

FOR THIRD/FINAL READING

Republic of the Philippines
Quezon City
19TH CITY COUNCIL

PO19CC-559

89th Regular Session

ORDINANCE NO. SP-_____, S-2016

COMPREHENSIVE ZONING ORDINANCE OF 2016.

*Introduced by Councilor RICARDO T. BELMONTE,
JR.*

Co-Introduced by Councilors Anthony Peter D. Crisologo, Victor V. Ferrer, Jr., Precious Hipolito Castelo, Ramon P. Medalla, Estrella C. Valmocina, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Franz S. Pumaren, Eufemio C. Lagumbay, Jaime F. Borres, Jesus Manuel C. Suntay, Bayani V. Hipol, Andres Jose G. Yllana, Jr., 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 R.A. 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 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.
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 identified areas 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.
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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.
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 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.*
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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 heliport buildings and other heliport facilities.*
 85. *Hometel - 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 sanitaria care infirmities, nurseries, dispensaries, and such other means by which they may be designated.*
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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.*
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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.*
 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.*
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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, scaffoldings, 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.*
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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 Classifi”
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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 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 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
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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, townhouses, 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 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.*
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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 or 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 cargo 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.*

176. *Zoning Official* - a city government official responsible for the implementation/enforcement of this Ordinance.
177. *Zoning Map* - a duly authenticated map delineating the different zones into which the City is divided.
178. *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:

- 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;*
