



PAMAHALAANG BAYAN NG TAYTAY

TANGGAPAN NG SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE 58th REGULAR
SESSION OF THE SANGGUNIANG BAYAN, TAYTAY, RIZAL,
HELD ON APRIL 10, 2000 AT THE SESSION HALL,
MUNICIPAL BUILDING, TAYTAY, RIZAL

PRESENT:

Hon. Adelina T. Reyes	- Vice-Mayor/ Presiding Officer
Hon. Fernando R. Cabitac Jr.	- Councilor
Hon. Noel Ireneo E. Reyes	- "
Hon. Randy S. San Juan	- "
Hon. Anastacio V. Alcantara	- "
Hon. Carlito G. Gonzaga	- "
Hon. Ceferino R. Resurreccion Jr.	- "
Hon. Janet DL Mercado	- "
Hon. Felimon M. Santos	- "
Hon. Andres C. Cruz Jr.	- ABC President
Hon. Aldin B. Gatapia	- S.K President

ABSENT:

SPONSORED BY:

Vice Mayor. Adelina T. Reyes, M.D.
Councilor. Fernando R. Cabitac, Jr
Councilor Noel Ireneo E. Reyes
Councilor. Randy S. San Juan
Councilor Anastacio V. Alcantara
Councilor. Carlito G. Gonzaga
Councilor. Ceferino R. Resurreccion, Jr
Councilor. Janet DL. Mercado
Councilor. Felimon M. Santos
ABC Pres.. Andres C. Cruz, Jr
S.K. Pres. Aldin B. Gatapia

ORDINANCE NO. 6

**AN ORDINANCE ADOPTING THE ZONING REGULATING FOR
THE MUNICIPALITY OF TAYTAY, PROVIDING FOR THE
ADMINISTRATION, ENFORCEMENT AND AMENDMENT
THEREOF AND FOR THE REPEAL OF ALL ORDINANCE IN
CONFLICT THEREWITH.**

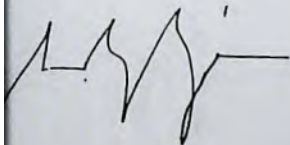
Be it ordained by the Sangguniang Bayan of Taytay that;

WHEREAS, the implementation of the Comprehensive Municipal Land Use Plan of Taytay would require the enactment regulatory measure to translate its planning goals and objectives into reality; and a Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the Comprehensive Municipal Land Use Plan;

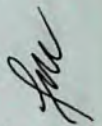
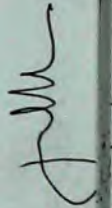
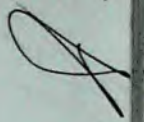
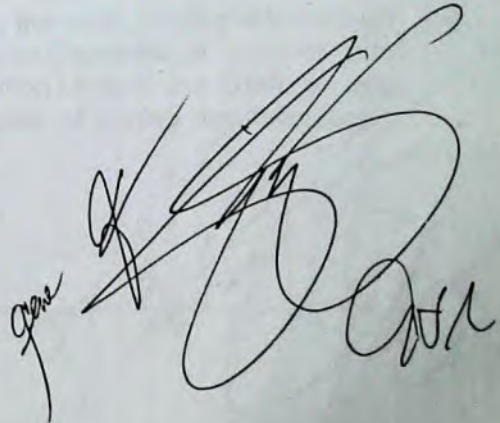
WHEREAS, Republic Act No. 7160, otherwise know as the Local Government Code of 1999 mandates local government units to enact zoning ordinance subject to and in accordance with existing laws;

WHEREAS, the Housing and Land Use Regulatory Board (HLRB) has spearheaded and now assists in and coordinates the activities of local government in comprehensive land use planning;

NOW THEREFORE, the Sangguniang Bayan of Taytay in a session assembled hereby adopts the following Zoning Ordinance;



under v. v.



**ARTICLE I
TITLE OF THE ORDINANCE**

Section 1. TITLE. This Ordinance shall be known as the Comprehensive Zoning Ordinance of the Municipality of Taytay and shall be referred to as the Ordinance.

**ARTICLE II
AUTHORITY AND PURPOSE**

Section 2. AUTHORITY. This Ordinance is enacted pursuant to the provisions of the new Local Government Code or R.A. No. 7160 Sections 458 a.2 (7-9) and 447 a.2 (7-9) dated 10 October 1991, "Authorizing the City/Municipality through the Sangguniang Panglungsod/Bayan to adopt Zoning Ordinances subject to the provisions of existing laws and in conformity with Executive Order No. 72.

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

1. Guide, control, and regulate future growth and development of Taytay in accordance with its approved Comprehensive Municipal Land Use Plan.
2. Protect the character and stability of urban land uses such as residential, commercial, industrial, institutional, recreational, and open spaces and non-urban uses such as agricultural and fisheries areas, protection, and conservation areas to promote the orderly and beneficial development of land for the common good.
3. Promote and protect the health, safety, peace, comfort, convenience, and general welfare of the inhabitants of Taytay.
4. Regulate the use of land, location of buildings and infrastructures, and other future developments in such a manner as to ensure the sustainable urban growth and balanced development of the municipality.
5. Provide for the effective administration and enforcement of the Comprehensive Municipal Land Use Plan by the local government through the provision of performance standards, establishment of systems and procedures for securing permits and resolution of land use conflicts, and provision of sanctions or penalties for violation of zoning regulations and performance standards.

passed 4/1/92

Section 4. GENERAL ZONING PRINCIPLE. These zoning regulations are based on the Comprehensive Municipal Land Use Plan of Taytay adopted by the Sangguniang Bayan of Taytay through Resolution No. _____ dated _____.

Section 5. DECLARED ZONING PRINCIPLES. This Ordinance follows the spirit of both traditional, prescriptive zoning and flexible zoning. Traditional zoning is the division of the municipality into zones or districts according to present and potential uses of the land to maximize, regulate, and direct its use and development in accordance with the Comprehensive Municipal Land Use Plan.

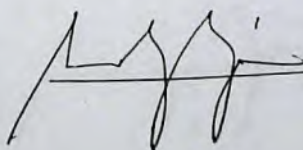
Flexible zoning introduces new techniques that are more sensitive to some specific sites in the municipality. These innovative techniques are adopted to relax the rigid segregation of land uses of traditional zoning. They allow zoning to be more responsive to special physical conditions, to changing market conditions, and to technological improvements, although these flexible zoning techniques are enacted within the context of a traditional zoning approach.

The specification of land use regulations, nature, and characteristics thereof and the provision of innovative techniques to promote the most appropriate land uses are geared towards encouraging the most beneficial, efficient, and harmonious land uses in Taytay and in consonance with the approved Comprehensive Municipal Land Use Plan.

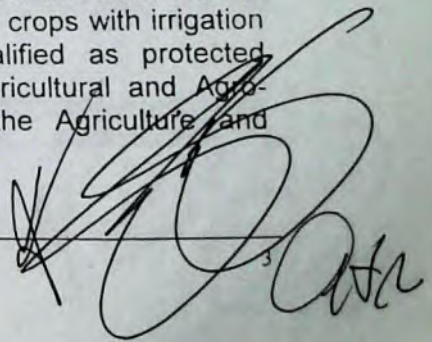
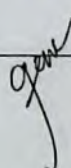
ARTICLE III DEFINITION OF TERMS

The following is an enumeration of technical terms found in the Ordinance shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental Code, Urban Housing and Development Act, Agriculture and Fisheries Modernization Act, and other implementing rules and regulations promulgated by the HLRB.

1. Agricultural Zone: area within the municipality intended for the cultivation of crops, e.g. farming, raising of rice, vegetables, and other crops with irrigation facilities. Such agricultural lands are potentially qualified as protected agricultural lands under the Network of Protected Agricultural and Agro-Industrial Areas for Development as provided for the Agriculture and

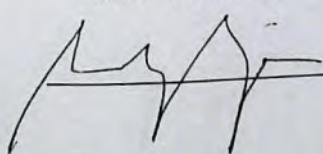


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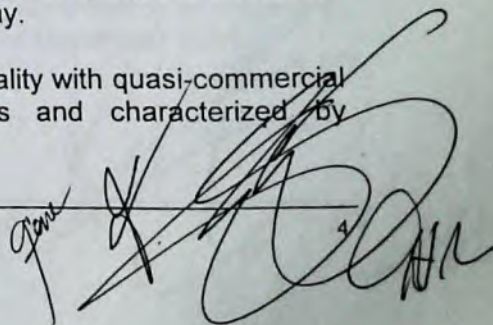


Fisheries Modernization Act, in which case, these lands become highly-restricted from or non-negotiable to land use conversion.

2. Board/HLRB: shall mean the Housing and Land Use Regulatory Board
3. Buffer Area: these are yards, parks, or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones and where no permanent structures are allowed.
4. Building Height Limitation: the maximum height allowed for buildings as specified in the conditions of this Ordinance.
5. Built-up Area: a contiguous grouping of 10 or more structures.
6. Buildable Area: remaining space in a lot after deducting the required minimum open spaces.
7. Building, Existing: a building erected prior to the adoption of this Ordinance or one for which a legal building permit has been issued.
8. Central Business District (CBD), Modern/New: a district in the municipality characterized by modern commercial, business, and recreational developments of high intensity and high density in nature and where further urban development is expected to take place away from the congested old CBD. The new CBD is the primary commercial node of Taytay where modern facilities and multi-story structures will rise as well as other highly intensive commercial land uses to provide the needs of a growing and modernizing municipality and to accommodate new business investments both at the municipal and provincial levels. The new CBD will be developed as a PUD.
9. Certificate of Non-Conformance: certificate issued to owners of existing buildings or land uses prior to the enactment of this Ordinance which do not conform to the zone per provision in the same Ordinance.
10. Compatible Use: land uses or activities capable of existing harmoniously with one another, e.g. residential area adjacent to parks and playground.
11. Comprehensive Municipal Land Use Plan (CMLUP): a document which spells out development and land use strategies to guide and regulate future urban growth and achieve sustainable development. The CMLUP provides the development framework, sectoral policies, projects and programs, and the spatial or land use plan for the municipality of Taytay.
12. Commercial Zone, Minor: areas within the municipality with quasi-commercial and business activities and service industries and characterized by

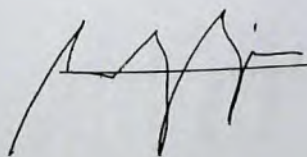


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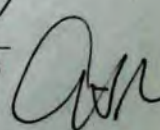
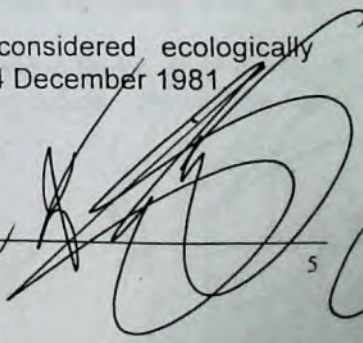
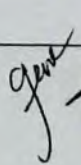


amorphous mixed land uses of low density and low intensity nature performing complementary/supplementary functions to the modern CBD.

13. Commercial Zone, Major: a secondary commercial node within the municipality characterized by predominantly commercial and business land uses of medium density and medium intensity and serves as an extension of the modern CBD and performs commercial functions at a smaller scale than the modern CBD or primary commercial node.
14. Conflicting Uses: adjacent land uses or activities with contrasting and incompatible characteristics so that one land use has a negative adverse effect on the other adjoining land use, e.g. a residential area that is adjacent to a poultry farm.
15. Conforming Use: a land use that is in accordance with the zone classification as provided for in this Zoning Ordinance.
16. Dump site: a lot or land used primarily for the disposal of solid wastes, garbage, sewerage, trash, refuse, junk, discarded machinery, vehicles, or parts thereof, or waste materials of any kind by direct dumping, burial, burning, or any other means.
17. Dwelling: any building or any portion thereof intended or designed to be built, used, rented, leased, let, or hired out to be occupied, or which are occupied for living or residential purposes.
18. Easement: open space imposed on any land use/activities sited along waterways, road-right-of-ways, cemeteries/memorial parks, and utilities.
19. Ecological Development Area: areas with more than 18 percent slope and with an elevation of 100 meters or above. Because of special physical conditions, these areas are considered as environmentally constrained and potentially prone to landslides and other mass movements. The restricted character of these areas limit any development to low-impact and low-intensity land uses.
20. Ecological Recreation Zone: strips of land along the riverbanks of Manggahan Floodway and Taytay River that shall be used as greenways which may contain promenades, foot paths, jogging lane, and bicycle lane for passive and active recreational activities and where no permanent structures shall be allowed.
21. Environmentally Critical Areas: areas that are considered ecologically sensitive as enumerated in Pres. Proc. 2146 dated 14 December 1981



James H.



22. Environmentally Critical Projects: activities or projects that have potentially high negative environmental impacts as enumerated in Pres. Proc. 2146 dated 14 December 1981.
23. Exception: a device which grants a property owner relief from certain provisions of this Ordinance where because a of the specific use would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.
24. Floor Area Ratio (FAR): the ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.
25. Geometric Center: the centroid of a building's or structure's elevation projected to a line defining the natural gradient.
26. Gross Floor Area: the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by:
- Office areas;
 - Residential areas;
 - Corridors;
 - Lobbies;
 - Mezzanine;
 - Vertical penetrations, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls;
 - Rest rooms or toilets;
 - Machine rooms and closets;
 - Storage rooms and closets;
 - Covered balconies and terraces; and
 - Interior walls and columns, and other interior features.

But exclude:

- Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present.
- Uncovered areas for cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pools. Whirlpools or jacuzzis, gardens, courts, or plazas.

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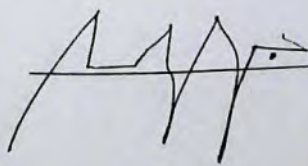
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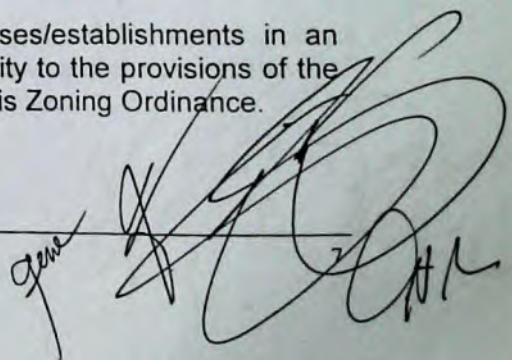
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27. Impervious Surface: type of surface which does not permit the penetration of water; the area coverage shall be considered as outside of the building envelope and is not included in Percentage of Land Occupancy (PLO) and Floor Area Ratio (FAR) computations.
28. Innovative Design: introduction and/or promotion of new/creative designs and techniques and development projects, e.g. Planned Unit Development (PUD).
29. Institutional Zone, General: areas within the municipality principally for general types of institutional establishments, e.g. government offices, schools, hospitals/clinics, academic/research, convention centers.
30. Institutional Zone, Special: areas within the municipality principally for particular types of institutional establishments, e.g. jail and penitentiary institutions, public cemeteries/private memorial gardens.
31. Industrial Zone, Light: areas within the municipality principally for industries which are non-pollutive/non-hazardous and non-pollutive/hazardous.
32. Industrial Zone, Medium: areas within the municipality principally for industries which are pollutive/non-hazardous and pollutive/hazardous.
33. Industrial Zone, Heavy: areas within the municipality principally for industries which are highly pollutive/non-hazardous and highly-pollutive/hazardous.
34. Laguna de Bay Shoreland Area: The Laguna de Bay Shoreland Area (LDBSA) shall be buffer zone of the lake as per the rules and regulations implementing Section 41 of R.A. 4850. It is that part of the lake bed along the lakeshore lying at elevation 12.50 meters and below and alternately submerged and exposed by the normal annual rising and lowering of the lake levels. Datum elevation is a point 10.00 meters below Mean Lower Low Water (MLLW). This is an open space designed to separate incompatible elements or uses or to control pollution/nuisance and for identifying and defining development areas or zones.
35. Locational Clearance: a clearance issued to a project that is allowed under the provisions of this Zoning Ordinance and the other rules and regulations on land use.
36. Mitigating Device: a means to grant relief in complying with certain provisions of the Ordinance.
37. Non-Conforming Use: existing non-conforming uses/establishments in an area allowed to operate inspite of the non-conformity to the provisions of the Ordinance, subject to the conditions stipulated in this Zoning Ordinance.

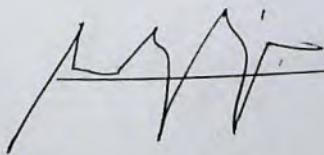


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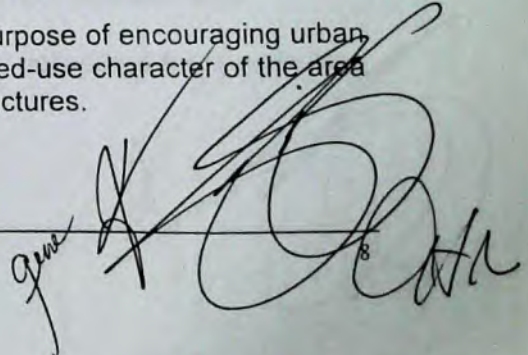


38. Open Space: land or water surface open to the sky that is relatively free from development, with a small permanent population, and with vegetation to provide a visual contrast to the built environment. It includes utility open spaces (e.g. surface spaces that act as storage of water, provide drainage or flood control), green open spaces (e.g. parks, greenbelts, greenways, recreation areas) and corridor open spaces (e.g. rights-of-way of movement and transportation, passageways, circulation channels).
39. Park: an area set apart for recreation of the public to promote its health and enjoyment and to maintain the ecological balance of the community. It is densely planted with trees and other greeneries and provided with the usual park facilities for both passive and active recreational activities.
40. Planned Unit Development: it is a land development scheme wherein project site is comprehensively planned as an entity via a unitary site plan which permits flexibility in planning/design, siting of buildings, complementary building types and land uses, usable open spaces, and the preservation of significant natural land features. A Planned Unit Development involves the possibility of mixed land uses such as recreational, business, commercial, residential, and open spaces in a large, contiguous parcel of land. This may also involve a mix of building types, i.e. commercial and office buildings, convention hall, medium-rise residential walk-ups, and townhouses, all located in a major development.
41. Percentage of Land Occupancy: percentage of the maximum allowable area of any building at any floor level to the total lot size.
42. Recreation and Tourism Development Zone: a mixed-use development area within the municipality that shall serve as a recreation-tourism-convention-commercial complex that will cater to both local and regional markets and will be developed as a Planned Unit Development. It shall complement/supplement the adjacent modern CBD.
43. Redevelopment District: the historical site of the old Central Business District of the municipality. It is the historical *poblacion* or inner business and commercial core that has been the traditional site of predominantly institutional, commercial, and business land uses in the municipality. This is also where the Taytay Municipal Hall and Catholic church are located and where tertiary services such as banking, restaurants, shopping centers, wholesale and retail trade and recreational spots such as theaters have been localized.

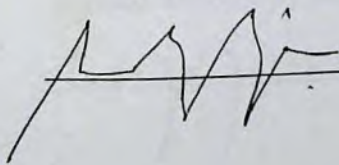
The Redevelopment District is provided for the purpose of encouraging urban renewal and revitalization to complement the mixed-use character of the area as well as preserve and highlight its historical structures.



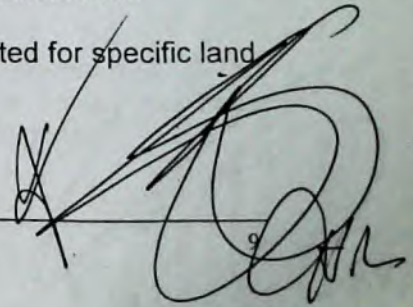
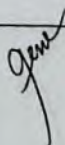
Mayor of T.



44. Residential District, Low Density: areas within the municipality principally for dwelling/housing purposes with a density of 20 dwelling units and below per hectare.
45. Residential District, Medium Density: areas within the municipality principally for dwelling/housing purposes with a density of 21 to 65 dwelling units per hectare.
46. Rezoning: a process of introducing amendments to or a change in the text and map of the Zoning Ordinance. It also includes amendment or change in view of reclassification under Section 20 of R.A. 7160 or the New Local Government Code.
47. Setback: the open space left between the building and lot lines.
48. Socialized Housing Zone: The Socialized Housing District shall be used principally for socialized and low-income housing projects of the government, the private sector, or both. This shall be the area where housing will be located for the underprivileged and homeless defined in RA 7279 or Urban Development and Housing Act.
49. Special Conservation Area: areas within the municipality where, because of their inherent natural physical features, are considered as recharge areas of aquifer as well as flood-prone areas. As per Presidential Proclamation No. 2146, recharge areas of aquifer shall be classified as environmentally critical areas while, according to the National Physical Framework Plan, areas susceptible to flooding and other hazards shall be classified as environmentally constrained areas. Public lands included in this zone may, however, be zoned by the local government for other land uses to meet its special needs. However, any development in this area shall take into consideration the special site conditions by undertaking engineering precautions and setting aside certain areas from development as necessary.
50. Variance: a special locational clearance which grants a property owner relief from certain provisions of this Zoning Ordinance where, because of a particular physical surrounding, shape, or topographical conditions of the property, compliance on height, area, setback, bulk, and/or density would result in a particular hardship upon the owner as distinguished from a mere inconvenience or a desire to gain additional monetary benefits.
51. Water Zone: bodies of water within the municipality which include rivers, streams, and lake except those included in other zone classifications.
52. Zone/District/ Area: an area within the municipality delineated for specific land use as defined by this Ordinance.



Under 7 h.



53. Zoning Administrator/Zoning Officer: a municipal government employee responsible for the implementation/enforcement of the Zoning Ordinance.
54. Zoning Ordinance: a piece of local legislation which embodies land use regulations.

ARTICLE IV ZONE CLASSIFICATIONS

Section 6. DIVISION INTO ZONES. To effectively carry out the provisions of this Ordinance, the municipality of Taytay is hereby divided into the following zones, districts, or areas as shown in the Official Zoning Map:

1. Minor Commercial Zone
2. Major Commercial Zone
3. New/Modern Central Business District
4. Recreation and Tourism Development District
5. Redevelopment District
6. Light Industrial Zone
7. Medium Industrial Zone
8. Heavy Industrial Zone
9. General Institutional Zone
10. Special Institutional Zone
11. Low Density Residential District
12. Medium Density Residential District
13. Socialized Housing Zone
14. Ecological Development Area
15. Ecological Recreation Zone
16. Special Conservation Area
17. Laguna de Bay Shoreland Area
18. Agricultural Zone
19. Water Zone

Section 7. ZONING MAP. It is hereby adopted as an integral part of this Ordinance the official Zoning Map wherein the designation, location, and boundaries of the zones/districts/areas herein established are shown and indicated. Such official Zoning Map shall be signed by the local chief executive and duly authenticated by the Sangguniang Panlalawigan.

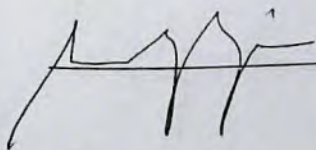
Section 8. ZONE BOUNDARIES. The locations and boundaries of the abovementioned various zones into which the municipality of Taytay has been divided are hereby identified and specified on the official Zoning Map.

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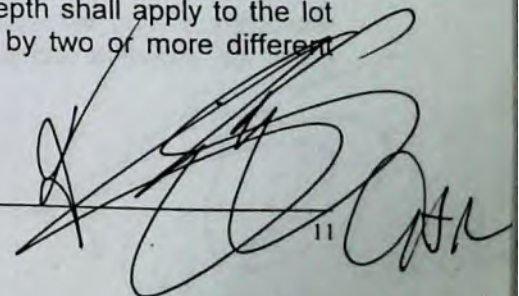
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Section 9. INTERPRETATION OF ZONE BOUNDARIES. In the interpretation of the boundaries for any of the zones or districts shown on the official Zoning Map, the following rules shall apply:

1. Where zone boundaries are so indicated that they approximately follow the center of streets or highways, the street lines or highway right-of-way lines shall be construed to be the boundaries.
2. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated in the Zoning Map. If no distance is given, such dimension shall be determined by the use of the scale shown in said Zoning Map.
4. Where the boundary of a zone follows a railroad line, such boundary shall be deemed to be the railroad right-of-way.
5. When the boundary of a zone follows a river, stream, or shoreline of a lake or other bodies of water, said boundary line shall be deemed to be at the limit of the political jurisdiction of the community, unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shoreline.
6. Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure falls.
7. Where the zone boundary is indicated as one-lot-deep, said depth shall be construed to be the average lot depth of the lots involved within each particular municipal block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be construed as covered by the one-lot-deep zoning district if the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot, then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zones or districts, as the case may be.



James Y. N.



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

ARTICLE V ZONE REGULATIONS

Section 10. GENERAL PROVISION. The uses enumerated in the succeeding sections are neither exhaustive nor all-inclusive. The Local Zoning Board of Adjudication and Appeals (LZBAA) shall, subject to the requirements of this Section, allow other uses not enumerated hereunder 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 may be allowed within the zone of higher density but not vice-versa, nor in another zone and its subdivisions, except for uses expressly allowed in said zones, such that the cumulative effect of zoning shall be intra-zonal and not inter-zonal.

Section 11. USE REGULATIONS IN MINOR COMMERCIAL ZONE (C-1).

The Minor Commercial Zone shall be for quasi-commercial, trade, business, and service activities at a neighborhood scale characterized by mixed land uses of low density and low intensity nature performing complementary/supplementary functions to the modern CBD.

The Minor Commercial Zone is provided for the purpose of accommodating non-residential growth in the municipality during the next six years and beyond. This zone will provide for a mixed-used designation of land uses dominated by low intensity commercial land use. Further, to complement the mixed-use character of the area, it provides for limited residential and institutional uses deemed compatible with other uses in the zone.

1. Allowable uses

1. Multi-family dwellings (apartments) and residential cum commercial shophouses (first storey is used for commercial activities as listed here).

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2. Retail establishments marketing convenience goods and sundry small household articles such as:
 - a. Grocery stores
 - b. Bakery
 - c. Drugstores
 - d. Hardware
 - e. Novelty and gift shops
 - f. Clothing/fashion accessories
2. Repair shops like:
 - a. House appliances
 - b. Motor vehicles and accessory, motorcycles
 - c. Home furnishing
 - d. Welding shops
3. Retail sales typically incidental to contractors' establishments that require a workshop and retail outlet or showroom as accessory uses such as:
 - a. Building material suppliers and wholesalers such as lumberyards and hardware and other similar uses
 - b. Carpenter shops including door, sash, or trim manufacturing
 - c. Plumbing and electrical contractors
 - d. Gravel and sand
 - e. Printing and publishing
 - f. Sign painting and advertising establishments
 - g. Other uses similar to and compatible with the above uses.
4. Office establishments that perform services on the premises, including but not limited to:
 - a. Financial institutions
 - b. Insurance offices
 - c. Real estate offices
 - d. Offices for attorneys, accountants, architects, engineers, and other similar professions
 - e. Photo studios
 - f. Other office establishments similar to and compatible with the above establishments.
5. Professional service establishments providing human health care on an out-patient basis
6. Establishments customarily related to medical and dental uses, including but not limited to:
 - a. Pharmacies
 - b. Medical, dental and optical laboratories
 - c. Other establishments similar to and compatible with the above establishments.
7. Offices of nonprofit organizations such as professional membership organizations, labor unions, civic, social and fraternal associations and political organizations

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8. Religious institutions including churches, convents, parsonages, and other housing for religious personnel
9. Educational institutions, including public and private elementary and secondary schools, nursery schools, and day care centers
10. Public buildings and public service installations, including municipal, administrative, or public service buildings, utility, and public service facilities and uses (excluding storage yards, transformer stations, and substations)
11. Computer repair/rental shops
12. Machine shop service operations (repairing/rebuilding)
13. Manufacture of ice, ice blocks, cubes, tubes, crushed ice except dry ice
14. Repacking of food products
15. Lechon or whole pig/calf roasting
16. Canteens/cafeterias/eateries
17. Transportation terminal/garage with repair
18. Parking lots, garage facilities
19. Funeral parlors, mortuaries, crematory services and memorial chapels
20. Miscellaneous business and service establishments:
 - a. Consulting services
 - b. Duplicating services/copy centers
 - c. Beauty parlor/barber shop
 - d. Dressmaking and tailoring shops
 - e. Health club/gym
 - f. Other establishments similar to and compatible with the above establishments.
21. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces

2. Uses Permitted by Special Use Permit

The following uses of land and structure may be permitted in this zone by the application for and issuance of a Special Use Permit by the Local Zoning Board of Adjustment and Appeals as provided for in Article IX:

1. Filling stations: These shall be located within reasonable distance from schools, churches, hospitals, and other similar institutional buildings.. Further, they should not constitute a hazard to residential communities.
2. Abattoirs and slaughterhouses: These should be located within reasonable distance from residential and commercial areas, provided that they shall not be located within the same premises as public markets. Further, proper waste disposal, odor control, and other pollution abatement measures must be adopted. Provided further, that the applicant shall obtain sworn statements of landowners adjacent to

the proposed site signifying their conformity to the proposed activity as a requirement for the granting of a Special Use Permit. Finally, a written authority to operate shall be secured from the local 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 municipal hall to determined public opposition, if any.

3. Radio transmitting stations/telecommunication transmitters: Regular maintenance of these structures shall be the exclusive responsibility of the applicant.

2. Bulk and Density

Building Height Limit (BHL) shall be three (3) storeys or 10 meters above the natural grade line in the property or front sidewalk. The Percentage of Land Occupancy (PLO) shall be no more than 60 percent of the total lot area.

3. Parking

Parking area requirements shall be per the minimum requirements of the National Building Code. No on-street parking shall be allowed.

Section 12. USE REGULATIONS IN MAJOR COMMERCIAL ZONE (C-2).

The Major Commercial Zone is a secondary commercial node within the municipality characterized by predominantly commercial and business land uses of medium density and medium intensity. It serves as an extension of the modern CBD by providing a wider range of local retail and service establishments and performs commercial functions at a scale or level that is sufficient to provide for the needs of a wider neighborhood area.

The Major Commercial Zone is provided for the purpose of accommodating commercial growth in the municipality along a major thoroughfare, Ortigas Avenue Extension. As land within this zone has high development capability, this zone will be designated for predominantly commercial land uses of moderate intensity and density. It further provides for limited residential and institutional uses deemed compatible with other uses in the zone.

1. Allowable Uses

1. All uses enumerated in the Minor Commercial Zone (C-1) except the following:
 - a. Religious institutions including churches, convents, parsonages, and other housing for religious personnel
 - b. Educational institutions, including public and private elementary and secondary schools, nursery schools, and day care centers

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- c. Abattoirs and slaughterhouses
2. Commercial housing like:
 - a. Hotel, motel, apartment, apartelle, pension house
 - b. Boarding houses, dormitory
 - c. Club house
3. Commercial condominium (with residential units in upper floors)
4. Office building/Office condominium
5. General retail stores and shops like:
 - a. Department stores/Shopping center
 - b. Bookstore and office supply shop
 - c. Car shop
 - d. Home appliance store
 - e. 24-hour Convenience store
6. Food markets and shops like
 - a. Supermarket
 - b. Wet and dry market
7. Recreational establishments like:
 - a. Moviehouse/theater
 - b. Day and night club
 - c. Bowling lanes/billiard hall
 - d. Day/night club
 - e. Karaoke/videoke bars
8. Restaurants and other eateries
9. Short-term educational/vocational/technical schools like:
 - a. Computer school
 - b. Dance school
 - c. Driving school
 - d. Self-defense
 - e. Language school/speech clinic
10. Filling station/service station
11. Miscellaneous business and service establishments such as:
 - a. Messengerial service
 - b. Security agency
 - c. Janitorial service
 - d. Typing and photo engraving services
 - e. Repair of optical instruments and equipment, cameras, clocks, and watches
 - f. Sauna bath and massage clinics
12. Manufacture of insignia, badges, and similar emblems except metal
13. Parking building
14. Embassy/consulate
15. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces

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2. Uses Permitted by Special Use Permit

The following uses of land and structure may be permitted in this zone by the application for and issuance of a Special Use Permit by the Local Zoning Board of Adjustment and Appeals as provided for in Article IX:

1. Scientific, cultural and academic centers and non-manufacturing research and development establishments except nuclear, radioactive, chemical and biological warfare facilities.
2. Laboratories, offices and other facilities for research, both basic and applied, conducted by or for any individual or organization.
3. Wholesale, storeroom and warehousing
4. Radio transmitting stations/telecommunication transmitters: Regular maintenance of these structures shall be the exclusive responsibility of the applicant.

3. Bulk and Density

Building Height Limit (BHL) shall be seven (7) storeys or 21 meters above the natural grade line in the property or front sidewalk. The Percentage of Land Occupancy shall be no more than 60 percent of the total lot area.

4. Parking

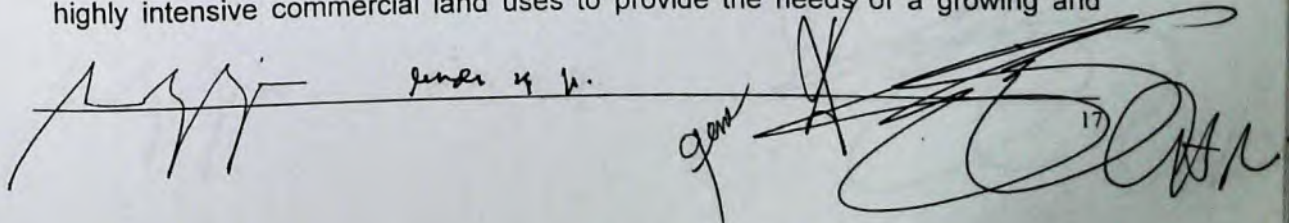
Parking area requirements shall be per the minimum requirements of the National Building Code. No on-street parking shall be allowed.

Basement and upper level parking are encouraged. Parking buildings may also be erected.

Section 13. USE REGULATIONS IN NEW/MODERN CENTRAL BUSINESS DISTRICT (CBD).

The New/Modern Central Business District (CBD) is a district in the municipality characterized by modern commercial, business, and recreational developments of high intensity and high density in nature. The area has high development capability and can support the highest intensity of development. Further, land within this district are located adjacent to major thoroughfares and support infrastructures and utilities.

The CBD is the primary commercial node of Taytay and the planned focal point of the municipality of Taytay. Thus, this district is provided to promote high-intensity commercial land uses for economic growth and development. It is where modern facilities and multi-storey structures will rise as well as other highly intensive commercial land uses to provide the needs of a growing and

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modernizing municipality and to accommodate most of the anticipated new business investments both at the municipal and provincial levels.

The CBD will be developed as a PUD.

1. Allowable Uses

1. All uses enumerated in the Major Commercial Zone (C-2) except the following:
 - a. Religious institutions including churches, convents, parsonages, and other housing for religious personnel
 - b. Educational institutions, including public and private elementary and secondary schools, nursery schools, and day care centers
 - c. Abattoirs and slaughterhouses
2. Wholesale, storeroom and warehousing
3. Malls and shopping centers
4. Public market (wet and dry)
5. Hospitals/medical and dental clinics
6. Recreation centers like:
 - a. Stadium, coliseum, gymnasium
 - b. Swimming pool
 - c. Playcourt, e.g. tennis, bowling, billiard
 - d. Cinema/theater complex
7. Convention center and related facilities
8. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces

2. Bulk and Density

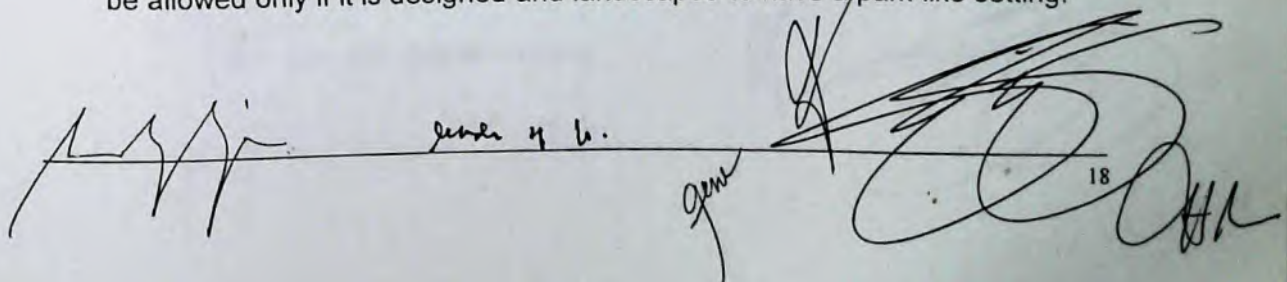
The Floor/Area Ratio (FAR) shall be 5.0 and the Building Height Limit (BHL) shall be fifteen (15) storeys (high-rise) or 60 meters above the natural grade line in the property or front sidewalk.

3. Parking

Parking area requirements shall be per the minimum requirements of the National Building Code. No on-street parking shall be allowed.

Basement and upper level parking are encouraged. Parking buildings may also be erected.

Open and unlandscaped parking lots shall not be allowed. Open parking shall be allowed only if it is designed and landscaped to have a park-like setting.

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4. Landscaping

A landscaping plan shall be prepared by the applicant and submitted to the Zoning Office/Administrator for approval.

Section 14. USE REGULATIONS IN RECREATION AND TOURISM DEVELOPMENT DISTRICT (RTDD).

The Recreation and Tourism Development Zone is a high-intensity and high-density mixed-use development area within the municipality that shall serve as a recreation-tourism-convention-commercial complex that will cater to both local and regional markets. It is designated for large-scale commercial and recreational activities which are regional in scope. Such high-intensity development would be unsuitable for other areas in the municipality.

Land within this district has a very high development capability; hence, high-intensity land uses are desirable. It is a planned, logical accommodation of commercial growth of the CBD and to avoid unsuitable areas.

This district shall improve the identity and character of the new CBD in particular and the municipality in general. It shall complement/supplement the adjacent modern CBD.

It will be developed as a Planned Unit Development to anticipate the likelihood and desirability of mixing land uses to resolve any possible problems and eliminate what might be negative impacts where unlike land uses are located in proximity.

1. Allowable Uses

1. Private recreation facilities of a commercial nature such as:
 - a. Playcourt, e.g. tennis, bowling, billiard
 - b. Stadium, coliseum, gymnasium, and amphitheater
 - c. Swimming pool
 - d. Golf driving range/Golf course
 - e. Health spa
 - f. Gym and fitness facilities
 - g. Club house
 - h. Sports club
 - i. Sports and other recreational facilities
2. Convention center, seminar hall and related facilities
3. Malls and shopping centers
4. Cinema/theater complex
5. Restaurants
6. Hotel, apartelle, pension house

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7. Commercial condominium (with residential units in upper floors)
8. Office building/Office condominium
9. Vacation houses/holiday villas/townhouses
10. Hospitals/medical and dental clinics
11. Public recreational facilities of a noncommercial nature including parks, playgrounds, camps, parkways and similar recreational facilities and public open spaces

2. Bulk and Density

The Floor/Area Ratio (FAR) shall be 5.0 and the Building Height Limit (BHL) shall be fifteen (15) storeys or 60 meters above the natural grade line in the property or front sidewalk.

3. Parking

Parking area requirements shall be per the minimum requirements of the National Building Code. No on-street parking shall be allowed.

Basement and upper level parking are encouraged. Parking buildings may also be erected.

Open and unlandscaped parking lots shall not be allowed. Open parking shall be allowed only if it is designed and landscaped to have a park-like setting.

4. Landscaping

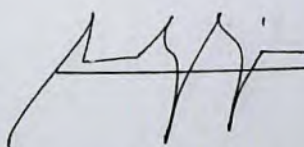
A landscaping plan shall be prepared by the applicant and submitted to the Zoning Officer/Administrator for approval.

5. Open Spaces

The minimum open space ratio shall be 40 percent.

Section 15. USE REGULATIONS IN REDEVELOPMENT DISTRICT (RD).

The Redevelopment District is the historical site of the old Central Business District of the municipality. It is the historical *poblacion* or inner business and commercial core that has been the traditional site of predominantly institutional, commercial, and business land uses in the municipality. This is also where the Taytay Municipal Hall and Catholic church are located and where tertiary services such as banking, restaurants, shopping centers, wholesale and retail trade and recreational spots such as theaters have been localized.



James M. V.

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The Redevelopment District is provided for the purpose of encouraging urban renewal and revitalization to complement the mixed-use character of the area and the adjoining Minor Commercial Zone as well as preserve its historical edifices and highlight the area's cultural heritage.

1. Allowable uses

1. All uses allowable in Minor Commercial Zone (C-1) except the following uses:
 - a. Any manufacturing activity, e.g. manufacturing of ice
 - b. Abattoirs and slaughterhouses
 - c. Radio transmitting stations/telecommunication transmitters
2. Library
3. Museum and other cultural and historical institutions
4. Botanical garden, aviary, ecological parks, and plant nursery
5. Urban forest, pocket parks, and playlots
6. Memorial shrines, monuments and other historical markers/attractions
7. Open air facilities such as amphitheaters
8. Other similar cultural and institutional establishments
9. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces

2. Uses Permitted by Special Use Permit

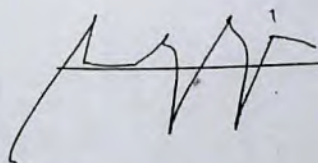
The following uses of land and structures may be permitted in this zone by the application for and issuance of a Special Use Permit by the Local Zoning Board of Adjustment and Appeals as provided for in Article IX:

1. Filling stations: These shall be located within reasonable distance from schools, churches, hospitals, and other similar institutional buildings.. Further, they should not constitute a hazard to residential communities.

3. Bulk and Density

Building Height Limit (BHL) shall be three (3) storeys or 10 meters above the natural grade line in the property or front sidewalk. Further, the heights and designs of all buildings are encouraged to be architecturally compatible with their vicinity and with the intent of this district so as to be visually harmonious when viewed in general.

The Percentage of Land Occupancy shall be no more than 70 percent of the total lot area.



June 4, 2011

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4. Parking

Parking area requirements shall be per the minimum requirements of the National Building Code. No on-street parking shall be allowed.

Open and unlandscaped parking lots shall not be allowed. Open parking shall be allowed only if it is designed and landscaped to have a park-like setting.

5. Landscaping

A landscaping plan shall be prepared by the applicant and submitted to the Zoning Office/Administrator for approval. Planting of trees and foliage shall be strongly encouraged to enhance the beauty of the development. The preservation of significant existing vegetation shall be practices to the extent practical.

6. Signage

Signs and advertisements of all developments in this district shall be designed in such a way that they are architecturally compatible with the basic character of the district and aesthetically pleasing. The size and placement of signs shall be in such a manner that they will not block, destroy, or clutter the intended visual character of the general vicinity and will not change the essential character of the same area.

Section 16. USE REGULATIONS IN LIGHT INDUSTRIAL ZONE (I-1).

The Light Industrial Zone (I -1) includes areas within the municipality principally for industries which are non-pollutive/non-hazardous and non-pollutive/hazardous. Enumerated below are the allowable uses:

Non-Pollutive/Non-Hazardous Industries

1. Manufacture of bakery products:
 - a. Baking of bread, cake, pastries, pies and similar perishable bakery products
 - b. Manufacture of biscuits, cookies, crackers and similar dry bakery products
 - c. Doughnut and hopia factory
 - d. Ice cream cone and wafer factory
 - e. Other bakery products not elsewhere classified
7. Manufacture of leather goods :
 - a. Manufacture of luggage, handbags, wallets and small leather goods
 - b. Manufacture of miscellaneous products of leather and leather substitute not elsewhere classified

8. Manufacture of footwear:
 - a. Manufacture of shoes except rubber, plastic and wood
 - b. Manufacture of slippers and sandals except rubber and plastic
 - c. Manufacture of footwear parts except rubber and plastic
9. Printing, publishing and allied industries
10. Manufacture or assembly of office, computing, and accounting machinery:
 - a. Manufacture or assembly of typewriters, cash registers, weighing, duplicating, and accounting machines
 - b. Manufacture or assembly of computers, electronic data processing machinery and accessories and other information technology equipment
 - c. Renovation and repair of office machinery
 - d. Manufacture or assembly of miscellaneous office machines not elsewhere classified
11. Manufacture of professional, scientific, measuring and controlling equipment:
 - a. Manufacture of laboratory and scientific instruments, barometer, chemical balance, etc.
 - b. Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taximeter, thermostats, etc.
 - c. Manufacture and assembly of surgical, medical, dental equipment, and medical furniture
 - d. Manufacture of medical and surgical supplies (adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.)
 - e. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle support, artificial limb or kneecap supporter, etc.)
12. Manufacture or assembly of optical instruments:
 - a. Manufacture of eyeglasses and spectacles
 - b. Manufacture of optical lenses
 - c. Major repair of optical instruments
13. Manufacture of photographic equipment and accessories
14. Manufacture of watches and clocks
15. Manufacture of musical instruments:
 - a. Manufacture of pianos
 - b. Manufacture of string instruments
 - c. Manufacture of wind and percussion instruments
 - d. Manufacture or assembly of electronic organs
 - e. Manufacture of miscellaneous musical instruments not elsewhere classified
16. Manufacture of sporting and athletic goods except firearms, rubber, and plastic products:
 - a. Manufacture of sporting gloves and mitts
 - b. Manufacture of sporting balls (not of rubber or plastic)
 - c. Manufacture of gym and playground equipment
 - d. Manufacture of sporting tables (billiard, pingpong, pool)

- e. Manufacture of other sporting and athletic goods not elsewhere classified
- 17. Manufacture of toys and dolls except rubber and mold plastic
- 18. Manufacture of pens, pencils and other office materials
- 19. Manufacture of umbrella and canes
- 20. Manufacture of buttons except plastic
- 21. Manufacture of brooms, brushes and fans
- 22. Manufacture of needles, fasteners and zippers
- 23. Manufacture of insignia, badges and similar emblems (except metal)
- 24. Small-scale production of ice cream
- 25. All customary support facilities and services to the area.

Non-Pollutive/Hazardous Industries

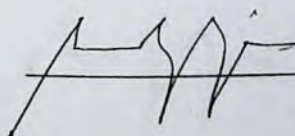
- 1. Manufacture of house furnishing:
 - a. Manufacture of miscellaneous furniture and fixture except primarily of metals and those not elsewhere classified
- 2. Manufacture of textile goods:
 - a. Textile bags factory
 - b. Manufacture of canvas bags and other canvas products
 - c. Jute bags factory
 - d. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
- 3. Manufacture of fiber batting, padding and upholstery filling
- 4. Garment factory
 - a. Manufacture of men's, ladies' and children's clothing
 - b. Manufacture of hats, gloves, handkerchief, necktie and related clothing articles
 - c. Manufacture of miscellaneous wearing apparel
- 5. Manufacture of wooden and cane container and small cane ware:
 - a. Manufacture of bamboo, rattan, and other cane baskets and wares
 - b. Sawali, nipa, and split cane factory
- 6. Manufacture of cork products
- 7. Manufacture of wood products:
 - a. Manufacture of wooden shoes, shoe lace and other similar products
 - b. Manufacture of wood products not elsewhere classified
- 8. Manufacture of paper stationery, envelopes and related articles
- 9. Manufacture of dry ice
- 10. Repacking of industrial products, e.g. paints, varnishes and other related products
- 11. Power plants and related activities
- 12. Water treatment plants and related activities
- 13. All customary support facilities and services to the area.

Section 17. USE REGULATIONS IN MEDIUM INDUSTRIAL ZONE (I-2).

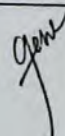
The Medium Industrial Zone includes areas within the municipality principally for industries which are pollutive/non-hazardous and pollutive/hazardous. Enumerated below are the allowable uses:

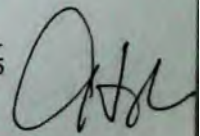
Pollutive/Non-Hazardous Industries

1. Manufacture of cocoa, chocolate, and sugar confectionery:
 - a. Chocolate and cocoa factory
 - b. Candy factory
 - c. Chewing gum factory
 - d. Peanuts and other nut factory
 - e. Other chocolate and sugar confectionery products
2. Manufacture of food products:
 - a. Manufacture of flavoring extracts
 - b. Manufacture of food products not elsewhere classified (vinegar, vetsin)
3. Manufacture of cutlery, except table flatware
4. Manufacture of hand tools
5. Manufacture of general hardware
6. Manufacture of miscellaneous cutlery, hand tools, and general hardware not elsewhere classified
7. Manufacture of household metal furniture:
 - a. Manufacture of office, store and restaurant metal furniture
 - b. Manufacture of metal blinds, screens and shades
 - c. Manufacture of miscellaneous furniture and fixture primarily of metal not elsewhere classified
8. Manufacture of fabricated structural iron and steel
 - a. Manufacture of architectural and ornamental metal works
 - b. Manufacture of boilers, tanks and other structure sheet metal works
 - c. Manufacture of other structural products not elsewhere classified
9. Manufacture of metal cans, boxes and containers
10. Manufacture of stamped, engravings and coated metal products
11. Manufacture of fabricated wire and cable products
12. Manufacturing of heating, cooking and lighting equipment except machinery and equipment not elsewhere classified
13. Manufacture of agricultural machinery and equipment:
 - a. Repair of agricultural machinery
14. Manufacture or assembly of service industry machines
15. Manufacture or assembly of elevators and escalators
16. Manufacture or assembly of sewing machines
17. Manufacture or assembly of cooking ranges
18. Manufacture or assembly of water pumps
19. Refrigeration industry



June 4, 2011



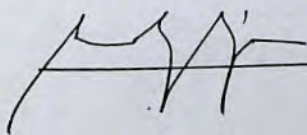


20. Manufacture or assembly of other machinery and equipment except electrical not elsewhere classified
21. Manufacture and repair of electrical apparatus
22. Manufacture and repair of electrical cables and waves
23. Manufacture or assembly of radio and television, transmitting, signaling and detection equipment
24. Manufacture or assembly of telephone and telegraphic equipment
25. Manufacture of other electronic equipment and apparatus not elsewhere classified
26. Manufacture of industrial and commercial electrical appliances
27. Manufacture of household cooking, heating and laundry appliances
28. Manufacture of electric lamp fixtures
29. Manufacture of electrical appliances not elsewhere classified
30. All customary support facilities and services to the area.

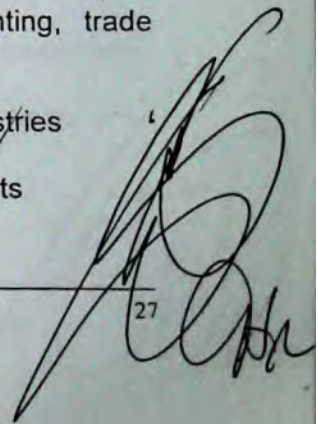
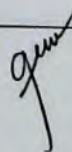
Pollutive/Hazardous Industries

1. Manufacture of tobacco:
 - a. Cigar and cigarette factory
 - b. Curing and retrying tobacco leaves
 - c. Miscellaneous processing of tobacco leaves not elsewhere classified
2. Manufacture of prepared animal foods:
 - a. Production of prepared feeds for animals and fowls
 - b. Dog and cat food factory
 - c. Manufacturing of unprepared animal feeds, other grain milling not elsewhere classified
3. Weaving hemp textile:
 - a. Jute spinning and weaving
 - b. Miscellaneous spinning and weaving mills not elsewhere classified
4. Fabric knitting mills
 - a. Hosiery mill
 - b. Underwear and outwear knitting mills
 - c. Miscellaneous knitting mills not elsewhere classified
5. Manufacture of miscellaneous textile not elsewhere classified
6. Manufacture of related products from abaca, sisal henequen, hemp, cotton, paper, etc.
 - a. Manufacture of cordage, rope and twine
 - b. Manufacture of coir
7. Manufacture of linoleum and other surface coverings
 - a. Manufacture of mats and mattings
 - b. Manufacture of carpets and rugs
8. Manufacture of lumber:
 - a. Manufacture of lumber, unworked and worked
 - b. Manufacture of veneer, plywood hardwood
 - c. Treating and preserving of wood

- d. Sawmills
9. Manufacture of doors, windows and sashes
 10. Manufacture of containers and boxes of paper and paperboard
 11. Manufacture of wood and cane blinds, screens and shades
 12. Manufacture of miscellaneous pulp and paper products not elsewhere classified
 13. Manufacture of perfumes and cosmetics
 14. Manufacture of waxes and polishing preparations
 15. Manufacture of candles
 16. Manufacture of inks
 17. Manufacture of miscellaneous chemical products not elsewhere classified
 18. Tire retreading and rebuilding
 19. Manufacture of rubber shoes and slippers
 20. Manufacture of plastic footwear
 21. Manufacture of plastic furniture
 22. Manufacture of other fabricated plastic products not elsewhere classified
 23. Manufacture of table and kitchen articles
 24. Manufacture of pottery, china and earthenware not elsewhere classified
 25. Manufacture of glass products:
 - a. Manufacture of flat glass
 - b. Manufacture of glass containers
 - c. Manufacture of miscellaneous glass and glass products not elsewhere classified
 26. Manufacture of clay bricks, clay tiles and hollow clay tiles
 27. Manufacture of miscellaneous structural clay products not elsewhere classified
 28. Manufacture of structural concrete products
 29. Manufacture of asbestos products
 30. Manufacture of engines and turbines except motor vehicles, marine and aircraft
 31. Manufacture of machinery:
 - a. Manufacture of metal cutting, shaving and finishing machinery
 - b. Manufacture of woodworking machinery
 - c. Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
 - d. Manufacture, assembly, rebuilding, repairing of paper industry machinery
 - e. Manufacture, assembly, rebuilding, repairing of printing, trade machinery and equipment
 - f. Manufacture of construction machinery
 - g. Manufacture of machines for clay, stove and glass industries
 - h. Manufacture of rice mills
 - i. Manufacture of machines for leather and leather products



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- j. Manufacture, assembly, rebuilding, repairing of miscellaneous special industrial machinery and equipment not elsewhere classified
- 32. Manufacture or assembly of automobiles, cars, buses, trucks and trailers
- 33. Manufacture of wood furniture including upholstered
- 34. Manufacture of rattan furniture including upholstered
- 35. Manufacture of box beds and mattresses
- 36. All customary support facilities and services to the area.

Section 18. USE REGULATIONS IN HEAVY INDUSTRIAL ZONE (I-3).

The Heavy Industrial Zone includes areas within the municipality principally for industries that are highly pollutive/non-hazardous and highly-pollutive/hazardous. Enumerated below are the allowable uses:

Highly Pollutive/Non-Hazardous Industries

- 1. Meat processing, curing, and preserving except processing and canning of ham, bacon, sausage, and chicharon
- 2. Manufacture of dairy products:
 - a. Milk processing plants (filled, reconstituted, recombined, condensed or evaporated)
 - b. Butter and cheese processing plants
 - c. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products)
 - d. Other dairy products not elsewhere classified
- 3. Canning and preserving of fruits and vegetables:
 - a. Canning and preserving of fruits and fruit juices
 - b. Canning and preserving of vegetables and vegetable juices
 - c. Canning and preserving of vegetable sauces
 - d. Canning and preserving of miscellaneous fruits and vegetables not elsewhere classified
- 4. Manufacture of starch and its products
- 5. Manufacture of beverages:
 - a. Manufacture of wines from juices of local fruits
 - b. Manufacture of malt and malt liquors
 - c. Manufacture of softdrinks and carbonated water
 - d. Manufacture of instant beverages and syrups
 - e. Manufacture of other non-alcoholic beverages not elsewhere classified
- 6. Other slaughtering, preparing and preserving meat products not elsewhere classified
- 7. All customary support facilities and services to the area.

Highly Pollutive/Hazardous Industries

1. Manufacture of oil:
 - a. Vegetable oil mills, including coconut oil
 - b. Manufacture of refined cooking oil and margarine
 - c. Manufacture of fish, marine and other animal oils
 - d. Manufacture of vegetable and animal oils and fats not elsewhere classified
2. Sugar refining
3. Manufacture of distilled, rectified and blended liquor not elsewhere classified
4. Textile mill:
 - a. Cotton textile mill
 - b. Ramie textile mill
 - c. Rayon and other man-made fiber textile mill
 - d. Bleaching and drying mills
 - e. Manufacture of narrow fabrics
5. Tanneries and leather finishing plants
6. Pulp, paper and paperboard mills
7. Manufacture of fiber board
8. Manufacture of inorganic salts and compounds
9. Manufacture of soap and clearing preparations
10. Manufacture of hydraulic cement
11. Manufacture of lime and lime kilns
12. Manufacture of plaster
13. Manufacture of ferrous and non-ferrous products:
 - a. Products of blast furnaces, steel works, and rolling mills
 - b. Products of iron and steel foundries
 - c. Manufacture of smelted and refined non-ferrous metals
 - d. Manufacture of rolled, drawn or extruded non-ferrous metals
 - e. Manufacture of non-ferrous foundry products
14. All customary support facilities and services to the area.

Section 19. USE REGULATIONS IN GENERAL INSTITUTIONAL ZONE (GIZ).

The General Institutional Zone (GIZ) includes areas within the municipality principally for governmental as well as institutional establishments and social services and facilities for the entire community and characterized further by specialized governmental agencies providing institutional and social services for a wider area, province, region or the country. The following uses shall be allowed:

1. Government center to house national, regional, or local offices in the area

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2. Colleges, universities, professional business schools, vocational and trade schools, technical schools, and other institutions of higher learning
3. General hospitals, medical centers, multi-purpose clinics
4. Scientific, cultural, and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
5. Convention centers and related facilities
6. Religious institutions, including churches, convents, seminary, parsonages and other housing for religious personnel
7. Museums and other historical and cultural institutions
8. Embassies/consulates
9. Student housing, dormitory, and boarding house
10. Public recreational facilities of a noncommercial nature including parks, playgrounds, camps, parkways and similar recreational facilities and public open spaces

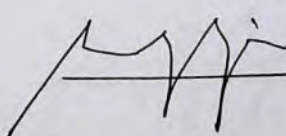
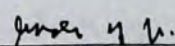
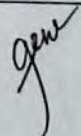
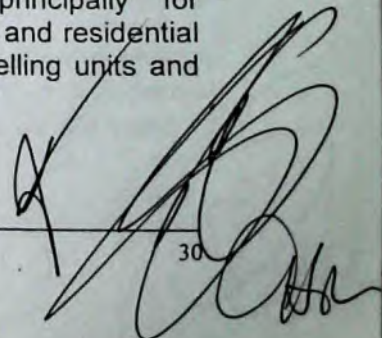
Section 20. USE REGULATIONS IN SPECIAL INSTITUTIONAL ZONE (SIZ).

The Special Institutional Zone (SIZ) includes areas within the municipality principally for particular types of institutional establishments governed by specialized regulations. The following uses shall be allowed:

1. Welfare homes, orphanages, boys' and girls' town, homes for the aged, half-way houses, and the like
2. Rehabilitation and vocational training centers for ex-convicts, drug addicts, unwed mothers, mentally and emotionally handicapped persons, ex-sanitaria inmates, and similar establishments
3. Security and protective services, including police, home defense, and military services
4. Military camps, reservations and training grounds
5. Penitentiary and correctional institutions
6. Cemeteries consisting of public and private graveyards and aboveground burial areas
7. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces

Section 20. USE REGULATIONS IN LOW DENSITY RESIDENTIAL ZONE (R-1).

The Low Density Residential District shall be used principally for housing/dwelling purposes so as to maintain the peace and quiet and residential ambience of the area within the district with a density of 20 dwelling units and below per hectare.

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It is characterized mainly by detached dwellings and planned subdivisions with community ancillary uses on a neighborhood scale as well as compatible support, recreational, and institutional facilities.

1. Allowable Uses

1. Detached family dwelling
2. Semi-detached family dwelling, e.g. duplex, row houses, townhouses
3. Masterplanned residential subdivisions
4. Customary accessory uses such as:
 - a. Servants quarters
 - b. Private garage
 - c. Guardhouse
5. Recreational and sports facilities for the private and noncommercial use of the members of the family dwelling within the premises such as:
 - a. Swimming pool
 - b. Pelota court, tennis court, basketball court
 - c. Others
6. Religious institutions, including churches, convents, seminary, parsonages and other housing for religious personnel
7. Multi-purpose/barangay hall
8. Sports club
9. Clinic, nursing and convalescing home, health center
10. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces for the community

2. Uses Permitted by Special Use Permit

The following uses of land and structures may be permitted in this zone by the application for and issuance of a Special Use Permit by the Local Zoning Board of Adjustment and Appeals as provided for in Article IX:

1. 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 or neighborhood convenience store, and the like, provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner/proprietor.
 - b. There shall be no change in the outside appearance of the building or premises.
 - c. No home occupation shall be conducted in any customary accessory building previously cited.
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct

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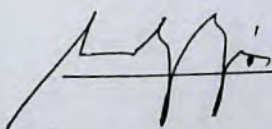
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of such home occupation shall be met off the street and in a place other than in a required front yard.

- e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
 - f. The use of dwelling unit for home occupation shall be clearly incidental and subordinate to its use for residential purpose by its occupants. For the conduct of the home occupation, not more than twenty five percent (25%) of the floor area of the dwelling unit shall be used.
2. Home industry classified as cottage industry provided that:
- a. Such home industry shall not occupy more than thirty (30) percent 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.
 - b. Allotted capitalization shall not exceed the capitalization set by the Department of Trade and Industry.
 - c. No home industry shall be conducted in any customary accessory building previously cited.
 - d. 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 industry shall be met off the street and in a place other than in a required front yard.
 - e. No equipment or process shall be used in such home industry which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
3. Pre-school provided that:
- a. The maximum number of pupils shall not exceed twenty (20).
 - b. Any need for parking generated by the conduct of such pre-school shall be met off the street and in a place other than in a required front yard.

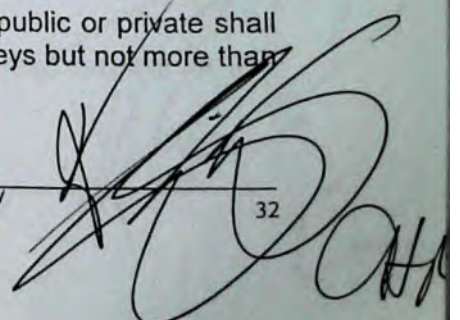
3. Bulk and Density

No building or structure for human occupancy whether public or private shall be higher than the Building Height Limit of three (3) storeys but not more than



June 14, 2011

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ten (10) meters above the natural grade line in the property of front sidewalk (main entry) level.

4. Parking

Parking area requirements shall be per the minimum requirements of the National Building Code.

Section 21. USE REGULATIONS IN MEDIUM DENSITY RESIDENTIAL DISTRICT (R-2).

The Medium Density Residential District shall be used principally for housing/dwelling purposes with a density 21 to 65 dwelling units per hectare. It is characterized mainly by medium density housing with community ancillary uses and support, recreational and institutional facilities on a barangay scale.

1. Allowable Uses

1. All uses allowed in R-1 district
2. Apartments, apartelles
3. Residential condominium of medium-rise type
4. Boarding houses
5. Dormitory
6. Branch library and museum
7. Pre-school
8. Elementary school
9. High School
10. Local civic centers, halls and exhibition areas

2. Uses Permitted by Special Use Permit

1. Home occupation and home industry with the same conditions cited in R-1 district.

3. Bulk and Density

No building or structure for human occupancy whether public or private shall be higher than the Building Height Limit of seven (7) storeys but not more than twenty-one (21) meters above the natural grade line in the property of front sidewalk (main entry) level.

4. Parking

Parking area requirements shall be per the minimum requirements of the National Building Code.

Section 22. USE REGULATIONS IN SOCIALIZED HOUSING ZONE (SHZ).

The Socialized Housing Zone shall be used principally for socialized and low-income housing projects of the government, the private sector, or both. This shall be the area where housing will be located for the underprivileged and homeless defined in RA 7279 or Urban Development and Housing Act. Design requirements shall follow the letter and spirit of Batas Pambansa 957.

The following are the allowable uses:

1. All uses allowed in R-1 and R-2 District
2. Residential condominium
3. Pension house
4. Homotel
5. Hotel apartments or apartels
6. High school and vocational school
7. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces.

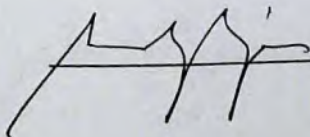
Section 23. USE REGULATIONS IN ECOLOGICAL DEVELOPMENT AREA (EDA).

The Ecological Development Area shall be areas with more than 18 percent slope and with an elevation of 100 meters or above. Because of special physical conditions, these are considered as environmentally constrained areas. As such, these areas are geologically unstable and prone to landslides and other mass movements.

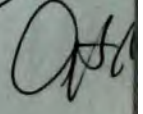
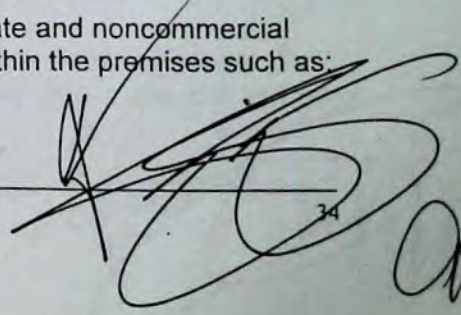
As areas of restraint that require special management and conservation practices, any development shall be limited to low-impact, low-density, and low-intensity land uses and activities. For existing buildings and structures, strict compliance with P.D. 1096 or the National Building Code will be enforced.

1. Allowable Uses

1. Detached family dwelling
2. Masterplanned residential subdivision
3. Customary accessory uses such as:
 - a. Servants quarters
 - b. Private garage
 - c. Guardhouse
4. Recreational and sports facilities for the private and noncommercial use of the members of the family dwelling within the premises such as:
 - a. Swimming pool



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- b. Pelota court, tennis court, basketball court
- 5. Religious institutions, including churches, convents, seminary, parsonages and other housing for religious personnel
- 6. Multi-purpose hall/barangay hall/club house
- 7. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces for the community.

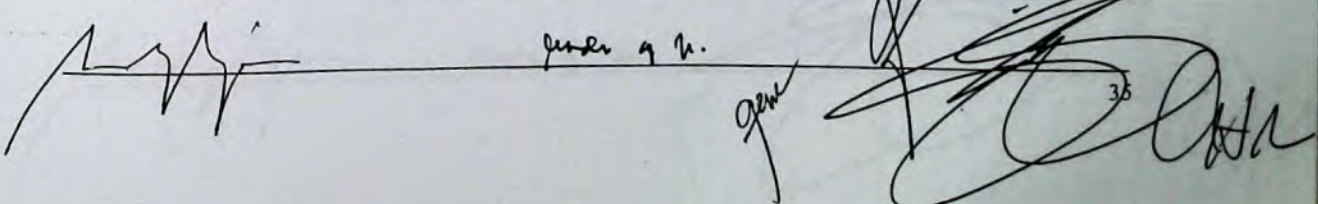
2. Uses Permitted by Special Use Permit

The following uses of land and structures may be permitted in this zone by the application for and issuance of a Special Use Permit by the Local Zoning Board of Adjustment and Appeals as provided for in Article IX:

- 1. 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 or neighborhood convenience store, and the like, provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner/proprietor.
 - b. There shall be no change in the outside appearance of the building or premises.
 - c. No home occupation shall be conducted in any customary accessory building previously cited.
 - d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard.
 - e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors, or electrical interference detectable to the normal senses. In the case of electrical interference, no equipment or process shall be used which creates visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.
 - f. The use of dwelling unit for home occupation shall be clearly incidental and subordinate to its use for residential purpose by its occupants. For the conduct of the home occupation, not more than twenty five percent (25%) of the floor area of the dwelling unit shall be used.

3. Bulk and Density

No building or structure for human occupancy whether public or private shall be higher than the Building Height Limit (BHL) of two (2) storeys and not be

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more than eight (8) meters above the natural grade line in the property of front sidewalk (main entry) level. The PLO shall be 50 percent.

For areas that are classified as masterplanned residential subdivisions, the Minimum Open Space Ratio shall be 30 percent and the Maximum Impervious Surface Ratio is 15 percent. Further, their respective Deeds of Restriction that shall be subject to the review and approval of the Zoning Administrator/Office to ensure conformity to this Ordinance shall govern them.

For areas that are not classified as masterplanned residential subdivision, the Floor-Area Ratio (FAR) shall be 2.0.

4. Parking

Parking area requirements shall be per the minimum requirements of the National Building Code.

Section 24. USE REGULATIONS IN ECOLOGICAL RECREATION ZONE (ERZ).

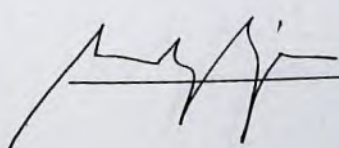
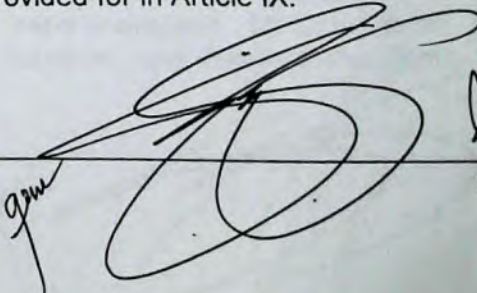
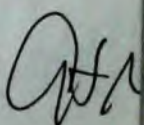
The Ecological Recreation Zone shall be easements or strips of land along the banks of major rivers in Taytay such as the Manggahan Floodway and Taytay River. These zones shall be used as greenways which may contain promenades, foot paths, jogging lane, and bicycle lane for passive and active recreational activities. No permanent structures shall be allowed in the zone.

1. Allowable Uses

1. Pocket parks, parklets, parkways
2. Promenades, foot paths
3. Playlots
4. Jogging lane, bicycle lane
5. Greenbelts
6. Memorials, shrines, monuments, markers, and other park structures
7. Other public recreational facilities of a noncommercial nature for the community.

2. Uses Permitted by Special Use Permit

The following uses of land and structures may be permitted in this zone by the application for and issuance of a Special Use Permit by the Local Zoning Board of Adjustment and Appeals as provided for in Article IX:

 *June 4, 2011*  

36

1. Open air or outdoor sports activities such as swimming pool, fishing facilities and support facilities that will enhance the scenic and amenity values of the area.
2. Park structures of commercial nature such as snack outlets, kiosks, and other similar establishments shall be allowed to enhance the amenity and recreational values of the area provided that:
 - a. The structures are made of temporary materials.
 - b. Establishments selling food shall have running water supply.

Section 25. USE REGULATIONS IN SPECIAL CONSERVATION AREA (SCA).

The Special Conservation Area shall be areas within the municipality where, because of their inherent natural physical features, are considered as recharge areas of aquifer as well as flood-prone areas. As per Presidential Proclamation No. 2146, recharge areas of aquifer shall be classified as environmentally critical areas while, according to the National Physical Framework Plan, areas susceptible to flooding and other hazards shall be classified as environmentally constrained areas.

The local government may, however, zone public lands included in this area for other land uses to meet its special needs. However, any development in this district shall take into consideration the special site conditions by undertaking engineering precautions and setting aside certain areas from development.

1. Allowable Uses

1. Forest Park/Tree Park/Nature Park
2. Contract reforestation with Forest Land Management Agreement (FLMA)
3. Commercial tree plantation and Industrial forest plantation (CTP/IFP)
4. Integrated social forestry programs (ISF)
5. Reforestation compliance by forest users by temporary lease agreement
6. Reforestation compliance by pasture lease agreement
7. Agricultural uses such as:
 - a. Cultivation, raising and raising of staple crops such as rice, corn, camote, cassava and the like.
 - b. Growing of diversified plants and trees such as fruit and flower bearing trees, coffee, tobacco, etc.
 - c. Silviculture, mushroom culture, fishing and fish culture
 - d. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
 - e. Ancillary dwelling units/farmhouses for tillers and laborers
 - f. Agricultural research and experimentation facilities such as breeding stations, fishfarms, nurseries, and demonstration farms

- g. Pastoral activities such as goat raising and cattle fattening
8. Public recreational facilities of a noncommercial nature including parks, playgrounds, parkways and similar recreational facilities and public open spaces for the community.

2. Uses Permitted by Special Use Permit

The following uses of land and structures may be permitted in this zone by the application for and issuance of a Special Use Permit by the Local Zoning Board of Adjustment and Appeals as provided for in Article IX:

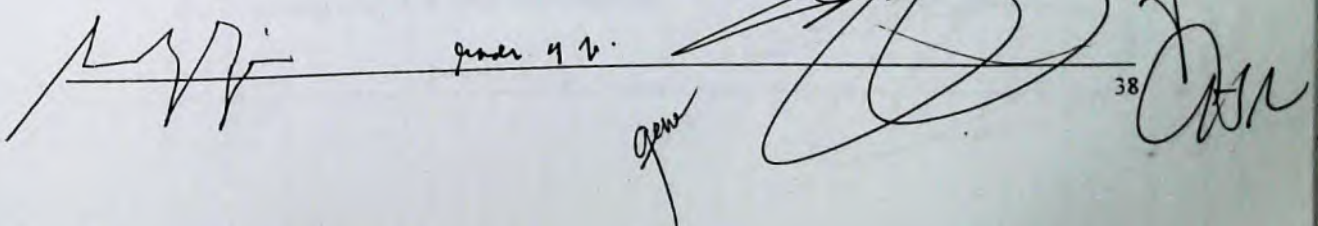
1. Socialized/Low Income Housing and Resettlement provided that
 - a. It shall take into consideration the special site conditions by undertaking special studies such as risk assessment.
 - b. It shall be subject to the Environmental Impact Assessment prior to the approval of such projects in order to determine their environmental impacts and social acceptability.

Section 26. USE REGULATIONS IN AGRICULTURAL ZONE (AGZ).

The Agricultural Zone shall be areas within the municipality primarily intended for the cultivation of crops with irrigation facilities, e.g. farming, raising of rice, vegetables, and other crops. Such agricultural lands are potentially qualified as protected agricultural lands under the Network of Protected Agricultural and Agro-Industrial Areas for Development as provided for the Agriculture and Fisheries Modernization Act, in which case, these lands become highly-restricted from or non-negotiable to land use conversion.

The following are the allowable uses:

1. Cultivation, raising and raising of staple crops such as rice, corn, camote, cassava and the like.
2. Growing of diversified plants and trees such as fruit and flower bearing trees, coffee, tobacco, etc.
3. Silviculture, mushroom culture, fishing and fish culture
4. Customary support facilities such as palay dryers and rice threshers and storage barns and warehouses
5. Ancillary dwelling units/farmhouses for tillers and laborers
6. Agricultural research and experimentation facilities such as breeding stations, fishfarms, nurseries, and demonstration farms
7. Pastoral activities such as goat raising and cattle fattening

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Section 27. USE REGULATIONS IN LAGUNA DE BAY SHORELAND AREA (LBSA).

The Laguna de Bay Shoreland Area shall be buffer zone of the lake as per the rules and regulations implementing Section 41 of R.A. 4850. It is that part of the lake bed along the lakeshore lying at elevation 12.50 meters and below and alternately submerged and exposed by the normal annual rising and lowering of the lake levels. Datum elevation is a point 10.00 meters below Mean Lower Low Water (MLLW). This is an open space designed to separate incompatible elements or uses or to control pollution/nuisance and for identifying and defining development areas or zones.

The uses of the LBSA hereunder enumerated, which shall be strictly regulated by the Laguna Lake Development Authority (LLDA), follow the provisions of R.A. 4850.

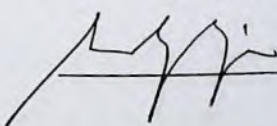
1. Allowable Uses

1. Tree farming/planting
2. Recreational use provided that no permanent structures shall be constructed
3. Agricultural use provided that:
 - a. The use of fertilizers shall be regulated based on DA/FPA standards.
 - b. Use of less persistent pesticides shall be required.
 - c. Integrated Pest Management is practiced.
 - d. Such use does not result in land reclamation or backfilling.
4. Fishponds provided that exotic species shall not be allowed.
5. Poultry provided that only backyard scale shall be allowed, i.e. equal or less than 500 heads.
6. Support facilities such as:
 - a. Dockyard/boat shed
 - b. Research facilities
 - c. Fishport
7. Other uses that will not pose pollution or cause disturbances to the ecological balance of the lake subject to evaluation and approval of the LLDA.

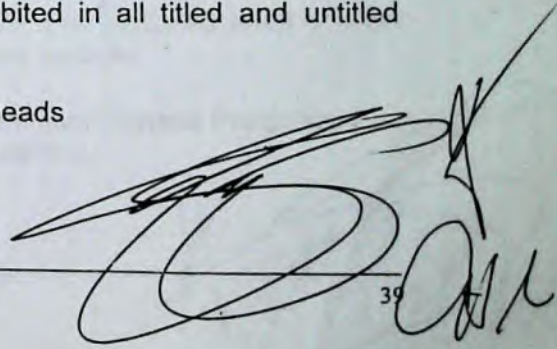
2. Prohibited Uses

The following uses/activities are strictly prohibited in all titled and untitled lands below elevation 12.50 meters:

1. Piggery farms regardless of number of heads
2. Dumpsites
3. Housing projects and subdivisions



June 14, 2011



4. Factories
5. Quarrying
6. All other activities that will pose pollution and cause ecological disturbance to the lake.

Section 28. USE REGULATIONS IN WATER ZONE (WZ).

The Water Zone shall be bodies of water within the municipality which include rivers, streams, and lake except those included in other zone classifications.

The utilization of water resources for domestic and industrial use shall be allowed provided it is in consonance with the development regulations of DENR, provisions of the Water Code, and the revised Forestry Code of the Philippines, as amended, and provided further that it is subject to an Environmental Impact assessment prior to the approval of its use.

Other uses such as recreation, fishing, and related activities, floatage, and transportation shall also be allowed provided it is in consonance with the provisions of the Water Code, and the revised Forestry Code of the Philippines, as amended.

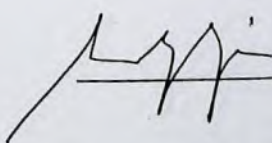
ARTICLE VI
GENERAL DISTRICT REGULATIONS

Section 29. HEIGHT REGULATIONS. Building height must conform to the height restrictions and requirements of the Air Transportation Office as well as the requirements of the National Building Code, the Structural Code as well as laws, ordinances, design standards, rules and regulations related to land development and building construction and the various safety codes.

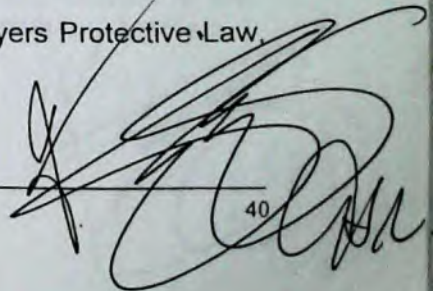
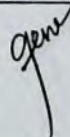
Section 30. EXEMPTIONS FROM HEIGHT REGULATION IN R-1 AND R-2. Exempted from the imposition of height regulations in residential zones are the following: towers, church, steeples, water tanks, and other utilities and such other structures not covered by the height regulations of the National Building Code and/or Air Transportation Office.

Section 31. AREA REGULATIONS. Area regulation in all zones shall conform with the minimum requirement of the existing codes such as:

1. P.D. 957 – the Subdivision and Condominium Buyers Protective Law, its revised implementing rules and regulations.



June 14, 2011



2. B.P. 220 – Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects and its revised implementing rules and regulations.
3. P.D. 1096 – National Building Code
4. Fire Code
5. Sanitation Code
6. Plumbing Code
7. Structural Code
8. Executive Order No. 648
9. Other relevant guidelines promulgated by the national agencies concerned.

Section 31. ROAD SETBACK REGULATIONS. The following road setback regulations shall be applied:

Zoning Classification	Major Thoroughfare (30 m and above)	Secondary Road	Tertiary Road (6 m and below)
	Diversion/Railways	Provincial	Municipal/Bgy.
Commercial Districts	20 m	20 m	7 m
New CBD	20 m	20 m	7 m
Recreation and Tourism Development District	20 m	20 m	7 m
Redevelopment District	20 m	20 m	7 m
Industrial Districts	30 m	25 m	10 m
Institutional Zones	20 m	20 m	10 m
R-1, R-2 Districts	10 m	10 m	3 m
Socialized Housing Zone	10 m	10 m	3 m
Ecological Development Area	30 m	25 m	10 m
Agricultural Zone	20 m	20 m	7 m
Special Conservation Area	30 m	25 m	10 m
Laguna de Bay Shoreland Area	30 m	25 m	10 m

Section 32. EASEMENT.

1. Pursuant to the provisions of the Water Code, the banks of rivers and streams and the shores of the seas and lakes throughout their entire length and within a zone of three (3) meters in urban areas; twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to the easement of public use in the interest of recreation, navigation, floatage, fishing, and salvage.

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

2. There shall be a mandatory five-meter easement on both sides of the Marikina Valley Fault Line and such other fault traces on the ground as mapped and identified by PHIVOLCS.

Section 33. ADVERTISING AND BUSINESS SIGNS. Advertising and business signs to be displayed or put up for public view in any of the districts herein enumerated must comply with existing laws, rules, and regulations or those which may later on be enacted by the municipality of Taytay. Further, they shall not be allowed along scenic areas, parks and open spaces, and places with natural aesthetic value.

Section 34. BUFFER AREA. For the conservation and protection of the environment and the public's general welfare, a buffer area of a minimum of three-meter planting strip or greenbelt is required along the periphery of all industrial areas and the entire length between two or more adjacent conflicting zones or uses within a zone, allocating 1.5 meters from each side of the district boundary. Such buffer strip shall be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 35. NOISE AND VIBRATIONS. All noise and vibration-producing machinery shall be enclosed by a building and provided with effective noise-absorbing materials, noise silencers and mufflers, an open yard of a distance of not less than 20 meters from the street or adjoining property lines, and a greenbelt area planted to dense trees as buffers. To minimize vibration, a machinery should be mounted on shock-absorbing mountings, such as cork set on reinforced concrete foundations or a floating isolated foundation set on piles, as needed by the machinery concerned to reduce all noise and vibration to a reasonable minimum. Noise which is objectionable due to intermittent beat frequency or high pitch shall not be allowed unless enclosed in a sound-proof building as tested and approved by the municipal officials concerned.

Section 36. DUST, DIRT AND FLY ASH. The emission of dust, dirt, or fly ash from any source of activity which shall pollute the air and render it unclean, destructive, unhealthful, or hazardous, or cause visibility to be impaired shall not be permitted

Section 37. ODORS AND GASES. The emission of foul odors and gases deleterious to public health, safety, and general welfare shall not be permitted. Buildings and activities emitting foul odors and noxious gases shall be enclosed by airtight buildings provided with air conditioning systems, filters, deodorizing, and other air cleaning equipment.

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June 14, 2011

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Section 38. **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.

Section 39. **INDUSTRIAL WASTES.** Industrial/plant/factory wastes shall be disposed of only in a manner which will not create any nuisance or danger to adjoining properties or to the community in general.

Section 40. **SEWAGE DISPOSAL.** No sewage dangerous to public health, safety, and general welfare shall be discharged into any public sewerage system, natural waterways, or drainage channels. In addition to the following requirements, all sewerage shall comply with pertinent requirements of the proper environmental authorities. 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. Wastewater shall not contain grease and oil in excess of 300 ppm or exceed a daily average of 10 ppm.

Section 41. **POLLUTION CONTROL.** For effective pollution control, all locational clearance granted for industrial and commercial activities must be subject to the condition of compliance with existing pollution control and environmental laws, rules, and regulations such as but not limited to P.D. 1181, P.D. 984, P.D. 1586, and R.A. 6969.

Section 42. **SPECIFIC PROVISIONS IN THE NATIONAL BUILDING CODE.** Specific provisions stipulated in the National Building Code (P.D. 1096) as amended thereto relevant to traffic generators, advertising and business signs, erection of more than one principal structure, dwelling or rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of this Ordinance, shall be observed.

ARTICLE VII INNOVATIVE TECHNIQUES

Section 43. **INNOVATIVE TECHNIQUES OR DESIGNS.** For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Development (PUD), housing projects covered by New Town Development under R.A. 7279, BLISS commercial complexes, and the like, the Zoning Administrator/Officer shall on grounds of innovative development techniques forward applications to the HLRB for appropriate action, unless the local government unit concerned has the capacity to process the same, provided that the area subject of application is a consolidated parcel of land of at least two (2) hectares.

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ARTICLE VIII MISCELLANEOUS PROVISIONS

Section 44. PROJECTS OF NATIONAL SIGNIFICANCE. Projects may be declared by the National Economic and Development Authority (NEDA) Board as projects of national significance pursuant to Section 3 of E.O. 72. When a project is declared by the NEDA Board as a project of national significance, the location clearance shall be issued by the HLRB pursuant to E.O. 72.

Section 45. ENVIRONMENTAL COMPLIANCE CERTIFICATE. Notwithstanding the issuance of locational clearance under Section 49 of this Ordinance, no environmentally critical projects nor projects located in environmentally critical areas shall commence, develop, or operated unless the requirements of ECC have been complied with as provided for by P.D. 1586 or the Environmental Impact Assessment (EIA) System.

Section 46. SUBDIVISION PROJECTS. All owners and/or developers of subdivisions projects shall in addition to securing locational clearance under Section 49 of this Ordinance be required to secure a development permit pursuant to provisions of P.D. 957 and its implementing rules and regulations or B.P. 220 and its implementing rules and regulations in the case of socialized housing projects in accordance with the procedures laid down in E.O. 71, series of 1993.

ARTICLE IX MITIGATING DEVICES

Section 47. DEVIATIONS. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

1. Variances

- a. The property is unique and different from other properties in the adjacent locality and because of its uniqueness, the owner cannot obtain a reasonable return on the property.

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

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

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- The proposed variance is the minimum deviation necessary to permit a reasonable use of the property.
- The variance will not alter the essential character of the district, zone or area where the property for which the variance is sought is located, and will not substantially or permanently injure the use of other property in the same district or zone.
- The variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety, and welfare.
- The variance will be in harmony with the spirit of this Ordinance.

2. Exceptions:

- a. The exception will not adversely affect the public health, safety, and welfare and is in keeping with the general pattern of development in the community.
- b. The proposed project shall support economic-based activities, provide livelihood, vital community services and facilities while at the same time shall not pose adverse effects on the community.
- c. The exception will not adversely affect the appropriate use of adjoining property in the same district/zone/area.
- d. The exception will not alter the essential character and general purpose of the zone/district/area where the exception sought is located and will be in harmony with the general purpose of this Ordinance.

Section 48. PROCEDURES FOR GRANTING EXCEPTIONS, VARIANCES AND SPECIAL USE PERMITS. The procedure for the granting of exception, variance, and/or special use is as follows:

1. A written application for an exception or variance shall be filed with the LZBAA citing the section of this Ordinance under which the same is sought and stating the grounds thereof.
2. Upon filing of the application, a visible sign (indicating the name and nature of the proposed project) shall be posted at the project site.
3. The LZBAA shall conduct preliminary studies on the application.
4. A written affidavit of non-objection to the project by the owners of adjacent properties shall be filed by the applicant with the LZBAA at least fifteen (15) days prior to the decision for exception/variance.
5. In case of objection, the LZBAA shall hold a public hearing.
6. At the hearing, any party may appear in person, or represented by an agent. All interested parties shall be afforded the opportunity to be heard and present evidences and testimonies

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

ARTICLE X ADMINISTRATION AND ENFORCEMENT

Section 49. LOCATIONAL CLEARANCE. All owners/developers shall secure locational clearance from the Zoning Administrator/Officer or in cases of variances, exceptions, and special use permits, from the LZBAA prior to the conduct of any activity or construction on the property or land.

Section 50. BUILDING PERMIT. No building permit shall be issued by the Local Building Officer without a valid locational clearance in accordance with this Ordinance.

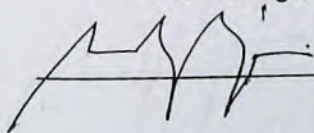
Section 51. NON-USE OF LOCATIONAL CLEARANCE. Upon issuance of a locational clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of said clearance within the said period shall result in its automatic expiration/cancellation and the grantee shall not proceed with his project without applying for a new clearance.

Section 52. CERTIFICATE OF NON-CONFORMANCE. A Certificate of Non-Conformance shall be applied for by the owner of the structure or operator of the activity involved within six (6) months from the ratification of this Ordinance by the Sangguniang Panlalawigan or HLRB. Failure on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered in violation of the Ordinance and is subject to fine/penalties.

Upon approval of this Ordinance, the Zoning Administrator/Officer shall immediately notify owners of known existing non-conforming use to apply for a Certificate of Non-Conformance.

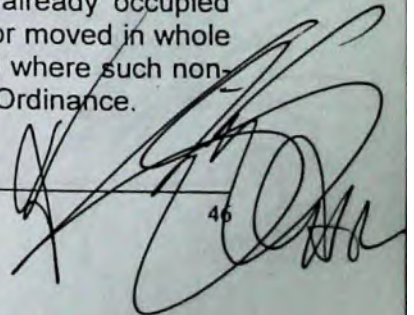
Section 53. EXISTING NON-CONFORMING USES AND BUILDINGS. The lawful uses of any building, structure, or land at the time of the adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provision of this Ordinance, provided:

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



June 14, 2011

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46

2. That no such non-conforming use which has ceased for operation for more than one (1) year be again revived as a non-conforming use.
3. An idle/vacant land or structure may not be used for non-conforming activity.
4. That any non-conforming structure or structures under one ownership which has been damaged may be reconstructed and used as before provided that such is not more than fifty (50) percent of its replacement cost.
That should such non-conforming portion of the structure be destroyed by any means to an extent of more than fifty (50) percent of its replacement cost at the time of destruction, it shall not be reconsidered except in conformity with the provisions of this Ordinance
5. That such non-conforming use may be enlarged or altered in any way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity
6. That no such non-conforming use may be moved to displace any conforming use.
7. That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved or relocated.

In addition, the owner of a non-conforming use shall program the phase-out and relocation of the non-conforming use within ten (10) years from the effectivity of this Ordinance.

Section 54. RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT.

This Ordinance shall be enforced and administered by the Local Chief Executive through the Zoning Administrator/Officer who shall be appointed by the former in accordance with existing rules and regulations on the subject.

Section 55. POWERS AND FUNCTIONS OF A ZONING ADMINISTRATOR/OFFICER. Pursuant to the provisions of E.O. 72 implementing R.A. 7160 in relation to Section 5, Paragraph a and d and Section 7 of E.O. 648 dated 7 February 1981, the Zoning Administrator/Officer shall perform the following functions, duties and responsibilities:

I. ENFORCEMENT

- A. Act on all applications for locational clearances for all projects.
 1. Issuance of Locational Clearance for projects conforming with zoning regulations.
 2. Recommend to the LZBAA the grant or denial of variances, exceptions, special use permits, and certificates of non-conformance for non-conforming projects lawfully existing at the time of the adoption of the Ordinance, including

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clearances for repairs/renovations on non-conforming uses consistent with the guidelines therefore.

- B. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers or managers of projects that are violative of the Ordinance, and if necessary, pursuant to Section 3 of E.O. 72 and Section 2 of E.O. 71, refer subsequent actions thereon to the HLRB.
- C. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.
- D. Coordinate with the City Fiscal/Municipal Attorney for other legal actions/remedies relative to the foregoing.

II. PLANNING

- A. Coordinate with the regional office of the HLRB regarding the proposed amendments to the Ordinance prior to adoption by the Sangguniang Bayan.

Section 56. ACTION ON COMPLAINTS AND OPPOSITIONS. A complaint for violations of any provision of the Ordinance or of any clearance or permits issued pursuant thereto shall be filed with the LZBAA.

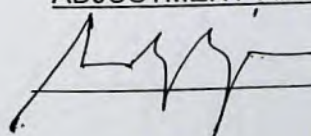
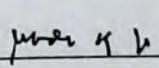
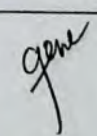
However, oppositions to application for clearance variance, exception, and special use permit shall be treated as complaint and dealt with in accordance with the provision of this section.

Section 57. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA). There is hereby created a LZBAA which shall perform the following functions and responsibilities:

- 1. Act on the applications of the following nature:
 - a. Variances
 - b. Exceptions
 - c. Special Use
 - d. Non-conforming Use
 - e. Complaints and opposition to applications
- 2. Act on appeals on grant or denial of locational clearance by the Zoning Administrator/Office

Decisions of the LZBAA shall be appealable to the HLRB.

Section 58. COMPOSITION OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS (LZBAA). The Municipal Development Council

    48

shall create a sub-committee which shall act as the LZBAA composed of the following members:

1. The Municipal Mayor as Chairperson
2. The Municipal Legal Officer
3. The Municipal Assessor
4. The Municipal Engineer; and
5. The Municipal Planning and Development Coordinator (if other than the Zoning Administrator/Officer)
6. Two representatives from the private sector, nominated by their respective organizations and confirmed by the Municipal Mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth as representatives.
7. Two representatives from the non-government organizations, nominated by their respective organizations and confirmed by the Municipal Mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Bayan shall elect the number of its members as may be necessary to meet the total number above set forth as representatives.

For purposes of policy coordination, said committee shall be attached to the Municipal Development Council.

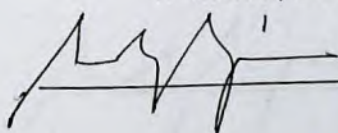
Section 59. INTERIM PROVISION. Until such time that the LZBAA shall have been constituted, the HLRB shall act as the LZBAA. As an appellate board, the HLRB shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

Section 60. REVIEW OF THE ZONING ORDINANCE. The Municipal Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the Ordinance considering the Comprehensive Development and Land use Plan of the municipality of Taytay, as the need arises, based on the following reasons/situations:

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

Section 61. COMPOSITION OF THE LOCAL ZONING REVIEW COMMITTEE. The LZRC shall be composed of sectoral experts. These are the local officials/civic leaders responsible for the operation, development and progress of all sectoral undertaking in the locality, e.g.:

1. Municipal Planning and Development Coordinator



June 4, 2011



2. Municipal Health Officer
3. Municipal Agriculturist
4. President, Association of Barangay Captains
5. Municipal Engineer
6. Community Environment and Natural Resources Officer (CENRO)
7. Municipal Agrarian Reform Officer
8. District School Supervisor
9. Three (3) private sector representatives (local Chamber of Commerce, housing industry and homeowners association)

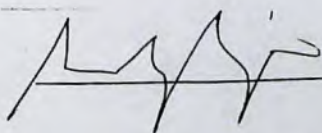
For purposes of policy and program coordination, said committee shall be attached to the Municipal Development Council.

Section 62. FUNCTIONS OF THE LOCAL ZONING REVIEW COMMITTEE. The LZRC shall have the following powers and functions:

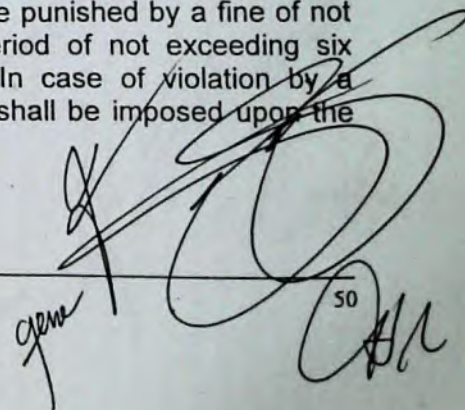
1. Review the Zoning Ordinance for the following purposes:
 - a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Development and Land Use Plan.
 - b. Determine changes to be introduced in the Comprehensive Development and 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 Sangguniang Bayan necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.
3. Provide information to the HLRB that would be useful in the exercise of its functions.

Section 63. AMENDMENTS TO THE ZONING ORDINANCE. Changes in the Zoning Ordinance as a result of the review by the LZRC 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 LZRC and shall be carried out through a resolution of the three fourths vote of the Sangguniang Bayan. Said amendment shall take effect only after approval and authentication by the Sangguniang Panlalawigan.

Section 64. VIOLATION AND PENALTY. Any person who violates any of the provisions of this Ordinance shall, upon conviction, be punished by a fine of not exceeding P2,500.00 or an imprisonment for a period of not exceeding six months, or both at the discretion of the Court. In case of violation by a corporation, partnership, or association, the penalty shall be imposed upon the erring officers thereof.



June 9, 2011



50

Section 65. SUPPLEMENTARY 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 area, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Development and Land Use Plan of the municipality.

Section 66. SEPARABILITY CLAUSE. Should any section or provision of this Ordinance be declared by the Court 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.

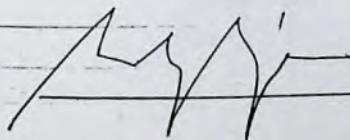
Section 15. REPEALING CLAUSE. All other ordinances, rules, or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that rights that have been vested upon the effectivity of this Ordinance shall not be impaired.

Section 18. EFFECTIVITY CLAUSE. This Ordinance shall take effect upon approval by the Sangguniang Panlalawigan.

Signed this _____ day of _____ 19 ____ in Taytay,
Rizal, Philippines.

For the Sangguniang Bayan:

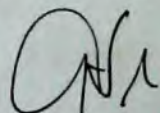
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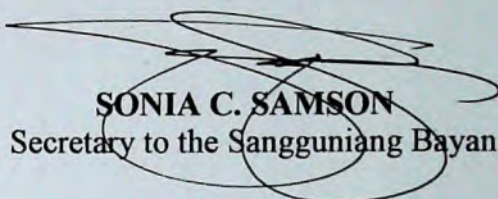
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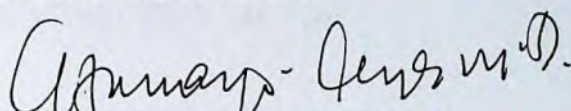


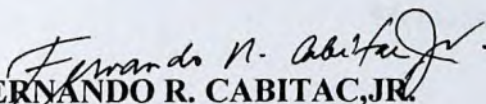
ENACTED. This 10th day of April, 2000 at the Session Hall
Municipal Building, Taytay, Rizal.

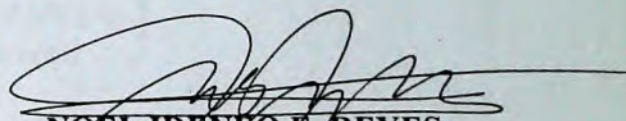
I HEREBY CERTIFY to the correctness of the foregoing ordinance
which was duly enacted by the Sangguniang Bayan of Taytay during its 58th
Regular session held on the 10th day of April, 2000.

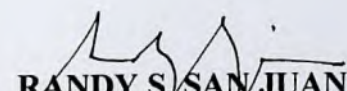

SONIA C. SAMSON
Secretary to the Sangguniang Bayan

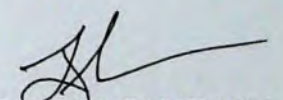
ATTESTED AND CERTIFIED:
TO BE DULY ENACTED:

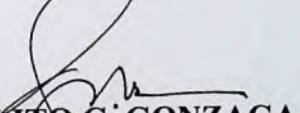

ADELINA TAMAYO-REYES, M.D.
Vice Mayor/Presiding Officer

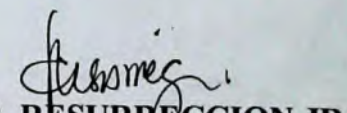

FERNANDO R. CABITAC, JR.
Councilor


NOEL IRENEO E. REYES
Councilor

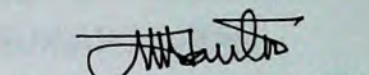

RANDY S. SAN JUAN
Councilor

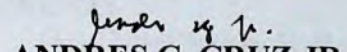

ANASTACIO V. ALCANTARA
Councilor

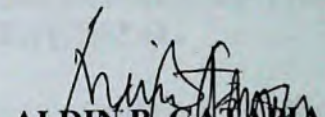

CARLITO G. GONZAGA
Councilor


CEFERINO R. RESURRECCION, JR.
Councilor

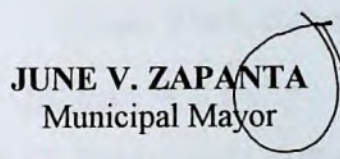

JANET D.L. MERCADO
Councilor


FELIMON M. SANTOS
Councilor


ANDRES C. CRUZ, JR
ABC. President


ALDIN B. GATAPIA
Sk. President

APPROVED BY HIS HONOR
THE MUNICIPAL MAYOR


JUNE V. ZAPANTA
Municipal Mayor

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