Valley Village and Rodriguez Subdivision, then by QC-Caloocan political boundary, except existing Institutional and areas identified as Transport and Utilities Zones and Cemetery Zones;

- *Areas bounded on the northeast by Transmission Line; on the southeast by northwest property lines of Manotok Subdivision, Saint Louis Compound-7 Subdivision, Lots 244 and 230; and on the northwest by QC-Caloocan City political boundary.*

Institutional Zone (INST)

- *Father Monti Center*
- *Capitol Institute*
- *Placido Del Mundo Elementary School*
- *Parokya ng Banal na Sacramento*
- *Diliman Preparatory School*
- *Don Carlos Lanting College*
- *Casaul General Hospital*
- *College of St. Catherine*
- *Immaculate Parish Church*
- *GSIS Elementary School*
- *Lucas Pascual Memorial Elementary School*
- *LB Santos Elementary School*
- *Pugad Lawin High School*
- *Bahay Toro Elementary School*
- *Paaralang Elementarya ng Bago Bantay*
- *Sto. Niño Parish Church*
- *Quezon City Academy*
- *Iglesia ni Cristo*



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- Paaralang Elementarya ng Sto. Cris-to
- Bagong Pag-asa Elementary School
- Church of the Holy Redeemer
- Our Lady of Carmel Parish Church
- Ernesto Rondon High School
- Colegio de San Lorenzo
- San Nicolas de Tolentino Parish Church
- AMA Computer Campus
- All institutional establishments already existing at the time of approval of this Ordinance

Transport and Utilities Zone (TRU)

- Transmission Line

Socialized Housing Zone (SHZ)

- QC General Hospital Socialized Housing Site (Lot 3 Pcs-13-002481, LRC-Psd-60060), Bgy. Bahay Toro
- Lot 16, Blk. 857, Lot 18, Blk. 856, Road 23, Bgy. Bahay Toro
- Sitio Maligaya ZIP Site, Bgy. Bahay Toro

Cemetery (CEM)

- Baesa Cemetery

Historical Spot and Shrine (insert)

- Pugad Lawin Shrine

District II

2.2.8 NGC-West District

a. Area Boundary

- North: Lot deep south side of Commonwealth Avenue;
- East: 100-meter deep west side along Commonwealth Avenue, from Dona Carmen Avenue (Don Jose Sub-

division) to Gabe creek (Don Enrique Heights), then lot deep west side of Commonwealth Avenue to Holy Spirit Drive, then along Commonwealth Avenue to north boundary line of Matandang Balara District;

- South: north boundary line of Matandang Balara District;
- West: east barangay boundary lines of Pasong Tamo and Fairview.

b. Zone Boundary

Low Density Residential Subzone (R-1-A)

- Area occupied by Don Jose Heights Subdivision;
- Area occupied by B.F. Homes, Magre Subdivision and Granwood Villas except existing Institutional Zones.

Medium Density Residential Zone (R-2)

- Area occupied by Ideal Subdivision;
- Area bounded on the north by lot deep south side of Jose M. Delgado Street; on the northeast by Gabe Creek, extending to lot deep westside of Commonwealth Avenue; on the southeast by lot deep westside of Commonwealth Avenue; and on the southwest by lot deep north side of Holy Spirit Drive, except area occupied by Block 7.

Medium Density Residential Subzone (R-2-A)

- Area bounded on the north by Saturnino Benito Avenue; on the east by lot deep west side of Holy Spirit Drive; on the southeast by lot deep west side of Commonwealth Avenue; and on the west by Zuzaregui Street then westward to Don Vicente Street, then northward to Don Primitivo Street and Don Faustino Street, then westward to



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Doña Isadora Street to road alignment of Marine Road-Cirilo Street; and northward along Marine Road-Cirilo Street up to Saturnino Benito Avenue except existing Institutional Zone.

High Density Residential Zone (R-3)

- Area bounded on the north by Sampaguita Avenue; on the east by Cirilo Street-Marine Road, extending to Dona Isadora Street, going eastward along Dona Faustina Street, then southward along Don Faustino Street and extending to Don Primotivo Street; on the south by Don Vicente Street extending to the north boundary line of North Susana Executive Village up to lot deep east side of Luzon Avenue; and on the west by lot deep east side of Luzon Avenue from north property line of North Susana Executive Village up to Sampaguita Avenue except existing Institutional Zone;
- Area occupied by NGC Housing Project.

Minor Commercial Zone (C-1)

- Area lot deep eastside of Luzon Avenue, from Sampaguita Avenue to north property line of North Susana Executive Village;
- Area lot deep both sides of Holy Spirit Drive, from lot deep west side of Commonwealth Avenue to Faustino-Ligaya Streets;
- Area lot deep west side of Holy Spirit Drive, from Faustino Street to lot deep north side of Aurora Street;
- Area occupied by Block 7 of Don Enrique Heights, Bgy. Holy Spirit.

Major Commercial Zone (C-2)

- Area lot deep west side of Commonwealth Avenue, from lot deep south side of Holy Spirit Drive to Zuzuaregui Street.

Institutional Zone (INST)

- School of the Holy Spirit
- Oblates of Mary Immaculate Retreat House
- Holy Trinity Parish Church
- Holy Spirit Parish
- San Francisco High School- Commonwealth Annex
- Garden of Life School
- DPWH-QC Central Depot
- Don Mariano High School Annex
- Saint Andrew Academy of QC
- Puno United Methodist Church
- Iglesia ni Cristo
- All institutional establishments already existing at the time of approval of this Ordinance.

2.2.9 Batasan Hills District

a. Area Boundary

- North: area bounded by north and east property lines of Spring Country Homes Subdivision, extending to Lot 98-C and Lot 4-C, then southward along south property line of Lot 4-C to a creek, then southward along the creek to QC-San Mateo political boundary;
- East: QC-San Mateo political boundary;
- South: the north boundary line of Matandang Balara District;
- West: lot deep eastside along Commonwealth Avenue, from identified north property line of Matandang Balara District, then along area identi-



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fied as NGC-Eastside, then northward along Sampaguita Street, extending along the west and north property lines of Violago Homes - Batasan Subdivision, then along the southwest property line of Filinvest Homes-II Subdivision, extending to south, northwest and east property lines of Mountainview Subdivision, then northward along north property lines of Lot-65 (Tofemi Property) and Spring Country Homes Subdivision.

b. Zone boundary

Medium Density Residential Zone (R-2)

- Area bounded on the north by north-east property lines of Spring Country Homes Subdivision, extending to Lot 98-C and Lot 4-C, then southwest along south property line of Lot 4-C to a creek, then southward along the creek to QC-San Mateo political boundary; on the south by boundary line of Bgys. Batasan Hills and Matandang Balara; on the west by lot deep along Commonwealth Avenue; on the northwest by 100-meter deep from Batasan Road going southward along J.P Rizal Street, extending along the west and north property lines of Violago Homes-Batasan Subdivision, then along the southwest property line of Filinvest Homes-II Subdivision, extending to south, northwest and east property lines of Mountainview Subdivision, then northward along north property lines of Lot-65 (Tofemi Property) and Spring Country Homes Subdivision except lot deep both sides of San Mateo-Batasan Road and areas occupied by Sugartowne, Institutional Zones, Transport and Utilities Zone and Socialized Housing Zones.

High Density Residential Zone (R-3)

- Area occupied by Sugartowne Subdivision

Minor Commercial Zone (C-1)

- Area lot deep both sides of San Mateo-Batasan Road, from Batasan Road to QC-San Mateo political boundary except existing Institutional Zone.

Institutional Zone (INST)

- Portion of Civil Service Commission
- Portion of DSWD
- Portion of Batasan National High School
- Bagong Silangan High School
- Bagong Silangan Elem. School
- Christ the King Parish Church
- The Church of Jesus Christ of Latter-Day Saints
- Capitol Hills Church/School
- Academia de Sta. Faustina
- Corazon C. Aquino Elementary School
- Corazon C. Aquino Elementary School Annex
- Christ the King Church
- All institutional establishments already existing at the time of approval of this Ordinance

Transport and Utilities Zone (TRU)

- MWSS Pipeline

Socialized Housing Zone (SHZ)

- Lot 106 PSU 24733 (URP Site) QC Property, Bgy. Bagong Silangan
- Lots 105-A, 105-B, 105-B-2 (Bona, Humanities, TSM) Bgy. Bagong Silangan



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- Lot 66-A (Country Homes) Bgy. Bagong Silangan
- Lot 27-A, 27-B (Petines) Bgy. Bagong Silangan

District III

2.2.10 Matandang Balara District

a. Area Boundary

- *North: North boundary line of North Susana Executive Village extending to Don Vicente Street then southwards along Zuzuregui Street then northwards along Commonwealth Avenue then westward to the south boundary line of Bgy. Batasan Hills;*
- *East: QC- Marikina City political boundary;*
- *Southwest: QC-Marikina City political boundary westward to west boundary line of Ayala Heights extending to lot deep north side of Mactan Street;*
- *West: lot deep east side of Tandang Sora Avenue then westward along the north property line of UP Campus then northwards along Commonwealth Avenue and Luzon Avenue.*

b. Zone Boundary

Low Density Residential Zone (R-1)

- *Area occupied by Capitol Park Homes Subdivision, Capitol Hills Subdivision, Ayala Heights and Ayala Hillside Estate including Capitol Hills Golf and Country Club and area bounded by Marikina River on the east, an existing creek on the south and MWSS Aqueduct on the west, except existing Institutional Zone and MWSS Aqueduct.*

Medium Density Residential Zone (R-2)

- *Area bounded on the north by the south property line of Bgy. Batasan Hills; on the east by west property line of Vista Real Subdivision, Capitol Park Homes and Capitol Hills Subdivision; on the south by Capitol Hills Drive; and on the west by the eastern boundary lines of Golfhill Terraces, Pentagon Homes, Country Villas Subdivision and Commonwealth Homes, then westward along the north boundary line of Commonwealth Homes to lot deep eastside of Commonwealth Avenue, then lot deep eastside of Commonwealth Avenue except area identified as Metropolitan Commercial Zone;*
- *Area occupied by New Intramuros Village.*

High Density Residential Zone (R-3)

- *Area bounded on the north by north boundary line of North Susana Executive Village extending to Don Vicente Street; on the east by Zuzuregui Street; on the southeast by lot deep westside of Commonwealth Avenue; and on the west by lot deep eastside of Luzon Avenue, except existing Institutional Zone and area occupied by New Intramuros Village;*
- *Area bounded on the north by the north boundary line of Commonwealth Homes; on the east by the western boundary line of Manotok Compound; on the southeast by Capitol Hills Drive; on the southwest by C-5 Road Alignment; and on the northwest by lot deep eastside of Commonwealth Avenue, except area existing Institutional Zone.*

Minor Commercial Zone (C-1)

- *Area lot deep eastside of Luzon Ave-*



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nue, from lot deep south side of Samat Road to lot deep west side of Commonwealth Avenue, except existing Institutional Zone.

Major Commercial Zone (C-2)

- Area lot deep northwest side of Commonwealth Avenue, from Zuzaregui Street to Luzon Avenue except existing Institutional Zone;
- Area lot deep southeast side of Commonwealth Avenue, from south boundary line of Bgy. Batasan Hills to C-5 Road Flyover, except existing Institutional Zone;
- Area bounded on the northeast by C-5 Road Alignment; on the south by the north boundary line of UP Campus; and on the northwest by Commonwealth Avenue.

Metropolitan Commercial Zone (C-3)

- Area occupied by Century Properties

Institutional Zone (INST)

- Diliman Preparatory School
- Mary the Queen College of Science & Technology
- Sunny Hill School
- Old Balara Elementary School
- General Malvar Medical Foundation Hospital
- Iglesia ni Cristo
- All institutional establishments already existing at the time of approval of this Ordinance

Transport and Utilities Zone (TRU)

- IBC 13/ Broadcast City
- MWSS Pipeline

2.2.10 Quirino District

a. Area Boundary

- Northeast: lot deep south side of Ka-

mias Road alignment, extending to lot deep south side of Xavierville Avenue;

- East: QC-Marikina City political boundary;
- Southeast: QC-Marikina City political boundary, north boundary lines of Bgy. Escopa 3, then northward along P. Burgos Street up to Aurora Boulevard then westward along Aurora Boulevard to lot deep eastside of 15th Avenue;
- Southwest: lot deep eastside of 15th Avenue;
- Northwest: MWSS Aqueduct.

b. Zone Boundary

Low-Density Residential Zone (R-1)

- Area occupied by Alta Vista Subdivision Area bounded on the north by lot deep south side of Xavierville Avenue; on the east and south by Buaya Creek; and on the west by lot deep west side of T. Evangelista Street.

High Density Residential Zone (R-3)

- Area bounded on the northwest by MWSS Aqueduct; on the east by lot deep westside of Anonas Street; on the southeast by lot deep north side of Aurora Boulevard; and on the west by lot deep eastside of Miami Street to MWSS Aqueduct, except area identified as Socialized Housing Zone (SHZ);
- Area bounded on the north by MWSS Aqueduct to lot deep south side of Kamias Road alignment towards lot deep south side of Xavierville Avenue; on the east by lot deep west side of Evangelista Street extending eastward along Buaya Creek then southwards lot deep east side of Batino Street up to lot deep north side of Molave Street; on the southeast by lot deep north side of



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Molave Street up to lot deep eastside of Anonas Street; and on the west by lot deep eastside of Anonas Street, except areas identified and Institutional Zones;

- *Area bounded on the northeast by lot deep south side of Xavierville Avenue; on the east by E. Abada Street; on the south by north property line of St. Bridget School and Batino Elementary School; and on the northwest by Buaya Creek;*
- *Area bounded on the north by lot deep south side of Aurora Boulevard; on the east by west property line of Philippine School of Business Administration Campus; and on the south by the north boundary line of Bgy. Escopa 3; on the west by P. Burgos Street.*

Minor Commercial Zone (C-1)

- *Area lot deep both sides of Molave Street, from lot deep eastside of Anonas Street to west property line of Batino Elementary School.*

Major Commercial Zone (C-2)

- *Area lot deep both sides of Anonas Street, from MWSS Aqueduct to Aurora Boulevard except existing Institutional Zone;*
- *Area lot deep north side of Aurora Boulevard, from Katipunan Avenue to lot deep eastside of 15th Avenue except existing Institutional Zone;*
- *Area lot deep south side of Aurora Boulevard, from P. Burgos Street to QC-Marikina City political boundary, except existing as Institutional Zone;*

- *Area lot deep both sides of Katipunan Avenue, from lot deep south side of Xavierville Avenue to north boundary line of Bgy. Escopa 3, except existing Institutional Zone and area occupied by Alta Vista Village;*
- *Area bounded on the north by lot deep south side of Xavierville Avenue alignment; on the southeast Aurora Boulevard; and on the west Katipunan Avenue;*
- *Area lot deep of Miami Street from Aurora Boulevard to MWSS Aqueduct.*

Institutional Zone (INST)

- *Good Shepherd Convent*
- *Saint Bridget's School*
- *Philippine School of Business Administration*
- *Monasterio de Santa Clara Church*
- *Quirino High School*
- *Roosevelt Memorial High School*
- *Saint Joseph Parish Church*
- *Don Quintin Paredes High School*
- *Iglesia ni Cristo*
- *St. John United Methodist Church*
- *Christian Missionary International, Inc*
- *Philippine Council of Evangelical Churches*
- *Miracle Life Bible College*
- *Alliance Fellowship Church*
- *Project 2 Public Market*
- *Jesus is the Lord Fellowship*
- *All institutional establishments already existing at the time of approval of this Ordinance*



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Socialized Housing Zone (SHZ)

- Area occupied by Lots 23 & 24, Blk-21 pcs-817, Miami Street

2.2.12 Murphy-Project 4 District

a. Area Boundary

- North: Aurora Boulevard and the south barangay boundary line of Loyola Heights;
- East: QC-Marikina political boundary;
- South: north barangay boundary lines of Bagumbayan and St. Ignatius then along Col. Bonny Serrano Avenue up to EDSA;
- West: EDSA to lot deep south side of P. Tuazon Boulevard, then eastward lot deep south side of P. Tuazon Boulevard to lot deep eastside of 15th Avenue, then northward lot deep eastside 15th Avenue to Aurora Boulevard.

b. Zone Boundary

Low Density Residential Zone (R-1)

- Area occupied by Blue Ridge A Subdivision

Low Density Residential Subzone (R-1-A)

- Area occupied by Blue Ridge B Subdivision

High Density Residential Zone (R-3)

- Area bounded on the northwest by lot deep south side Aurora Blvd.; on the northeast by P. Burgos Street; on the southeast by lot deep north side of P. Tuazon Blvd.; and on the southwest by lot deep eastside of 15th Avenue, except existing Institutional

Zone and lot deep both sides along 20th Avenue, J.P. Rizal Street, F. Castillo Street, A. Luna Street and Lakandula Street;

- Area bounded on the northwest by lot deep south side of P. Tuazon Boulevard; on the east by lot deep west side of J.P. Rizal Street; on the south by lot deep north side of J.P. Rizal Street to Lagrian Creek; and on the west by lot deep south side and west side of J.P. Rizal Street, extending to lot deep south side of P. Tuazon Boulevard, except existing Institutional Zone;
- Area bounded on the northwest by lot deep southside of P. Tuazon Boulevard; on the northeast by lot deep west side of 20th Avenue; on the southeast by lot deep north side of Col. Bonny Serrano Avenue; and on the west by 6th Avenue extending to the east property line of Lot-3 (SM Hypermarket) and Lot-1 except existing Institutional Zone, area occupied by Murphy Public Market and lot deep both sides along Main Avenue, Liberty Avenue, 15th Avenue and 20th Avenue.

Minor Commercial Zone (C-1)

- Area lot deep both sides of Katipunan Avenue from P. Tuazon Boulevard to Col. Bonny Serrano Avenue except existing Institutional Zone;
- Area lot deep west side of Katipunan Avenue from lot deep of P. Tuazon Boulevard to Col. Bonny Serrano Avenue except existing Institutional Zone;
- Area lot deep both sides of J.P. Rizal Street, from lot deep south side of Aurora Boulevard to Lagrian Creek except existing Institutional and areas identified as Major Commercial Zones;



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- Area lot deep both sides of 20th Avenue, from lot deep south side of Aurora Boulevard to Col. Bonny Serrano Avenue except existing Institutional and areas identified as Major Commercial Zones;
- Area lot deep both sides of 15th Avenue, from lot deep south side of P. Tuazon Boulevard to Col. Bonny Serrano Avenue except area occupied by Murphy Public Market ;
- Area lot deep north side by Main Avenue, from lot deep westside of 15th Avenue to east property line of Lot-3 (SM Hypermarket);
- Area lot deep south side of Main Avenue, from lot deep westside of 15th Avenue to 6th Avenue;
- Area lot deep both sides of Liberty Avenue, from lot deep westside of 15th Avenue to 6th Avenue;
- Area lot deep north side of Col. Bonny Serrano Avenue, from Katipunan Avenue to 6th Avenue;
- Area lot deep both sides of F. Castillo Street, A. Luna Street and Lakandula Street from lot deep south side of Aurora Boulevard to lot deep north side of P. Tuazon Boulevard.
- Area bounded on the northwest by P. Tuazon Boulevard; on the northeast by east property lines of Lot-1 and Lot-3 (SM Hypermarket) extending to 6th Avenue up to Col. Bonny Serrano Avenue; on the southeast by Col. Bonny Serrano Avenue; and on the southwest along EDSA;
- Area occupied by Murphy Public Market.

Institutional Zone (INST)

- World Citi Colleges
- Technological Institute of the Philippines (TIP)
- National College of Business and Arts (NCBA)
- Kalantiao Elementary School
- Jose P. Laurel Sr. High School
- Juan Sumulong High School
- Quezon City Medical Center
- Quirino Memorial Medical Center
- Church of the Latter Day Saints
- DSWD
- Camp Atienza
- Pura V. Kalaw Elementary School
- Belarmino Elementary School
- Our Lady of the Miraculous Medal Hospital
- The Citadel UCCP Church
- Iglesia ni Cristo
- Church of the Transfiguration
- Republican College
- Roosevelt Memorial High School
- Our Lady of Perpetual Help Church
- All institutional establishments already existing at the time of approval



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of this Ordinance.

Special Urban Development Zone (SUDZ)

- Area lot deep east side of Katipunan Avenue, from P. Tuazon Boulevard alignment to Col. Bonny Serrano Avenue except existing Institutional Zones.

Socialized Housing Zone (SHZ)

- Area covered by Bgys. Escopa 1,2,3,& 4
- Lot 49-C-2-A-10, Psd-3240, Bgy. Libis
2.2.13 Libis District

a. Area Boundary

- North: Astoria Street, extending to Libis Creek;
- East: Marikina River;
- South: QC-Pasig City political boundary;
- West: E. Rodriguez Jr. Avenue (C-5) to Greenmeadows Avenue, then lot deep west side of E. Rodriguez Jr. Avenue, from Greenmeadows Avenue to Astoria Street.

b. Zone Boundary

Major Commercial Zone (C-2)

- Area lot deep west side of E. Rodriguez Jr. Avenue, from Astoria Street to Greenmeadows Avenue.

Metropolitan Commercial Zone (C-3)

- Area bounded on the northeast by Marikina River; on the southeast and south by the northwest property line of Bagumbayan ZIP from Marikina River towards northwest property lines of Lots 15, 16, 17 & 21 of Block 2, Pcs-0400014; and on the south-

west by E. Rodriguez Jr. Avenue; on the northwest by Orchard Road extending to northwest property line of Eastwood City;

- Area occupied by Circulo Verde.

Medium Intensity Industrial Zone (I-2)

- Area bounded on the north by a creek along south side of Bgy. Libis; on the east by Marikina River; on the south by QC- Pasig City political boundary; and on the west by E. Rodriguez Jr. Avenue, except areas occupied by Bagumbayan BLISS Project, Circulo Verde, Eastwood City and existing Institutional Zones.

Institutional (INST)

- Bagumbayan Elementary School
- Entrepreneur School of Asia
- Britesparks International School
- Reedly International School
- Fr. Pio Chapel
- Holy Family Chapel
- Iglesia ni Cristo
- All institutional establishments already existing at the time of approval of this Ordinance.

Socialized Housing Zone (SHZ)

- Bagumbayan ZIP site (Lot 11/Block 2, Pcs 04-000121) Barangay Bagumbayan

District IV

2.2.14 Tatalon District

a. Area Boundary

- Northeast: Sct. Chuatoco Street and south boundary lines of Barangays Obrer and Kamuning;



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- *East: along Judge Jimenez Street;*
- *South: E. Rodriguez, Sr. Avenue, from Judge Jimenez Street to Quezon Avenue;*
- *Northwest: Quezon Avenue, from E. Rodriguez Sr. Avenue to Scout Chuatoco Street.*

b. Zone Boundary

Medium Density Residential Zone (R-2)

- *Area bounded on the north by Diliman Creek; on the east by lot deep west side of Tomas Morato Avenue; on the south by lot deep north side of E. Rodriguez Sr. Avenue; and on the west by San Juan River, except existing Institutional Zones and areas occupied by Quezon City Sports Club and Walter Mart.*

High Density Residential Zone (R-3)

- *Area bounded on the northeast by lot deep south side of Scout Chuatoco Street; on the southeast by Transmission Line; on the southwest by San Juan River and on the northwest by block deep south side of Quezon Avenue, except existing Institutional Zone and area covered by Botocan Transmission Line;*
- *Area bounded on the northwest by Botocan Transmission Line; on the east by San Juan River; on the south by lot deep north side of E. Rodriguez, Sr. Avenue; and on the west by Botocan Transmission Line except area identified as Socialized Housing Zone;*
- *Area bounded on the northeast and east by Elga Avenue-Manungal*

Street; on the south by lot deep north side of Kitanlad Street; and on the northwest by lot deep south side of Quezon Avenue to lot deep east side of Banawe Street then block deep south side of Quezon Avenue, from west side of Banawe Street then block deep south side of Quezon Avenue, from west side of Banawe Street to Victory Avenue then lot deep south side of Agno Extension up to Elga Avenue-Manungal Street except existing Institutional Zones, lot deep both sides of Banawe Street and area identified as Tatalon Estate;

- *Area bounded on the northeast by San Francisco River; on the southeast by Tatalon Estate Socialized Housing Project; on the southwest by lot deep eastside of G. Araneta Avenue; and on the northwest by block deep of Quezon Avenue.*

Minor Commercial Zone (C-1)

- *Area lot deep north side of Kitanlad Street, from Manungal Street to Agno Street, except lot deep both sides of Banawe Street;*
- *Area lot deep south side of Scout Chuatoco Street from Botocan Transmission Line to block deep south side of Quezon Avenue.*

Major Commercial Zone (C-2)

- *Area bounded on the north by Diliman Creek; on the east by Judge Jimenez Street; on the south by E. Rodriguez Sr. Avenue; and on the northwest by lot deep eastside of Tomas Morato Avenue;*
- *Area lot deep north side by E. Rodri-*



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quez Sr. Avenue, from lot deep west side of Tomas Morato Avenue to G. Araneta Avenue, except existing as Institutional Zone;

- *Area lot deep eastside of G. Araneta Avenue from Quezon Avenue to E. Rodriguez Sr. Avenue;*
- *Block deep west side of G. Araneta Avenue from Quezon Avenue to E. Rodriguez Sr. Avenue;*
- *Area block deep north side of E. Rodriguez Sr. Avenue from Araneta Avenue to Quezon Avenue;*
- *Area lot deep southeast side of Quezon Avenue from lot deep west side of Banawe Street to D. Tuazon Street;*
- *Area bounded on the northeast by D. Tuazon Street; on the south by Kitanlad Street; and on the northwest by Quezon Avenue;*
- *Area block deep south side of Quezon Avenue from lot deep east side of Banawe Street to Scout Chuatoco Street;*
- *Area lot deep south side of Agno Extension from Elga Avenue Manungal Street to Victory Avenue;*
- *Area occupied by the existing Walter Mart.*

Institutional Zone (INST)

- *St. Luke's Medical Center*
- *St. Joseph's College*
- *Christ the King Seminary*
- *Trinity University of Asia*
- *Delos Santos Medical Center*
- *Dr. Josefa Jara Martinez High School*

- *Children's Medical Center*
- *Holy Family Parish Church*
- *Cathedral of St. Mary and John*
- *All institutional establishments already existing at the time of approval of this Ordinance*

Transport and Utilities Zone (TRU)

- *Area occupied by Botocan Transmission Line*

Socialized Housing Zone (SHZ)

- *Area covered by Tatalon Estate*

Special Urban Development Zone (SUDZ)

- *Area lot deep both sides of Banawe Street from Quezon Avenue to E. Rodriguez, Sr. Avenue*

2.2.15 Galas District

a. Area Boundary

- *North: E. Rodriguez Sr. Avenue from Mabuhay Rotunda to Victoria Avenue;*
- *Northeast: Victoria Avenue, from E. Rodriguez Sr. Avenue to Ermitaño Creek (QC-San Juan political boundary);*
- *Southeast: QC-San Juan City Political boundary (along Ermitaño Creek-San Juan River);*
- *Southwest: QC-Manila political boundary.*

b. Zone boundary

Low Density Residential Subzone (R-1-A)

- *Area bounded on the north by 10th*



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Street; on the east by Victoria Avenue; on the south by QC-San Juan City political boundary (Ermitaño Creek); and on the west along San Juan River.

Medium Density Residential Zone (R-2)

- *Area bounded on the north by lot deep south side of E. Rodriguez, Sr. Avenue; on the east by Victoria Avenue; on the south by 10th Street, then southward along San Juan River, then westward to block deep north side of Aurora Boulevard; and on the west by Guirayan Street, from Kapiligan Street northward to Palanza Street, then westward to lot deep eastside of G. Araneta Avenue then northward to lot deep eastside of G. Araneta Avenue and Transmission Line except existing as Institutional Zone.*

High Density Residential Zone (R-3)

- *Area bounded on the north by lot deep south side of E. Rodriguez Sr. Avenue; on the east by lot deep west side of Tomas Arguelles Street; and on the southwest by QC-Manila political boundary except existing Institutional Zone, Transmission Line and area identified as Major Commercial Zone.*

Major Commercial Zone (C-2)

- *Area bounded on the northwest by Palanza Street, then southward along Guirayan Street, then eastward along Kapiligan Street; on the northeast and southeast by San Juan River; on the southwest by QC-Manila political boundary; and on the west by T. Arguelles Street, except block occupied by SM Centerpoint and existing Institutional Zone;*

- *Area block deep west side of G. Araneta Avenue from E. Rodriguez, Sr. Avenue to Palanza Street, except area identified as Utility Zone;*

- *Area lot deep eastside of G. Araneta Avenue from E. Rodriguez Sr. Avenue to Palanza Street, except area identified Utility Zone;*

- *Area lot deep south side of E. Rodriguez, Sr. Avenue, from Mabuhay Rotunda (QC-Manila political boundary) to Victoria Avenue, including area occupied by Q.I. Compound except existing Institutional and Utility Zones;*

- *Area occupied by Galas Public Market;*

- *Area lot deep west side of Tomas Arguelles Street from Bayani Street to QC-Manila City Boundary.*

Metropolitan Commercial Zone (C-3)

- *Area occupied by SM Centerpoint*

Institutional Zone (INST)

- *Area occupied by Carlos Albert High School*

- *University of the East College of Dentistry*

- *Central Colleges of the Philippines*

- *Central Colleges of the Philippines, Extension*

- *Immaculate Heart of Mary College*

- *Betty Go Elementary School*

- *Our Lady of the Sacred Heart School*

- *Paaralang Elementarya ng Aurora Quezon*

- *Trinity University of Asia*



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- National Children's Hospital
- University of the East Ramon Mag-saysay Hospital (UERM)
- United Doctor's Medical Center
- Bishop Sobrepeña Memorial Church
- Most Holy Redeemer Church
- Our Lady of Fatima Parish Church
- All institutional establishments already existing at the time of approval of this Ordinance.

Transport and Utility Zone (TRU)

- Botocan Transmission Line and Meralco Sub-station

2.2.16 Kamuning-Kamias District

a Area Boundary

- Northwest: southeast boundary line of Bgy. Sacred Heart from Tomas Morato Avenue to lot deep westside of EDSA, going eastward to lot deep south side of Kamias Road to MWSS Aqueduct;
- Southeast: MWSS Aqueduct then westward to lot deep north side of New York Street to E. Rodriguez, Sr. Avenue;
- Southwest: E. Rodriguez, Sr. Avenue then northward along Judge Jimenez street up to Kamias Creek then westward along Kamias Creek up to Tomas Morato Avenue;
- West: Tomas Morato Avenue.

b. Zone Boundary

High Density Residential Zone (R-3)

- Area bounded on the northwest by lot deep south side of Kamias Road; on the southeast by MWSS Aqueduct; on

the south by lot deep north side of New York Street then northward to lot deep east side along Cambridge Street up to Kamias Creek, then westward along Kamias Creek up to lot deep west side of Col. Salgado Street; and on the west by lot deep west side of Col. Salgado Street except lot deep both sides of Anonas Road and existing Institutional Zone;

- Area bounded on the northwest by lot deep south side of Kamuning Road; on the east by block deep west side of ED-SA; on the southeast by Kamias Creek, then northward to lot deep east side along T. Gener Street up to lot deep north side of K-5th Street then westward to lot deep east side of L. Sianghio Street up to lot deep south side of Kamuning Road except existing Institutional Zone; and identified Minor Commercial (C-1) Zone;
- Area bounded on the north by Kamias Creek; on the east by lot deep west side of Denver Street; on the southeast by lot deep north side of New York Street; on the southwest by lot deep north side of E. Rodriguez, Sr. Avenue; and on the west by lot deep eastside of Judge D. Jimenez Street except existing Institutional Zone.

Minor Commercial Zone (C-1)

- Area lot deep both sides of Judge D. Jimenez Street from lot deep south side of Kamuning Road to Kamias Creek.

Major Commercial Zone (C-2)

- Area lot deep eastside of K-G Street from lot deep south side of Kamias Road to Kamias Creek;
- Area bounded on the northeast by Kamias Creek; on the east by lot deep



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eastside of Cambridge Street; on the southeast by lot deep north side of New York Street; and on the southwest by EDSA except existing Institutional Zone;

- *Area lot deep both sides of Anonas Road from lot deep south side of Kamias Road to MWSS Aqueduct;*
- *Area bounded on the north by lot deep south side of Kamuning Road; on the east by lot deep eastside of Sianghio Street towards lot deep north side of K-5th Street, then lot deep eastside of Teodoro Gener Street; on the south by Kamias Creek; and on the west by lot deep eastside of Tomas Morato Avenue, except area identified as Institutional Zone;*
- *Area lot deep north side of E. Rodriguez Sr. Avenue from lot deep of New York Street to Judge D. Jimenez Street except existing Institutional Zone;*
- *Area lot deep both sides of Kamuning Road from lot deep west side of EDSA to lot deep eastside of Tomas Morato Avenue except existing Institutional Zone;*
- *Area lot deep eastside of Judge D. Jimenez Street from E. Rodriguez Sr. Avenue towards Kamias Creek;*
- *Area block deep east side along EDSA from lot deep south side of Kamias Road to Kamias Creek;*
- *Area block deep west side of EDSA from lot deep south side of Kamuning Road to lot deep north side of New York Street except existing Institution-*

al Zone;

- *Area lot deep both sides of Judge Jimenez Street from Kamuning Road to Kamias Creek;*
- *Area lot deep both sides of K-J Street from Kamias Road to MWSS Aqueduct;*
- *Area lot deep west side of Denver Street from Ermin Garcia Avenue to New York Street.*

Institutional Zone (INST)

- *Dr. Jesus C. Delgado Memorial Hospital*
- *Jubilee Christian Academy*
- *Ramon Magsaysay Cubao High School*
- *Holy Family Parish Church*
- *Quezon City Jail/ Police Station 10*
- ***Engineering District Office***
- *Fire Station*
- *Marcelo H. Del Pilar Elementary School*
- *Tomas Morato Elementary School*
- *Kamuning Public Market*
- *Bible Christian Community Church*
- *All institutional establishments already existing at the time of approval of this Ordinance.*

2.2.17 Scout District

a. Area Boundary

- *North: lot deep south side along Timog Avenue from Quezon Avenue to lot deep west side of EDSA;*
- *East: lot deep west side along EDSA from lot deep south side of Timog Avenue to Transmission Lines;*
- *South: the north boundary lines of Barangay Kamuning, then by south*



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boundary line of Bgy. Obrero and along Sgt. Chuatoco Street;

- West: Quezon Avenue, from Scout Chuatoco Street to lot deep south side of Timog Avenue.

b. Zone Boundary

Medium Density Residential Subzone (R-2-A)

- Area bounded on the northeast by lot deep south side of Sgt. Limbaga Street; on the east by lot deep westside of Tomas Morato Avenue; on the southwest by block deep north side of Don Alejandro Roces Avenue; and on the northwest by lot deep eastside of Mother Ignacia Avenue;
- Area bounded on the northeast of Sgt. Limbaga Street, extending to Scout Limbaga Street Extension, Sgt. Fuentebella Extension to Sgt. Rallos Street Extension; on the east by Sgt. Rallos Street Extension; on the southeast by Transmission Line; and on the west by lot deep east side of Tomas Morato Avenue except existing Institutional Zone;
- Area bounded on the north by lot deep south side of Don Alejandro Roces Avenue; on the east by lot deep west side of Tomas Morato Avenue; on the south by the north boundary line of Bgy. Kristong Hari, extending to lot deep north side of Sgt. Chuatoco Street; on the west by lot deep eastside of Mother Ignacia Avenue, except existing Institutional and area occupied by Transport and Utilities Zones.

Minor Commercial Zone (C-1)

- Area lot deep both sides of Sgt. Ybardolaza Street from Sgt. Limbaga Street to Transmission Line except

existing Institutional Zone;

- Area lot deep north side of Sgt. Chuatoco Street from Sgt. Tobias Street to lot deep eastside of Mother Ignacia Avenue except existing Institutional Zone;
- Area lot deep both sides of Sgt. Tobias Street from lot deep south side of A. Roces Avenue to Sgt. Chuatoco Street.

Major Commercial Zone (C-2)

- Area bounded on the northeast by lot deep south side of Timog Avenue; on the southeast by lot deep east side of Mother Ignacia Avenue; on the southwest by Sgt. Chuatoco Street; and on the northwest by Quezon Avenue, except existing Institutional Zones;
- Area bounded on the northeast by lot deep south side of Timog Avenue; on the east by lot deep westside of EDSA; on the southwest by Transmission line, Sgt. Rallos Street Extension, Sgt. Fuentebella Extension, extending to Sgt. Limbaga Extension and Sgt. Limbaga Street; and on the northwest by lot deep eastside of Mother Ignacia Avenue except existing Institutional Zone; and lot deep both sides of T. Morato Avenue;
- Area block deep north side of Don Alejandro Roces Avenue from Mother Ignacia Avenue to lot deep west side of Tomas Morato Avenue;
- Area lot deep south side of Don Alejandro Roces Avenue, from Mother Ignacia Avenue to lot deep west side of Tomas Morato Avenue except existing Institutional Zone;
- Area lot deep south side of Scout Lim-



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baga Street from Mother Ignacia Avenue to Scout Fuentebella Extension except lot deep both sides of Tomas Morato Avenue;

- *Area lot deep north side of Scout Castor Street from Mother Ignacia Avenue to lot deep west side of Tomas Morato Avenue.*

Institutional Zone

- *Kamuning Elementary School*
- *Kamuning High School*
- *Alejandro Roces Science and Technical High School*
- *Amoranto Stadium*
- *Manuel A. Roxas High School*
- *Sacred Heart Parish Church*
- *St. Mary's College*
- *Capitol Medical Center*
- *St. Paul the Apostle Parish Church*
- *Quezon City High School*
- *Dr. Jesus C. Delgado Memorial Hospital*
- *All institutional establishments already existing at the time of approval of the Ordinance.*

Transport and Utilities Zones (TRU)

- *Transmission Line*

Special Urban Development Zone (SUDZ)

- *Area lot deep both sides of Tomas Morato Avenue from lot deep south side of Timog Avenue to Transmission Line;*
- *Area lot deep west side of Tomas Morato Avenue from Transmission Line to Kamias Creek.*

District V

2.2.18 Maligaya District

a Area Boundary

- *North: QC- Caloocan City political boundary;*
- *East: Quirino Highway;*
- *South: from Quirino Highway westward to lot deep north side alignment of Colossians Street, extending to the southern boundary lines of Maligaya Park Subdivision and Pamahay Homes, then southward along the west property line of Bloomfields Subdivision to lot deep north side of Quirino Highway, then lot deep north side of Quirino Highway to street alignment of Dao Street, then westward to Dao Street, Ipil Street, extending to Pilares Drive, passing through Susano Road then to north boundary lines of Lot-134-B & A and Lot-750 to lot deep westside alignment of Malvar Street;*
- *West eastern barangay boundary line of Nagkaisang Nayan.*

b. Zone Boundary

Medium Density Residential Zone (R-2)

- *Area bounded on the north by QC-Calooocan City political boundary; on the southeast by lot deep west side of Quirino Highway; on the south by lot deep north side of Colossians Street extending to lot deep west side of St. Mathew Street (Sacred Heart Village-II Subdivision); on the west by lot deep west side of St. Matthew Street up to QC-Calooocan city political boundary except existing Institutional Zones.*

Medium Density Residential Subzone (R-2-A)

- *Area bounded on the north by a creek, from Susano Road extending to north-*



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west property line of Cruzville Subdivision and Hobart Village up to lot deep west side of Zabarte Road; on the east by lot deep west side of Zabarte Road; on the south by lot deep north side of Quirino Highway extending to Dao Street extending to Pilares Drive up to lot deep east side of Susano Road; and on the west by lot deep eastside of Susano Road except existing Institutional Zones.

High Density Residential Zone (R-3)

- Area bounded on the north by QC-Caloocan City political boundary; on the east by lot deep west side of St. Mathew Street (Sacred Heart Village-II); on the south by the south property line of Maligaya Park Subdivision and Pamahay Homes then southward along the west boundary line of Bloomfields Subdivision up to lot deep north side of Quirino Highway then westward to lot deep north side of Quirino Highway up to lot deep east side of Zabarte Road; and on the west by lot deep eastside of Zabarte Road except existing Institutional Zones;
- Area bounded on the north by QC-Caloocan City political boundary; on the east by lot deep west side of Zabarte Road; on the south by the north property lines of Hobart Village, Cruzville Subdivision, the east property lines of Greenfields-1 Subdivision and Clemente Subdivision.; on the southwest by lot deep eastside of Susano Road; and on the northwest by QC-Caloocan City political boundary except existing Institutional Zone;
- Area bounded on the northeast by lot deep west side of Susano Road; on the south by the north boundary lines of Lot-750 and Lot- 134-A & B extending

to lot deep east side of Malvar Street and west ward to lot deep south of Biglang-awa Street up to lot deep west side of P. Rivera Street; on the west by lot deep west side of P. Rivera Street then lot deep west side of S. Osmena Sr. towards Emmanuel Street then northward to Don Mariano Street corner Joselito Street then westward to lot deep west side of Don Alejandro Avenue then northward along existing creek up to lot deep north side alignment of Don Maria Street then westward towards QC-Caloocan City political boundary then northward along QC-Caloocan City political boundary up to lot deep west side of Susano Road except existing Institutional Zone.

Minor Commercial Zone (C-1)

- Area lot deep both sides of Zabarte Road, from lot deep north side of Quirino Highway to QC-Caloocan City political boundary;
- Area lot deep both sides of Susano Road, from Pilares Drive to QC-Caloocan City political boundary;

Major Commercial Zone (C-2)

- Area lot deep north side of Quirino Highway, from QC-Caloocan City political boundary to lot deep north side alignment of Collosians Street.

Institutional Zone (INST)

- Carmelite Missionaries Formation house
- Mater Carmeli School
- Sacred Heart Novitiate Jesuits
- Lagro High School Maligaya Park Annex
- Divine Grace School
- Blessed Mary Church



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- *Saint Mary's School of Novaliches*
- *School of Saint La Salle*
- *Saint Francis de Assisi*
- *Saint Maximilian Kolbe Parish Church*
- *Saint Luke School*
- *All institutional establishments already existing at the time of approval of this Ordinance.*

2.2.19 Fairview District

a. Area Boundary

- *East: western property line of La Mesa Dam, then southward along Litex Road up to 100-meter deep from Batasan Road;*
- *South: 100-meter deep from Batasan Road going west ward up to lot deep east side of Commonwealth Avenue then northward to lot deep east side of Commonwealth Avenue up to Doña Carmen Avenue, then along the west boundary line of Bgy. Commonwealth, then westward along Republic Avenue to east boundary line of Barangay Sauyo;*
- *West: eastern boundary lines of Bgys. Sauyo, Sta. Lucia and Gulod (along Tullahan River) to south property line of Santiago Subdivision;*
- *Northwest: Tullahan River to the south property lines of Santiago Subdivision and Cresta Verde Executive Subdivision, then eastward to lot deep south side of Mindanao Avenue extending to Quirino Highway (east boundary line of Hilltop Subdivision).*

b. Zone Boundary

Medium Density Residential Zone (R-2)

- *Area occupied by Neopolitan VII*

(Geneva Gardens) except lot deep along Mindanao and Commonwealth Avenues;

- *Area occupied by Neopolitan V (Casa Milan) and Neopolitan VI (Sitio Seville) except lot along Mindanao, Commonwealth and Regalado Avenues.*

Medium Density Residential Subzone (R-2-A)

- *Area bounded on the northwest by lot deep south side of Mindanao Avenue (proposed); on the east by La Mesa Dam property line up to and 20-meter deep west side of Litex Road; on the south by the north boundary line of identified NGC-Eastside, then lot deep north side of Commonwealth Avenue; and on the west by lot deep eastside of Regalado Avenue including La Mesa Heights Subdivision, except area lot deep both sides of Bristol Street from lot deep east side of Regalado Avenue to Flores de Mayo Street and existing Institutional Zone and MWSS Pipeline;*
- *Area bounded on the north by Tullahan River going to lot deep south side of Commonwealth Avenue; on the east by MWSS Pipeline; on the south by Republic Avenue; on the west by east property line of Greenview Executive Village, BIR Employees Housing Project and Victorian Heights except lot deep both sides of Regalado Avenue, Dahlia Avenue, existing Institutional Zones.*

High Density Residential Zone (R-3)

- *Area bounded on the north by north property line of Sitio Aguardiente; on the east by west and south property line of Neopolitan VII (Geneva Gardens), then lot deep west side along Commonwealth Avenue; on the south and west*



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by Tullahan River;

- Area bounded on the north by lot deep south side of Commonwealth Avenue; on the east by Windsor Street; on the south and west by MWSS Aqueduct.

Minor Commercial Zone (C-1)

- Area lot deep both sides of Regalado Avenue (Bgy. Fairview), from lot deep south side of Commonwealth Avenue to Republic Avenue, except existing Institutional Zone;
- Area lot deep both sides of Dahlia Street from Regalado Avenue (Bgy. Fairview) to lot deep west side of Walnut Street except existing Institutional Zone;
- Area lot deep both sides of Lilac Street from lot deep south side of Dahlia Avenue to barangay limit;
- Area lot deep both sides of Omega Street from lot deep west side of Regalado Avenue to lot deep east side of Lilac Street;
- Area lot deep both sides of Bristol Street from lot deep east side of Regalado Avenue to Flores de Mayo Street.

Major Commercial Zone (C-2)

- Area lot deep both sides of Commonwealth Avenue, from lot deep south side of Mindanao Avenue to Dona Carmen Avenue, except existing Institutional Zone;
- Area lot deep both sides of Regalado Avenue (Bgys. Greater Lagro and North Fairview) from lot deep south side of Mindanao Avenue to Common-

wealth Avenue.

Institutional Zone (INST)

- Fairview General Hospital
- National College of Business and Arts
- Immaculate Mother School
- FEU-NRMF Hospital
- The Good Shepherd Cathedral
- Sisters of Mt. Carmel Catholic School
- Hope Christian Academy
- Divine Savior Parish
- Commonwealth Hospital and Medical Center
- All institutional establishments already existing at the time of approval of this Ordinance.

Parks and Recreational Zone (PR)

- La Mesa Dam

Transport and Utilities Zone (TRU)

- Radio Veritas Station
- La Mesa Water Treatment Complex
- MWSS Pipeline

Special Urban Development Zone (SUDZ)

- Area 20-meter deep west side of Litex Road (Payatas Road) from Katipunan Road to 100-meter deep north side of Batasan Road.

2.2.20 San Bartolome District

a. Area Boundary

- East: west barangay boundary lines of San Agustin, Novaliches Proper, Sta. Monica, Sta. Lucia and Sauyo;



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- *South: north barangay boundary lines of Sauyo and Talipapa;*
- *West: QC-Valenzuela City political boundary;*
- *Northwest: QC-Caloocan City political boundary.*

b. Zone Boundary

Medium Density Residential Zone (R-2)

- *Area occupied by Sierra Vista Subdivision and Torres Village, Bgy. Nagkaisang Nayon.*

Medium Density Residential Subzone (R-2-A)

- *Area bounded on the north by north boundary line of Leonardo Ramirez Village, extending to south property lines of Lots 429 and 430 to Pablo dela Cruz Street; on the northeast by Pablo dela Cruz Street to lot deep of Quirino Highway; on the southeast by lot deep west side of Quirino Highway; on the south by north boundary lines of Bgy. Talipapa; on the west by Tullahan River (QC-Valenzuela City political boundary), going east along north boundary line of Goodwill Homes Subdivision, extending to south side of Lots 1 & 2 to lot deep eastside of Katipunan Avenue (north side of East Fresno Street), then northward to Leonardo Ramirez Village except areas identified as Minor Commercial and existing Cemetery and Institutional Zones.*

High Density Residential Zone (R-3)

- *Area bounded on the east by west boundary lines of identified Bgys. San Agustin and Novaliches Proper; on south by lot deep north side of Gen. Luis Street to Lot 176-C-7, then to-*

wards northern boundary lines of Lots 1, 2, 3, 594-E, 535, 536, 752, 594-A to E, 208 and 209; on the northwest by QC-Caloocan City political boundary;

- *Area bounded on the north by Tullahan River; on east by western boundary lines of Bgys. Sta. Monica, Sta. Lucia and Sauyo; on south by northwest boundary line of Bgy. Sauyo; and on the west by lot deep eastside of Quirino Highway, except areas identified as Medium Intensity Industrial, Transport and Utilities Zones;*
- *Area bounded on the north by the south boundary line of Bgy. Nova Proper; on the east by lot deep west side of Quirino Highway; on the south by north property line of SM City-Novaliches; and on the west by Tullahan River except existing Institutional Zones.*

Minor Commercial Zone (C-1)

- *Area lot deep both sides of Katipunan Avenue from East Fresno Street to Katipunan Avenue end limit.*

Major Commercial Zone (C-2)

- *Area lot deep both side of Quirino Highway, from Marianito Street to Tullahan River;*
- *Area lot deep north side of Gen. Luis Street, from east property line of Lot 176-C-7, eastward to identified west boundary line of Novaliches-Lagro Growth Area.*

Metropolitan Commercial Zone (C-3)

- *Area occupied by SM-Novaliches.*

Medium Intensity Industrial Zone (I-2)

- *Area bounded on the north by Gen. Luis Street; on the east by creek along the western boundary line of Bgy. Novalich-*



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es Proper to Tullahan River, extending towards the west and southwest property line of SM City-Novaliches to lot deep eastside of Quirino Highway, then southward by lot deep eastside of Quirino Highway to Pablo Dela Cruz Street; on the south by Pablo Dela Cruz Street, then northward to the southern property line of Lots- 430 & 429, then going west along the northern property line of Leonardo Ramirez Village to lot deep eastside of Katipunan Avenue, going south by lot deep eastside of Katipunan Avenue to East Fresno Street, then westward along the south property line of Lots 1, 2 and the north property line of Goodwill Homes to Tullahan River, then southward along Tullahan River; and on the west by QC-Valenzuela City-Caloocan City political boundaries except areas identified as Medium Density Residential Zones and Capri ZIP site;

- Area bounded on the north by northern boundary lines of Lots 209, 208, 594-A to E, 752, 536, 594-E, Lots 1, 2, 3 (Bgy. Nagkaisang-Nayon), Lot 176-C-7; on the south by Gen. Luis Street; and on the west by QC-Caloocan City political boundary;
- Area bounded on the northeast by southwest property line of Rolling Meadows Subdivision 2; on the east by western property line of Manchester Industrial Subdivision; on the south by Don Julio Gregorio Street; on the northwest by MWSS Bagbag Reservoir/MWSS Aqueduct;
- Area bounded on the northeast by the south property line of Our Lady of the Angels Franciscan Seminary; on the southeast by Seminary Road; and on west by lot deep eastside of Quirino

Highway;

- Area bounded on the northeast by Tullahan River; on the south by north boundary lines of Bgy.Talipapa; and on the west by QC-Valenzuela City political boundary;
- Area lot deep both sides of Quirino Highway, from Pablo Dela Cruz Street to Proposed Republic Avenue.

Institutional Zone (INST)

- Simbahan ng Ina ng Buhay
- Iglesia ni Cristo
- Novaliches Pentecostal Church
- San Bartolome de Novaliches Parish Church
- Parokya ng Pagkabuhay Church
- Novaliches General Hospital
- St. Louis General Hospital
- Novaliches District Hospital
- Bernardino Hospital
- Ann Francis Hospital
- Quezon City Polytechnic University
- St. Bernadette College of Health and Science
- San Bartolome High School
- Nayon Elementary School
- Rosa L. Susano Elementary School
- Holy Child Academy
- St. John of Beverly School
- All institutional establishments already existing at the time of approval of this Ordinance.

Transport and Utilities Zone (TRU)

- Bagbag Reservoir
- MWSS Pipeline



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- ABC Channel 5

Socialized Housing Zone (SHZ)

- Capri ZIP site

Cemetery (CEM)

- Holy Cross Memorial Park
- Bagbag Cemetery

District VI

2.2.21 Culiati-New Era District

a. Area Boundary

- North: south barangay boundary line of Pasong Tamo;
- East: Luzon Avenue and Commonwealth Avenue;
- South: lot deep north side of Central Avenue;
- West: Visayas Avenue from lot deep north side of Central Avenue alignment to Pasong Tamo River.

b. Zone Boundary

Low Density Residential Zone (R-1)

- Areas occupied by Tierra Pura and Tierra Bella Subdivisions.

Low Density Residential Subzone (R-1-A)

- Areas occupied by Villa Firenze Subdivision and San Antonio Homes.

Medium Density Residential Zone (R-2)

- Area bounded on the north by lot deep south side of Congressional Avenue Extension; on the east by west property lines of Tierra Pura and San Antonio Homes Subdivision; and on the southwest by lot deep north side of Tandang Sora Avenue;

- Area bounded on the north by lot deep south side of Congressional Avenue Extension; on the east by lot deep west side of Luzon Avenue; on the south by north property line of Tierra Bella Subdivision; and on the west by east property line of Villa Firenze Subdivision;
- Area bounded on the north by Pasong Tamo River; on the northeast by lot deep south side of Tandang Sora Avenue; on the southeast by lot deep west side of Commonwealth Avenue; on the south by lot deep north side of Central Avenue; and on the west by Culiati Creek and lot deep east side of Visayas Avenue, from Culiati Creek to Pasong Tamo River except existing Institutional Zone.

Minor Commercial Zone (C-1)

- Area lot deep west side of Luzon Avenue, from lot deep south side of Congressional Avenue Extension to lot deep west side of Commonwealth Avenue.

Major Commercial Zone (C-2)

- Area lot deep south side of Congressional Avenue Extension, from Tandang Sora Avenue to Luzon Avenue;
- Area lot deep north side of Tandang Sora Avenue, from Congressional Avenue Extension to Commonwealth Avenue except existing Institutional Zone;
- Area lot deep south side of Tandang Sora Avenue, from Pasong Tamo River to Commonwealth Avenue except existing Institutional Zone;
- Area lot deep eastside of Visayas Avenue, from lot deep north side of Central Avenue to Pasong Tamo River including lot deep both sides of Fisheries Street except existing Institutional Zone;
- Area lot deep west side of Commonwealth Avenue, from Luzon Avenue



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Tandang Sora Avenue.

Institutional Zone (INST)

- Iglesia ni Cristo Property
- New Era University
- New Era Hospital
- INC Pavilion
- Iglesia Ni Cristo Central Office
- NEU High School
- Claret Seminary
- New Era High School
- Culiat High School
- Maria Montessori
- Diliman Christian Academy
- New Era Elementary School
- Culiat Elementary School
- All institutional establishments already existing at the time of approval of this Ordinance

2.3 Transitional Areas

a. Area Boundary

- North: south boundary lines of Bgy. Sta. Monica and North Fairview;
- East: west and south boundary lines of Bgy. Fairview and west boundary lines of Barangays Holy Spirit and Matandang Balara;
- South: north boundary lines Bgy. of Culiat and Bahay Toro;
- West: east boundary lines of Barangays Sangandaan, Talipapa, Bagbag, San Bartolome and Gulod.

b. Zone Boundary

Low-Density Residential Zone (R-1)

- Area occupied by Mapayapa Village I

- Area occupied by Mira-Nila Subdivision
- #### Medium Density Residential Zone (R-2)

- Area bounded on the north by the proposed Republic Avenue; on the east by lot deep west side of Luzon Avenue alignment; on the south by the north and west property line of Mapayapa Village I then southward along Sampaguita Street; on the west by lot deep west side of Narra Street, then westward lot deep south side of Dao Street, then northward lot deep west side of Acacia Street to Republic Avenue except existing Institutional Zone;
- Area bounded on the north by lot deep south side of Tandang Sora Avenue; on the east by lot deep west side of Mindanao Avenue; on the south by north boundary line of Bgy. Bahay Toro; and on the west by Dario River except lot deep both sides of General Avenue and existing Institutional Zone;
- Area bounded on the north by lot deep south side of Tandang Sora Avenue; on the east by lot deep west side of Visayas Avenue; on the south by north boundary line of Bgy. Bahay Toro; and on the west by lot deep eastside of Mindanao Avenue;
- Area bounded on the northeast by lot deep south side of Tandang Sora Avenue; on the southeast by lot deep north side of Congressional Avenue; and on the west by lot deep eastside of Visayas Avenue except existing Institutional Zone;
- Area bounded on the north by lot deep south side of Congressional Avenue; on the east by lot deep south side of Tandang Sora Avenue; on the south by Pasong Tamo River; and on the west by



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lot deep eastside of Visayas Avenue;

- Area bounded on the north by Dario River; on the east by lot deep west side of Mindanao Avenue; on the south by lot deep north side of Tandang Sora Avenue; on the west by Dario River except existing Institutional Zone.

High Density Residential Zone (R-3)

- Area bounded on the north by Tulahan River; on the east by lot deep west side of Walnut Street, going eastward to lot deep south side of Cedar Street, then southward lot deep eastside of Chestnut Street, then eastward of Proposed Republic Avenue, then southward lot deep westside of Acacia Street, then eastward lot deep south side of Dao Street, then southward lot deep west side of Narra Avenue, then westward lot deep south side of Peso Street and south boundary line of Bgy. Tandang Sora, then southward along east property line of Block 6, Himlayang Pilipino Memorial Park and the northeast and south property lines of Lot-715-B-2-A, Lots 715-A-8-B & C, Lots 715-A-5,6 & 7 extending to a creek, then to Pasong Tamo River; on the south by lot deep north side of Tandang Sora Avenue; and on the west by lot deep eastside of Mindanao Avenue extending to east boundary line of Bgy. Talipapa, south and east boundary lines of Bgy. Bagbag, and east boundary lines of Bgys. San Bartolome and Gulod except existing Institutional and areas identified as Industrial, Utilities and Cemetery Zones.

Minor Commercial Zone (C-1)

- Area lot deep both sides of General Avenue from north barangay bounda-

ry line of Bahay Toro to lot deep south side of Tandang Sora Avenue;

- Area lot deep west side of Luzon Avenue from Republic Avenue to lot deep north side of Congressional Avenue Extension except existing Institutional Zone.

Major Commercial Zone (C-2)

- Area lot deep both sides of Tandang Sora Avenue from Dario River to Pasong Tamo River except existing Institutional Zone;
- Area lot deep both sides of Mindanao Avenue from Dario River to the north boundary line of Bgy. Bahay Toro except existing Institutional Zone;
- Area lot deep east side of Mindanao Avenue from Old Sauyo Road to Dario River;
- Area lot deep east side of Visayas Avenue from Tandang Sora Avenue to Pasong Tamo River;
- Area lot deep west side of Visayas Avenue from Tandang Sora Avenue to north boundary line of Bgy. Bahay Toro;
- Area lot deep both sides of Congressional Avenue from Visayas Avenue to Tandang Sora Avenue;
- Area lot deep north side of Congressional Avenue Extension from Tandang Sora Avenue to Luzon Avenue.

Medium Intensity Industrial Zone (I-2)

- Area occupied by Manchester Industrial Subdivision
- Area bounded on the north by Sauyo Road, from the east property line of Richland-1 Subdivision to the MWSS Aqueduct; on the east and south by the



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MWSS Pipeline; on the west by Goldkey Subdivision, Lots 984-B-1-B, except Lots 984-A-11-B and 984-A-11-C, towards the south property line of Lot 2, Block 2 and Lots 5 & 6, Block 3 of Marian Subdivision (Pcs-13-003080), towards the west property line of Lot 554-B-5-B-2 and the south and east property lines of Richland I Subdivision;

- Area occupied by Lots 4-A, 586-A-3 & 2;
- Area occupied by Lots 1123- C, D, E & E-1;
- Area occupied by Lot 554-B-5-A.

Institutional Zone (INST)

- Saint Claire School
- Saint Anthony Academy of QC
- Saint James College of QC
- Oblates of Mary Immaculate
- Saint Vincent Seminary
- Servants of Charity Convent
- Sisters of Saint Dorothy of Paula Fransenetti Convent
- Alagad ni Maria Seminary
- Ann Francis Hospital
- Our Lady of Annunciation Parish
- San Isidro Labrador Parish Church
- Our lady of Consolacion Church
- Sauyo High School
- Holy Spirit Parish Church
- Parish of Jesus, Lord of Divine Mercy
- Pasong Tamo Elem. School
- St. Patrick School
- Tandang Sora High School

- All institutional establishments already existing at the time of approval of this Ordinance.

Transport and Utilities Zone (TRU)

- MWSS Aqueduct

Special Urban Development Zone (SUDZ)

- Area bounded on the north by Peso-Sampaguita Avenue; on the east by lot deep west side of Luzon Avenue; on the south by lot deep north side of Congressional Avenue Extension; and on the west by Pasong Tamo River, then northward to a creek to south and east property lines Lots 715-A-5, 6 and 7, Lot 715-A-8-C, Lot 715-A-8-B and of Lot 715-B-2-A, then northward along the southeast property lines of Himlayang Pilipino Memorial Park and Block-6 then northward to south property line of Bgy. Tandang Sora, going east along south property line of Bgy. Tandang Sora to lot deep south side of Peso Street alignment and Narra Street except areas occupied by Mira-Nila Subdivision and areas identified as Minor and Major Commercial Zones.

Cemetery (CEM)

- Himlayang Pilipino Memorial Park

2.4 Special Urban Development Area

2.4.1 Payatas Special Development Area

a. Area Boundary

- North: 20-meter deep north side of Litex Road (Payatas Road);
- East: QC-Rodriguez (Montalban) political boundary;



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- Southeast: from political boundary of QC- Rodriguez (Montalban) , then to a creek, then to southeast property line of Lot 4-C, then along the east property lines of Lot 98-C and Spring Country Homes Subdivision, then southward along the north property lines of Spring Country Homes Subdivision and Lot-65 (Tofemi Realty), then along the east, northwest and south property lines of Mountainview Subdivision extending to southwest property line of Filinvest Homes-II Subdivision and along the north and west boundary lines of Violago Homes-Batasan Subdivision , then southward to Sampaguita Street, extending to Litex Road;

- West: Litex Road.

b Zone Boundary

Medium Density Residential Zone (R-2)

- Area occupied by Mountain view Subdivision and portion of Spring Country Homes;

Special Urban Development Zone (SUDZ)

- Area bounded by 20-meter wide both sides of Litex Road (Payatas Road), from identified east boundary line of Fairview District to QC-Rodriguez (Montalban) political boundary, except area occupied by La Mesa Dam Reservoir;
- Area bounded on the north by Litex Road (Payatas Road); on the east by the east property line of Empire View Park; on the south by the south property line of Lot 77-B2 to south proper-

ty line of Lot 70; and on the west by west property line of Lots 70 and 69 to Litex Road.

Socialized Housing Zone (SHZ)

- Area bounded on the north by 20-meter deep south side of Litex Road ; on the east by QC-Rodriguez (Montalban) political boundary; on the south by QC-Rodriguez political boundary, then going southwest along a creek, then along southeast property line of Lot 4-C, along the east property line of Lot 98-C and Spring Country Homes Subdivision, then southward along north property lines of Spring Country Homes Subdivision and Lot-65 (Tofemi Realty), then along the east, northwest and south property lines of Mountainview Subdivision, extending to southwest property line of Filinvest Homes II and along the north and west property lines of Violago Batasan Homes then southward to Sampaguita Street (J. P. Rizal Street) up to 100-meter deep north side of Batasan Road then west ward along the 100-meter deep north side of Batasan Road up to Litex Road; and on the west by 20-meter deep east side of Litex Road except areas identified as Cemetery and Special Urban Development Zones;

Cemetery (CEM)

- Requerdo Memorial Park

SECTION 11. Official Zoning Map - It is hereby adopted and made an integral part of this Ordinance as Annex "B", the Official Zoning Map for Quezon City duly prepared by the Joint-Legislative Executive Committee for the Preparation of the Quezon City Comprehensive Land Use Plan, wherein the designation,



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location and boundaries of the districts/zones and subzones herein established are shown and indicated. Such Official Zoning Map shall be drawn to the scale of 1: 10,000 meters and shall be duly signed by the City Mayor, the Presiding Officer of the City Council and duly authenticated by the Housing and Land Use Regulatory Board.

ARTICLE V

ZONE REGULATIONS

SECTION 12. General Provision – The uses enumerated in the succeeding sections are not exhaustive or all-inclusive. Uses not enumerated hereunder may be allowed provided that they are compatible with the uses expressly allowed.

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

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

SECTION 13. Use Regulations in Low Density Residential Zone (R-1) - An R-1 district having a density of up to 20 du/ha is characterized mainly by single family, single detached dwellings with the usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities.

1. The following are the allowable uses:

i. *Principal Uses*

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

ii. *Accessory Uses*

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

- 1) *servant's quarters*
- 2) *home laundries*
- 3) *non-commercial garages*
- 4) *houses for pets such as dogs, birds, rabbits and the like of not more than four (4) square meters in floor area*
- 5) *pump and generator houses*

iii. *Conditional Uses*

- 1) *Preparatory schools, provided that they do not exceed three (3) classrooms and shall be located not less than five hundred (500) meters from nearest existing school offering similar course with adequate parking.*
- 2) *Plant nurseries and track gardens.*
- 3) *Neighborhood convenience stores selling miscellaneous items, provided that*



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such stores shall not exceed 10% of the total floor area of the dwelling unit and provided that no liquor shall be allowed for sale.

- 4) Auxiliary uses customarily conducted in dwellings and homes such as offices of physicians, surgeons, dentists, architects, engineers, lawyers and other professionals provided that such professionals are members of the family residing in the premises; provided further, that not more than three (3) semi-professional assistants are employed at any time, that in no case that more than twenty percent (20%) of the floor area of the building be used for said professional practice.
 - 5) Home occupation engaging an in-house business provided that the area shall not occupy more than 20% of the total floor area of the dwelling unit with number of persons engaged in such business/ industry shall not exceed three (3) inclusive of the owner, there shall be no change in the outside appearance of the building or premises, no home occupation shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premise
 - 6) Home industry classified as cottage industry provided that such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit (or 50 square meters whichever is lesser) with employees not to exceed three (3) persons and shall have no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance, allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI), no home industry shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home industry in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be used in such home industry which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
 - 7) Churches or similar places of worship
2. To compute number of dwelling unit per hectare: $u = L \times df$
- Where: u = no. of dwelling units allowed in R-1 lot
 $* 1 \text{ ha} = 10,000 \text{ m}^2$
 L = area in m^2 in R-1 zone less open space requirement
 $3,000\text{m}^2 = \text{open space}$
 df = density factor



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$$20 \text{ } df = 0.0029 \text{ du/ha} = \frac{0.00290(10,000 - 3,000)}{}$$

To derive the maximum number of dwelling units allowable in the R-1 Zone lot, the numerical product “u”, shall be rounded off downwards to the nearest whole number, and it is this whole number that will equal the maximum number of dwelling units allowable in the R-1 Zone.

$$u = L \times 0.0029$$

Example of formula application

500 m² R-1 Zone lot, where 500 multiplied by 0.0029 is equal to 1.45; therefore the maximum number of dwelling units that can be built in this lot is only one (1).

SECTION 14. Use Regulations in Low Density Residential Subzone (Subzone R-1-A) - An R-1-A district having a density of 28 du/ha characterized mainly by single family, single detached dwellings with the usual community ancillary services on a neighborhood scale and relatively exclusive subdivisions as well as compatible support and institutional facilities.

1. *The following are the allowable uses:*
 - i. *Principal Uses*
All principal uses in R-1 Zone
 - ii. *Accessory Uses*
All accessory uses in R-1 Zone
 - iii. *Conditional Uses*
All conditional uses in R-1 zone
2. *To compute number of dwelling unit per hectare:*

To derive the maximum number of dwelling units allowable in the Subzone R-1-A lot, the numerical product “u”, shall be rounded off downwards to the nearest whole number,

and it is this whole number that will equal the maximum number of dwelling units allowable in the Subzone R-1-A.

$$u = L \times 0.0040$$

Example of formula application

500 m² R-1-A lots, where 500 multiplied by 0.0040 is equal to 2; therefore the maximum number of dwelling units that can be built in this lot is two (2).

SECTION 15. Use Regulations in Medium Density Residential Zone (R-2) - An R-2 district having a density of 60 du/ha is characterized mainly by multi-family housing like duplexes, townhouses, accessories or row houses and other multi-family dwellings with the usual community ancillary services and support facilities on a barangay level. However, for new development/construction located in a highly flood risk areas (as identified/certified by the QC DRRM Council) shall have a maximum density of forty-five (45) dwelling units per hectare.

1. *The following are the allowable uses:*
 - i. *Principal Uses*
 - 1) *All Principal uses in R-1*
 - 2) *Townhouses, residential condominiums of medium rise type up to seven (7) storeys*
 - 3) *Apartment houses and rowhouses*
 - ii. *Conditional Uses*
 - 1) *The following uses may be allowed provided that the floor area shall not exceed thirty percent (30%) of the building area or 75 sqm. whichever is lesser:*
 - a. *Ballet, dance and voice studios*



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- provided that the classes or instructions are held in sound-proofed and air-conditioned buildings.*
- b. Sanitaria, nursery or convalescent homes.*
- c. Philanthropic or charitable institutions upon approval of the layout plan by the zoning administrator and subject to such conditions and safeguards as deemed appropriate.*
- d. Offices with no actual display, sale, transfer, or lending of the office commodities in the premises.*
- e. Boarding Houses.*
- f. Processing, refilling and retailing of bottled drinking water provided that clearances from local health department and certification of adequate supply from the water supply concessionaire shall be secured.*
- g. Home occupation for the practice of one's profession or for engaging an in-house business with number of persons engaged in such business/industry shall not exceed five (5) inclusive of owner, there shall be no change in the outside appearance of the building or premises, no home occupation shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.*
- h. Home industry classified as cottage industry provided that such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit (or 75 sqm whichever is lesser) with employees not to exceed five (5) persons and shall have no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance, allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI), no home industry shall be conducted in any customary accessory as cited above, no traffic shall be generated by such home industry in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard, no equipment or process shall be used in such home industry which creates noise, vibration, glare, fumes, odors or electrical interference detect-*



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- able to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
- i. Retail of frozen and fresh meat, fish, vegetables and other perishable goods provided that location is outside the 200-meter radius of existing wet and dry markets and it is within enclosed structure.
 - j. Retail of plants, grass, garden accessories, etc. (neighborhood scale operation)
 - k. Internet café, video/computer games, (not more than ten (10) units of computers and at least 200-m away from any institution)
 - l. Sale of aquarium fish and accessories
 - m. Mini Groceries
 - n. Spa (provided it shall not exceed two (2) rooms)
 - o. Tutorial Services
 - p. Outpatient clinics, family planning clinics, lying-in clinics and veterinary clinics
 - q. Laundry/Laundromats, steam / dry cleaning outlets
 - r. Party needs and accessories (leasing of tables and chairs, mobile sound systems, musical instruments, etc.)
 - s. Magazines/newspaper stands, counter type stall services (e.g. watch repair, shoe and bag shine/repair, sale/repair of cell-phones including parts and accessories and E-load centers, locksmith, etc.)
 - t. Small gift shops, boutiques and variety stores
 - u. Photocopying/mimeographing services
 - v. Community Drug Stores
 - w. Foot spa, health massage and other wellness activities
 - x. Bakery
- 2) Food stalls and eateries (not to exceed 15 sq. meters)
 - 3) Branch library and museum
 - 4) Pre-schools, Elementary and High Schools, provided that they do not exceed sixteen (16) classrooms
 - 5) Boarding houses, Apartelles, Condotels, Pension Houses, Inns
 - 6) Car barns for taxis, PUJ's, small vans, mini-school buses not more than three (3) (provided that no street/sidewalk parking)
 - 7) Health fitness and other recreational facilities such as health clubs/gyms, resorts, swimming pools, clubhouses and similar uses except carnivals and fairs
 - 8) Wall Mounted and Rooftop Monopole Type Antenna Cell Sites, subject to submission of Height Clearance Permit from Civil Aviation Authority of the Philippines, Radiofrequency Radiation Evaluation Clearance from the Department of Health and license to operate from the National Telecommunications Commission.



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To compute number of dwelling unit per hectare:

To derive the maximum number of dwelling units allowable in the R-2 Zone lot, the numerical product “u”, shall be rounded off downwards to the nearest whole number, and it is this whole number that will equal the maximum number of dwelling units allowable in the R-2 Zone.

$$u = L \times 0.0086$$

Example of formula application

500 m² R-2 Zone lots, where 500 multiplied by 0.0086 is equal to 4.3; therefore the maximum number of dwelling units that can be built in this lot is four (4).

SECTION 16. Use Regulations in Medium Density Residential Subzone (Subzone R-2-A) - An R-2-A district having a density of 100 du/ha characterized mainly by multi-family housing like duplexes, townhouse, accessories or row houses and other multi-family dwellings on outlying barangay scale with the usual community ancillary services and support facilities. However, for new development/construction located in a highly flood risk areas (as identified/certified by the QC DRRM Council) shall have a maximum density of eighty (80) dwelling units per hectare.

1. *The following are the allowable uses:*

i. *Principal Uses*

All principal uses in R-2 Zone

ii. *Accessory Uses*

All accessory uses in R-2 Zone

ii. *Conditional Uses*

All conditional uses in R-2 zone

2. *To compute number of dwelling unit per hectare:*

To derive the maximum number of dwelling units allowable in the Subzone R-2-A lot, the numerical product “u”, shall be rounded off downwards to the nearest whole number, and it is this whole number that will equal the maximum number of dwelling units allowable in the Subzone R-2-A.

$$u = L \times 0.014$$

Example of formula application

600 m² R-2-A Subzone lots, where 600 multiplied by 0.014 is equal to 8.4; therefore the maximum number of dwelling units that can be built in this lot is eight (8).

SECTION 17. Use Regulations in High Density Residential Zone (R-3) - An R-3 district having a density of 101 and above du/ha is characterized mainly by mixed housing types and high-density dwellings, with more than the usual community ancillary services serving also the needs of outlying areas, increasingly commercial in scale. However, for new development/construction located in a highly flood risk areas (as identified/certified by the QC DRRM Council) shall have a maximum density of one hundred fifteen (115) dwelling units per hectare.

1. *The following are the allowable uses:*

i. *Principal Uses*

1) *All principal uses in R-2 Zone*

2) *Multi-family residential buildings such as condominium, high rise residential structures, multi-level-apartments, tenements, mass housing, etc.*

3) *Elementary Schools and High Schools*



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ii Accessory Uses

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

iii. Conditional Uses

All conditional uses in R-2 Zone

SECTION 18. Use Regulations in Minor Commercial Zone (C-1) - A C-1 district is characterized by commercial and trade activities on a district scale including retail outlets, professional offices, personal and home service shops and eateries on a small scale.

1. Allowable uses in C-1 districts are the following:

i. Principal Uses

- 1) All uses in R-3 districts.
- 2) Bakeshops and bakery goods stores.
- 3) Bank branches, savings/loans/lending shops, pawnshops, bayad centers.
- 4) Construction supplies and building materials such as electrical and electronic stores, plumbing supply stores, ceramic, clay cement and other similar products.
- 5) Sporting goods, supplies, dry goods stores, haberdasheries, readymade and knitted wear stores, apparel, and footwear shops.
- 6) Glassware and metal ware stores, household equipment and appliance shops.
- 7) Manufacture of insignia, badges

and similar emblems except metal.

- 8) General retail establishments such as curio or antique shops, pet shops and aquarium stores, book stores, art supplies and novelties, jewelry shops, liquor wine stores and flower shops.
- 9) Employment/recruitment agencies, news syndicate services and office equipment and repair shops and other offices.
- 10) Watch sales and service, locksmith and other related services.
- 11) Other stores and shops for conducting retail and wholesale businesses (without storage facilities) and local shopping establishments and lessor of same.
- 12) Radio, television and other electrical appliance repair shops.
- 13) Furniture, repair and upholstering job.
- 14) Computer stores and video shops including repair.
- 15) Signboard and streamer painting and silk screening.
- 16) Gardens and landscaping supply/contractors.
- 17) Printing, typesetting, copiers and duplicating services.
- 18) Photo supply and developing.
- 19) Restaurants, canteens, eateries, delicatessen shops, coffee shops, confectionery shops and automats/fast foods.
- 20) Groceries.
- 21) Recording and film laboratories.



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- 22) *Computer/information technology-related industry and services, care-giver training centers.*
- 23) *Auto repair, tire vulcanizing shops, car aircon repair, tricycle, motorcycle/ scooter repair emission testing centers/ and carwash and other related auto/car services with minimum 100 m² services area and with no street sidewalk parking.*
- 24) *LPG retailing with a maximum of twenty (20) units of LPG tanks at any given time.*
- ii. *Conditional Uses*
- 1) *Garage for bus and trucks not greater than three (3) units.*
- 2) *Retailing of CHB, gravel and sand and other concrete products.*
- 3) *Institutional uses such as colleges and universities, vocational and technical schools, general hospitals and specialized general welfare, charitable and government institutions*
- 4) *Auto/motorcycle/scooter sales, display, showroom and rentals, automotive, handicraft, accessory and spare parts shops, marine craft, aircraft and sales yards.*
- 5) *Machinery retail and repair shops and machine shop operations provided that the shops floor area shall not exceed 100.00 m² (repairing, rebuilding or custom job orders).*
- 6) *Welding shops, fabrication of steel window/gates, grill, electroplating shops, etc. (not more than 50.00 m²).*
- 7) *Engraving, printing, blueprinting*
- (not more than 100.00 m²)
- 8) *Musical instrument stores.*
- 9) *Health massage, massage and spa parlors.*
- 10) *Lessor or commercial building/ space*
- 11) *Showroom/display area of goods/ products/merchandise.*
- 12) *Review centers/tutorial services with classroom.*
- 13) *LPG retailing with a maximum of twenty (20) units of LPG tanks at any given time.*
- 14) *Retail of meat, fish, vegetables and other perishable goods provided that location is outside the 200-meter radius of existing wet and dry market.*
- 15) *Auto repair, tire retail shop, vulcanizing shops, car air-con repair, tricycle /motorcycle/scooter repair, emission testing centers and carwash and other related auto/car services with minimum 100 m² service area and with no street/sidewalk parking.*
- 16) *Off-fronton, on-line bingo outlets and off-track betting stations, e-casino, e-gaming betting stations (with Special Permit from the City Council).*
- 17) *Car barns for PUJs and taxis, small vans, elf-type and school services with not more than six (6) units (with no street/sidewalk parking).*
- 18) *Garment manufacturing with no more than twenty (20) machines.*
- 19) *Lotto Outlets (with Special Permit*



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from the City Council).

- 20) *Medical Diagnostic, Medical Laboratory and Treatment Centers.*

SECTION 19. Use Regulations in Major Commercial Zone (C-2) – A C-2 district is characterized mainly by commercial development which is a mixture of retail and wholesale trade and may contain the service and entertainment industries (shopping centers sufficient to provide the needs of the city level).

1. *Allowable uses in C-2 districts are the following:*

- ii. *Principal Uses*

- 1) *All uses in C-1 districts;*
- 2) *Inns and pension houses, hotels, motels*
- 3) *Parking buildings/parking lots*
- 4) *Supermarkets*
- 5) *Engraving, printing, blueprinting*
- 6) *Other stores/shops conducting wholesale activity (with storage facility)*
- 7) *BPO (Business Process Outsourcing)/ ICT (Information Communication Technology activities (call center, medical transcription, etc.)*
- 8) *Emission Testing Centers*

- ii. *Conditional Uses*

- 1) *Hauling services and garage terminals/motor pool for trucks, tow trucks, and buses not exceeding three (3) units (no street/sidewalk parking)*

- 2) *Warehouses and storage facilities in support of commercial establishments.*

- 3) *Junk shops, scrap dealer.*

- 4) *Radio and television stations excluding transmission tower.*

- 5) *Lumberyard*

- 6) *Commissary*

- 7) *Rehabilitation Centers*

- 8) *Concert Halls, live bands, comedy bars, live shows and theaters (must be soundproofed).*

- 9) *Video karaoke bars, night clubs and beerhouses, cocktail lounges and the likes, provided that it shall be two hundred (200) meters away from any institution such as schools, churches, hospitals, etc.*

- 10) *Bingo Bonanza (with franchise from the City Council).*

- 11) *Firing range (should be bullet-proofed/ soundproofed).*

- 12) *Wet and dry markets and open markets, e.g. talipapa, tiangge, etc. (with franchise from the City Council).*

- 13) *Amusement centers, theaters/ cinemas, dance halls, dance and voice studios, saloon, billiards and pool joints bowling alleys provided such establishments are located beyond 50-meter radius of any school, hospital or church.*

SECTION 20. Use Regulations in Metropolitan Commercial Zone (C-3) – A C-3 district is characterized by heavy commercial developments and multi-



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level commercial structures, including trade, service and entertainment on a metropolitan (regional) scale of operations as well as miscellaneous support services; with permitted light industrial activities increasingly industrial in nature.

1. *The following uses are permitted:*

i. Principal Uses

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

SECTION 21. Use Regulations in Low Intensity Industrial Zone (I-1) – An I-1 district shall be for industries that are non-pollutive/non-hazardous and non-pollutive/hazardous manufacturing/processing establishments.

1. *The following uses are permitted:*

i. Non-pollutive/Non-hazardous Industries

- 1) *All uses in C-3 Districts*
- 2) *Industrial Warehouses*
- 3) *LPG Refilling Stations provided it had secured ECC (Environmental Compliance Certificate) from DENR and Pollution Control Clearance from EPWMD.*
- 4) *Fish drying*
- 5) *Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products.*

6) *Doughnut and hopia factory*

7) *Other bakery products N.E.C.*

8) *Manufacture of macaroni, spaghetti and vermicelli and other noodles;*

9) *Life Vests factory.*

10) *Manufacture of luggage, handbags, wallets, and small leather goods.*

11) *Manufacture of miscellaneous products of leather and leather substitutes and those N.E.C.*

12) *Manufacture of products of leather and leather substitutes, except footwear and wearing apparel.*

13) *Manufacture of shoes except rubber, plastic or wood.*

14) *Manufacture of slippers and sandals, except rubber and plastic.*

15) *Manufacture of footwear, except vulcanized or molded rubber or plastic footwear.*

16) *Printing, publishing and allied industries and those N.E.C.*

17) *Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines.*

18) *Manufacture or assembly of electronic data processing machinery and accessories.*

19) *Renovation and repair of office machinery.*

20) *Manufacture or assembly of miscellaneous office machines and those N.E.C.*

21) *Manufacture of rowboats,*



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- bancas, sailboats.*
- 22) *Manufacture of animal drawn vehicles.*
- 23) *Manufacture of children vehicles and carriages.*
- 24) *Manufacture of laboratory and scientific instruments, ammeters, barometers, chemical balance, etc.*
- 25) *Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taximeter, thermometer, etc.*
- 26) *Manufacture or assembly of surgical, medical, dental equipment and medical furniture*
- 27) *Manufacture or assembly of surgical/ medical supplies: adhesive tapes, antiseptic dressings, sanitary napkins, surgical gauge, etc.*
- 28) *Quick freezing and cold packaging for fruits and vegetables.*
- 29) *Quick freezing and cold packaging for fish and other sea food.*
- 30) *Manufacture of hats, gloves, handkerchiefs, neckwear and related clothing accessories.*
- 31) *Manufacture of orthopedic and prosthetic appliances: abdominal supporter, ankle supports, arm support, artificial limb, kneecap supporter, etc.*
- 32) *Popcorn/rice factory.*
- 33) *Manufacture of photographic equipment and accessories.*
- 34) *Manufacture or assembly of optical instruments.*
- 35) *Manufacture of optical lenses.*
- 36) *Manufacture of eyeglasses and spectacles.*
- 37) *Manufacture of watches and clocks.*
- 38) *Manufacture of pianos.*
- 39) *Manufacture of stringed instruments.*
- 40) *Manufacture of wind and percussion instruments.*
- 41) *Manufacture or assembly of electronic organs.*
- 42) *Manufacture of sporting gloves and mitts.*
- 43) *Manufacture of sporting balls not of rubber or plastic.*
- 44) *Manufacture of gym and playground equipment.*
- 45) *Manufacture of sporting tables: billiards, pingpong, pool.*
- 46) *Manufacture of other sporting and athletic goods.*
- 47) *Manufacture of dolls and toys except rubber and plastic moulds.*
- 48) *Manufacture of pens, pencils and other office and artist materials.*
- 49) *Manufacture of umbrella and canes.*
- 50) *Manufacture of buttons except plastic.*
- 51) *Manufacture of brooms, brushes and fans.*
- 52) *Manufacture of needles, pens, fasteners and zippers.*
- 53) *Manufacture of signs and advertising displays.*
- 54) *Small-scale manufacture of ice cream.*



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- 55) *Manufacture of jewelries.*
- 56) *Manufacture of concrete hollow blocks and other concrete products.*
- ii. *Non-pollutive/Hazardous Industries.*
 - 1) *Manufacture of house furnishing and television receiving sets.*
 - 2) *Textile bag factories.*
 - 3) *Canvass bags and other canvass factory.*
 - 4) *Jute bag factory embroideries and weaving apparel.*
 - 5) *Manufacture of miscellaneous textile goods, embroideries and weaving apparel.*
 - 6) *Manufacture of fiber batting, padding and upholstery filling except coil.*
 - 7) *Garment factory.*
 - 8) *Manufacture of rain coats and waterproof outer garments.*
 - 9) *Manufacture of miscellaneous fabricated millwork and those N.E.C.*
 - 10) *Manufacture of cork products.*
 - 11) *Manufacture of wood products and those N.E.C.*
 - 12) *Manufacture of paper products.*
 - 13) *Manufacture of ice, ice blocks, cubes, tubes, crushed except dry ice.*
 - 14) *Repacking of industrial products e.g. paints, varnishes and other related products*

SECTION 22. Use Regulations in Medium Intensity Industrial Zone (I-2) – An I-2 district shall be for industries that are pollutive/non-hazardous and pollutive/hazardous manufacturing/processing establishment.

1. *The following uses are permitted:*

- i. *Pollutive / Non-hazardous Industries.*
 - 1) *All uses in I-1 Districts.*
 - 2) *Manufacture and canning of ham, bacon and native sausages.*
 - 3) *Poultry processing and canning.*
 - 4) *Corn/rice mill.*
 - 5) *Chocolate and cocoa factory.*
 - 6) *Candy factory.*
 - 7) *Chewing gum factory.*
 - 8) *Peanuts and other nuts factory.*
 - 9) *Other chocolate and sugar confectionery products.*
 - 10) *Manufacture of flavoring extracts.*
 - 11) *Manufacture of food products N.E.C.*
 - 12) *Manufacture of fish meal.*
 - 13) *Oyster shell grinding.*
 - 14) *Manufacture of medicinal and pharmaceutical preparations.*
 - 15) *Manufacture of statuary, art goods, cut stone and marble products.*
 - 16) *Manufacture of abrasive products.*



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- 17) *Manufacture of miscellaneous non-metallic mineral products.*
- 18) *Manufacture of cutlery hand tools and general hardware N.E.C.*
- 19) *Manufacture of household metal furniture.*
- 20) *Manufacture of office, store and restaurant metal furniture.*
- 21) *Manufacture of metal blinds, screens and shades.*
- 22) *Manufacture of miscellaneous furniture and fixture primarily of metal N.E.C.*
- 23) *Manufacture of fabricated structural iron and steel.*
- 24) *Manufacture of architectural and ornamental metal works.*
- 25) *Manufacture of boilers, tanks and other structural sheet metal works.*
- 26) *Manufacture of other structural products N.E.C.*
- 27) *Manufacture of metal cans, boxes and containers.*
- 28) *Manufacture of stamped, coated and engraved metal products.*
- 29) *Manufacture of fabricated wire and cable products.*
- 30) *Manufacture of heating, cooking and lighting equipment except electrical.*
- 31) *Manufacture of other fabricated metal products Sheet metal works generally manual operation.*
- 32) *Manufacture or assembly of agricultural machinery and equipment.*
- 33) *Native plow and harrow factory.*
- 34) *Manufacture or assembly of service industry machines.*
- 35) *Repair of agricultural machinery.*
- 36) *Manufacture or assembly of sewing machines.*
- 37) *Manufacture or assembly of elevators and escalators.*
- 38) *Manufacture or assembly of cooking range.*
- 39) *Manufacture or assembly of water pumps.*
- 40) *Manufacture or assembly of other machinery and equipment N.E.C.*
- 41) *Refrigeration industry.*
- 42) *Manufacture and repair of electrical apparatus.*
- 43) *Manufacture and repair of electrical cables and wires.*
- 44) *Manufacture of other electrical industrial machinery and apparatus N.E.C.*
- 45) *Manufacture or assembly of telephone and telegraphic equipment.*
- 46) *Manufacture or assembly of radio and television transmitting, signaling and detection equipment.*
- 47) *Manufacture of industrial and commercial electrical appli-*



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- ances.
- 48) *Manufacture of other electronic equipment and apparatus N.E.C.*
- 49) *Manufacture of household cooking, heating and laundry appliances.*
- 50) *Manufacture of other electrical appliances N.E.C.*
- 51) *Manufacture of electrical lamps and fixtures.*
- 52) *Concrete/asphalt batching plant.*
- ii. *Pollutive/Hazardous Industries.*
- 1) *Flour mill.*
- 2) *Cassava flour mill.*
- 3) *Manufacture of coffee.*
- 4) *Manufacture of unprepared animal feeds, other grain milling N.E.C.*
- 5) *Production of prepared animal feeds.*
- 6) *Cigarette and cigar factory.*
- 7) *Miscellaneous processing of tobacco leaves N.E.C.*
- 8) *Curing and redrying tobacco leaves.*
- 9) *Weaving hemp textile.*
- 10) *Jute spinning and weaving.*
- 11) *Miscellaneous weaving and spinning mills N.E.C.*
- 12) *Hosiery mill.*
- 13) *Underwear and outwear knitting mills N.E.C.*
- 14) *Fabric knitting mills.*
- 15) *Miscellaneous knitting mills N.E.C.*
- 16) *Manufacture of mats and matings.*
- 17) *Manufacture of carpets and rugs.*
- 18) *Manufacture of cordage, rope and twine.*
- 19) *Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.*
- 20) *Manufacture of linoleum and other surface coverings.*
- 21) *Manufacture of artificial leather, oil cloth and other fabrics except rubberized.*
- 22) *Manufacture of coils.*
- 23) *Manufacture of miscellaneous textile N.E.C.*
- 24) *Manufacture of rough lumber, unworked.*
- 25) *Manufacture of worked lumber.*
- 26) *Resaw mill.*
- 27) *Manufacture of veneer, plywood and hardwood.*
- 28) *Manufacture of scooters, pedicabs, and tricycles.*
- 29) *Manufacture of doors and windows and sashes.*
- 30) *Treating and preserving of wood.*
- 31) *Manufacture of charcoal.*
- 32) *Manufacture of wood and cane blinds, screens and*



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- shades.*
- 33) *Manufacture of containers and boxes of paper and paper boards.*
 - 34) *Manufacture of miscellaneous pulp and paper products N.E.C.*
 - 35) *Manufacture of perfumes, cosmetics and other toilet preparations.*
 - 36) *Manufacture of waxes and polishing preparations.*
 - 37) *Manufacture of candles.*
 - 38) *Manufacture of inks.*
 - 39) *Manufacture of miscellaneous chemical products N.E.C.*
 - 40) *Tire retreading and rebuilding.*
 - 41) *Manufacture of rubber shoes and slippers.*
 - 42) *Manufacture of industrial and molded rubber products.*
 - 43) *Manufacture of plastic footwear.*
 - 44) *Manufacture of plastic furniture.*
 - 45) *Manufacture of other fabricated plastic products N.E.C.*
 - 46) *Manufacture of table and kitchen articles.*
 - 47) *Manufacture of property, china and earthenware N.E.C.*
 - 48) *Manufacture of flat glass.*
 - 49) *Manufacture of glass containers.*
 - 50) *Manufacture of miscellaneous glass and glass products N.E.C.*
 - 51) *Manufacture of clay bricks, clay tiles and hollow clay tiles.*
 - 52) *Manufacture of miscellaneous structural clay products N.E.C.*
 - 53) *Manufacture of structural concrete products.*
 - 54) *Manufacture of asbestos products.*
 - 55) *Manufacture of engines and turbines except motor vehicles, marine and aircraft.*
 - 56) *Manufacture of metal cutting, shaving and finishing machinery.*
 - 57) *Manufacture of wood working machinery.*
 - 58) *Manufacture of wood and wood products.*
 - 59) *Manufacture, assembly, rebuilding, repairing of food and beverage making machinery.*
 - 60) *Manufacture, assembly, rebuilding, repairing of textile machinery and equipment.*
 - 61) *Manufacture, assembly, rebuilding, repairing of paper industry machinery.*
 - 62) *Manufacture, assembly, rebuilding, repairing of printing trade machinery and equipment.*
 - 63) *Manufacture of rice mills.*
 - 64) *Manufacture of machines for leather and leather products.*
 - 65) *Manufacture of construction machinery.*
 - 66) *Manufacture of machines for clay, stove and glass industries.*
 - 67) *Manufacture, assembly, rebuilding, repair of miscellaneous special industrial machinery and equipment N.E.C.*



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- 68) *Manufacture of dry cells, storage battery and other batteries.*
- 69) *Manufacture of locomotives and parts.*
- 70) *Manufacture of railroad and street cars.*
- 71) *Manufacture or assembly of automobiles, cars, buses, trucks and trailers.*
- 72) *Manufacture of wood furniture including upholstered.*
- 73) *Manufacture of rattan furniture including upholstered.*
- 74) *Manufacture of box beds and mattresses.*
- 75) *Boat building and repairing.*

SECTION 23. Use Regulations in Institutional Zone (INST) – In Institutional Zone shall be used primarily for public, government, religious, cultural, educational, medical and other civic and support services.

SECTION 24. Use Regulations in Parks and Recreation Zone (PR) – In Parks and Recreation zone shall be designed for diversion/amusement and for the maintenance of ecological balance of the community.

SECTION 25. Use Regulations in Transport and Utilities Zone (TRU) – In Transport and Utilities zone shall be designed primarily for major transportation facilities, telecommunications, power, water and the like.

SECTION 26. Use Regulations in Special Urban Development Zones (SUDZ) – Areas governed by certain conditions and regulations to preserve and protect their distinct or special character or to control physical development to prevent traffic congestion,

deterioration of services, facilities and environment and other problems affecting the general public. (See annex A)

The following uses shall be allowed:

1. *Tomas Morato Special Urban Development Zone.*

As per Ordinance No. SP-505, S-97 all permitted uses in C-2 Zone shall be allowed except mentioned in the said ordinance.

2. *Banawe Special Economic Growth Area.*

As per Ordinance No. SP-1573, S-2005 all permitted uses in C-2 Zone shall be allowed except mentioned in the said ordinance.

3. *UP North Science and Technology Park (S & T Park) Special Urban Development Zone.*

As per Ordinance No. SP-1728, S-2006, the land use shall be devoted solely and particularly to uses/purposes mentioned in the said ordinance.

4. *CBD Special Urban Development Zone.*

As per Ordinance No. SP-2117, S-2011 the QC-CBD shall be devoted solely and particularly to uses/purposes mentioned in the said ordinance.

5. *Balintawak Special Urban Development Zone.*

a. Agro-industrial uses except poultry, livestock and dairy farm

b. High-density residential

c. All permitted uses in C-3 zone

d. Intermodal transport stations

6. *Payatas Urban Development Zone including 20-meter both sides of Litex Road (Payatas Road)*

a. Permissible Uses



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- i. *Waste Disposal Facility*
 - ii. *Resource Recovery Facility (recycling, composting, biogas extraction, energy generation, etc.*
 - iii. *Environment Rehabilitation and Enhancing Facilities*
 - iv. *Low cost/socialized housing*
 - v. *Plant nurseries*
 - vi. *Cottage industries*
 - b. *Not permissible uses:*
 - i. *Gasoline stations;*
 - ii. *Department stores, shopping malls/centers, commercial and sports complexes/areas*
 - c. *The maximum height of building shall be 12.00 meters*
 - d. *The required parking slots specified in this ordinance for each use shall apply*
 7. *Barangay Pasong Tamo Special Urban Development Zone.*
 - a. *The following are the permissible uses:*
 - i. *Mixed residential-commercial condominium buildings;*
 - ii. *Department stores, shopping malls/centers, commercial and sports complexes*
 - iii. *Entertainment and Leisure Center*
 - iv. *Food markets and shops*
 - v. *Personal services and shops*
 - vi. *Restaurants and other eateries*
 - b. *For building height , Floor Area Ratio 4 (FAR 4) shall apply*
 - c. *The required parking slots specified in this ordinance for each use shall apply*
 8. *Maginhawa/ Malingap Street Urban Development Zone – Food Hub*
 - a. *Permissible uses:*
 - i. *Restaurants;*
 - ii. *Bakeshops and Coffee shops;*
 - iii. *Art galleries, curio shops and the like;*
 - iv. *Personal Services like barber shops, beauty salon, health massage and other wellness activities;*
 - v. *Banks and Bayad Centers;*
 - vi. *Drugstores;*
 - vii. *Convenience stores;*
 - viii. *Medical dental clinics for outpatients only*
 - ix. *Professional Offices/ consultancy.*
 - b. *Not permissible uses:*
 - i. *Gasoline stations;*
 - ii. *Mortuaries*
 - iii. *Automotive shops*
 - iv. *Karaoke bars and nightclubs*
 - v. *Plants nurseries*
 - vi. *Cottage industries*
 - vii. *Schools*
 - viii. *Fast food chains*
 - c. *The maximum height shall be 10.00 meters*
 - d. *The required parking slots specified in this ordinance for each use shall apply*

SECTION 27. Use Regulations in Environmental Protected Areas (EPA) – Environmental Protected Areas (EPA's) are environmentally-sensitive zones where limited activities could be allowed. The essential components of the Green Lung Network which are treated as EPA's are the following:

1. *The La Mesa Watershed declared as Watershed Reservation under Presidential Proclamation No. 1336, S-2007 of President Gloria Macapagal Arroyo.*

- a. *Permissible uses:*



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- i. Parklets or pocket parks;
- ii. Parkways and promenades;
- iii. Playgrounds and playlots;
- iv. General recreational parks;
- v. Horticultural nursery;
- vi. Plazas;
- vii. Arboretum;
- viii. Botanical gardens and zoo and other nature centers;
- ix. Campsites and resorts;
- x. Customary facilities and accessory uses and building incidental to any of the above uses;
- xi. Other uses devoted to eco-recreation and environmental conservation and protection

b. Not Permissible uses:

- i. Playfields or athletic fields;
- ii. Golf courses, ball courts, race tracks and similar uses
- iii. Stadium, gymnasium

2. Ninoy Aquino Parks and Wildlife Center declared by virtue of Proclamation 723, S-2004 as Protected Area and component of the National Integrated Protected Areas System.

a. Allowable uses in Open Space Zones (Commons) as per Ordinance No. SP-2117, S-2011 classifying the North Triangle as Quezon City Central Business District (QC-CBD) and adopting QC-CBD Master Plan:

- i. Parks/gardens;
- ii. Resort areas;
- iii. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheater;

- iv. Memorial/Shrines monuments, kiosks and other park structures;

b. Not Permissible uses:

- i. Golf courses, ball courts, race tracks and similar uses
- ii. Sports club;

3. UP Arboretum containing an area of 16 hectares in UP Diliman is the last remaining rain forest in Quezon City, supporting a diverse collection of plants and wildlife. The 2012 UP Land Use Plan designates the area as a Protected Forest Area.

a. Permissible uses:

- i. Arboretum
- ii. Parks and Plazas;
- iii. Picnic areas

SECTION 28. Use Regulations in Socialized Housing Zone (SHZ) – A SHZ shall be used principally for socialized housing/dwelling purposes as defined under Republic Act No. 7279. Allowable uses:

1. All uses allowed in R-1, R-2 and R-3 zones.

SECTION 29. Use Regulations in Cemetery (CEM) – A Cemetery shall be used primarily for burial and related activities.

ARTICLE VI

GENERAL DISTRICT REQUIREMENTS

SECTION 30. Building or Structure Use - No building, structure or land shall hereafter be occupied or used and no building or structure or part thereof shall be erected, constructed, moved or structurally altered except in conformity with the provisions of this Ordinance.

SECTION 31. Yard, Open Space, Off-Street Parking Space - No part of the off-street parking space, loading space, or other open space required of adjacent building



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

SECTION 32. Vehicular Entrance/Exit – Properties along major roads shall be provided with a single lane driveway for vehicular entrance and a single lane driveway for vehicular exit or a two-lane combined entrance/exit driveway at any convenient location along its frontage for access of parking spaces within the property. Parking slots directly accessed from the road for more than two (2) vehicles shall not be permitted. (See Figure 1)

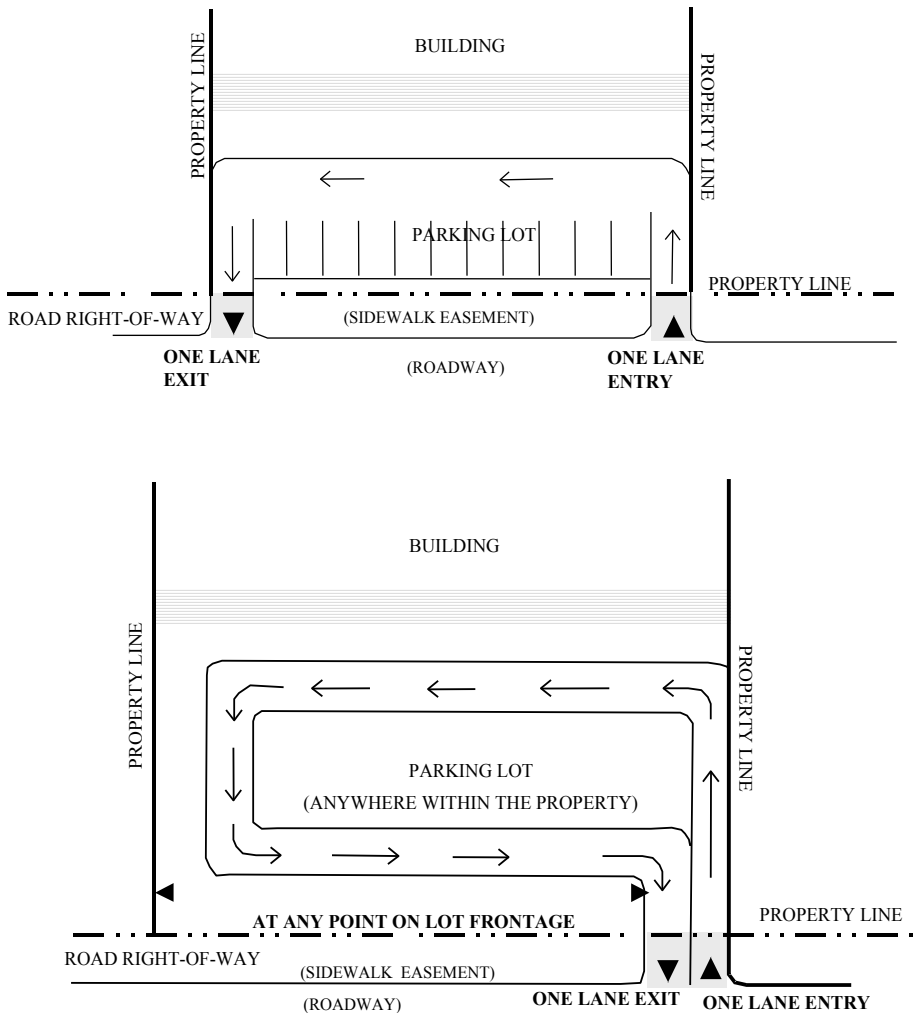


Fig. 1 Vehicular Entrance Exit



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SECTION 33. Parking - All traffic generating activities allowed in any of the districts must provide for minimum parking spaces for the employees, clients and visitors as follows:

SECTION 34. Advertising and Business Signs - Outdoor advertising signs shall be permitted only in commercial and industrial zones. Advertising and business signs to be

| | | |
|---|--|--|
| a. Multi-family living units (Condominium, MRBs) | 1 slot for every two (2) dwelling units | |
| Single family living unit (Townhouses, Apartments, Row-houses with 1-2 storey type) with individual lot titles | 1 slot/living unit | |
| b. Supermarkets | 1 slot/75 m ² of shopping floor area | |
| c. Wet and dry markets | 1 slot/50 m ² of stall area plus 1 delivery parking slot per 300 m ² of stall area | |
| d. Restaurants, fast food centers, bars and beerhouses, eateries | 1 slot/15 m ² of customer area | 1 slot/50 m ² of office area including kitchen |
| e. Nightclubs, super clubs and theater restaurants | 1 slot/15 m ² of customer area | |
| f. Office buildings | 1 slot/50 m ² of rentable space | |
| g. Other buildings in business/commercial zones | 1 slot/50 m ² of rentable space | |
| h. Public assembly buildings such as theaters, cinemas, auditoria, stadia, etc. | 1 slot/25 m ² of spectator area | |
| i. Funeral Parlors/mortuaries | 10 slots/chapel | |
| J. Places of worship | 2 slots/50 m ² of congregation area | |
| k. Schools Elementary School High School Technical School Vocational School | * 1 slot/ 10 classrooms | * 1 slot/ 5 classrooms * 2 queued shuttle * 1 bus/100 students |
| l. Colleges & University | * 1 slot/ 5 classrooms * 2 shuttle buses * 1 bus/200 students | * 1 slot/3 classrooms * 2 shuttle * 1 bus/100 students |
| k. Tertiary Hospitals | 1 slot/25 beds | 1 slot/25 beds |



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| | |
|--|---|
| k. Tertiary Hospitals | 1 slot/25 beds |
| l. Recreational Facilities: | |
| <i>i. Bowling Alleys</i> | 1 slot/4 alleys |
| <i>ii. Amusement Center</i> | 1 slot/25 m ² of GFA |
| <i>iii. Clubhouses and the like</i> | slot/50 m ² of GFA |
| m. Commercial/Shopping Malls | 1 slot/70 m ² TFA |
| n. Factories, manufacturing establishments, mercantile, building and warehouses, storage bins | 1 slot/250 m ² of GFA + 1 delivery truck parking slot/300 m ² |
| o. Hotels/Apartelles | 1 slot/3 rooms; 2 tourist buses/hotel |
| p. Dormitory | 1 slot/ 5 rooms |
| q. Pensions/ lodging/boarding houses | 1 slot/ 20 beds |
| r. Columbarium | 1 slot/ 50 niches |
| s. Nursing homes for ambulatory patients, school and home for the children/orphanage | 1 slot/ 12 beds |
| t. Terminals, intermodalor multi-modal, depots and the likes | 1 slot/ 500 m ² of GFA |

displayed or put for the public view shall not extend beyond the property line.

SECTION 35. Erection of More Than One Principal Structure - In any district where more than one structure may be permitted to be erected on a single lot, the yard and other requirements of these Rules shall be met for each structure as though it were to be erected on an individual lot.

SECTION 36. Dwelling on Rear Lots - No building used or designed to be used as

residence shall be allowed in any rear lot unless such lot has a right-of-way easement over a path of at least four (4) meters wide leading to a street. Two (2) or more buildings, however, may be allowed on a common path if the right-of-way easement is at least six (6) meters wide.

SECTION 37. 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.



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SECTION 38. Yard Requirements Along a District Boundary Line - Lots abutting on a district boundary line shall conform to the requirements of the more restrictive district bounded by the line. Hence, any structure on a district abutting R-1 district shall have a minimum setback of 3 meters.

SECTION 39. Dwelling Group - When it is impractical to apply the requirements of this Zoning Ordinance to individual building unit in a residential compound, consisting of two or more buildings, a permit for the construction of such compound may be issued, provided that the plan thereof conform to the following conditions:

1. That the buildings are to be used only for residential purpose and such uses are permitted in the district where the compound is located;
2. 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;
3. 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 percent (5%) of the required lot area per family, provided that where the residential compound is intended for less than ten (10) families, the setting aside of such area for playground purposes may be

dispensed with; and provided further, that an open space may be used as part of the yard requirements for the compound; and

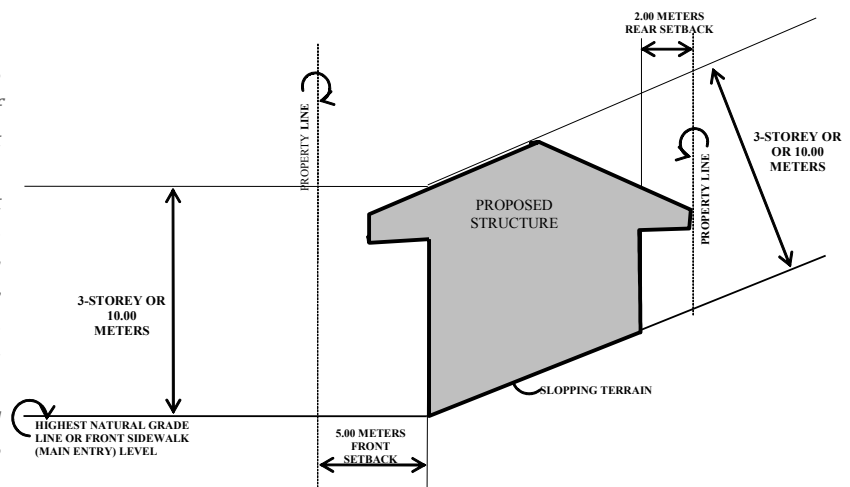
4. That there is provided within the tract on which the residential compound is to be erected or immediately adjacent thereto, an adequate private garage or off-street parking area, depending on the needs of the residents and their visitors.

SECTION 40. Height Regulations (For items 1, 3-4, refer to Figure 2, for item 5, refer to Figure 3)

1. Structures within R-1 Zone and R-1-A Subzone shall not exceed the equivalent height of ten (1) meters or three (3) storeys, from the highest natural grade line in the property or front sidewalk (main entry) level.

2. Structures within a highly flood risk areas classified under R-1 Zone shall have a maximum height of twelve (12) meters or 4-storey from the highest natural grade line in the property or front sidewalk (main entry) level.

3. The height of the proposed structures within R-1 Zone and R-1-A subzone with sloping terrain at the rear portion of the property lot shall be based on the highest natural or





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front sidewalk (main entry) level and shall follow the slope of the terrain (see Figure 1)

4. Structures within R-2 Zone and R-2-A Subzone shall not exceed twenty one (21) meters or seven (7) storeys, whichever is lower, from the highest natural grade line in the property or front sidewalk (main entry) level except area bounded on the north by lot deep southeast side of Mindanao Avenue, on the east by Quirino Highway then southwards to the west and south boundary line of La Mesa Watershed up to 20 meters deep west side along Litex Road, on the south by 100-meter deep from Batasan Road going west ward up to lot deep east side of Commonwealth Avenue then northward to lot deep eastside of Commonwealth Avenue up to lot deep east side of Regalado Avenue, and on the west by lot deep east side of Regalado Avenue including Sacred Heart Village I and II and North Fairview Park Neopolitan Estate where only 12 meters or four (4) storey shall be allowed.

5. Structures located in the following zone boundaries which are under R-3 zone, C-1 zone, C-2 are exempted from the floor area ratio and shall have a maximum height of 12.00 meters or four (4) storey from the highest natural grade line in the property or front sidewalk (main entry) level.

- i. Area lot deep north side of Quirino Highway from Sacred Heart Village I west boundary line up to QC-Caloocan political boundary;
- ii. Area lot deep south side of Quirino Highway from Regalado Avenue up to the east boundary line of La Mesa Watershed;
- iii. Area lot deep both sides of Regalado Avenue from Quirino Highway

up to Commonwealth Avenue except portion of SM Fairview Compound;

- iv. Area lot deep both sides of Commonwealth Avenue from Batasan Road-Litex Road up to Regalado Avenue;
- v. Area lot deep both sides of Mindanao Avenue from La Mesa Watershed east boundary line up to Regalado Avenue;
- vi. Area lot deep both sides of Ascension Avenue from Quirino Highway to Mindanao Avenue.

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

7. Where an R-2, R-2-A, R-3, commercial, parks/recreational or special zone (i.e. institutional, socialized housing, transport and utilities, cultural, cemetery or military zones) adjoins an R-1 district without an intervening street or permanent open space or buffer strip of over 6 meters in width, the proposed struc-

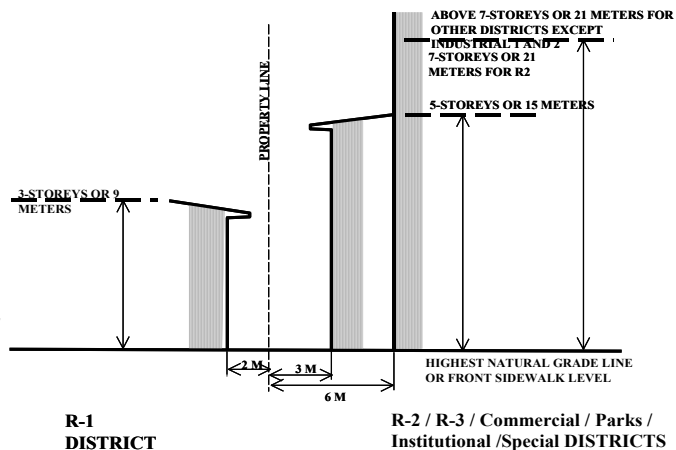


FIGURE 2



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ture in any of said districts adjacent to the R-1 district shall be limited to a height of twelve (12) meters or four-storey, whichever is lower. If the proposed structure exceeds the allowable 4-storey level, an incremental 3.00 meter setback shall be provided starting from the 5th floor up to the proposed desired level. (see Figure 2)

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

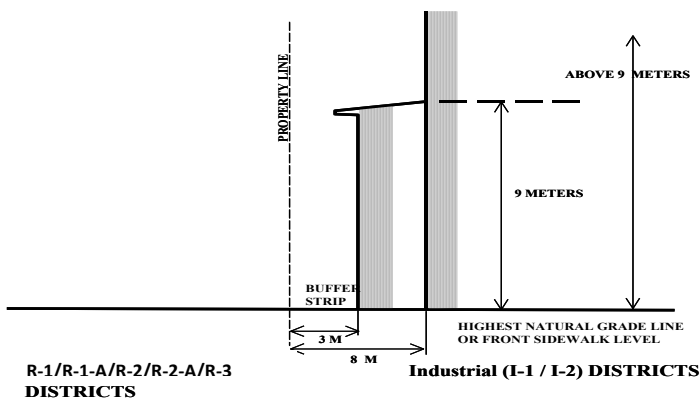


FIGURE 3

9. Structures in Socialized Housing Zones shall be limited to the height of four (4) storey or twelve (12) meters whichever is lower from the highest natural grade line in the property or front sidewalk (main entry) level.

10. Beacon Lights

Structures more than ten (10) sto-

reys shall provide white strobe beacon light on the topmost part of the building and for antennas/towers shall be equipped with red strobe beacon light on its topmost part.

11. Maximum Floor Area Ratio (FAR)

a. To compute Floor Area Ratios (FAR) and Gross Floor Area (GFA)

$$\text{FAR} = \frac{\text{Gross Floor Area of Building}}{\text{Lot Area}}$$

i. The following building areas are always included in the calculation of GFA:

- a) Administrative offices in hotels, malls
- b) All indoor sports facilities
- c) Balcony at building interior at 100%
- d) Bay window where the base of the bay is less than 1 meter from the floor line
- e) Changing room and locker room
- f) Escalator space at each floor
- g) Floor area measured to the exterior of perimeter walls and windows
- h) Floor space in accessory building
- i) Floor space in penthouse
- j) Lobby/foyer
- k) Mezzanine
- l) Balcony of residential building at building exterior counted at 50%
- m) Balcony at all other



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- buildings counted at 100%*
- n) *Toilet and bathroom*
- o) *Any other floor space not specifically excluded in this definition*
- ii. *The following other building areas are always excluded in the calculation of GFA:*
- a) *Parking area*
- b) *Loading or unloading area for motor vehicles*
- c) *Areas to be occupied solely by machinery or equipment for any elevator, air-conditioning or heating system, mechanical system or electrical risers, refuse collection area exclusively serving the entire building*
- d) *Elevator shaft and fire stairs at each floor*
- e) *Enclosed fire exit and exit enclosure*
- f) *Uncovered gardens/landscaped areas, children's play areas, uncovered and unenclosed recreational and sports facilities*
- b. *The maximum floor area shall apply as follows:*
- i. *FAR 4*
- 1) *Structures in minor commercial (C-1) zones;*
- 2) *Structures in the following*
- Major Commercial (C-2) zones;*
- *Area lot deep west side of E. Rodriguez Jr. Avenue from Boni Serrano Avenue to Green Meadows Avenue;*
 - *Area bounded on the north by lot deep south side of Kamuning Road, on the east by lot deep east side of Sianghio St., towards lot deep north side of K-5th St., towards lot deep east side of T. Gener St., on the south by Creek and on the west by lot deep east side of Tomas Morato Avenue;*
 - *Area lot deep both sides of Ballete Ext. from lot deep north side of E. Rodriguez Sr. Avenue to creek;*
 - *Area lot deep south east side of 3rd St. from Boston St. to (QC-San Juan) city limits;*
 - *Area lot deep both sides of Visayas Avenue from Tandang Sora Avenue to DENR and Land Streets;*
 - *Area lot deep north side of General Luis St. from Austria St. to Villa Nova Avenue;*
 - *Area lot deep south side of General Luis St. from Buenamar Avenue to creek;*
 - *Area lot deep both sides of Tandang Sora Avenue from lot deep west side of Commonwealth Avenue to Dario Creek except lot deep both sides of Congressional Avenue and Mindanao Avenue.*



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ii. FAR 6

1) Structures in High Density Residential (R-3) Zones

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

- Area lot deep both sides of Roosevelt Avenue from M.H. del Pilar St., to lot deep south side of ED-SA;
- Area lot deep west side of Roosevelt Avenue from Pitimini Street to M.H. del Pilar Street;
- Area lot deep eastside of Roosevelt Avenue from Gen. Lim Street to Pitimini Street;
- Area lot deep westside of Roosevelt Avenue from Gen. Lim to Del Monte Avenue;
- Area block and a half deep north side of Del Monte Avenue from A. Bonifacio Avenue to Sto. Domingo then block deep from Sto. Domingo to Malasimbo Street then lot deep from Malasimbo Street to Roosevelt Avenue;
- Area block deep south side of Del Monte Avenue from A. Bonifacio Avenue to G. Araneta Avenue then lot deep from G. Araneta Avenue to Roosevelt Avenue except lots along G. Araneta Avenue;
- Area bounded by lot deep westside of San Pedro Bautista St. then G. Felipe Sr. Street; then Morato Street then lot deep south side of

Del Monte Avenue;

- Area block deep westside of A. Bonifacio Avenue from Sgt. Rivera Street to (QC-Manila) political boundary;
- Area lot deep eastside of A. Bonifacio Avenue from Mayon Avenue to Mariveles Street including lot at corner Apo Street and Angelo Street;
- Area block deep eastside of A. Bonifacio Avenue from Sgt. Rivera Street to G. Roxas Street;
- Area lot deep north side of NS Amoranto Avenue from Mayon Avenue to G. Araneta Avenue;
- Area block deep of south side of N.S. Amoranto Avenue, from Mayon Avenue to Banaue Street then the area bounded by Banaue Street Calamba Street; lot deep westside of G. Araneta Avenue and N.S. Amoranto Avenue;
- Area lot deep both sides of Banaue Avenue from P. Florentino Street to Del Monte Avenue;
- Area lot deep south side of Gen. Lim Street from San Francisco River to Roosevelt Avenue;
- Area lot deep south side of P. Florentino Street from (QC-Manila) political boundary to San Francisco River except lots along G. Araneta Avenue;
- Area lot deep eastside of Don Pepe Street from Ma. Clara Street to P. Florentino Street;



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- Area lot deep eastside and block deep westside of West Avenue from lot deep of Quezon Avenue to lot deep of EDSA;
- Block bounded on the north by Main Avenue; on the east by 6th Avenue; on the south by Boni Serrano Avenue; and on the west by lot deep westside of 5th Avenue;
- Area lot deep south side of Kami-as Road from K-G Street to Langka Street;
- Area lot deep north side of Kami-as Road from lot deep eastside of EDSA to Langka Street;
- Area lot deep both sides of P. Tuazon Avenue from 15th Avenue to Katipunan Avenue except area occupied by Labor Hospital;
- Area lot deep south side of P. Tuazon Avenue from lot deep eastside of EDSA to 15th Avenue;
- Area lot deep east side of 15th Avenue from lot deep south side of Aurora Boulevard to P. Tuazon Avenue;
- Area bounded on the north by Kamias Creek south to Cambridge Street; east along New York Street to 15th Avenue; on the east by lot deep eastside of Miami Street; on the south by lot deep from Aurora Boulevard; and on the west by lot deep from EDSA;
- Area bounded on the northeast by MWSS Pipeline; on the south by northern property line of UP; and on the west by lot deep eastside of Commonwealth Avenue;
- Area lot deep both sides of Tomas Morato Avenue from lot deep northside of E. Rodriguez, Sr. Avenue to lot deep from Timog Avenue;
- Area block deep north side and lot deep south side of Alejandro Roces Avenue from Tomas Morato Avenue to Mo. Ignacia Street;
- Area lot deep both sides of Bana-we Avenue from lot deep north side of E. Rodriguez, Sr. Boulevard to lot deep south side Quezon Avenue;
- Area lot deep both sides of Tomas Arguelles Street from Botocan Transmission Line to QC-Manila City limits;
- Area lot deep west side of Guirayan Street from Palanza Street to Kapiligan Street;
- Area bounded on the northwest by lot deep from Quezon Avenue on the north by lot deep from Timog Avenue; on the southeast by Mo. Ignacia Avenue up to Sct. Chuato-co Street and inner lots of block deep south side of Quezon Avenue from Sct. Chuato-co Street to San Juan River; on the west by San Juan River;
- Area bounded on the north by lot deep south side of Timog Avenue; on the east by lot deep west side of EDSA; on the south by lot deep of Sct. Limbaga Street; and on the west by Mo. Ignacia Street;
- Area bounded on the northwest by



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- lot deep northwest side of New York Street; on the east by lot deep from EDSA; on the south by lot deep south side of P. Tuazon Boulevard then N. Domingo Street towards Boston Street; on the west by lot deep westside of Boston Street from Aurora Boulevard to Vancouver Street towards lot deep northwest side of Vancouver Street except lots along Aurora Boulevard;*
- *Area lot deep both sides of Kamuning Road from EDSA to Tomas Morato Avenue;*
 - *Area lot deep northwest side of Agno Street from Kitanlad Street to San Juan River;*
 - *Area lot deep eastside of Denver Street from E. Garcia Street to Maryland Street;*
 - *Area lot deep eastside of 4th Avenue from North Road to Boni Serrano Avenue;*
 - *Area lot deep eastside of Elga Avenue from Agno Street to Kitanlad Street;*
 - *Area lot deep south side of Kitanlad Street from lot deep Quezon Avenue to San Juan River except lots along G. Araneta Avenue;*
 - *Area lot deep both sides of Mindanao Avenue from lot deep east side of Regalado Avenue to Cresta Verde Subd. boundary line except C-3 zone;*
 - *Area lot deep both sides of Quirino Highway from Tullahan River to lot deep south side of Maritanito Street;*
 - *Area lot deep north side of Quirino Highway from the west property line of Robinsons Place to Dao Street;*
 - *Area lot deep south side of Quirino Highway from Belfast Street to Dao Street alignment except lot deep both sides of Commonwealth Avenue;*
 - *Area lot deep west side of Belfast Street;*
 - *Area lot deep both sides of Abra Street;*
 - *Area lot deep both sides of P. Flor-entino Street from lot deep west side of D. Tuazon Street to Biak na Bato Street;*
 - *Area lot deep both sides of Linaw Street from lot deep west side of Cordillera Street to Biak na Bato Street;*
 - *Area lot deep north side of Scout Castor Street from Mother Ignacia Avenue to lot deep west side of Tomas Morato Avenue;*
 - *Area lot deep south side of Agno Extension from Victory Avenue to Elga-Manungal Avenue;*
 - *Area lot deep west side of Denver Street from Ermin Garcia Street to New York Street.*
- iii. FAR 8
- *Area lot deep both sides of Congressional Avenue from lot deep of EDSA to Luzon Avenue;*
 - *Area lot deep west side of Commonwealth Avenue from south property line of NGC-West then*



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from Luzon Avenue to Central Avenue except INC Property and lot deep eastside of Commonwealth Avenue from south property line of NGC to Gotesco to north property line of Ever Gotesco to UP;

- *Area lot deep westside of Commonwealth Avenue from south property line of NGC-West District to Quirino Highway and lot deep eastside of Commonwealth Avenue from the north property line of Ever Gotesco to Quirino Highway except lot deep both sides of Commonwealth Avenue from Batasan Road-Litex Road up to Regalado Avenue;*
- *Lot deep both sides of Aurora Boulevard from 15th Avenue to QC-Marikina City limits;*
- *Lot deep north side of Aurora Boulevard from lot deep eastside of EDSA to 15th Avenue;*
- *Area lot deep both sides of E. Rodriguez Sr. Avenue from lot deep of Quezon Avenue to Aurora Boulevard;*
- *Area bounded on the north by lot deep south side of Aurora Boulevard; on the east by Balete Drive towards N. Domingo Street then along MWSS Pipeline southwestward to lot deep eastside of Gilmore Avenue up to Santolan Road; on the southwest by QC-San Juan political boundary;*

- *Area lot deep both sides of Timog Avenue from lot deep of Quezon Avenue to lot deep of EDSA;*
- *Area bounded on the north by Makatarungan Street; on the east by Kalayaan Avenue; on the south by lot deep south of Matalino Street from lot deep west of Kalayaan Street to Malakas Lane;*
- *Area lot deep both sides of Aurora Blvd. from QC-San Juan City limits to lot deep westside of EDSA;*
- *Area lot deep westside of Kalayaan Avenue from V. Luna Road to Makatarungan Street including Diliman Market Site and lot deep eastside from Kamias Road to Mayaman Street;*
- *Area lot deep both sides of Aurora Boulevard from QC-Manila political boundary to San Juan River;*
- *Area lot deep both sides of K-J Street from Kamias Road to MWSS Aqueduct.*

iv. FAR 10

- *Area lot deep both sides of G. Araneta Avenue from G. Roxas Street to lot deep northwest side of Quezon Avenue;*
- *Area lot deep both sides of G. Araneta Avenue from lot deep south-east side of Quezon Avenue to Aurora Boulevard;*
- *Area lot deep both sides of Mindanao Avenue, from North Avenue to QC-Caloocan City political boundary.*



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v. FAR 12

- Area lot deep both sides of Quezon Avenue, from G. Araneta Avenue to QC-Manila political boundary;
- Area lot deep west side of Katipunan Avenue from MWSS Pipeline to lot deep north side of Aurora Boulevard;
- Area bounded on the northwest by lot deep southeast side of Quezon Avenue; on the northeast by lot deep southwest side of EDSA; and on the south by lot deep north side of Timog Avenue.

vi. FAR 16

- Area lot deep both sides of Quezon Avenue from EDSA to G. Araneta Avenue;
- Area lot deep both sides of EDSA from QC-Mandaluyong City political boundary to QC-Caloocan political boundary except areas covered by QC CBD.

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

SECTION 41. Performance Standards -

All land uses, developments or constructions shall conform to the following standards:

1. *Noise and vibrations* – All noise and vibration-producing machinery shall be enclosed by a building and shall be provided with effective noise-absorbing materials, noise silencers and mufflers. To minimize vibration, a machinery should be mounted on shock-absorbing mountings, such as cork set on reinforced concrete foundations or a floating isolated foundation set on piles, as needed by the machinery concerned, to reduce all noise and vibration to a reasonable minimum. Noise which is objectionable due to intermittent beat frequency or high pitch shall not be allowed unless enclosed in sound-proof buildings as tested and approved by the city officials concerned.
2. *Smoke* – Any smoke emitted from any source for a period aggravating seven (7) minutes in any thirty minute interval particularly when starting a new fire, shall have a density not greater than the No. 2 of the Ringlemann Chart.
3. *Dust, dirt and fly ash* – The emission of dust, dirt or fly ash from any source or activity which shall pollute the air and render it unclean, destructive, unhealthful or hazardous, or cause visibility to be impaired, shall not be permitted. In no case whatsoever shall dust, dirt or fly ash be allowed to exceed 0.3 gram per cubic meter of flue gas at stack temperature at 0 degree centigrade or to create a haze with opacity equivalent to or greater than the No. 1 of the Ringlemann Chart.
4. *Odors and gases* – The emission of foul odors and gases deleterious to public health, safety and general welfare shall not be permitted. Activities emitting foul odors and obnoxious gases shall be enclosed by airtight buildings provided with air-conditioning system, filters, deodorizing and other cleaning equipment.
5. *Glare and heat* – Glare and heat from any operation or activity shall not be allowed to be radiated, seen or felt from any point beyond the limits of the property.
6. *Industrial wastes* – Industrial/plant wastes shall be disposed of only in the manner



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which will not create any nuisance or danger to adjoining properties or to the community in general.

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

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

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

SECTION 42. Pollution Control - For effective pollution control, all locational clearances granted for industrial activities must be subject to the condition of compliance with environmental laws, rules and regulations.

SECTION 43. Provision for a Buffer Strip - A buffer strip of a minimum of 3-meter width planting strip is required along the periphery of all industrial zones. Such buffer strip should be opened and not encroached upon by any building or structure and should be a part of the open space.

SECTION 44. Provision for Environmental Protection Areas (EPA) and Easement

1. A ten (10) - meter setback shall be estab-

lished as Environment Protection Area (EPA) on both sides of the following major waterways: Marikina River, San Juan-San Francisco River from city limit to EDSA and Tullahan River.

2. An easement of three (3) meters on both sides of creeks, streams and esteros shall be provided for easement.
3. Development and construction of housing projects within highly flood-risk areas and with a slope of 18% and above shall provide measures to mitigate damage.
4. A five (5)-meter easement on both sides of Marikina Valley Fault Trace, identified on the ground by PHIVOLCS, is mandatory.
5. Structures within one hundred (100)-meter easement on both sides of the Marikina Valley Fault Trace shall be required to secure a clearance from PHIVOLCS.
6. No structures shall be allowed within rights-of-way of aqueducts and power transmission lines except for maintenance facilities necessary for their upkeep and security.

SECTION 45. Provisions for Road Widening and Road Rights-of-way

1. Road Widening. Set-back shall be imposed on all proposed structures along roads identified as critical for widening to ease traffic flow and/or access to properties.
2. Proposed Road. No structures shall be allowed to be constructed within properties or portions thereof affected as right-of-way of the proposed road.



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| PROPOSED ROAD INTERCONNECTION AND WIDENING | | | | |
|---|------------------------|----------------------------|-----------------------|-----------------------|
| ROAD NAME | FROM | TO | EXISTING R-O-W | PROPOSED R-O-W |
| ROAD 20 | Shorthorn Street | Mindanao Ave | 5-12 | 12 |
| DEL MONTE AVENUE | San Francisco River | Bungad Creek | 10 | 20 |
| A. BONIFACIO AVENUE | EDSA | Manila Boundary | 15-20 | 30 |
| BALINGASA | A. Bonifacio Ave | Joy Street | 6 | 12 |
| REPUBLIC AVE EXTN. | Luzon Avenue | Commonwealth Avenue | 0 | 70 |
| LUZON AVENUE | Congressional Avenue | Republic Avenue | 10 | 60 |
| KATIPUNAN (BF) ROAD | Payatas Road | Katipunan (U.P.) | 0-20 | 30 |
| MADYA-AS ROAD | Payatas Road | Katipunan Ave | 0-6 | 20 |
| BICOL-LEYTE ST. EXTN. | Bicol-Leyte Street | Eagle Ext. | 0 | 12 |
| J. P. RIZAL STREET | Filinvest Road | Marikina River | 8 | 12 |
| PAYATAS ROAD* | Commonwealth Avenue | Montalban Boundary | 0-20 | 30 |
| AURORA BOULEVARD | Sn Juan Boundary | Mkna Boundary | 15-20 | 30 |
| P. TUAZON STREET | EDSA | Katipunan Avenue | 8 | 20 |
| P. TUAZON STREET | N. Domingo Street | EDSA | 12 | 15 |
| QUIRINO HIGHWAY | North Diversion Road | City Limit | 15 | 20-30 |
| GEN. LUIS STREET | Susano Road | City Limit | 6-12 | 20 |
| SUSANO ROAD | Quirino Highway | City Limit | 10 | 20 |
| DAMONG MALIIT STREET | Gen Luis Street | City Limit | 8 | 12 |
| PASACOLA STREET | Gen Luis Street | North Wind Subdivision | 6 | 12 |
| P. DELA CRUZ STREET | Quirino Highway | Maries Village | 8 | 15 |
| MINDANAO AVE EXTENSION (STA. MONICA) | Quirino Highway | Cresta Verde | 0 | 30 |
| MINDANAO AVE. EXT (LAGRO) | North Fairview Park | Quirino Highway | 0 | 30 |
| REPUBLIC AVENUE | Luzon Avenue | City Limit | 0 | 95 |
| KATIPUNAN AVENUE EXT. 1 (KINGSPPOINT) | Katipunan | Katipunan Avenue | 0 | 20 |
| VISAYAS AVENUE EXTENSION | Engineer Street | Mindanao Avenue Extn. | 0-30 | 30 |
| BALUYOT ROAD | Republic Avenue | Visayas Avenue Extn. | 20 | 20 |
| FRANCISCO STREET | Quirino Highway | St. James Subdivision | 8 | 12 |
| HOWMART ROAD* | EDSA | Quirino Highway | 8 | 15 |
| KAINGIN ROAD* | EDSA | Toctocan Street | 8 | 15 |
| JOY EXTENSION | Joy Street | EDSA | 0 | 20 |
| OLD SAMSON ROAD | EDSA | Kaingin Road | 10 | 15 |
| INSURANCE-RAMOY | Insurance Street | Ramoy Street | 0 | 12 |
| MENDEZ ROAD* | Quirino Highway | GSIS Avenue | 8 | 15 |
| TANDANG SORA AVENUE | Commonwealth Avenue | City Limit | 8-10 | 20 |
| SAMPAGUITA AVENUE EXTN. | Central Park Townhomes | Proposed Visayas Ave. Ext. | 0 | 20 |
| VISAYAS AVENUE EXTENSION | Republic Avenue | Visayas Avenue | 0 | 38 |
| BANLAT ROAD | Tandang Sora Avenue | Gen. Hizon Street | 5 | 12 |
| BANLAT ROAD | Himlayan Road | Mt. Crest Subdivision | 7 | 12 |
| UPPER BANLAT | Banlat Road | Jade Street | 5-8 | 12 |

* With re-alignment

1. Structures having at least 50 years old and



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works of National Artist shall be protected, preserved, conserved and promoted (R.A. No. 10066, National Heritage Act of 2009).

- 2. Historical sites and structures declared by National Historical Institute (NHI) as Historical Shrines shall be protected, preserved, conserved and promoted (R.A. No. 10066, National Heritage Act of 2009).*

SECTION 47. Provision Surface Drainage and Heat Reduction – To minimize surface run-off and allow recharging of ground water supply, green areas shall be provided and pervious materials such as perforated slabs, interlocking blocks/tiles and gravel/pebbles shall be used in developing and landscaping surface parking lots, driveways, sidewalks and other open spaces.

SECTION 48. Area Regulations – Unless otherwise specified, area regulation in all zones shall conform to the minimum requirement of the existing codes such as:

- 1. P.D. No. 957 - the "Subdivision and Condominium Buyers' Protective Law" and its Revised Implementing Rules and Regulations. (Rules I-III)*
- 2. B.P. No. 220 - "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised Implementing Rules and Regulations.*
- 3. P.D. No. 1096 - National Building Code (Rule VIII, Light and Ventilation)*
- 4. P.D. No. 1185 - Fire Code (Section 8)*
- 5. P.D. No. 856 - Sanitation Code (Chapter XIX, Section 90)*
- 6. Plumbing Code*
- 7. Structural Code*

8. Executive Order No. 648

- 9. P.D. No. 7279 Balanced Housing Program – Developers of proposed subdivision projects are required to develop an area for socialized housing equivalent to at least twenty percent (20%) of the total subdivision area or total subdivision cost with the option to comply instead through any of the following:*

- a) Development of new settlement*
- b) Slum upgrading*
- c) Joint venture project with LGUs or any housing agency or participation in the Community Mortgage Program*

- 10. City Ordinance No. SP-1917, S-2009 – The "Green Building Ordinance of 2009" that requires the design, construction or retrofitting of buildings, other structures and movable properties to meet minimum standards (certified rating) of a green infrastructure, providing incentives therefore and for other purposes.*

All structures to be constructed within the CBD area shall have a certified silver rating based on Ordinance No. SP-1917, S-2009.

- 11. All previously issued and approved Special Use Permits shall form part of this ordinance.*
- 12. Other relevant guidelines promulgated by national agencies concerned.*

SECTION 49. Comments of Homeowner's Association and Barangay Council Resolution – A person seeking to establish a conditional use in a residential zone shall secure the comments of the homeowners' association duly registered with HLURB and the Barangay Council. Provided that in the absence of a duly registered homeowners association, comment from the immediate neighbors shall be required.



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SECTION 50. Conditional Uses - Conditional uses shall be subject to approval of the building or business layout plan by the Zoning Official.

ARTICLE VII SUPPLEMENTARY REGULATIONS

SECTION 51. Innovative Techniques or Designs - When it is impractical to apply the requirements of this Zoning Ordinance to certain developments, the proponent may apply for a permit with the Zoning Official on grounds of innovative development techniques, provided that the following conditions are complied with:

1. *The proposed land use will not alter the essential character of the zone, especially its population density, number of dwelling units per hectare, and the dominant land use of the zone.*
 2. *Preliminary and final development plans must be submitted to the Zoning Official for evaluation and recommendation.*
 3. *The preliminary plan must generally set forth any existing or proposed arrangements of lots, streets, access points, buffer strips, and rail, water, highway or other transportation arrangements and the relationship of the tract of land involved to surrounding properties.*
 4. *In addition to the above cited requirements, the final plan must describe the noise, smoke, odor, vibration, dust, dirt, obnoxious gases, glare and heat, fire hazards, industrial wastes and traffic which may be produced by the development.*
 5. *The area subject of the application is a consolidated parcel of land of at least two hectares.*
6. *The recommendations of the Zoning Official shall be reviewed by the Committee on City Planning, Building and Zoning Regulations and shall be subject to a resolution by the City Council if favorably considered.*

SECTION 52. Special Use Permits - A special use permit shall be required for each of the following uses, subject to authorization by the City Council, thru a resolution, and such terms and conditions hereunder prescribed:

1. *Gasoline and Auto gas/LPG Refilling Station*
 - a. *They must conform to standards set by the Department of Energy*
 - b. *They shall not constitute safety hazards in a community developed entirely for residential purposes.*
 - c. *Buffer strip and adequate firefighting equipment must be provided.*
 - d. *No gasoline/auto gas filling station shall be located within a residential zone without written conformity of the homeowners' association duly registered with the HLURB and/or the Barangay Council and the Local Fire Department whenever applicable.*
 - e. *As per Ordinance No. SP-1826, S-2007 (Business Regulation and Area Viability between Auto gas/LPG Dispensing Stations) where a 2-kilometer radius distances from an existing Auto/LPG shall be observed.*
 - f. *Proponents must first secure an Environmental Compliance Certificate (from DENR), Pollution Control (from EPWMD) and other pertinent documents from concerned government offices prior to application of Locational Clearance.*
2. *Waste Disposal Facility*



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- a. *Waste Disposal Facility shall be located within a reasonable distance from residential, commercial and institutional zones.*
 - b. *Requirements set by Republic Act No. 8749 (CLEAN AIR ACT) and others set by the DENR-EMB must be complied with.*
 - c. *A site inspection shall be conducted to ensure that the proposed waste disposal facility is not inconsistent with the adjacent land uses and will not pose a hazard to the safety of the community in general.*
 - d. *The sound maintenance of the facility shall be the sole responsibility of the proponent and/or persons operating them.*
3. *Radio and Television Transmitting Stations*
- a. *The sound maintenance of such station shall be the exclusive responsibility of the proponent and/or persons operating them.*
 - b. *Where the public welfare demands, however, radio transmitting stations maybe located in some residential zones provided the preceding condition is complied with strictly, and no interference with or damage to local electrical appliances or other property will likely result.*
4. *Telecommunication Tower (Greenfields)*
- a. *The sound maintenance of such station shall be the exclusive responsibility of the proponent and/or persons operating them.*
 - b. *Where the public welfare demands, however, Telecommunication Towers*
- maybe located in some residential zones provided the preceding condition is complied with strictly, and no interference with or damage to local electrical appliances or other property will likely result.*
- c. *Subject to submission of Height Clearance Permit from Civil Aviation Authority of the Philippines, Radiofrequency Radiation Evaluation Clearance from the Department of Health and license to operate from the National Telecommunications Commission (NTC).*
5. *Heliports/helipads*
- a. *Heliports maybe allowed in commercial, industrial or institutional buildings provided safety requirements are complied with Civil Aviation Authority of the Philippines.*
 - b. *These must be located at least 1,000 meters from the nearest residential zone.*
 - c. *A written authority to operate shall be secured from the Civil Aviation Authority of the Philippines by the proponent at least ninety (90) days before the intended date of operation, and a notice shall be posted or published in at least one daily newspaper to determine public opposition to the proposed landing site.*
 - d. *Sworn statements of the owners of the adjoining lands, landing approach/take-off signifying their conformity to the proposed landing site shall be obtained by the proponent.*
6. *Abattoir/Slaughterhouse*
- a. *The site shall be at least two hun-*



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dred (200) meters away from residential areas, schools, churches and places of public assembly, funeral establishments, courts or public offices and twenty five (25) meters away from markets and other food establishments.

- b. A written authority to operate shall be secured from the City Health and Sanitation Office by the applicant at least 90 days before the intended date of operation and a notice shall be posted in the City Hall to determine public opposition, if any, to the proposed abattoir.*
- c. Proper waste disposal, odor control and other abatement procedures must be adopted.*
- d. The proponent shall obtain sworn statement of owners of land immediately adjacent to the proposed site signifying their conformity or non-conformity to the proposed activity as one of the prerequisites for the granting of a special use permit.*
- e. The construction and maintenance of abattoirs shall conform to sanitary standards prescribed by the Department of Health and the National Meat Inspection Commission*

7. Cockpits/Race Tracks

- a. They shall be located in parks and recreation zones, and shall be located at least two hundred (200) meters away from the nearest residence or institutional use.*
- b. Adequate parking space and loading/unloading areas capable of accommo-*

dating the maximum expected number of aficionados/spectators during major derbies shall be provided

- c. The applicant shall have the duty of maintaining the premises in sanitary condition*
- d. Other pertinent laws, rules and regulations of the national and local government shall be complied with.*

8. Transport Terminals

- a. Terminals for passenger buses and/or cargo transport vehicles accommodating more than three (3) units and terminals for passenger jeeps and taxis accommodating more than six (6) units at any given time shall be located at a reasonable distance from residential zones.*
- b. The following basic and customary facilities shall be provided within the terminal compound for efficient, safe and orderly operation:*
 - i. Boarding/loading space, the minimum area of which shall be equivalent to 1.5 times the actual dimension of a transport vehicle unit using the terminal, multiplied by the estimated maximum number of units boarding/loading in the terminal at any given time.*
 - ii. Temporary parking space for other units queuing for boarding/loading shall be computed based on actual dimension of each transport vehicle unit using the terminal multiplied by the estimated maximum number of units in the terminal premises at any given time.*
 - iii. Disembarking/arrival area, the minimum area of which shall be equiva-*



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- lent to 1.5 times the actual dimension of a transport vehicle unit using the terminal multiplied by two (2).
- iv. Sufficient areas for driveways and maneuverings.
 - v. A passenger waiting lounge with an area equivalent to fifty percent (50%) of the computed total boarding/loading space.
 - vi. Information counters, baggage/storage room and toilet rooms with sufficient water supply for maintenance of hygiene and sanitation.
 - vii. Customer parking space, the number of slots being twice the estimated maximum number of units boarding/loading in the terminal at any given time as minimum
- c. Backing-up and maneuverings shall be done only within the terminal compound so as not to unduly disrupt traffic flow on public roads.
 - d. Measures shall be provided to effectively confine noise, vibration and odors such as by constructing structural enclosures, provision of buffer yards, etc.
 - e. A perimeter fence shall be provided to physically delineate the terminal premises and to avoid out-spill of activities to adjoining properties.
 - f. Proper disposal of wastes must at all times be practiced and the direct discharge to public sewer and drainage of waste oils, grease and the likes is not permitted. It is the sole responsibility of the terminal operator to maintain the premises in good sanitary condition.
 - g. No activities shall be done outside the terminal premises.
 - h. The operator shall submit a site development plan /layout with a scale of 1:500 meters to the Zoning Official as part of the documentary requirements of application for locational clearance.
 - i. Barangay Council Resolution shall be required and if the site abuts a residential zone, consent of the homeowners' association or in its absence, all the immediate neighbors shall also be required.
- ### 9. Transport Garage
- a. Garages for passenger buses and / or cargo transport vehicles with more than three (3) units and garages for passenger jeepneys and taxis accommodating more than six (6) units shall be considered only within major and metropolitan commercial zones or in industrial zones. However, no garage shall be established along primary roads.
 - b. The minimum parking space to be provided shall be based on the actual dimension of units, the total of which shall be computed with the estimated number of units parking in the garage at any given time exclusive of passageways and driveways appurtenant thereto. Backing up and other maneuver-rings shall be done only within the property /garage compound so as not to affect the smooth flow of traffic on public roads.
 - c. The operator shall provide a separate space for repair, lubrication, and other maintenance activities.
 - d. The garage premises shall be completely enclosed with a perimeter wall and effective measures shall be provided so as not to create nuisances and hazards such as



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noise, fumes, odors and wastes adjoining properties and the vicinity in general.

- e. The operator shall provide administration office, personnel/driver/crew quarters and toilet facilities with sufficient water supply for hygiene and sanitation.
- f. Installation of gasoline/auto LPG filling station within the garage may be allowed only with prior approval of the Department of Energy and use thereof shall be exclusive to the bus units housed in that particular garage facility.
- g. Proper disposal of wastes must at all times be practiced and the direct discharge to public sewer or drainage of waste oils, grease and the likes is not permitted. It is the sole responsibility of the garage operator to maintain the premises in good sanitary condition.
- h. No activities shall be done outside the garage premises.
- i. The operator shall submit a site development plan/layout with a scale of 1:500 meters to the Zoning Official as part of the documentary requirements of application for locational clearance.
- j. Barangay Council Resolution shall be required and if the site abuts a residential zone, consent of the homeowners' association or in its absence, all the immediate neighbors shall also be required.

10. Cemeteries

- a. Proper maintenance of cemeteries shall be the exclusive duty of the proponent and/or persons operating them.
- b. Requirements and standards set under Sec. 90 of P.D. No. 856 (Sanitation Code

of the Philippines) HSRC Resolution No. 51, S-1982 and other pertinent laws must be complied with.

- c. Design parameters shall be in conformance with the rules and regulations set forth by HLURB, Zoning Ordinance and the National Building Code.

11. Funeral Parlor/Memorial Chapel/Mortuary

- a. Funeral Parlors/Memorial Chapels/Mortuaries shall not be allowed within residential areas.
- b. Location of which shall be out of sight of hospitals and other institutions that might find the view of Funeral Parlors/Memorial Chapels/Mortuaries objectionable.
- c. Design parameters shall be in conformance with the rules and regulations set forth by HLURB, Zoning Ordinance and the National Building Code.

12. Crematorium/Columbarium

- a. Any person who wishes to construct a columbarium or make any alteration in any building for use as columbarium shall first apply for a development plan with HLURB.
- b. Columbarium projects shall conform to the provision of the Comprehensive Land Use Plan and the Zoning Ordinance.
- c. These kind of development shall be located in any of the following:
 - i. Institutional Zones, particularly in areas designated for religious structure such as church, seminary, convents and other places of worship or congregation areas.
 - ii. Major Commercial Zones (C-2)
 - iii. Areas within the premises of religious structures owned by a reli-



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gious Congregation.

- d.. *Design parameters shall be in conformance with the "Rules and Regulations to Govern Columbarium Projects" set forth by HLURB, Zoning Ordinance and the National Building Code.*
- e. *Existing structures may be converted into columbarium projects upon proper application with HLURB and compliance with the requirements of its rules and standards.*

ARTICLE VIII

MITIGATING DEVICES

SECTION 53. Non-Conforming Uses and Buildings - The lawful use of any building, structure or land at the time of the adoption of this Zoning Ordinance may be continued although such use does not conform with the provision of this Zoning Ordinance provided that :

1. *No such non-conforming use shall be enlarged, increased, or extended to occupy a greater area of land than that actually occupied by such use at the time of the adoption of this Zoning Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use existed at the time of the adoption of this Ordinance.*
2. *No such non-conforming use which has ceased operation for more than one (1) year shall be revived as a non-conforming use.*
3. *An idle/vacant structure may not be used for a non-conforming activity.*
4. *Any non-conforming structure, or structures under one ownership, which has been damaged may be reconstructed and*

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

5. *No such non-conforming use shall be changed to another non-conforming use.*
6. *No such non-conforming use may be moved to displace any conforming use.*
7. *No such non-conforming structure shall be enlarged to or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.*
8. *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.*
9. *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 issuance of Certificate of Non-Conformance.*
10. *All non-conforming uses duly covered by Locational Clearances at the time of the adoption of this Ordinance shall be allowed to exist subject to conditions of items 1-8 of this Section.*
11. *All non-conforming uses found to be a nuisance or a hazard to the health and general welfare of the surrounding neighborhood shall be phased out even before the expiration of its Certificate of Non-Conformance.*

SECTION 54. Certificate of Non-conformance - A certificate of non-conformance of all non-conforming uses shall



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be applied for with the Zoning Official by the owner of the property or operator of the activity involved within one (1) year from the promulgation of the Zoning Ordinance.

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

SECTION 55. Deviations - Exceptions and variances or deviations from the provisions of this Zoning Ordinance may be allowed only upon authorization by the City Council, through a resolution, and after all the following terms and conditions are obtained:

1. *In case of Variances:*

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 three (3) of the following provisions:

- a. *Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or the occupant of the property due to physical conditions of the property (e.g. topography, shape, etc.) which are not self-created.*
- b. *The proposed variance is the maximum deviation necessary to permit a reasonable use of the 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 other properties in the same district or zone.*

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

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

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

2. *In case of 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 and provide livelihood, vital community services and facilities and at the same time, poses no adverse effect on the zone or community

c. The exception will not adversely affect the appropriate use of the 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.

ARTICLE IX

ADMINISTRATION AND ENFORCEMENT

SECTION 56. Responsibility of Administration and Enforcement - This ordinance shall be enforced and administered by the City Planning and Development Officer as the Zoning Official of Quezon City. He shall be provided with necessary budget and staff complements to carry-out this function.

SECTION 57. The Zoning Official, Duties and Functions - The Zoning Official shall have the following duties and functions:



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1. Act on all applications for Locational Clearances for all projects
 - a. Issue a Locational Clearance for each project conforming with zoning regulations
 - b. Recommend the grant or denial of applications for variances and exceptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the Zoning Ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefore.
2. Endorse to the City Council through the Committee on City Planning, Building and Zoning Regulations applications for innovative development techniques and special use permits, such that a Resolution may be finally considered by the City Council to this effect.
3. Endorse to the City Council requests for reclassification/rezoning which will be subject to an Ordinance if favorably considered.
4. Issue notice of violation, show cause order, cease and desist orders; recommend to the City Mayor the issuance of closure order and cause the filing of appropriate cases against the owner of property or operator of any activity found to be in violation of the provision of this Ordinance.
5. Call on and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.
6. Coordinate with the City Prosecutor/City Legal Officer for other legal actions/remedies relative to the foregoing.

SECTION 58. Approval of Subdivision Projects - Any person/firm applying for approval of subdivision project shall secure a Locational Clearance from the Zoning Official prior to the approval of said subdivision project.

SECTION 59. Issuance of Building Permit - Any person/firm applying for a building permit shall secure a Locational Clearance from the Zoning Official prior to the issuance of a building permit.

SECTION 60. Issuance of Permits for Signboards - Any person/firm applying for permit for signboards shall secure a Locational Clearance from the Zoning Official. However, any signboard/advertising and business sign not exceeding 0.20 m² in display surface area and temporary signs used for charitable, religious and civic purposes duly authorized, are exempted from this provision.

Signs with permit and erected before the adoption of this Ordinance but not conforming to herein requirements shall be removed/ altered within the grace period stipulated in the National Building Code of the Philippines (P.D. No. 1096) for such purposes.

SECTION 61. Issuance of Business and License Permit - Any person/firm applying for a business and license permit it shall secure a Locational Clearance from the Zoning Official for conforming uses or a certificate of non-conformance for non-conforming uses prior to the issuance of a business and license permit.

SECTION 62. Non-Use of Locational Clearance - Upon issuance of a Locational Clearance, the grantee thereof shall have one (1) year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of said clearance shall result in its automatic



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expiration, cancellation and the grantee shall not proceed with this project without securing for a new clearance.

SECTION 63. Monitoring - The Zoning Official shall have the power to monitor all projects granted locational clearances, variances, exceptions, and special use permits after the adoption of this Ordinance. Likewise, the Zoning Official shall have the power to monitor all persons/firms granted business/license permits and issue notices of violation and show cause orders to owners, developers, or managers of projects that are violative of the zoning ordinance and if necessary, pursuant to Section 3 of Executive Order No. 72 and Section 2 of Executive Order No. 71 refer subsequent actions thereon to the Housing and Land Use Regulatory Board (HLURB).

SECTION 64. Procedure for Appeals - Any person/entity aggrieved by the decision or action of the Zoning Official concerning the interpretation, administration or enforcement of this Ordinance may appeal to the Committee on City Planning, Building and Zoning Regulations. Such appeal shall be taken within a reasonable time but not exceed thirty (30) calendar days from the receipt of the notice of the decision or action taken by the Zoning Official and the appellant shall pay the corresponding appeal fee as provided in this Article, Section 67 of this Ordinance. The Zoning Official shall transmit all papers constituting the record upon which the action appealed from was taken. The Committee on City Planning, Building and Zoning Regulations shall evaluate the records submitted and if favorably considered transmit the same to the Quezon City Council for confirmation.

Failure of the aggrieved party to make appeal within the time specified shall cause

the decision to become final and executory. The Zoning Official may call on the City Sheriff as the case may be, as well as other law enforcement agencies for assistance in the exercise of his functions.

SECTION 65. Review of the Zoning Ordinance - The Zoning Ordinance shall be reviewed by the City Zoning Review Committee once every three (3) years or oftener when 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 66. Composition of Quezon City Zoning Review Committee (QCZRC) - The Quezon City Zoning Review Committee shall be composed of the following:

1. *City Mayor as Chairman*
2. *Head of the City Planning and Development Office as Vice Chairman*
3. *Heads or the duly designated Representatives from the following offices as members:*
 - a. *Office of the Building Official*
 - b. *Business Permits and Licensing Office*
 - c. *City Assessor's Office*
 - d. *City Legal Office*
 - e. *City Engineer's Office*
 - f. *Chairman of the Committee on Planning and Zoning of the City Council*

The recommendations of the Zoning Review Committee shall be evaluated by the Committee on City Planning, Building and Zoning Regula-



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tions and if favorably considered, shall prepare and file the corresponding proposed Resolution with the Quezon City Council for final decision.

SECTION 67. Functions of the Quezon City Zoning Review Committee - The City Zoning Review Committee shall have the following powers and functions:

1. Review the Zoning Ordinance for the following purposes:
 - a. Determine the amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 - b. Determine the changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, and exceptions and variances granted.
 - c. Identify provisions of the Ordinance difficult to enforce or are unworkable.
2. Recommend to the City Council necessary legislative amendments and to that local planning and development office the needed changes in the plan as a result of the review conducted.
3. Provide information to the HLURB that would be useful in the exercise of its functions.
4. Act on Appeals on grant or denial of Locational Clearance by the Zoning Official

In acting on an appeal, the Quezon City Zoning Review Committee shall consider, among other considerations: the development goals, objectives and strategies of the Comprehensive Land Use Plan; traffic, utility (water, power, sewerage, drainage, waste disposal, etc), environmental and other impacts of the proposal; and consent/objections of the neighborhood, homeowners' or community associations duly registered in the HLURB, and/or the barangay council affected by the application or appeal.

5. Require the assistance of consultant/s to

evaluate and assess an application, cost of which shall be shouldered by the applicant.

SECTION 68. Period of Processing .

1. Processing period on locational clearances. *The processing, evaluation and issuance of locational clearance by the Zoning Official shall not exceed ten (10) working days except with respect to appeals and request/s for reconsideration.*
2. Processing period on appeals. *The processing period on appeals as covered by Section 62 of this Article shall not exceed thirty (30) working days.*

SECTION 69. Collection of Fees - The administration and collection of application and processing fees for locational clearance by the Zoning Official shall be as follows:

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

| | |
|---|-----------|
| a. Locational Clearance | P 200.00 |
| b. Motion for Reconsideration | P1,000.00 |
| c. Petition, Request for Re-classification/Appeals | P2,000.00 |
| <i>(This excludes the cost of reclassification proceeding such as production and reproduction of maps and other documents, public hearings and publications, which shall likewise be charged to the account of the applicant/ proponent.)</i> | |
| d. Exception, variances, non-conforming use and special use | P1,000.00 |
| e. Complaints, except those involving pauper-litigant which shall be free of charge | P 100.00 |



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

| | |
|---|--|
| a. Residential (single detached and duplex types) structures | P3.00/m ² of TFA |
| * Commercial activities shall not exceed 20% of T.F.A of residential structures | |
| b. Commercial establishments including apartments, mass housing, townhouses constructed primarily for gain purposes | P10.00/m ² of TFA |
| c. Industrial establishments | P10.00/m ² of TFA |
| d. institutional (schools, hospitals, etc.) | P 8.00/m ² of TFA |
| e. Memorial Parks/Cemeteries . | P 5.00/m ² of TFA |
| f. Agro-industrial | |
| i. Manufacturing | P10.00/m ² of TFA |
| ii. Non-Manufacturing | P 5.00/m ² of TFA |
| g. Telecommunications / Tower | P10.00/m ² of total occupied area |
| h. Billboards / Signboards | P10.00/m ² of surface area |
| i. Yards utilized for commercial purposes | P10.00/m ² of TLA |
| j. Yards utilized for commercial purposes | P 5.00/m ² of TLA |
| k. All kinds of Renovation | 75% of the prescribed rate |
| l. Exception, variances, non-conforming use and special use | P150/m ² of TFA subject of exception, variances, non-conforming use and special use |

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

| | |
|--|--|
| a. Residential | P 100.00 |
| b. Commercial and Industrial | P 300.00 |
| c. Social, Educational and Institutional . | P 200.00 |
| d. Ancillary | According to category of physical building / structure |

4. *Processing Fee on Business – for Locational Clearance/Certificate of Conformance shall be of the following rates:*

| | |
|-------------------------|----------|
| a. Sari-sari store | P 345.00 |
| b. All other businesses | P 545.00 |

5. *Administrative Penalties –Any applicant, proponent, proponent, proprietor, owner or representative who commits any of the following acts shall after due notice to be punished by a fine in accordance with the following schedule:*

| | |
|---|---|
| a. Unauthorized expansion or alteration of a fine any activity formerly covered by a Certificate of Non-Conformance | A fine equivalent to 100% of the prescribed processing fee but in no case be less than P 2,000.00 or more than P10,000.00 |
| b. For committing fraud or misrepresentation | |
| i. Fraud of misrepresentation as to use | P 5,000.00 |
| ii. Fraud or misrepresentation as to location | P 5,000.00 |



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| | |
|---|-----------------------------------|
| iii. Non-disclosure or any material fact | P 2,000.00 |
| c. For refusing admission within any premises subject to inspection by a duly inspector | |
| i. First refusal not exceeding | P 2,000.00 |
| ii. Subsequent refusal | P 5,000.00 |
| d. or failing or refusing, without justifiable reason, to appear during a proceeding before the Office of the Zoning Official or her duly authorized officers | A fine of not more than P2,000.00 |

6. Payment under schedule (1) shall be made prior to acceptance of application.
7. Payment under schedule (2) shall be made prior to the release of approval of application.
8. Government projects except of Government-Owned or Controlled Corporations are exempted from paying prescribed fees but required to secure a Locational Clearance.
9. Government Owned/Controlled Corporations are categorized under these rules as private corporations and shall be treated as such.
10. Surcharge of twenty five percent (25%) based and added to the corresponding processing fee plus interest of fourteen percent (14%) per annum shall be imposed on all structures/operations without any Locational Clearance or Certificate of Non-Conformance upon implementation of this Ordinance.

11. Escalation Clause – Upon recommendation of the Zoning Official, the City Mayor may increase by not more than fifty percent (50%) or may decrease by not more than twenty-five percent (25%) and not often than once a year all rates prescribed in the preceding section.
12. Surcharge and interest on unpaid Zoning and/or Locational Clearance Fees – A surcharge of twenty-five percent (25%) shall be imposed on the amount of fee not paid on time and an interest at the rate of two percent (2%) per month of the unpaid fee including the surcharge, until such amount is fully paid but in no case shall the total interest on the unpaid amount or portion thereof exceed thirty-six (36) months.

SECTION 70. Permit for Innovative Techniques

1. Initiation

Any person/entity who wishes to apply for permit for innovative techniques shall secure the appropriate form from the Zoning Official, provided that the terms and conditions specified in Article VII, Section 51 are met.

2. Procedure for Application

- a. Together with a vicinity map drawn to the scale of 1:10,000 meters which shows the land use of the adjacent area within a 500-meter radius distance from the proposed site, the applicant shall submit the form containing the detailed description of the project.
- b. The Zoning Official shall evaluate the viability of the proposed project in relation to its environmental impact.



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

SECTION 71. Special Use Permits

1. Initiation

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

- i. Description of the project, its nature or operation or use, location, boundaries and size or volume of operation;
- ii. Environmental impact study
- iii. Identification of the components which shall be affected by the project.

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

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

SECTION 72. Certificate of Non-Conformance

1. Initiation

A certificate of non-conformance of all non-conforming uses and those without Locational Clearance shall be applied for by the owner/s or agent/s of the property involved within one

2. Procedure

a. A certificate of non-conformance shall be secured from the Zoning Official and forwarded to the Quezon City Council for approval by majority of its members.

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

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

3. Expiration of the Certificate of Non-Conformance

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

SECTION 73. Variances, Exceptions and Deviations

1. Initiation

A certificate of variance or exception/deviation may be granted by the Office of the Zoning Official upon authorization by the Quezon City Council through a resolution duly approved by majority of its members, subject to the terms and conditions specified in Article VIII, Section 55.

2. Procedure for the Application

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



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- b. *Application forms for said certificate of variance or exceptions/deviation may be secured from the Zoning Official. Substantial justification for the need to construct, alter or repair the structure within the district shall include, but not limited to the following:*
- i. *description of the project, its boundaries, nature of operation or use, and the like*
 - ii. *description of the objectives to be achieved in the proposed project*
 - iii. *feasibility study*
 - iv. *statement as to why the project cannot fulfill its objectives under zoning regulations*
 - v. *environmental impact study*
- c. *Traffic Impact Requirement – The owner or developer of a building of mixed use development (with minimum floor area of 10,000.00 square meters/8-storey above) shall be required to submit as part of the application for Locational Clearance a Traffic Impact study that indicates the estimated volume and flow of vehicular traffic into and out of the building or mixed use development; the impact of such vehicular traffic on the immediate vicinity; corresponding traffic management procedures or mitigation devices and the estimated impact of the building or mixed use development on existing utilities.*
- d. *An evaluation of the application shall*

be made and submitted by the Zoning Official to the Quezon City Council for final decision.

SECTION 74. Procedure for Reviewing and Updating the Zoning Ordinance - The Quezon City Zoning Review Committee shall meet every six (6) months to review the nature of development that have occurred during the preceding six (6) month period and the corresponding effects of all exceptions, variances and special use permits granted in the areas where they have been allowed to locate and determine whether there is a need to make the necessary changes in zoning classifications and/or zoning boundaries. It shall then make a recommendation to the City Council thru the Committee on City Planning, Building and Zoning Regulations that certain amendments be made on the zoning classifications and/or boundaries. A compilation of all exceptions, variances and special use permits approved for the 6-month period shall be appended to the recommendation. A public hearing on the proposed amendments shall be conducted by the Committee on City Planning, Building and Zoning Regulations during deliberations at the Committee Level and prior to deliberation and approval at the Council Floor.

SECTION 75. Procedure for Rezoning - Any association or group of persons, who wish to propose the rezoning or reclassification of a certain area, may file a proposed land use pattern with the Zoning Official for initial evaluation.

The Zoning Official, based on meritorious grounds, shall then endorse the proposal together with its preliminary findings to the Quezon City Zoning Review Committee for further evaluation. Whenever necessary, site



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inspection of the vicinity subject to rezoning shall be made.

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

SECTION 76. Update of Zoning Maps - Once all the rezoning plans have been finalized and all amendments have been duly approved, the necessary changes shall be reflected on the Official Zoning Maps.

SECTION 77. Amendments to the Zoning Ordinance - Changes in the Zoning Ordinance as a result of the review by the Quezon City Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and review evaluation of the City Council Committee on City Planning, Building and Zoning Regulations and shall be carried out through an ordinance of three fourths vote of the City Council.

ARTICLE X

FINAL PROVISIONS

SECTION 78. Penal Provision - Any person violating any provision of this Zoning Ordinance, shall upon conviction, be penalized by a fine of not more than Five Thousand Pesos (P5,000) or by imprisonment for not more than one (1) year, or both such fine and imprisonment, at the discretion of the Court.

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

SECTION 79. 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 80. Separability Clause - Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 81. Transitory Provision - All provisions and sections that were retained and unaltered in the 2000 Quezon City Comprehensive Zoning Ordinance as amended shall remain to be in effect.

SECTION 82. Repealing Clause - All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed; provided that the rights that are vested before the effectivity of this Ordinance shall not be impaired.




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are hereby repealed; provided that the rights that are vested before the effectivity of this Ordinance shall not be impaired.

SECTION 83. Funding - The funds necessary for the implementation of the "Quezon City Comprehensive Zoning Ordinance", shall be sourced from the City's share in the Internal Revenue Allotment (IRA) corresponding to the devolved functions as provided for in R.A. No. 7160.

SECTION 84. Effectivity Clause – This Ordinance shall take effect upon its approval

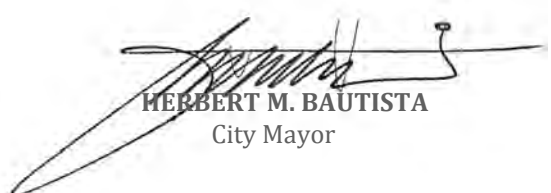
ENACTED: March 7, 2016.


MA. JOSEFINA G. BELMONTE
Vice Mayor
Presiding Officer

ATTESTED:


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

APPROVED: May 5, 2016


HERBERT M. BAUTISTA
City Mayor

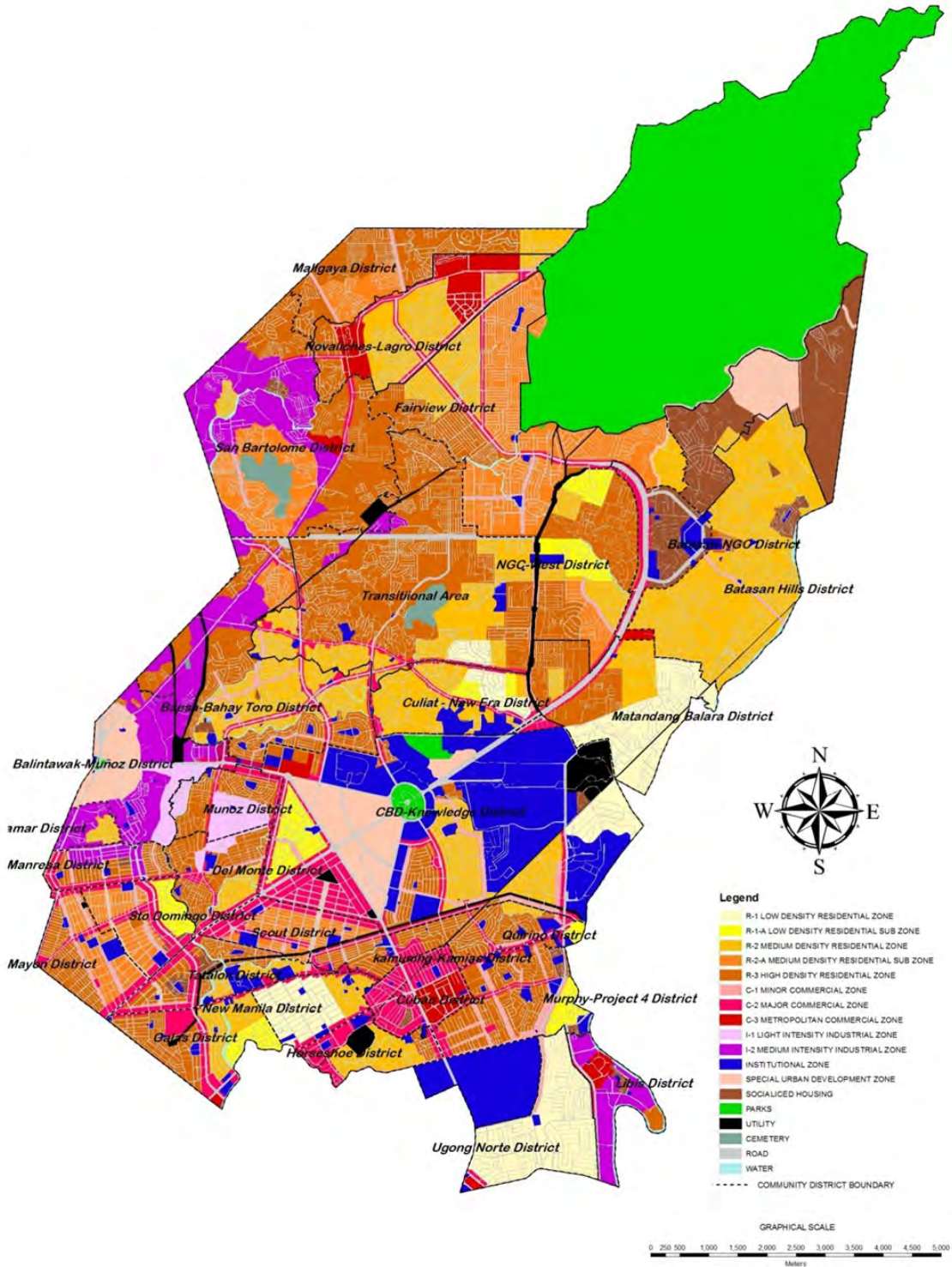
CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on March 7, 2016 and was PASSED on Third/Final Reading March 14, 2016.

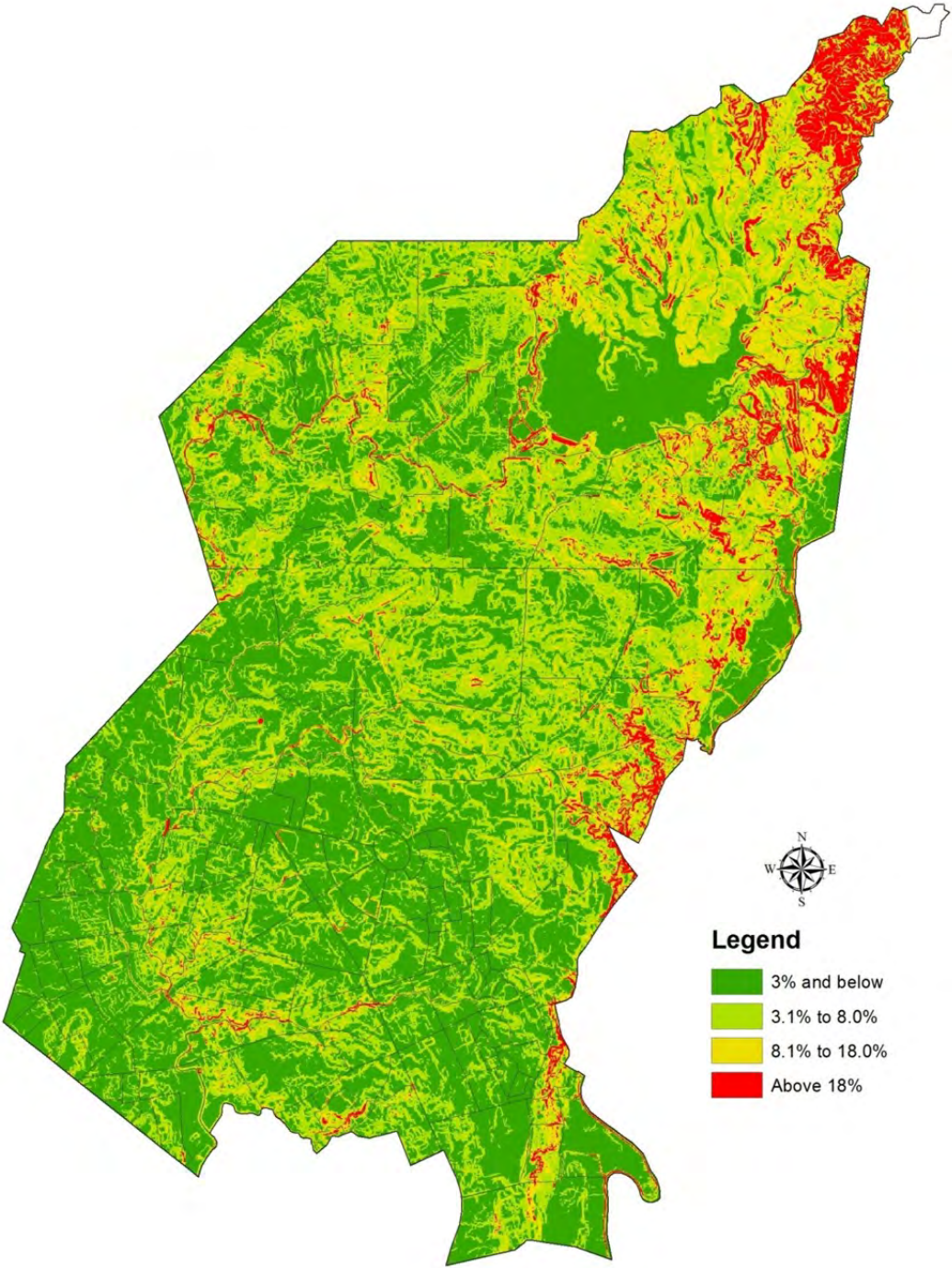

Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

ANNEXES

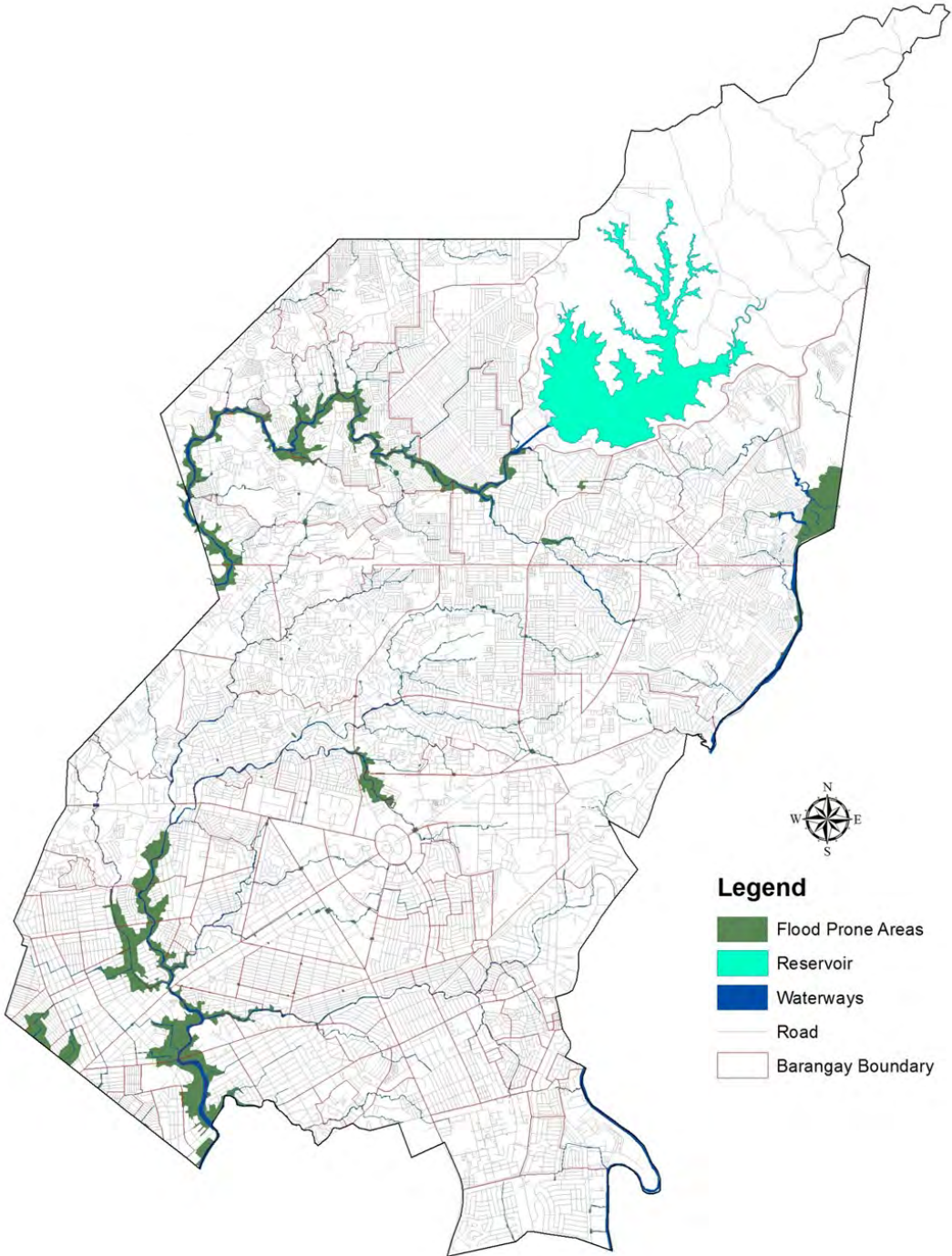
QUEZON CITY 2011 ZONING MAP



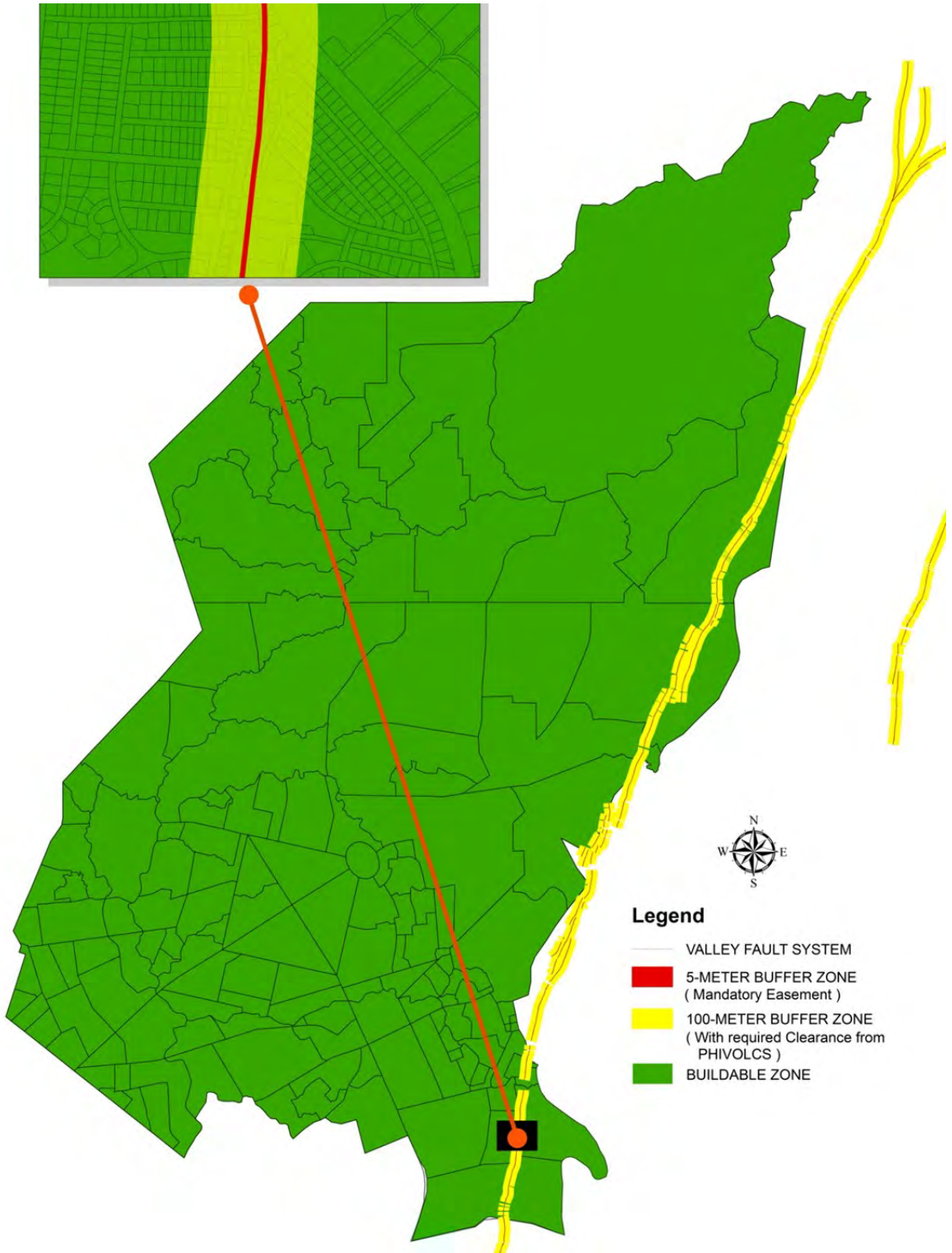
QUEZON CITY SLOPE MAP



QUEZON CITY FLOOD PRONE AREAS



QUEZON CITY WEST VALLEY FAULT SYSTEM



QUEZON CITY
**PROPOSED ROAD INTER CONNECTION
AND WIDENING**



PO2011-105
PO2010-131

46th Regular Session

ORDINANCE NO. SP- 2117, S-2011

AN ORDINANCE CLASSIFYING THE 250.6 HECTARE AREA COMPRISING OF THE NORTH TRIANGLE, EAST TRIANGLE AND VETERANS MEMORIAL HOSPITAL COMPOUND AS THE QUEZON CITY CENTRAL BUSINESS DISTRICT (QC-CBD) AND ADOPTING THE QC-CBD MASTER PLAN AND RELATED IMPLEMENTING RULES AND REGULATIONS THEREOF.

Introduced by Councilors JULIAN ML. COSETENG,
PRECIOUS HIPOLITO CASTELO, ALLAN
BENEDICT S. REYES and EUFEMIO C. LAGUMBAY.
Co-Introduced by Councilors Gian Carlo G. Sotto, Anthony
Peter D. Crisologo and Ricardo T. Belmonte, Jr.

WHEREAS, Ordinance No. SP-918, S-2000 provides for the adoption of the Quezon City Comprehensive Zoning Ordinance, as amended by Ordinance No. SP-139, S-2004;

WHEREAS, after a decade of Implementation and Enforcement of the said Zoning Ordinance, further amendment to some of its existing provisions became imperative in order to respond to the developments in the City, among which is the need to have a well defined Central Business District (CBD) that supports a range of activities and development opportunities which define the role of Quezon City in the metropolitan and national economy;

WHEREAS, among all areas in Quezon City, with its location, scale, and regional access, the combined area of North and East Triangle and Veterans Memorial Hospital Compound offers the best opportunity of becoming Quezon

WHEREAS, Executive Orders Numbered 620 and 620-A Series of 2007 created the Urban Triangle Development (TriDev) Commission and specified its mandate to manage the development and speed up the transformation of a mixed-use area that shall become the Quezon City Central Business District (QC-CBD);

WHEREAS, the Urban Triangle Development Commission adopted Commission Resolution No. 1, Series of 2010 (17 June 2010) entitled: "Adoption by the Urban Triangle Development Commission of the Detailed Urban Design of the Comprehensive Master Plan of the Quezon City Central Business District and Endorsing its Immediate Implementation";

WHEREAS, in order to facilitate the realization of this vision, there is a need to provide for a mechanism for the establishment and orderly planning of this CBD with distinct regulations and standards not provided for under existing laws or ordinances;

WHEREAS, recognizing the value of this amendment, the City Council perceives the necessity of adopting these guidelines to be incorporated or appended to the Quezon City Comprehensive Zoning Ordinance, for the declaration of the 250.6 Hectare Area Comprising of the North Triangle, East Triangle and Veterans Memorial Hospital Compound as the Quezon City Central Business District (QC-CBD) and adopting the QC-CBD Master Plan;

WHEREAS, the QC-CBD is expected to boost Quezon City's reputation and growth and contribute to its overall economic development.

NOW, THEREFORE,

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

SECTION 1. Title - This Ordinance shall be known as the Quezon City Central Business District (QC-CBD) Zoning Ordinance".

SECTION 2. Scope and Application - This Ordinance shall apply to the Quezon City Central Business District comprising the North Triangle, East Triangle and the Veterans Memorial Hospital Compound. ✓

DS 

As QC-CBD, land use therein shall be devoted solely and particularly to the uses/purposes provided in this ordinance.

SECTION 3. Organization of Land Uses - The QC-CBD shall be comprised of five (5) districts: Triangle Exchange, Emporium, Downtown Hub, The Residences and Commons with the following appropriate uses to be allowed in each district;

3.1 Allowable uses in mixed commercial/retail zones (Triangle Exchange and Emporium Districts):

3.1.1 Mixed Use Residential and Institutional Uses

3.1.1.1 Offices like:

3.1.1.1.1 Office Building

3.1.1.1.2 Office Condominium

3.1.1.2 General retail stores and shops like:

3.1.1.2.1 Department Store

3.1.1.2.2 Bookstore and Office Supply Shop

3.1.1.2.3 Home Appliance Store

3.1.1.2.4 Car Shop

3.1.1.2.5 Photo Shop

3.1.1.2.6 Flower Shop

3.1.1.3 Food markets and shop like:

3.1.1.3.1 Bakery and bake shop

3.1.1.3.2 Wine store

3.1.1.3.3 Grocery

3.1.1.3.4 Supermarket

3.1.1.4 Personal Service shops like:

3.1.1.4.1 beauty parlor

3.1.1.4.2 barber shop

3.1.1.4.3 sauna bath and massage clinic

3.1.1.4.4 dressmaking and tailoring shops

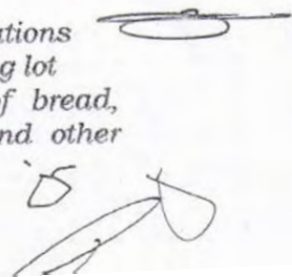
3.1.1.5 Recreational center/ establishments like:

3.1.1.5.1 Movie house/theater

3.1.1.5.2 Playcourt e.g. tennis court,
bowling lane, billiard hall



- 3.1.1.5.3 Swimming pool
- 3.1.1.5.4 Day and night club
- 3.1.1.5.5 Stadium, coliseum, gymnasium
- 3.1.1.5.6 Other sports and recreational establishment
- 3.1.1.6 Restaurants and other eateries
- 3.1.1.7 Short term social education like:
 - 3.1.1.7.1 Dancing schools
 - 3.1.1.7.2 School for Self Defense
 - 3.1.1.7.3 Driving Schools
 - 3.1.1.7.4 Speech Clinic
 - 3.1.1.7.5 Commercial condominium (with residential units upper floors)
- 3.1.1.8 Commercial housing like:
 - 3.1.1.8.1 Hotel
 - 3.1.1.8.2 Apartment
 - 3.1.1.8.3 Apartel
 - 3.1.1.8.4 Boarding House
 - 3.1.1.8.5 Dormitory
 - 3.1.1.8.6 Pension House
 - 3.1.1.8.7 Club House
 - 3.1.1.8.8 Motel
- 3.1.1.9 Library
- 3.1.1.10 Filling Station/service station
- 3.1.1.11 Clinic
- 3.1.1.12 Vocational/technical school
- 3.1.1.13 Convention Center and related facilities
- 3.1.1.14 Messengerial service
- 3.1.1.15 Security Agency
- 3.1.1.16 Janitorial service
- 3.1.1.17 Bank and other financial institutions
- 3.1.1.18 Radio and television stations
- 3.1.1.19 Building garage, parking lot
- 3.1.1.20 Bakery and baking of bread, cake, pastries, pies and other similar perishable



- 3.1.1.21 Custom Dressmaking
- 3.1.1.22 Custom tailoring shop
- 3.1.1.23 Commercial and job printing
- 3.1.1.24 Typing and photo engraving service
- 3.1.1.25 Repair of optical instruments and equipment and cameras
- 3.1.1.26 Repair of clocks and watches
- 3.1.1.27 Manufacture of insignia, badges and similar emblems except metal
- 3.1.1.28 Repair shops like:
 - 3.1.1.28.1 House appliances repair shops
 - 3.1.1.28.2 Motor vehicle and accessory repair shops
 - 3.1.1.28.3 Home furnishing shops
 - 3.1.1.28.4 Printing/publishing
 - 3.1.1.28.5 Parking lots, garage facilities
 - 3.1.1.28.6 Other commercial activities not elsewhere classified
- 3.2 Allowable uses in Mixed Use Institutional Zone (Downtown Hub)
 - 3.2.1 Mixed Use Residential and Mixed Use Commercial/Retail
 - 3.2.1.1 Government center to house national, regional or local offices in the area
 - 3.2.1.2 Colleges, universities, professional business schools, vocational land trade schools, technical schools, and other institutions of higher learning
 - 3.2.1.3 General hospitals, medical centers, multi-purpose clinics

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- 3.2.1.4 Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- 3.2.1.5 Convention centers and related facilities
- 3.2.1.6 Religious structures e.g. church, seminary, convents
- 3.2.1.7 Museums

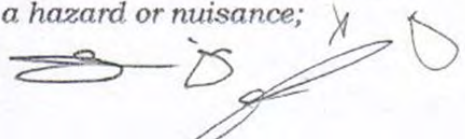
3.3 Allowable uses in mixed residential zone (Residences)

The Residential Zone shall be used principally for dwelling/housing purpose to maintain peace and quiet in the area, within the zone. The following are the allowable uses:

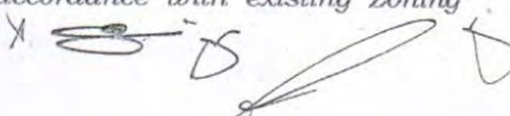
- 3.3.1 Detached family dwelling
- 3.3.2 Multi-family dwelling e.g. row-houses, apartments
- 3.3.3 Residential Condominium
- 3.3.4 Apartment
- 3.3.5 Hometel
- 3.3.6 Pension House
- 3.3.7 Hotel Apartment or Apartel
- 3.3.8 Dormitory
- 3.3.9 Boarding House
- 3.3.10 Branch libraries and museums
- 3.3.11 Customary accessory uses like:
 - 3.3.11.1 Servants Quarters
 - 3.3.11.2 Private Garage
 - 3.3.11.3 Guard House
- 3.3.12 Home occupation for the practice of one's profession or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like provided that:



- 3.3.12.1 *The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;*
- 3.3.12.2 *There shall be no change in the outside appearance of the building premises;*
- 3.3.12.3 *No home occupation shall be conducted in any customary accessory uses cited above;*
- 3.3.12.4 *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 the required front yard;*
- 3.3.12.5 *No equipment process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.*
- 3.3.13 *Home Industry Classified as cottage industry provided that:*
- 3.3.13.1 *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 or nuisance;*

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- 3.3.13.2 Allotted capitalization shall not exceed the capitalization set by the Department of Trade and Industry (DTI);
 - 3.3.13.3 Such shall consider same provisions as enumerated in 3.3.12.3, 3.3.12.4 and 3.3.12.5 of number 3.3.12, this section.
 - 3.3.14 Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - 3.3.14.1 Swimming pool
 - 3.3.14.2 Tennis court
 - 3.3.14.3 Others
 - 3.3.15 Nursery/Elementary School
 - 3.3.16 High School
 - 3.3.17 Vocational School
 - 3.3.18 Sports Club
 - 3.3.19 Religious Use
 - 3.3.20 Multi-purpose hall/barangay hall
 - 3.3.21 Clinic, nursing and convalescing home, health center
 - 3.3.22 Plant nurseries
- 3.4 Allowable uses in Open Space Zones (Commons):
- 3.4.1 Parks/gardens
 - 3.4.2 Resort areas
 - 3.4.4 Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheater and swimming pools
 - 3.4.4 Golf courses, ball courts, race tracks and similar uses
 - 3.4.5 Memorial/Shrines monuments, kiosk and other park structures
 - 3.4.6 Sports Club

SECTION 4. Allowed Parking Ratio - Structures in QC-CBD shall have a Parking Ratio in accordance with existing Zoning Ordinance of 2000, as amended. X 

SECTION 5. Allowed Floor Area Ratio (FAR) - Structures in the QC-CBD shall be governed by the existing Zoning Ordinance;

- 5.1 Triangle Exchange District – Floor Area Ratio range from FAR 14-18, with no height restriction.*
- 5.2 Emporium District – Floor Area Ratio range from FAR 14-16 with minimum building height requirements of 24 storey.*
- 5.3 Downtown Hub District – Floor Area Ratio range from FAR 4.5 -5; building heights range from Ten (10) to Fifteen (15) storey.*
- 5.4 Residences District – Floor Area Ratio range from 5.4 to 5.8; building heights are from 18 meters to 24 storey.*

This is in accordance with the Comprehensive Master Plan for QC-CBD submitted by the Urban Triangle Development Commission and made an integral part of this Ordinance.

SECTION 6. Approval Process – It is a condition precedent that a Developer's permission is required before any development can commence. The standards and approval procedures required in this ordinance are general guidelines which shall be refined and supplemented by detailed guidelines and restrictions to be prepared by each Developer.

In any case, no project, building or use of any lot may be approved or granted permit unless the same is in accordance with the approved Master Plan and a written approval from the Developer or its design is first obtained by the proponent.

Such approval shall form part of the submittals of the proponent when applying for other development permits required by the Quezon City Government and other appropriate governing bodies.



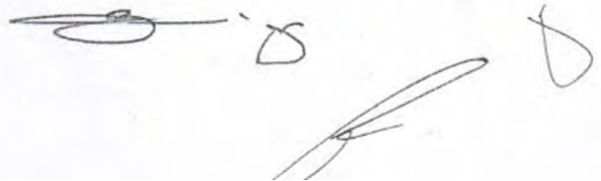
SECTION 7. Special Account – In addition to the provisions of Ordinance No. SP-91, S-1993, otherwise known as the Quezon City Revenue Code, as amended, all taxes, fees and charges collected within the QC-CBD shall accrue to the Social Development and Physical Infrastructure of the City. Only Fifty Percent (50%) of the total collection shall be utilized for that current year and the remaining balance shall accrue every year thereafter.

For this purpose, the City Accountant is hereby directed to establish the Social Development and Physical Infrastructure Special Account.

SECTION 8. Suppletory Effect of other Laws, Decrees and Restrictions – The standards set forth in this ordinance are intended to provide general direction and guidance. These guidelines shall be considered along with all applicable laws, ordinances, policies and guidelines. The provisions of this Ordinance shall not, in any way or manner relieve any project proponent from obtaining all approvals and permits required by the City Government and other relevant government agencies, except as otherwise expressly provided therein.

All conditions contained herein shall be binding upon the project proponent, as well as its successors, tenants and assigns. The conditions may be modified or amended only pursuant to a formal amendment of the Master Plan. Any failure to comply with the Master Plan or any condition of approval herein shall be deemed a violation of the Ordinance.

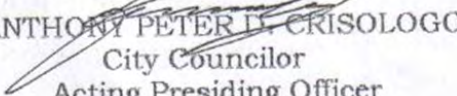
SECTION 9. Separability Clause – Should any section or provision of this ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid. Any portion thereof not affected by such declaration shall remain in full force and effect.




SECTION 10. *Repealing Clause* - All ordinances, executive orders, issuances, rules and regulations inconsistent with the provisions of this Ordinance are hereby repealed, rescinded and amended accordingly. Provided, that the rights are vested before the effectivity of this Ordinance shall not be impaired.

SECTION 11. *Effectivity* - This Ordinance shall take effect immediately upon its approval. The herein declared QC-CBD shall correspondingly be incorporated in the Comprehensive Land Use Plan and Zoning Ordinance of the City.

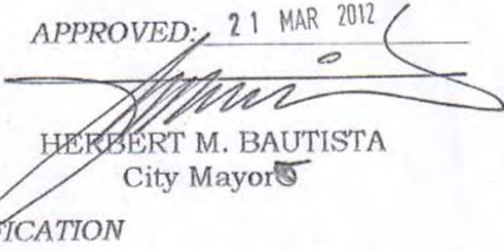
ENACTED: December 12, 2011.


ANTHONY PETER D. CRISOLOGO
City Councilor
Acting Presiding Officer

ATTESTED:

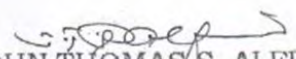

Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III

APPROVED: 21 MAR 2012


HERBERT M. BAUTISTA
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on December 12, 2011 and was PASSED on Third/Final Reading on January 30, 2012.


Atty. JOHN THOMAS S. ALFEROS III
City Gov't. Asst. Dept. Head III



Republika ng Pilipinas
Lungsod Quezon
SANGGUNIANG PANLUNGSOD
(City Council)

PO96-146/PO96-239

90th Regular Session

ORDINANCE NO. SP- 505, S-97

AN ORDINANCE PROVIDING FOR THE RE-CLASSIFICATION/RE-ZONING OF TOMAS MORATO AVENUE, ONE (1) LOT DEEP BOTH SIDES FROM E. RODRIGUEZ AVENUE TO SCOUT ALBAÑO STREET, QUEZON CITY, FROM ITS PRESENT ZONING CLASSIFICATIONS TO SPECIAL DEVELOPMENT ZONE IN ACCORDANCE WITH THE PROVISIONS OF THE "QUEZON CITY ZONING ORDINANCE OF 1992."

Introduced by Councilors EMILIO G. TAMAYO and RAMON G. MATHAY.

Sponsored by Councilors Joseph Peter S. Sison, Nanette Castelo Daza, Bayani V. Hipol and Alfredo A. Francisco (Fred Montilla).

WHEREAS, Republic Act No. 7160, otherwise known as the "Local Government Code of 1991" has reposed upon the local government units the power to prepare their respective comprehensive land use plans enacted through zoning ordinances;

WHEREAS, the Quezon City Council, in the exercise of said power, has enacted Ordinance No. SP-22, otherwise known as the "Quezon City Zoning Ordinance of 1992", which provides, among others, the mechanism to review and update the zoning boundaries and/or classifications whenever the need arises;

WHEREAS, the present trend/dominant use along Tomas Morato Avenue is towards commercial use, particularly restaurants and related establishments;

WHEREAS, the Quezon City government is desirous of maintaining the present character of Tomas Morato Avenue and envisions it to be known and recognized eventually as the "Restaurant Row" of Quezon City;

WHEREAS, due to its proximity to Timog Avenue where nightclubs, beerhouses, bars and similar establishments proliferate, there is an urgent need to protect the said character of Tomas Morato Avenue in deference to the memory and dignity of its namesake, the first Mayor of Quezon City.

NOW, THEREFORE,

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

SECTION 1. Tomas Morato Avenue, one (1) lot deep both sides from E. Rodriguez Avenue to Scout Albano Street, Quezon City, is hereby re-classified/re-zoned from its present zoning classifications to Special Development Zone, in accordance with the provisions of the "Quezon City Zoning Ordinance of 1992".

SECTION 2. All permitted uses allowed in a Major Commercial (C-2) Zone shall be allowed in the Special Development Zone, except the following:

- i. Gravel and sand dealer
- ii. Furniture repair and upholstering job, printing and other small service establishments
- iii. Blacksmiths, tire and vulcanizing shops, welding shops
- iv. Hardware and auto supply shops, auto sales, auto repair, automotive handicraft, marine craft and aircraft retail shops, accessory and spare shops, and equipment rentals and sales yards
- v. Off-fronton stations, off-track stations, lotto outlets, commercial stables, dance hall or cabaret
- vi. Beerhouses, motels, massage and sauna parlors
- vii. Supper clubs, nightclubs, karaoke bars and discotheques except as integral amenities or facilities of a hotel and high rise commercial building
- viii. Sign and billboard shops
- ix. Building material stores such as electrical and electronic stores; plumbing supply stores, ceramic, clay cement and other similar products
- x. Local wet and dry markets, including open markets (talipapa)
- xi. Machinery and machine shops, steel shops, machinery equipment supply and related wholesale trade
- xii. Funeral parlors, mortuaries and crematory services and memorial chapels
- xiii. Electroplating shops



- xiv. Warehouses and storage facilities
- xv. Bus terminals and commercial garages

SECTION 3. The herein declared Special Development Zone shall be governed by the General District Requirements applicable for a Major Commercial (C-2) Zone with additional requirements for parking, as follows:

- | | | |
|-------|---|---|
| i. | Townhouses, condominiums, hotels, apartels | 1 slot/unit |
| ii. | Churches, places of worship and other public assembly buildings | 1 slot/25 sqm. of congregation area |
| iii. | Schools, Colleges and Universities: Private Public | 1 slot/50 students 1 slot/100 students |
| iv. | Supermarkets | 1 slot/75 sqm. of shopping floor area |
| v. | Restaurants/eateries and similar establishments | 1 slot/15 sqm. of customer area |
| vi. | Office buildings/banks & other financial institutions | 1 slot/50 sqm. of gross floor area |
| vii. | Other business/commercial buildings | 1 slot/50 sqm. of gross floor area |
| viii. | Tertiary Hospitals | 1 slot/10 beds |

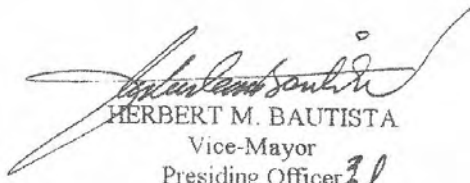

SECTION 4. Effective upon approval of this Ordinance, no business permits and/or building permits will be issued to new businesses included in Section 2 hereof.

SECTION 5. Existing establishments along Tomas Morato Avenue that are listed in Section 2 hereof, shall be given a grace period of one (1) year by which to phase-out their businesses. Thereafter, their business permits and/or occupancy permits shall no longer be renewed.


SECTION 6. Any person who shall establish and/or continue to operate after the one (1) year grace period any business included in Section 2 hereof shall suffer a penalty of imprisonment of not more than six (6) months or a fine of not more than Five Thousand Pesos (P5,000.00) or both such imprisonment and fine at the discretion of the Court.

SECTION 7. This Ordinance shall take effect upon its approval.

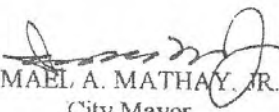
ENACTED: April 15, 1997.


HERBERT M. BAUTISTA
Vice-Mayor
Presiding Officer 

ATTESTED:


EUGENIO V. DURILLA
City Secretary

APPROVED: April 28, 1997


ISMAEL A. MATHAY, JR.
City Mayor





Quezon City
16th City Council

40th Regular Session

ORDINANCE NO. SP- 1573 , S-2005
(PO2005-184)

AN ORDINANCE DECLARING THE VICINITY TRAVERSED BY BANAWA AVENUE AS THE BANAWA SPECIAL ECONOMIC GROWTH AREA (BANAWA FILIPINO-CHINESE BUSINESS DISTRICT) AND APPROPRIATING FUNDS FOR ITS DEVELOPMENT.

Introduced by Councilor JOSEPH P. JUICO.

Co-Introduced by Councilors Jorge B. Banal, Jr.,
Restituto B. Malafgen, Victor V. Ferrer, Jr.,
Antonio E. Inton, Jr., Edcel B. Lagman, Jr.,
Janet M. Malaya and Ramon P. Medalla.

WHEREAS, Filipino-Chinese relations date back to centuries before the Philippines was discovered by its colonizers and Filipino-Chinese communities have evolved into centers of cultural, social and economic growth in various areas in the country,

WHEREAS, the businesses established by the members of the Filipino-Chinese community have contributed much to the development of Quezon City, generating jobs and providing goods and services to the City's populace,

WHEREAS, the area traversed by Banawa Avenue has developed into a hub for Filipino-Chinese trade and business, particularly earning for itself the distinction of being the leading, if not primary, source of auto parts, accessories and services in Metro Manila,

WHEREAS, recognizing the invaluable contributions of the Filipino-Chinese community in the Banawa Area to revenue and employment generation in Quezon City, the local government of Quezon City has endeavored to provide the support and assistance to the community in terms of infrastructure, security, and other basic services necessary to foster growth and development in the area.

NOW, THEREFORE,

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

SECTION 1. Declaration of Policy. – It is hereby declared the policy of the government of Quezon City to support and promote the cultural, economic and social growth and development of the Filipino-Chinese communities in Quezon City.

SECTION 2. Banawe Special Economic Growth Area (Banawe Filipino-Chinese Business District). – The vicinity traversed by Banawe Avenue from E. Rodriguez to Sgt. E. Rivera is hereby declared the Banawe Special Economic Growth Area (Banawe Filipino-Chinese Business District).

SECTION 3. Improvement and Beautification of Banawe Avenue. – To promote the Banawe Area as a distinct business district, the Quezon City government shall undertake the improvement and beautification of Banawe Avenue and its sidewalks.

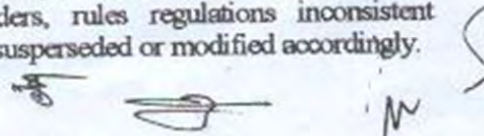
SECTION 4. Security, Peace and Order. – The Quezon City government shall ensure the security and safety of the residents, business owners, guests and customers in the Banawe Special Economic Growth Area (Banawe Filipino-Chinese Business District) by:

- a. maintaining high visibility and presence of law enforcers;
- b. adopting measures to rid the area of undesirable elements
- c. implementing measures to effectively regulate the flow of traffic.

SECTION 5. Consultation. – All projects and actions affecting the Banawe Special Economic Growth Area (Banawe Filipino-Chinese Business District) shall be undertaken by the Quezon City government after consultation and/or coordination with the members of the community.

SECTION 6. Appropriation. – The amount of two million pesos (P2,000,000.00) or so much thereof as may be necessary, is hereby appropriated from the general funds of the City government and such other available funds in the City Annual Budget for CY 2005 to cover the projects for the development of the Banawe Special Economic Growth Area (Banawe Filipino-Chinese Business District).


SECTION 7. Repealing Clause – All existing ordinances and resolutions, local executive orders, rules regulations inconsistent herewith are hereby repealed and superseded or modified accordingly.



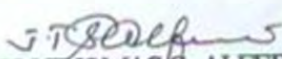
SECTION 8. Separability Clause. – Should any provision of this Ordinance be declared unconstitutional or invalid by any court of competent jurisdiction, the provisions that are not affected thereby shall continue to be in full force and effect.

SECTION 9. Effectivity. – This Ordinance shall take effect immediately upon its approval.

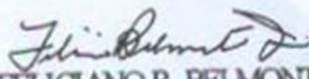
ENACTED: September 20, 2005


HERBERT M. BAUTISTA
Vice Mayor
Presiding Officer

ATTESTED:

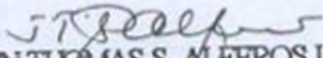

JOHN THOMAS S. ALFEROS III
Legislative Staff Officer VI

APPROVED: October 12, 2005


FELICIANO R. BELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance which was APPROVED on Second Reading on September 20, 2005 under Suspended Rules, and was finally PASSED on Third/Final Reading by the City Council on the same date.


JOHN THOMAS S. ALFEROS III
Legislative Staff Officer VI

Republic of the Philippines
Quezon City
16th CITY COUNCIL

78th Regular Session

ORDINANCE NO. SP- **1728**, S-2006
(PO2006-186)

AN ORDINANCE ADJUSTING THE ZONING CLASSIFICATION OF A PORTION OF THE UNIVERSITY OF THE PHILIPPINES, MORE SPECIFICALLY IDENTIFIED AS LOT NO. 42-C-10 OTHERWISE KNOWN AS THE UPNORTH SCIENCE AND TECHNOLOGY PARK (S & T PARK) FROM INSTITUTIONAL (INST) TO SPECIAL DEVELOPMENT ZONE, PROVIDING CERTAIN CONDITIONS THEREFOR, AND FOR OTHER PURPOSES.

Introduced by Councilor ANTONIO E. NTON JR.

WHEREAS, Section 458 (2) of Republic Act No. 7160, otherwise referred to as the Local Government Code of 1991, vests in the Sangguniang Panlungsod the authority to enact integrated zoning ordinances, reclassify the same, adopt a comprehensive land use plan, and prescribed limits to usage of property;

WHEREAS, pursuant to said Section 458 of the Local Government Code, the Sangguniang Panlungsod enacted Ordinance No. SP-918, S-2000, more commonly known as the Quezon City Zoning Ordinance of 2000, which provides for the mechanism of review and update on land zoning classifications as the need arises;

WHEREAS, the University of the Philippines through its President, Ms. Emerlinda R. Roman, has requested the City for approval of its plan to establish a Science and Technology Park on its 98.5 hectare property along Commonwealth Avenue, technically described as Lot No. 42-C-10 under Transfer Certificate of Title Numbered 192689 to be known as the UP North Science and Technology Park;

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WHEREAS, the UP North Science and Technology Park is envisioned to be developed into an environmental conducive to entrepreneurial ventures of the high technology kind such as those engaged in telecommunications, telematics, information technology and biotechnology;

WHEREAS, in order for the Science and Technology Park to thrive and succeed, there is a need for a strong support base composed of business, cultural, residential, educational, recreational and service facilities;

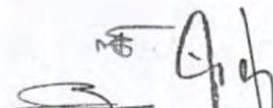
WHEREAS, to allow the establishment of such support facilities to the Science and Technology Park would require an amendment of the present zoning of the project site from Institutional to Special Development Zone;

WHEREAS, the Quezon City Zoning Ordinance allows Special Development Zones which are governed by certain conditions and regulations to preserve and protect their distinct or special character or to control physical development to prevent traffic congestion, deterioration of services, facilities and environment and other problems affecting the general public;

WHEREAS, the UP S & T Park is also expected to further boost the City's reputation and growth as the ICT Capital of the Philippines and contribute to the City's overall economic development.

NOW, THEREFORE,

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

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SECTION 1. In view of the mix of land uses proposed to be established at the UP S & T Park and subject to the conditions herein provided, portion of Lot No. 42-C-10, with an area Three Hundred Seventy-Five Thousand (375, 000) Square Meters (37.5 hectares), located along Commonwealth Avenue, in Barangay UP Campus, Quezon City, is hereby reclassified from its present classification of Institutional (Inst) to Special Development Zone, in accordance with the provisions of Ordinance No. SP-918, S-2000.

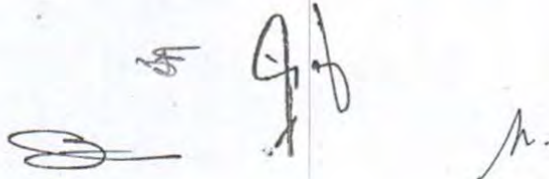
As a Special Development Zone, land use therein shall be devoted solely and particularly to the uses/purposes provided in this Ordinance.

SECTION 2. The Special Development Zone established in Section 1 hereof shall be comprised of the following:

Phase 1a (37.5 has.)

- a. Business Process Outsourcing (BPO)/ Information Technology (IT) Office Park
- b. Support Retail
- c. Residential Component
- d. Hotel

All development plan/s submitted by the University of the Philippines in relation to its request for city approval for the subject North Science and Technology Park forms an integral part of this Ordinance (Annex A). No variation from said development plan/s shall be effected unless covered by a development plan approved by the UP Board of regents and duly reviewed and approved by the Sangguniang Panlungsod through an appropriate resolution.



SECTION 3. In the event that the developments specified in Section 2 hereof do not ensue, Lot 42-C-10 shall revert to their former classification of Institutional (Inst). For this purpose, it is presumed that said developments do not ensue if actual construction thereof does not commence within one (1) year following the approval of this Ordinance. Accordingly, the developer shall apply for building and others necessary permits with the corresponding fees with the proper offices of the Quezon City government, with a specified schedule of groundbreaking and completion of each phase of the aforesaid development.

The University of the Philippines may not, solely by itself, undertake the development described herein. In such case, the party with whom the University of the Philippines shall enter into an agreement, whether a joint venture or otherwise, shall not pass on to the University of the Philippines the title to its properties, including its businesses, in order to avoid payment of the necessary taxes, licenses and other fees and charges.

If the agreement with a partner or a contractor does not push through after it shall have commenced and the University of the Philippines desire to continue with the development through a different partner or contractor under different contractual terms and conditions, the parties shall seek a new Ordinance from the Sangguniang Panlungsod, which shall deliberate anew on the proposed developments and, further, the parties shall apply anew for the necessary permits and licenses. It is presumed that the former contract with the old partner or contractor does not push through if the parties stop performing the same for a continuous period of six (6) months after they started performing it.

Persons or entities with whom the University of the Philippines shall enter into contract for the purpose of the development described in Section 2 hereof must be duly licensed to engaged in business in Quezon City.

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SECTION 4. Commercial establishments within the Special Development Zone shall be liable to the payment of the same local taxes, licenses, fees and charges as regular business establishments.

The beneficial use of property in the Special Development Zone determines liability for the purposes of real property taxation. Consequently, commercial and residential lots and condominium units leased to private persons and entities shall be liable to real property taxes upon the taking of possession by the lessee.

In case of contracts to sell of such commercial and residential lots and condominium units leased to private persons or entities, liability to real property taxes shall likewise accrues upon the taking of possession by the buyer, albeit the liability of property to levies of the Quezon City government for delinquent real property taxes shall attach only upon transfer of title.

SECTION 5. The appropriate land uses to be allowed in the UP North S & T Park Special Development Zone:

S & T SITES

- a. Manufacturing of high technology products using advances processes
- b. Test Laboratories
- c. Research and Development Facilities
- d. Product/Design Development Studies
- e. Data Processing/Computer Center
- f. Software Development
- g. Industrial

SUPPORT OR ANCILLARY USES

- a. Hotel and Conference Center
 - b. Shopping Center
 - c. Supermarkets
 - d. Canteen/Restaurants
 - e. Drug Stores
- Jab

- f. Personal Care Services
- g. Gym and Swimming Pool
- h. Day Care Center/ Schools
- i. In-House Clinic/Health Facilities
- j. Theaters/Cinemas
- k. Financial Institutions
- l. Specialty Stores
- m. Recreational and Leisure Facilities (i.e. exercise par course, picnic areas, surface jogging and bike trails, tennis court)
- n. Cultural and Entertainment Center
- o. Appliance and Equipment Parts and Repair
- p. Maintenance Office Store
- q. Security Facilities
- r. Storage/Warehouse
- s. 24-hour helipad

RESIDENTIAL

- a. Condotels
- b. Medium Rise Walks-ups

GREENS

- a. Arboretum
- b. Parks and Plazas
- c. Picnic Areas

MOVEMENT SYSTEMS

- a. Vehicular
- b. Pedestrian
- c. Bicycle

SECTION 6. The Special Development Zone shall have the following minimum parking requirements:

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| LAND USE | |
|--|------------------------------------|
| BUSINESS/COMMERCIAL | <i>Minimum Required Parking</i> |
| a. Office | 1 parking slot per 75 sq.m. of GFA |
| b. Shopping facilities | 1 parking slot per 90 sq.m. of GFA |
| c. Retail Facilities | 1 parking slot per 50 sq.m. of GFA |
| d. Restaurant/Food Courts | 1 parking slot per 10 sq.m. of GFA |
| INSTITUTIONAL | |
| e. School | 1 parking slot/300 sq.m. of GFA |
| f. Theater | 1 parking slot per 5 seats |
| g. Health Facilities | 1 parking slot per 50 sq.m. of GFA |
| RESIDENTIAL | |
| h. Condominiums – up to 90 sq.m. per unit | 1 parking slot per unit |
| i. Condominiums – from 90 to 150 sq. m. per unit | 2 parking slots per unit |

SECTION 7. All structures in the UP North S & T Park shall be governed by the following Floor-Area Ratios (FAR) in accordance with the Parcelization Plan (North Site) submitted by UP in its Final report and made an integral part hereof.

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| Parcel No. | Land Use | Lot Area | Total GFA (sq. m.) | Building Height (Floors) | FAR |
|------------|------------------|------------|--------------------|--------------------------|------|
| 1. | Support Services | 14,643.75 | 15,375.94 | 3.00 | 1.05 |
| 2. | Support Services | 11,497.55 | 12,072.43 | 3.00 | 1.05 |
| 3. | Residential | 27,696.62 | 41,544.93 | 6.00 | 1.50 |
| 4. | Greens | 14,473.92 | | | |
| 5. | Support Services | 5,934.39 | 10,385.18 | 5.00 | 1.75 |
| 6. | Support Services | 16,374.76 | 17,193.50 | 3.00 | 1.05 |
| 7. | Support Services | 3,898.32 | 5,457.65 | 4.00 | 1.40 |
| 8. | Greens | 4,311.38 | | | |
| 9. | Support Services | 16,707.45 | 23,390.43 | 4.00 | 1.40 |
| 10. | Greens | 7,210.15 | | | |
| 11. | S & T Park | 6,262.50 | 5,636.25 | 3.00 | 0.90 |
| 12. | Support Services | 12,848.64 | 22,485.12 | 5.00 | 1.75 |
| 13. | Greens | 8,850.74 | | | |
| 14. | S & T Park | 31,360.97 | 18,816.58 | 3.00 | 0.60 |
| 15. | S & T Park | 57,135.77 | 34,281.46 | 3.00 | 0.60 |
| 16. | Greens | 13,890.70 | | | |
| 17. | Greens | 2,402.04 | | | |
| 18. | S & T Park | 7,648.92 | 9,178.70 | 4.00 | 1.20 |
| 19. | S & T Park | 24,989.47 | 29,987.36 | 4.00 | 1.20 |
| 20. | Greens | 5,366.90 | | | |
| 21. | S & T Park | 13,085.35 | 15,702.42 | 4.00 | 1.20 |
| 22. | S & T Park | 13,799.00 | 16,534.80 | 4.00 | 1.20 |
| 23. | Greens | 10,061.47 | | | |
| 24. | S & T Park | 19,944.92 | 23,933.90 | 4.00 | 1.20 |
| 25. | S & T Park | 14,469.42 | 17,363.30 | 4.00 | 1.20 |
| 26. | Greens | 3,812.07 | | | |
| 27. | S & T Park | 18,316.54 | 21,979.85 | 4.00 | 1.20 |
| 28. | Support Services | 24,567.47 | 18,425.60 | 3.00 | 0.75 |
| 29. | Greens | 44,563.75 | 13,360.13 | 3.00 | 0.30 |
| 30. | S & T Park | 11,406.41 | 10,265.77 | 3.00 | 0.90 |
| 31. | S & T Park | 11,316.90 | 10,185.21 | 3.00 | 0.90 |
| 32. | S & T Park | 14,143.88 | 8,486.33 | 3.00 | 0.60 |
| 33. | S & T Park | 11,259.98 | 10,133.98 | 3.00 | 0.90 |
| 34. | S & T Park | 19,976.74 | 17,979.07 | 3.00 | 0.90 |
| 35. | Residential | 19,974.61 | 29,961.92 | 6.00 | 1.50 |
| 36. | Residential | 16,895.47 | 25,343.21 | 6.00 | 1.50 |
| 37. | Residential | 18,521.30 | 27,781.95 | 6.00 | 1.50 |
| 38. | Residential | 19,033.66 | 11,420.20 | 3.00 | 0.60 |
| 39. | Residential | 15,701.98 | 9,421.19 | 3.00 | 0.60 |
| 40. | Greens | 175,594.19 | | | |
| | TOTAL | 789,930.05 | 534,095.35 | | 0.68 |

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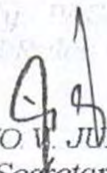
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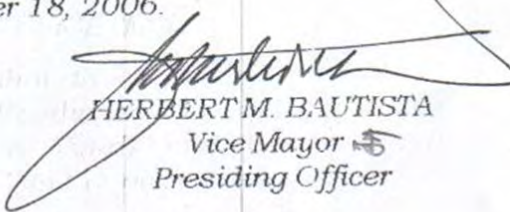
SECTION 8. If any part of this ordinance is declared unconstitutional or invalid for any reason by a court of competent jurisdiction, the remaining parts hereof which are unaffected by the declaration shall continue in full force and effect.

SECTION 9. This Ordinance shall become effective fifteen (15) days following the completion of its publication in a newspaper of general circulation within Quezon City

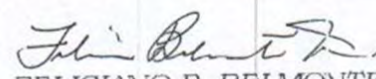
ENACTED: December 18, 2006.

ATTESTED:


EUGENIO V. JURILLA
City Secretary

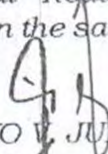

HERBERT M. BAUTISTA
Vice Mayor &
Presiding Officer

APPROVED: December 21, 2006


FELICIANO R. BELMONTE, JR.
City Mayor

CERTIFICATION

This is to certify that this Ordinance which was APPROVED on Second Reading on December 18, 2006, was finally PASSED on Third/Final Reading, under Suspended Rules by the City Council on the same date.


EUGENIO V. JURILLA
City Secretary

<http://www.quezoncity.gov.ph>

QUEZON CITY PLANNING AND DEVELOPMENT OFFICE • DEC 2017

**...enhancing the optimum use and
allocation of land for future development
needs of QC inhabitants...**