



Pamahalaang Bayan ng Taytay

TANGGAPAN NG SANGGUNIANG BAYAN

EXCERPT FROM THE MINUTES OF THE 66th REGULAR SESSION OF THE 10th SANGGUNIANG BAYAN HELD ON DECEMBER 14, 2017 AT THE SESSION HALL OF THE MUNICIPAL BUILDING, TAYTAY, RIZAL

PRESENT:

Hon. Carlito G. Gonzaga	-	Vice Mayor/Presiding Officer
Hon. Jan Victor B. Cabitac	-	Councilor
Hon. Archie L. Calderon	-	"
Hon. Michell B. Bermundo	-	"
Hon. Ceferino R. Resurreccion, Jr.	-	"
Hon. Philip Jeison J. Cruz	-	"
Hon. Ma. Jeca B. Villanueva	-	"

ABSENT:

Hon. Sophia Priscilla L. Cabral	-	Councilor
Hon. Sharon DL. Macabebe	-	" - (Sick Leave)
Hon. Joseph Z. Valera	-	LnB President - (O.B.)

Sponsored by:	Coun. Philip Jeison J. Cruz
Co-Sponsored by:	Vice Mayor Carlito G. Gonzaga
	Coun. Jan Victor B. Cabitac
	Coun. Sophia Priscilla L. Cabral
	Coun. Sharon DL. Macabebe
	Coun. Archie L. Calderon
	Coun. Michell B. Bermundo
	Coun. Ceferino R. Resurreccion, Jr.
	Coun. Ma. Jeca B. Villanueva
	LnB Pres. Joseph Z. Valera

ORDINANCE NO. 11 s. 2017

AN ORDINANCE ENACTING THE ZONING REGULATIONS OF THE MUNICIPALITY OF TAYTAY, RIZAL AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH

Be it enacted by the Sangguniang Bayan of Taytay, Rizal.

WHEREAS, the implementation of Comprehensive Land Use Plan (CLUP) would require the enactment of regulatory measures to translate the 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 CLUP;

WHEREAS, Republic Act 7160 authorizes local government units to enact zoning ordinance subject to and in accordance with existing laws;

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WHEREAS, this Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the approved Comprehensive Land Use Plan;

NOW THEREFORE, the Sangguniang Bayan of Taytay, Rizal in a session assembled hereby enacts the following Zoning Ordinance.

Article I
Title of the Ordinance

Section 1. Title of the Ordinance

This Zoning Ordinance shall be known as the Zoning Ordinance of 2017 (ZO) of the Municipality of Taytay, Rizal and shall hereinafter be referred to as the Ordinance or ZO.

Article II
Authority and Purpose

Section 2. Authority

This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160 Sections 447, 448 and 458 a.2 (7-9) dated 10 October 1991, "Authorizing the Municipality of Taytay, Rizal, through the Sangguniang Bayan, to adopt a Zoning Ordinance subject to the provisions of existing laws" and in accordance with related laws such as but not limited to Commonwealth Act 141, PD 1067 or the Water Code, PD 1096 or the National Building Code, and Executive Order No. 72 s. 1993.

Section 3. Purposes

The ZO is enacted for the following purposes:

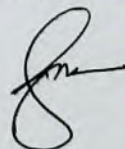
- 3.1 Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the municipality;
- 3.2 Guide, control and regulate the growth and development of public and private lands in Taytay, Rizal in accordance with its approved Comprehensive Land Use Plan (CLUP);
- 3.3 Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of good governance and community participation; and
- 3.4 Enhance the character and stability of residential, commercial, industrial, institutional, agricultural, open space and other functional areas within the municipality and promote its orderly and beneficial development.

Section 4. General Zoning Principles

These Zoning Regulations are based on the principles provided for in the approved Comprehensive Land Use Plan as per Sangguniang Bayan Resolution No. 262 series of 2017 dated December 14, 2017, as follows:

- 4.1. The Ordinance reflects the municipality's vision to be "*A highly modern, economically stable and environmentally sustainable metropolis that provides for the enhanced quality of life of its people and the balanced development and strong growth of its commercial and industrial bases*".

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- 4.2. The local government unit recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Ordinance;
- 4.3. The ZO gives the free market the maximum opportunity to spur the Municipality's development within a framework of environmental integrity and social responsibility;
- 4.4. The Ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
- 4.5. The Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the Municipality continually face;
- 4.6. The ZO functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;
- 4.7. The ZO provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
- 4.8. The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community's common good.

Article III **Definition of Terms**

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

Absolute Majority Vote - means that the "in favor" votes represent more than 50 percent of the valid votes. This is also called the 50% + 1 vote.

Accessory Use - pertains to those that are customarily associated with the Principal Use application (such as a garage is accessory to a house).

Actual Use - refers to the purpose for which the property is principally or predominantly utilized by the person in possession of the property.

AFMA - shall refer to the Agriculture and Fisheries Modernization Act of 1997 or RA 8435.

Agricultural Activity - per the Comprehensive Agrarian Reform Law of 1988 (RA 6657), means the cultivation of the soil, planting of crops, growing of fruit trees, raising of livestock, poultry or fish, including the harvesting of such farm products, and other farm activities and practices performed by a farmer in conjunction with such farming operations done by persons whether natural or juridical.

Agricultural Land - per RA 6657, refers to land devoted to agricultural activity and not classified as mineral, forest, residential, commercial or industrial land.

Agricultural Land Use Conversion - per RA 6657, refers to the process of changing the use of agricultural land to non-agricultural uses.

Agricultural Zone (AGZ) - an area within the municipality intended for the cultivation of the soil, planting of crops, growing of trees, raising of livestock, poultry, fish or aquaculture

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production, including the harvesting of such farm products, and other farm activities and practices performed in conjunction with such farming operations... (AFMA).

Allowable Uses- uses that conform to those allowed in a specific zone.

Building Height Limit (BHL) - per the National Building Code, this is "the maximum height to be allowed for buildings/structures...and shall be generally measured from the established grade line to the topmost portion of the proposed building/structure. If applicable, the BHL may be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or the concerned military/security authorities." BHL is expressed as the number of allowable storey's/floor above established grade and/ or meters above highest grade.

Cemetery/Memorial Park Zone (C/MP-Z) - an area in a city/municipality intended for the interment of the dead.

Certificate of Non-Conformance - certificate issued to Owners of non-conforming uses as provided in this Zoning Ordinance.

Central Business District (CBD) - shall refer to areas designated principally for trade, services and business purposes.

Commercial-1 Zone (C1-Z) - a low density commercial area within the municipality intended for neighborhood or community scale trade, service and business activities.

Commercial-2 Zone (C2-Z) - a medium to high density commercial area within the municipality intended for trade, service and business activities performing complementary/supplementary functions to the CBD.

Commercial-3 Zone (C3-Z) - a high density commercial area within the municipality intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadium or sports complexes area also allowed in this zone.

Commercial Garage - a garage where automobiles and other motor vehicles are housed, cared for, equipped, repaired or kept for remuneration, for hire or sale.

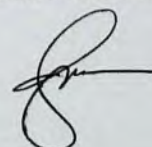
Compatible Uses - different uses capable of existing harmoniously within a zone, e.g. residential and parks and playground uses subject to the conditions stipulated in the Zoning Ordinance.

Comprehensive Land Use Plan (CLUP) - is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan in this usage are the land use plan and sectoral studies

Comprehensive Development Master Plan (CDMP) - a unitary development plan/site plan that permits flexibility in planning/urban design, building/structure siting, complementary of building types and land uses, usable open spaces for general public uses services and business activities and the preservation of significant land features (NBC) and may also be referred to as a Master Development Plan.

Conflicting Uses - uses or land activities with contrasting characteristics and adjacent to each

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other e.g. residential units adjacent to industrial plants.

Conforming Use – a use that is in accordance with the zone regulations as provided for in the Ordinance.

Deed of Restrictions – a written agreement that imposes limitations on the use of property in order to maintain the intended character of a neighborhood.

Easement – open space imposed on any land use/activities sited along waterways, fault lines, road-rights-of-way, cemeteries/memorial parks, utilities and the like.

Established Grade – the finish ground level of a proposed development which shall be determined according to the provisions of the latest edition of the National Building Code.

Environmentally Constrained Areas – areas prone to natural hazards, such as those related to weather, hydrologic, and geologic disturbances. These hazards cover those that are weather and water-related, earthquake-induced, volcanic and erosion-related.

Environmentally Critical Areas (ECA) – refer to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 1981.

Environmentally Critical Projects (ECP) – refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981.

Environmental Impact Statement (EIS) System – pursuant to PD 1586 of 1978, refers to the entire process of organization, administration and procedure institutionalized for the purpose of assessing the significance of the effects of physical developments on the quality of the environment. Projects that fall within the purview of the EIS System include:

- a. Environmentally Critical Projects
- b. Projects located in Environmentally Critical Areas

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

Floor Area Ratio or "FAR" – is the ratio between the gross floor area of a building and the area of the lot on which it stands, determined by dividing the gross floor area of the building and the area of the lot. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area. The FAR of any zone should be based on its capacity to support development in terms of the absolute level of density that the transportation and other utility networks can support.

General Institutional Zone (GI-Z) – an area within the municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/clinics, academic/research and convention centers.

Gross Floor Area (GFA) – the GFA of a building is the total floor space within the perimeter of the permanent external building walls, occupied by:

- Office areas
- Residential areas
- Corridors

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- 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
- Interior walls and columns, and other interior features

But excluding:

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

Industrial-1 Zone (I1-Z) – an area within cities/municipalities intended for light manufacturing or production industries that are:

- a. non-pollutive/non-hazardous; and
- b. non-pollutive/hazardous

Industrial-2 Zone (I2-Z) – an area within cities or municipalities intended for medium intensity manufacturing or production industries that are:

- a. pollutive/non-hazardous; and
- b. pollutive/hazardous.

Innovative Design – introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development.

Local Zoning Board of Appeals (LZBA) – a local special body created by virtue of this Ordinance mandated to, among others, handle appeals for Variances and Exceptions.

Locational Clearance (LC) – a clearance issued by the Zoning Administrator/Zoning Officer to a project that is allowed under the provisions of this Ordinance.

Locational Clearance (Variance) (LC-V) – a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/Variance provision of this Ordinance.

Locational Clearance (Exception) (LC-E) – a clearance issued by the LZBA to a project that is allowed under the Mitigating Device/Exception provision of this Ordinance.

Mitigating Device – a means to grant relief in complying with certain provisions of the Ordinance such as, but not limited to, those pertaining to use, building bulk and density, and performance standards.

Non-Conforming Use – uses existing prior to the approval of this Zoning Ordinance that are not in conformity with its provisions but are allowed to operate subject to the conditions of this Zoning Ordinance.

Notice of Non-Conformance – notice issued to owners of all uses existing prior to the approval of the Ordinance which do not conform to the provisions herein provided.

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Open Space (OS) – as used in this Ordinance, an area where permanent buildings shall not be allowed and which may only be used as buffer/greenbelts, parks and playgrounds.

Parks and Recreation Zone (PR-Z) – an area in the municipality designed for diversion/amusements and for the maintenance of ecological balance.

Planned Unit Development (PUD) – a land development scheme wherein the project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning/design, building siting, complementarity of building types and land uses, usable open spaces and the preservation of significant natural land features.

Quarrying – the process of extracting, removing, and disposing of quarry resources found on or near the surface of private or public land.

Reclassification of Agricultural Lands – “the act of specifying how agricultural lands shall be utilized for non-agricultural uses such as residential, industrial, and commercial as embodied in the CLUP” (RA 7160 and MC No. 54)

Residential-1 Zone (R1-Z) – an area within the municipality intended for low density residential use. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single family dwellings.

Residential-2 Zone (R2-Z) – an area within the municipality intended for medium density residential use. Per the National Building Code, R-2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structures residential buildings for exclusive use as multi-family dwellings.

Residential-3 Zone (R3-Z) – an area within the municipality intended for medium to high density residential use. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.

Residential-4 Zone (R4-Z) – an area within cities or municipalities intended for medium to high density residential use. Per the National Building Code, R4 Zone is characterized mainly by low-rise townhouse buildings/structures for exclusive use as multiple family dwellings.

Residential-5 Zone (R5-Z) – an area within cities or municipalities intended for very high density residential use. Per the National Building Code, R5 Zone is characterized mainly by medium-rise or high-rise condominium buildings/structures for exclusive use as multiple family dwellings.

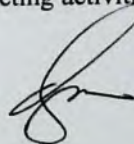
Rezoning – a process of introducing amendments to or change in the existing zoning of a particular area and reflected in the text and maps of the Ordinance.

Socialized Housing – refers to housing programs and projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA)

Socialized Housing Zone (SH-Z) – an area in the municipality designated for socialized housing projects.

Strategic Agriculture and Fisheries Development Zone (SAFDZ) – refers to “areas within the NPAAAD identified for production, agro-processing and marketing activities to help develop

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and modernize, with the support of government, the agriculture and fisheries sectors in an environmentally and socio-culturally sound manner" (AFMA).

Tourism Zone – are sites endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

Utilities Services Zone (UTS-Z) – an area in the municipality designated for "a range of utilitarian/functional uses or occupancies such as power and water generation/distribution facilities, and telecommunication facilities, transport terminals.

Variance – a device which grants a property owner relief from certain provisions of the Zoning Ordinance where, because of the particular physical surrounding, shape or topographical condition of the property, compliance on applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards would result in a particular hardship upon the owner, as distinguished from a mere inconvenience or a desire to make more money.

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

Yard – as defined in the National Building Code, this is "the required open space left between the outermost face of the building/structure and the property lines, e.g. front, rear, right and left side yards. The width of the yard is the setback."

Zoning Administrator/Zoning Officer/MPDC – a municipal government employee responsible for the implementation/enforcement of the Zoning Ordinance.

Zoning Certificate – a document issued by the Zoning Administrator/Zoning Officer/MPDC citing the prevailing zoning classification of the land based on this Ordinance.

Zoning Map – a duly approved and authenticated map delineating the different land use zones into which the whole municipality is divided.

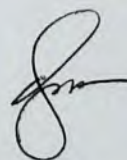
Article IV **Zone Classifications**

Section 5. Division into Zones

To effectively carry out the provisions of this Ordinance, the municipality is hereby divided into the following zones or districts as shown in the Zoning Map. The following are designated as Zones:

1. Agricultural Zone (AGZ)
2. Residential-2 Zone (R2-Z)
3. Residential-3 Zone (R3-Z)
4. Socialized Housing Zone (SH-Z)
5. Commercial -2 Zone (C2-Z)
6. Commercial - 3 Zone (C3-Z)
7. Industrial-1 Zone (I1-Z)
8. Industrial-2 Zone (I2-Z)
9. General Institutional Zone (GI-Z)
10. Parks and Recreation Zone (PR-Z)
11. Cemetery/Memorial Park Zone (C/MP-Z)
12. Planned Unit Development Zone (PUD- Z)

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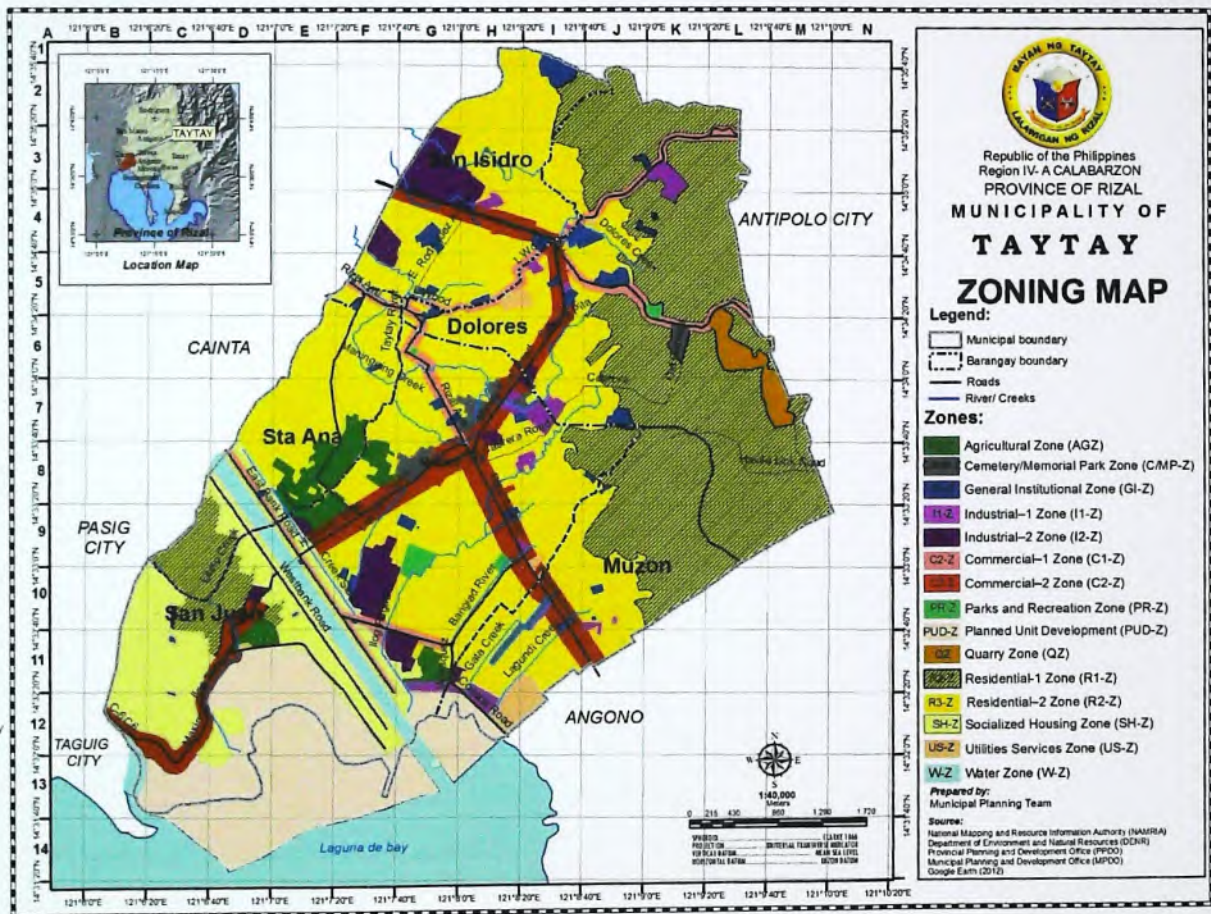


13. Quarry Zone (QZ)
14. Utilities Services Zone (US-Z)
15. Water Zone (W-Z)

Section 6. Zoning Map

It is hereby adopted as an integral part of this Ordinance, the duly authenticated Zoning Map of the municipality showing the locations and boundaries of the zones herein established.

Section 7. Zone Boundaries



The locations and boundaries of the above mentioned various zones into which the municipality has been subdivided are identified and specified as follows:

Zoning Classification	Zoning Map Meridional Block Location	Description
Agricultural Zone (AG-Z)	Portion of E-7, F-7, E-8, F-8, G-8, E-9, F-9	Portion of the Meridional Blocks colored as dark green labeled as (AG-Z) in the Zoning Map and as enumerated. These are the following: Riceland areas on both sides of Highway 2000 Phase 2

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	F-8, G-8, E-9, F-9 • Portion of D-10, E-10, D-11, and E-11, • Portion of G-11	Highway 2000 Phase 2 • The southern portion of Velasquez Street • The southeastern portion of C-6 and the eastern portion of Tapayan River.
Planned Unit Development Zone (PUD-Z)	• Portion of D-11, E-11, F-11, C-12, D-12, E-12, F-12, G-12, B-13, C-13, D-3, E-13, F-13, G-13, C-14, D-14, E-14, and F-14 • Portion of G-11, G-12, H-12, G-13, and H-13	Portion of the Meridional Blocks colored as light brown labeled as (PUD-Z) in the Zoning Map and as enumerated. • On the shorelands of the Laguna Lake south of Manggahan Floodway • On the shorelands of the Laguna Lake northeast of Manggahan Floodway
Residential 2 Zone (R2-Z)	• Portion of I-2, J-2, K-2, L-2, I-3, J-3, K-3, L-3, I-4, J-4, K-4, L-4, J-5, K-5, L-5, J-6, K-6, L-6, M-6, I-7, J-7, K-7, L-7, M-7, I-8, J-8, K-8, L-8, M-8, N-8, J-9, K-9, L-9, M-9, N-9, J-10, K-10, and L-10 • Portion of C-8, D-8, C-9, D-9, C-10, D-10, E-10, C-11, and D-11	Portion of the Meridional Blocks colored as yellow-green with left to right diagonal hatchings labeled as (R2-Z) in the Zoning Map and as enumerated. • Areas located on the higher elevations in Brgys. San Isidro, Dolores, San Juan, and Muzon • Areas located in Brgys. Sta. Ana, and San Juan on the south of Manggahan Floodway
Residential 3 Zone (R3-Z)	• Portion of H-1, I-1, G-2, H-2, I-2, G-3, H-3, I-3, F-4, G-4, H-4, I-4, J-4, K-4, E-5, F-5, G-5, H-5, I-5, J-5, E-6, F-6, G-6, H-6, I-6, J-6, D-7, E-7, F-7, G-7, H-7, I-7, J-7, D-8, E-8, F-8, G-8, H-8, I-8, J-8, E-9, F-9, G-9, H-9, I-9, J-9, K-9, D-10, F-10, G-10, H-10, I-10, J-10, K-10, G-11, H-11, I-11, and J-11	• Portion of the Meridional Blocks colored as yellow labelled as (R3-Z) in the Zoning Map and as enumerated.
		Portion of the Meridional Blocks colored as yellow-green with right to left hatchings, labeled as (SH-Z) in the Zoning Map.

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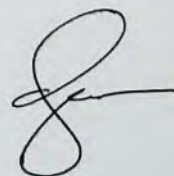
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Housing Zone (SH-Z)	D-9, E-9, E-10, F-10, F-11, G-11, F-12, and G-12 • Portion of C-8, D-8, D-9, E-9, D-10, E-10, E-11, F-11, F-12, and G-12 • Portion of B-9, C-9, B-10, C-10, B-11, C-11, D-11, B-12, C-12, D-12, C-13, and D-13	Embankments. • The Manggahan Floodway West Embankments. • Lupang Arenda
Commercial -2 Zone (C2-Z)	• Portion of F-5, G-5, G-6, G-7, and H-7 • Portion of I-4, J -4, J-3, K-3, L-2, and L-3 • Portion of G-5, H-5, I-4, and I-5	Portion of the Meridional Blocks colored as light red , labeled as (C2-Z) in the Zoning Map, which are one (1) lot deep or fifty (50) meters from the road's centerline on the following locations: • Both sides of the Rizal Avenue from Taytay-Cainta boundary to the New Taytay Public Market. • Both sides of Ortigas Avenue Ext. from Kay-Tikling Rotonda to Antipolo City boundary. • Both sides of Benjamin B. Esguerra Sr. St. (L. Wood St.) from corner of Pulumbarit St. to Kay-Tikling.
Commercial -2 Zone (C2-Z)	• Portion of I-5, J-5, K-5, K-6, L-5, and L-6 • Portion of D-8, D-9, E-9, E-10, F-10, F-11, G-11, F-12, and G-12 • Portion of F-10, F-11, G-10, and G-11	• Both sides of Cabrera Road from Kay-Tikling Rotonda to Antipolo City boundary. • Northeastern side only of the whole stretch of Manggahan Floodway East Embankment Road. • Both sides of Velasquez St., except those that are already existing as industrial establishments.
Commercial - 3 Zone (C3-Z)	• Portion of F-3, F-4, G-3 G-4, H-4, and I-4 • Portion of I-4, I-5, I-6, H-6, H-7, and I-7 • Portion of H-8, H-9, I-9, H-10, I-10, J-10, I-11, and J-11 • Portion of G-7, H-7, F-8, G-8, E-9, F-9, and G-9	Portion of the Meridional Blocks colored as red , labeled as (C3-Z) on the Zoning Map, which are one (1) lot deep or 100 meters from the road centerline: • Both sides of Ortigas Ave. Ext. from Cainta boundary to Kay Tikling Rotonda. • Both sides of Manila-East Road from Kay-Tikling Rotonda to New Taytay Public Market. • Both sides of Old Manila East Road from New Taytay Public Market to boundary of Angono, Rizal. • Both sides of Highway 2000 from New Taytay Public Market to Manggahan Floodway East Embankment Road.

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	• Portion of D-10, E-10, C-11, D-11, B-12, C-12, D-12, B-13, and C-13	• Both sides of Circumferential Road 6 (C-6) from Manggahan Floodway West Embankment Road to Napindan Bridge.
Industrial - 1 Zone (I1-Z)	• Portion of J-3, K-3, K-4, I-4, H-4, I-5, I-7, H-7, I-8, H-8, H-9, I-9, I-10, I-11, J-10, J-11, H-11, H-12, G-11, I-10	• Portion of the Meridional Blocks colored as light violet, labeled as (I1-Z) in the Zoning Map as enumerated. These are the existing sites of minor industrial firms.
Industrial - 2 Zone (I2-Z)	• Portion of G-2, F-3, G-3, H-3, G-4, H-4, J-3, K-3, K-4, F-4, G-4, F-5, H-7, H-8, F-9, G-9, F-10, G-10, F-11, G-11, H-11, D-10, and C-10	• Portion of the Meridional Blocks colored as dark violet, labeled as (I2-Z) in the Zoning Map as enumerated. These are the existing sites of medium industrial establishments.
Cemetery/ Memorial Park Zone (C/MP-Z)	• Portion of K-6, H-7, I-7, H-6, G-7, F-8, G-8, H-10, I-10, and H-11	• Portion of the Meridional Blocks colored as gray, labeled as (C/MP-Z)) in the Zoning Map as enumerated. These are the existing sites of cemeteries and memorial parks.
General Institutional Zone (GI-Z)	Portion of I-1, I-2, I-4, J-4, J-3, K-3, K-4, J-5, I-5, H-5, G-5, G-6, G-4, F-5, F-6, H-6, G-7, H-7, I-7, J-7, J-8, D-8, E-9, G-9, H-9, E-10, F-10, C-11, I-10, J-10, C-12, and other existing institutional facilities not elsewhere covered by the above meridional blocks.	• Portion of the Meridional Blocks colored as blue, labeled as (GI-Z) in the Zoning Map as enumerated. These are the existing sites of public and private institutional facilities.
Parks and Recreation Zone (PR-Z)	• Portion of H-8, G-6, J-5, K-5, K-6, G-9, G-10, F-10, H-9, and H-10	• Portion of the Meridional Blocks colored as light green, labeled as (PR-Z) in the Zoning Map as enumerated. These are the existing sites of memorial parks/shrines, public and private parks, resorts, recreational facilities, including those open spaces, playgrounds of public and private housing subdivision projects for the maintenance of ecological balance in the community.

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Utilities Services Zone (US-Z)	• Portion of H-5 and I-5 • Portion of J-4	Portion of the Meridional Blocks colored as light brown, labeled as (US-Z) in the Zoning Map • The compound of the National Grid Corporation of the Philippines (NGCP) Power Sub-Station in Brgy. Dolores • The Water Storage Facility of Manila Water Company Inc. (MWCI) in Ortigas Avenue Ext. in Brgy. Dolores • The existing sites of the cellular telecommunication towers
Quarry Zone (Q-Z)	• Portion of L-5, L-6, M-6, L-7, and M-7	• Portion of the Meridional Blocks colored as dark brown, labeled as (Q-Z) in the Zoning Map, and as enumerated.
Water Zone (W-Z)	• Portion of D-8, D-9, E-9, E-10, F-10, E-11, F-11, F-12, and G-12 • Portion of F-3, G-3, H-3, I-3, F-4, I-4, J-4, F-5, G-5, H-5, J-5, F-6, G-6, H-6, I-6, F-7, G-7, H-7, I-7, J-7, D-8, E-8, F-8, G-8, H-8, I-8, C-9, D-9, E-9, F-9, G-9, H-9, I-9, C-10, D-10, E-10, F-10, G-10, H-10, I-10, D-11, F-11, G-11, H-11, I-11, B-12, C-12, G-12, H-12, B-13, and other creeks not specified hereof.	Portion of the Meridional Blocks colored as aqua green, labeled as (W-Z) in the Zoning Map, and as enumerated. • The Manggahan Floodway River Channel • The whole stretch of Taytay River, Bangiad River, Tapayan River, Ilog-Pugad Creek, Batong Dalig Creek, Dolores Creek, Sapang Pila Creek, Lambak Creek, Panghulo Creek, Siwang Creek, Libho Creek, Mahabang Sapa Creek, Maningning Creek, Gata Creek, Lagundi Creek, and other bodies of water within Taytay. • the municipality's coastal waters along the Laguna Lake

Section 8. Interpretation of Zone Boundaries

The following rules shall apply in the interpretation of the boundaries indicated on the Zoning Map:

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

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such lot lines shall be construed to be the boundaries.

- 8.3 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.
- 8.4 Where the boundary of a zone follows a stream, lake or other bodies of water, said boundary line should 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 shorelines.
- 8.5 Where a lot of one ownership, as of record 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.
- 8.6 Where zone boundaries are indicated by lot parcels or said to be one-lot deep, this should mean that the said zone boundaries are defined by the parcellary subdivision existing at the time of the passage of this Ordinance.
- 8.7 To facilitate the location of the land use and zoning categories, a series of 20-second grid lines called meridional blocks covering the entire portion of the municipality has been superimposed on the Zoning Map. The column lines are denoted with letters, while the rows are denoted with numbers.
- 8.8 The textual description of the zone boundaries shall prevail over that of the Zoning Maps.

Article V

Zone Regulations

Section 9. General Provisions

Zone regulations refer to use and building regulations as described below:

Allowable Uses

The uses enumerated in the succeeding sections are not exhaustive nor all inclusive. The Local Zoning Board of Appeals (LZBA) may allow other uses subject to the requirements of the mitigating devices provision of this Ordinance.

Building Regulations

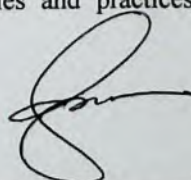
Building regulations specify whether buildings/structures may be allowed in specific zones. When allowed, buildings/structures shall be designed, constructed and operated in accordance with the requirements of each zone's governing authority as well as with the relevant provisions of the NBC and this Ordinance.

In certain zones, the design of buildings/structures may also be regulated by this Ordinance according to Building Height Limit in consonance with the NBC and to architectural design to ensure harmony with the desired character of the zone in consideration.

Section 9.1. Regulations in Agricultural Zone (Ag-Z)

The Agricultural Zone includes areas intended for the cultivation of the soil, planting of rice, crops, growing of trees, raising of livestock, poultry, fish or aquaculture production, including the harvesting of such farm products, and other farm activities and practices

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performed in conjunction with such farming operations.

The regulations shall be in accordance with AFMA, CARL, Republic Act No. 7160 or the Local Government Code of 1991 (LGC) and related issuances.

Section 9.2 Regulations in Residential-1 (R-1) Zone

An area within the municipality intended for low density residential use of 20 or less dwelling units per hectare. Per the National Building Code, R-1 Zone is characterized mainly by low-rise single-detached and duplex residential buildings for exclusive use as single family dwellings.

Allowable Uses

- Single-detached dwelling units
- Semi-detached family dwelling units, e.g. duplex
- Residential Subdivisions approved per P.D. 957 standards
- Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that:
 - ◆ The number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner;
 - ◆ There shall be no change in the outside appearance of the building premises;
 - ◆ That in no case shall more than 20% of the building be used for said home occupation;
 - ◆ No home occupation shall be conducted in any customary accessory uses cited above;
 - ◆ No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and
 - ◆ No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises.
- Home Industry classified as cottage industry, provided that:
 - ◆ Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance;
 - ◆ It shall be classified as non-pollutive/non-hazardous as provided in this ZO;
 - ◆ Allotted capitalization shall not exceed the capitalization as set by the DTI; and
 - ◆ Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process under Home Occupation of this section.
- Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
 - ◆ Swimming pool
 - ◆ Tennis courts
 - ◆ Basketball courts

- Parks and Open Spaces
- Nursery/Elementary School
- Tutorial services
- Sports club
- Religious use
- Multi-Purpose/Barangay Hall
- Clinic, nursing and convalescing home, health center
- Plant nursery
- Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:

- ◆ Servants quarters
- ◆ Private garage
- ◆ Guardhouse
- ◆ Laundries
- ◆ Non-commercial garages
- ◆ Houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. m. in floor area
- ◆ Pump houses
- ◆ Generator houses

Building Regulations

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC.
- The BHL is 10.00 meters above highest grade as provided in the NBC.

Section 9.3 Regulations in Residential-2 (R-2) Zone

An area within the municipality intended for medium density residential use of 21 to 65 dwelling units per hectare. Pursuant to the National Building Code, R-2 Zone is characterized mainly by low-rise single-attached, duplex or multi-level structures residential buildings for exclusive use as multi-family dwellings.

Allowable Uses

- All uses allowed in R-1 Zone
- Apartments
- Boarding houses
- Dormitories
- Museums
- Libraries
- High School
- Vocational School

Building Regulations

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is five (5) as provided in the NBC.

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- The Building Height Limit is 15.00 meters above highest grade as provided in the NBC.

Section 9.4 Regulations in Residential -3 (R-3) Zone

An area within the municipality intended for medium to high density residential. Per the National Building Code, R3 Zone is characterized mainly by low-rise or medium-rise residential buildings for exclusive use as multi-family dwellings with mixed housing types.

Allowable Uses

- All uses allowed in R-1 and R-2 Zones
- Residential condominiums
- Pension houses
- Hotel apartments or apartelles
- Hotels
- Parking buildings (aboveground/ underground)

Building Regulations

- Per the relevant provisions of the NBC, PD 957 and this Ordinance.
- The number of allowable storeys/floors above established grade is twelve (12) as provided in the NBC
- The Building Height Limit is 36.00 meters above highest grade as provided in the NBC.

Section 9.5 Regulations in Parks and Recreation Zone (PR-Z)

An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

Allowable Uses

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
- Ball courts, skating rinks and similar uses
- Memorial/Shrines monuments, kiosks and other park structures
- Sports clubs
- Parking structures/facilities
- Open space buffers and easements
- Customary accessory uses incidental to any of the above uses such as:
 - ◆ Staff houses/quarters
 - ◆ Offices
 - ◆ Eateries/canteens
 - ◆ Parking lots/garage facilities
 - ◆ Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - ◆ Pump houses
 - ◆ Generator houses

Building Density and Bulk Regulations

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- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 9.6 Regulations in Socialized Housing Zone (SH-Z)

An area within cities and municipalities designated to housing [programs and] projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA)

Allowable Uses

- All uses allowed according to the provisions of BP 220.

Building Regulations

Applicable provisions of BP 220.

Section 9.7 Regulations in Commercial-1 (C-1) Zone

A low density commercial area within the municipality intended for neighborhood or community scale trade, service and business activities.

Allowable Uses

- Retail stores and shops like:
 - ◆ Department stores
 - ◆ Bookstores and office supply shops
 - ◆ Art supplies and novelties
 - ◆ Home appliance stores
 - ◆ Car display and dealer stores
 - ◆ Photo shops
 - ◆ Flower shops
 - ◆ Curio or antique shops
 - ◆ Pet shops and aquarium stores
 - ◆ Jewelry shops
 - ◆ Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like
 - ◆ Drugstores
- Food market and shops like:
 - ◆ Bakery, cake, pastry and delicatessen shops
 - ◆ Liquor and wine stores
 - ◆ Groceries
 - ◆ Supermarkets
 - ◆ Convenience stores
- Product showroom/display store
- Warehouse/storage facility for non-pollutive/non-hazardous finished products
- Personal service shops like:
 - ◆ Medical, dental, and similar clinics
 - ◆ Beauty parlor
 - ◆ Barber shop
 - ◆ Wellness facilities such as sauna, spa, massage and facial clinics
 - ◆ Dressmaking and tailoring shop
- Bayad Centers

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- Laundries
- Internet café and cyber stations
- Photo/video, lights & sounds services
- Catering services
- Event planners
- Water stations
- Courier services
- Security agencies
- Janitorial services
- Travel agencies
- Photo and portrait studios
- Repair shops like:
 - ◆ House furniture and appliances repair shops
 - ◆ Motor vehicles and accessory repair shops
 - ◆ Battery shops and repair shops
 - ◆ Bicycle repair shops
 - ◆ Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like
- Recreational centers/establishments like
 - ◆ Play courts e.g. tennis court, bowling lane, billiard hall
 - ◆ Swimming pool
 - ◆ Gymnasium
- Restaurants and other eateries
- Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
- Parks, playgrounds, pocket parks, parkways, promenades and play lots
- Plant nurseries
- Vocational/technical school
- Special Education (SPED) school
- Short term special education like:
 - ◆ Dance schools
 - ◆ Schools for self-defense
 - ◆ Driving school
 - ◆ Speech clinics
 - ◆ Tutorial centers
- Embassies/consulates
- Libraries/museums
- Financial institutions/services like:
 - ◆ Banks
 - ◆ Stand-alone automated teller machines
 - ◆ Insurance
 - ◆ Foreign exchange
 - ◆ Money lending
 - ◆ Pawnshops
- Offices
- Parking lots/garage facilities
- Parking buildings (aboveground/underground)
- Auto repair, tire, vulcanizing shops and car wash
- Gasoline filling stations/services stations
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
- Construction supply stores/depots
- Funeral parlors (Category II and III)

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- Commercial housing like:
 - ◆ Hotel
 - ◆ Apartment
 - ◆ Apartel
 - ◆ Boarding house
 - ◆ Dormitory
 - ◆ Pension house
- All uses allowed R-1 Zones
- Customary accessory uses incidental to any of the above uses such as:
 - ◆ Staff houses/quarters
 - ◆ Parking lots/Building garage
 - ◆ Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - ◆ Pump houses
 - ◆ Generator houses

Building Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is three (3) as provided in the NBC
- The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 9.8 Regulations in Commercial-2 (C-2) Zone

A medium to high density commercial area within the municipality intended for trade, service and business activities performing complementary/ supplementary functions to the CBD.

Allowable Uses

- All uses allowed in C-1 Zone
- Wholesale stores
- Wet and dry markets
- Shopping centers, malls and supermarkets
- Recreational center/establishments like:
 - ◆ Movie house/theater
 - ◆ Stadium, coliseum
 - ◆ Tennis courts and sports complex
 - ◆ Billiard halls, pool rooms and bowling alleys
 - ◆ Sports clubhouses
 - ◆ Other sports and recreational establishments
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Exhibit halls
- Convention centers and related facilities
- Business Process Outsourcing services
- Radio and television stations
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses

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- Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft and aircraft sales yards
- Boat storage
- Vehicle emission testing center
- Machinery display shop/center
- Welding shops
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shop
- Medium scale junk shop
- Glassware and metalware stores, household equipment and appliances
- Signboard and streamer painting and silk screening
- Printing/typesetting, copiers and duplicating services
- Recording and film laboratories
- Gravel and sand stores
- Lumber/hardware
- Paint stores without bulk handling
- Gardens and landscaping supply/contractors
- Manufacture of ice, ice blocks, cubes, tubes, crush except dry ice
- Lechon stores
- Chicharon factory
- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Other bakery products not elsewhere classified (n.e.c.)
- Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Funeral parlors (all categories)
- Commercial condominium (with residential units in upper floors)
- Commercial housing like:
 - ◆ Motel
 - ◆ Condotel
- All uses allowed in R-1 and R-2 Zones

Building Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is six (6) as provided in the NBC
- The Building Height Limit is 18.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies

Section 9.9 Regulations in Commercial-3 (C-3) Zone

A high density commercial area within the municipality intended for regional shopping centers such as large malls and other commercial and business activities which are regional in scope or where market activities generate traffic and require utilities and services that extend beyond local boundaries and requires metropolitan level development planning and implementation. High rise hotels, sports stadium or sports complexes area also allowed in this zone. This zone may also be called as the Central Business District (CBD).

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Allowable Uses

- All uses allowed in C-1 and C-2 Zones
- All uses allowed in R-3, R-4 and R-5 Zones
- Regional shopping malls/centers

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The number of allowable storeys/floors above established grade is sixty (60) as provided in the NBC
- The Building Height Limit is 180.00 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 9.10 Regulations in Industrial-1 (I-1) Zone

An area within the municipality intended for light manufacturing/production industries:

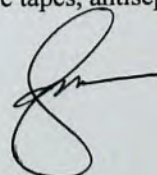
- a. non-pollutive/non-hazardous; and
- b. non-pollutive/hazardous

Allowable Uses

Non-Pollutive/Non-Hazardous Industries

- Biscuit factory—manufacture of biscuits, cookies, crackers and other similar dried bakery products
- Doughnut and hopia factory
- Manufacture of macaroni, spaghetti, vermicelli and other noodles
- Other bakery production not elsewhere classified (n.e.c.)
- Life belts factory
- Manufacture of luggage, handbags, wallets and small leather goods
- Manufacture of miscellaneous products of leather and leather substitute
- Manufacture of shoes except rubber, plastic and wood
- Manufacture of slipper and sandal except rubber and plastic
- Manufacture of footwear parts except rubber and plastic
- Printing, publishing and allied industries and those n.e.c.
- Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
- Manufacture or assembly of electronic data processing machinery and accessories
- Renovation and repair of office machinery
- Manufacture or assembly of miscellaneous office machines and those n.e.c.
- Manufacture of children vehicles and baby carriages
- Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
- Manufacture of measuring and controlling equipment, plumb bob, rain gauge, taxi meter, thermometer, etc.
- Manufacture or assembly of surgical, medical, dental equipment and medical furniture
- Ice plants and cold storage buildings
- Quick freezing and cold packaging for fruits and vegetables
- Popcorn/rice factory
- Manufacture of medical/surgical supplies, adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.

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- Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
- Manufacture of photographic equipment and accessories
- Manufacture or assembly of optical instruments
- Manufacture of eyeglasses and spectacles
- Manufacture of optical lenses
- Manufacture of watches and clocks
- Manufacture of musical instruments
- Manufacture of sporting gloves and mitts
- Manufacture of sporting balls (not of rubber or plastic)
- Manufacture of gym and playground equipment
- Manufacture of sporting tables (billiards, pingpong, pool)
- Manufacture of other sporting and athletic goods n.e.c.
- Manufacture of toys and dolls except rubber and mold plastic
- Manufacture of pens, pencils and other office and artist materials
- Manufacture of umbrella and canes
- Manufacture of buttons except plastic
- Manufacture of brooms, brushes and fans
- Manufacture of needles, pens, fasteners and zippers
- Manufacture of insignia, badges and similar emblems (except metal)
- Manufacture of signs and advertising displays (except printed)
- Small-scale manufacturing of ice cream
- Dairies and creameries
- Warehouse/Storage facility for non-pollutive/non-hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - ◆ Staff houses/quarters
 - ◆ Offices
 - ◆ Eateries/canteens
 - ◆ Parking lots/garage facilities
 - ◆ Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - ◆ Pump houses
 - ◆ Generator houses

Non-Pollutive/Hazardous Industries

- Manufacture of house furnishing
- Canvass bags and other canvass products factory
- Jute bag factory
- Manufacture of miscellaneous textile goods, embroideries and weaving apparel
- Manufacture of fiber batting, padding and upholstery filling except coir
- Men's and boys' garment factory
- Women's and girls' and ladies' garments factory
- Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
- Manufacture of raincoats and waterproof outer garments except jackets
- Manufacture of miscellaneous wearing apparel except footwear
- Manufacture of miscellaneous fabricated mill work and those n.e.c.
- Manufacture of wooden and cane containers
- Manufacture of bamboo, rattan and other cane baskets and wares
- Manufacture of cork products
- Manufacture of wooden shoes, shoe lace and other similar products

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- Manufacture of miscellaneous wood products and those n.e.c.
- Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
- Manufacture of paper stationery, envelopes and related articles
- Manufacture of dry ice
- Water supply pumping plants
- Warehouse/Storage Facility for non-pollutive/hazardous industries
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - ◆ Staff houses/quarters
 - ◆ Offices
 - ◆ Eateries/canteens
 - ◆ Parking lots/garage facilities
 - ◆ Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - ◆ Pump houses
 - ◆ Generator houses

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 9.11 Regulations in Industrial-2 (I-2) Zone

An area within the municipality intended for medium intensity manufacturing or production industries that are:

- a. pollutive/non-hazardous; and
- b. pollutive/hazardous.

Allowable Uses

Pollutive/Non-Hazardous Industries

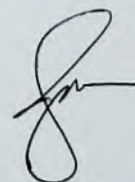
- Manufacturing of ice cream
- Ice plants and cold storage
- Chocolate and cocoa factory
- Candy factory
- Chewing gum factory
- Peanuts and other nuts factory
- Other chocolate and confectionery products
- Manufacturing of flavoring extracts
- Manufacture of food products n.e.c.
- Manufacture of medicinal and pharmaceutical preparations
- Manufacture of stationery, art goods, cut stone and marble products
- Manufacture of abrasive products
- Manufacture of miscellaneous non-metallic mineral products n.e.c.
- Manufacture of cutlery, except table flatware
- Manufacture of hand tools

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- Manufacture of general hardware
- Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
- Manufacture of household metal furniture
- Manufacture of office, store and restaurant metal furniture
- Manufacture of metal blinds, screens and shades
- Manufacture of miscellaneous furniture and fixture primarily of metal n.e.c.
- Manufacture of fabricated structural iron and steel
- Manufacture of architectural and ornamental metal works
- Manufacture of boilers, tanks and other structural sheet metal works
- Manufacture of other structural products n.e.c.
- Manufacture of metal cans, boxes and containers
- Manufacture of stamped coated and engraved metal products
- Manufacture of fabricated wire and cable products
- Manufacture of heating, cooking and lighting equipment except electrical
- Sheet metal works generally manual operation
- Manufacture of other fabricated metal products except machinery and equipment n.e.c.
- Manufacture or assembly of agricultural machinery and equipment
- Repair of agricultural machinery
- Manufacture or assembly of service industry machines
- Manufacture or assembly of elevators and escalators
- Manufacture or assembly of sewing machines
- Manufacture or assembly of cooking ranges
- Manufacture or assembly of water pumps
- Refrigeration industry
- Manufacture or assembly of other machinery and equipment except electrical n.e.c.
- Manufacture or assembly of electrical apparatus
- Manufacture or assembly of electrical cables and wires
- Manufacture of other electrical industrial machinery and apparatus n.e.c.
- Manufacture or assembly of electric equipment—radio, television, tape recorder, stereo
- Manufacture or assembly of radio and television transmitting, signaling and detection equipment
- Manufacture or assembly of telephone and telegraphic equipment
- Manufacture of other electronic equipment and apparatus n.e.c.
- Manufacture of industrial and commercial electrical appliances
- Manufacture of household cooking, heating and laundry appliances
- Manufacture of other electrical appliances n.e.c.
- Manufacture of electric lamp fixtures
- Warehouse/Storage Facility for pollutive/non-hazardous
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:
 - ◆ Staff houses/quarters
 - ◆ Offices
 - ◆ Eateries/canteens
 - ◆ Parking lots/garage facilities
 - ◆ Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - ◆ Pump houses
 - ◆ Generator houses

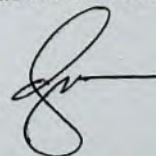
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Pollutive/Hazardous Industries

- Underwear and outwear knitting mills
- Garment and undergarment factories
- Manufacture of mats and mattings
- Manufacture of carpets and rugs
- Manufacture of artificial leather, oil cloth and other fabrics except rubberized
- Manufacture of rough lumber, unworked
- Manufacture of worked lumber
- Woodworking establishments, lumber and timber yards
- Manufacture of doors, windows and sashes
- Treating and preserving of wood
- Wood drying kiln
- Manufacture of wood and cane blinds, screens and shades
- Manufacture of containers and boxes of paper and paper boards
- Wood and cardboard box factories
- Manufacture of miscellaneous pulp and paper products n.e.c.
- Manufacture of perfumes, cosmetics and other toilet preparations
- Manufacture of waxes and polishing preparations
- Manufacture of candles
- Manufacture of rubber shoes and slippers
- Manufacture of industrial and molded rubber products
- Manufacture of plastic footwear
- Manufacture of plastic furniture
- Manufacture of other fabricated plastic products n.e.c.
- Manufacture of table and kitchen articles
- Manufacture of flat glass
- Manufacture of glass containers
- Manufacture of miscellaneous glass and glass products n.e.c.
- Manufacture of clay bricks, clay tiles and hollow clay tiles
- Manufacture of miscellaneous structural clay products n.e.c.
- Manufacture of structural concrete product
- Manufacture of metal cutting, shaving and finishing machinery
- Manufacture of wood working machinery
- Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
- Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
- Manufacture, assembly, rebuilding, repairing of paper industry machinery
- Manufacture, assembly, rebuilding, repairing of trade machinery and equipment
- Manufacture of machines for leather and leather products
- Manufacture of construction machinery
- Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
- Manufacture or assembly of automobiles, cars, buses, trucks and trailers
- Manufacture of wood furniture including upholstered
- Manufacture of rattan furniture including upholstered
- Manufacture of box beds and mattresses
- Paint shops and spray painting rooms
- Signs and billboards painting shops
- Parks, playgrounds, pocket parks, parkways and promenades
- Customary accessory uses incidental to any of the above uses such as:

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- ◆ Staff houses/quarters
- ◆ Offices
- ◆ Eateries/canteens
- ◆ Parking lots/garage facilities
- ◆ Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
- ◆ Pump houses
- ◆ Generator houses
- Class "A" slaughterhouse/abattoir

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 21 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies

Section 9.12 Regulations in General Institutional Zone (GI-Z)

An area within the municipality intended principally for general types of institutional establishments, e.g. government offices, hospitals/ clinics, academic/ research and convention centers.

Allowable Uses

- Government or civic centers to house national, regional or local offices in the area
- Police and fire stations
- Other types of government buildings
- Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
- Learning facilities such as training centers, seminar halls and libraries
- Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
- Museums, exhibition halls and art galleries
- Convention center and related facilities
- Civic centers and community centers
- General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,
- Places of worship, such as churches, mosques, temples, shrines, chapels
- Seminaries and convents
- Embassies/consulates
- Parking buildings
- Parks, playgrounds, pocket parks, parkways, promenades and playlots
- Customary accessory uses incidental to any of the above uses such as:
 - ◆ Staff houses/quarters
 - ◆ Offices
 - ◆ Eateries/canteens
 - ◆ Parking lots/garage facilities
 - ◆ Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - ◆ Pump houses
 - ◆ Generator houses

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Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

Allowable Uses

- Parks, playgrounds, pocket parks, parkways, promenades and playlots, gardens
- All types of resort complexes such as those providing accommodation, sports, dining and other leisure facilities
- Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools
- Ball courts, skating rinks and similar uses
- Memorial/Shrines monuments, kiosks and other park structures
- Sports clubs
- Parking structures/facilities
- Open space buffers and easements
- Customary accessory uses incidental to any of the above uses such as:
 - ◆ Staff houses/quarters
 - ◆ Offices
 - ◆ Eateries/canteens
 - ◆ Parking lots/garage facilities
 - ◆ Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
 - ◆ Pump houses
 - ◆ Generator houses

Building Density and Bulk Regulations

- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade as provided in the NBC.
- Subject to national locational guidelines and standards of concerned agencies.

Section 9.13 Regulations in Cemetery/Memorial Park Zone (C/MP-Z)

The areas in the municipality intended for the interment of the dead.

Allowable Uses

- Memorial Parks
- Cemetery
- Columbarium
- Crematorium
- Ossuary
- Customary accessory uses such as crypts, chapels, parks, playgrounds, pocket parks, parkways, promenades, parking, and toilet facilities.

Building Density and Bulk Regulations

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- Per the relevant provisions of the NBC and this Ordinance.
- The Building Height Limit is 15 meters above highest grade as provided in the NBC.
- Subject to HLURB Rules and Regulations for Memorial Parks and Cemeteries and other applicable guidelines/standards of concerned agencies
- Subject to national locational guidelines and standards of concerned agencies.

Section 9.14 Regulations in Utilities Services Zone (US-Z)

An area in the municipality designated for "a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/ structure for low to high intensity community support functions, e.g. terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like.

Allowable Uses

- Water supply storage facilities
- Telecommunication tower
- Power sub-station

Section 9.15 Regulations on Quarry Zone (Q-Z)

In accordance with the Philippine Mining Act, these are areas declared by the Director of Mines and Geosciences Bureau as having "quarry resources such as, but not limited to, andesite, basalt, conglomerate, coral sand, diatomaceous earth, diorite, decorative stones, gabbro, granite, limestone, marble, marl, red burning clays for potteries and bricks, rhyolite, rock phosphate, sandstone, serpentine, shale, tuff, volcanic cinders, and volcanic glass."

Allowable Uses/Activities

- Quarrying or the process of extracting, removing and disposing quarry resources found on or underneath the surface of private or public land.
- Except for duly-approved small-scale mining-related structures, no other permanent buildings or structures are allowed. • When allowed, buildings and structures shall be designed and constructed in accordance with the requirements of the governing authority, NBC and with the provisions of this Ordinance.

Section 9.16 Regulations in Water Zone (W-Z)

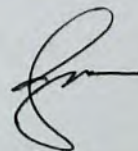
An areas in the municipality which are bodies of water inside its territorial jurisdiction such as those areas as municipal coastal water coverage on Laguna de Bay, Manggahan Floodway, Taytay, River, and other creeks/streams within its boundaries.

The regulations shall be in accordance with the LLDA Charter, PD 2067 or the Water Code of the Philippines, RA 9275 or the Clean Water Act of 2004, and other related policy issuances.

Section 10. Zoning Incentives

Density bonuses, such as through allowable building height increases, may be provided as incentives for projects that use CCA/DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems.

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Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites.

Article VI **General Regulations**

Section 11. Height Regulations

Notwithstanding the Building Height provisions of this ordinance, building heights should also conform to the height restrictions and requirements of the Civil Aviation Authority of the Philippines (CAAP).

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 the CAAP.

Section 12. Area Regulations

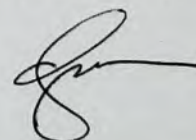
Area regulations in all zones shall conform to the applicable minimum requirements of existing laws, codes and regulations such as:

1. PD 957, "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations.
2. Batas Pambansa 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations.
3. RA 7279 – Urban Development and Housing Act;
4. PD 1096 – National Building Code
5. PD 1185 – Fire Code
6. PD 856 – Sanitation Code
7. RA 6541 – Structural Code
8. Batas Pambansa 344 – Accessibility Law
9. Rules and Regulations – HLURB Locational Guidelines and CLUP Guidebook 2013-2014
10. CA 141 or Public Land Act – public lands, including foreshore and reclaimed lands;
11. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements;
12. RA 8749 – Clean Air Act
13. RA 9003 – Ecological Solid Waste Management Act
14. RA 7942 or Philippine Mining Act – mining areas;
15. RA 8435 or Agriculture and Fisheries Modernization Act (AFMA);
16. RA 9593 or Philippine Tourism Act – tourism zones and estates
17. RA 9729 or Philippine Climate Change Act, as amended;
18. RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.
19. Other relevant guidelines promulgated by the national agencies concerned.

Section 13. Easement

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 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 easements of public use in the interest of recreation,

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navigation, floatage, fishing and salvage.

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.

Mandatory five-meter easement on both sides of earthquake fault traces on the ground identified by PHIVOLCS.

Section 14. Buffer Regulations

A buffer of four (4) meters (or as declared by the LGU) shall be provided along entire boundary length between two or more conflicting zones allocating two (2) meters from each side of the zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Section 15. Specific Provisions in the National Building Code

The 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 on rear lots, access yard requirements and dwelling groups, which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

Section 16. Advertising, Billboards and Business Signs

No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without locational clearance from the Zoning Administrator/Zoning Officer/MPDC. Locational clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot.

Obnoxious signs that would constitute nuisance to adjoining property owners, distract motorists or constitute as hazards to public safety shall not be allowed in any area. No sign should project to public property unless expressly allowed by the Zoning Administrator/Zoning Officer/MPDC. Temporary signs and billboards for not more than two months may be allowed by the Zoning Officer/Administrator/MPDC upon payment of corresponding fees. The permit for such sign shall indicate the location, size, slope, contents and type of construction.

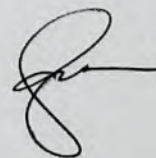
It shall be unlawful to maintain an obsolete sign by reason of discontinuance of business, service or activity for more than 60 days there from.

Article VII Performance Standards

Section 17. Application of Performance Standards

The following performance standards are intended to ensure land use and neighborhood compatibility. Proposed developments shall comply with the applicable performance standards which shall form part of the requirements for Locational Clearance. These standards are by no means exhaustive or all inclusive. The Local Zoning Board of Appeals (LZBA) may require other standards, when deemed necessary, to ensure land use and neighborhood compatibility.

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Section 18. Environmental Conservation and Protection Standards

It is the intent of the ZO to protect the natural resources of the municipality. In order to achieve this objective, all developments shall comply with the following regulations:

1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping.
2. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board.
3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, re-graded, developed, piped, diverted or built upon.
4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design.
5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;
6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Ambient Water Quality Criteria;
7. Municipal and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters;
8. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;
9. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties;
10. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's Air Quality Standards.
12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities.
13. Industrial processes/activities should not cause negative impacts to the environment. The Zoning Administrator/Zoning Officer/MPDC may request for descriptions of these as part of the requirements for Locational Clearance.

Section 19. Agricultural Land Conservation and Preservation Criteria

Agricultural lands are recognized as valuable resources that provide employment, amenity and bio-diversity. All agricultural lands in the municipality shall not be prematurely prevailing at the time of application, compatibility with the CLUP, and subject to the provisions of Memorandum Circular No. 54 series of 1993 Prescribing the Guidelines Governing Section 20 of RA 7160...Authorizing Cities and Municipalities to Reclassify Agricultural Lands into Non-Agricultural Uses.

Applications for agricultural land re-classification approved by the municipality shall be

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submitted to the Sangguniang Panlalawigan for review and final approval.

Section 20. Network of Green and Open Spaces

The Municipality intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following provisions, as applicable:

1. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 1216, PD 953, PD 957 and BP 220, are respectively required to provide tree-planted strips along their internal roads.
2. Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws. These mandated open spaces shall be classified as non-alienable public lands, and non-buildable.
3. Roof decks of all buildings shall be landscaped, as applicable.
4. Parking lots having at least 20 car parking slots shall be:
 - a. Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown.
 - b. 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

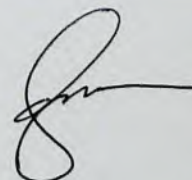
Section 21. Site Development Standards

The Municipality consider it in the public interest that all projects are designed and developed in a safe, efficient and aesthetically pleasing manner. Site development shall consider the environmental character and limitations of the site and its adjacent properties. All project elements shall be in complete harmony according to good design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets.

Further, designs should consider the following:

1. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
2. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator/Zoning Officer/MPDC prior to the granting of a Locational Clearance;
3. The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
4. Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.
5. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing operations. Noise levels shall be maintained according to levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
6. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.

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Section 22. Infrastructure Capacities

All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacities of the system/s serving them.

The Zoning Administrator/Zoning Officer/MPDC shall require the following:

1. Drainage Impact Assessment Study

All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings or condominiums, shopping malls, public markets, schools, universities, residential and industrial, and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, jointly signed and sealed by duly licensed Civil Engineers and Environmental Planners.

2. Traffic Impact Assessment Study

Major, high intensity facilities such as commercial-residential buildings or condominiums, having four floors and above, shopping malls, public/private markets, transportation terminals/garages, schools, universities, residential and industrial subdivisions, cock fighting arena, sports stadia and other similar developments shall be required to submit Traffic Impact Assessment Study. Other traffic generating developments, as determined by the Zoning Administrator/Zoning Officer/MPDC, shall be required to submit the same.

Article VIII Mitigating Devices

Section 23. Deviation

Variances and/ or Exceptions from the provisions of this Ordinance may be allowed by the Local Zoning Board of Appeals (LZBA) only when the following terms and conditions exist:

1. Variances (deviation from applicable Building Bulk and Density Regulations, Building Design Regulations and Performance Standards)

Variances may be allowed provided that proposals satisfy all of the following provisions:

- a. Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner of the property due to physical conditions of the property (topography, shape, etc.), which is not self-created.
- b. The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
- c. The variance will not alter the intended physical character of the zone and adversely affect the use of the other properties in the same zone such as blocking-off natural light, causing loss of natural ventilation or encroaching in public easements and the like.
- d. That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.
- e. The variance will be in harmony with the spirit of this Ordinance.

2. Exceptions (deviations from Allowable Use provisions)

Exceptions may be allowed provided that proposals satisfy the following:

- a. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community.
- b. The proposed project shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse effect on the zone/community.
- c. The exception will not adversely affect the appropriate use of adjoining

- properties in the same zone such as generating excessive vehicular traffic, causing overcrowding of people or generating excessive noise and the like.
- d. The exception will not alter the essential character and general purpose of the zone where the exception sought is located.

Section 24. Procedures for Evaluating Variances and/or Exceptions

The procedure for evaluating applications for Variances and/or Exceptions is as follows:

1. The project proponent shall file a written application for Variance and/or Exception with the LZBA citing the section(s) of this Ordinance under which the same is sought and stating the ground/s thereof.
 2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site. This sign shall be maintained until the LZBA has rendered a decision on the application.
 3. The LZBA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.
 4. A written affidavit of no objection to the project by the owners of the properties immediately in front of and abutting the project site shall be filed by the applicant with the LZBA within fifteen (15) days upon filing of application.
 5. The LZBA shall hold public hearing(s) to be held in the concerned barangay.
 6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
 7. The LZBA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing(s).
- All the expenses to be incurred in evaluating proposals for Variances and/ or Exceptions shall be shouldered by the project proponent.

Article IX

Administration and Enforcement

Section 25. Approved Zoning Map

The copy of the duly approved and authenticated Zoning Map, printed in standard color codes shall be posted in a conspicuous place inside the Municipal Building.

Section 26. Locational Clearance

All owners/developers shall secure Locational Clearance from the Zoning Administrator/Zoning Officer/MPDC or, in cases of Variances and/or Exceptions, from the LZBA prior to conducting any activity or construction on their property/land. This will include property/land located in Special Economic Zones and other areas administered by national and special agencies, except for facilities for national security as certified by the Department of National Defense.

Section 27. Projects of National Significance

Based on established national standards and priorities, the HLURB shall continue to issue locational clearances for projects considered to be of vital and national or regional economic or environmental significance. Unless otherwise declared by the NEDA Board, all projects shall be presumed locally-significant. (Paragraph 2 Section 3a, of EO 72).

Section 28. Major and/or Innovative Projects

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The Zoning Administrator/Zoning Officer/MPDC, or the LZBA, as the case may be, may seek the assistance of other government agency/ies, or external consultants in the evaluation of proposed major and/or Innovative projects such as seaports, airports, oil depots, reclamation areas, shopping malls, special economic zones, tourism enterprise zones, and the like.

Section 29. Housing Subdivision Projects

All owners and/or developers of housing subdivision projects shall, in addition to securing a Locational Clearance, be required to secure a Development Permit pursuant to the provisions of PD 957 and its Implementing Rules and Regulations, or BP 220 and its Implementing Rules and Regulations and in accordance with the procedures laid down in EO 71, Series of 1993.

Proposed subdivision projects shall prepare their respective Deed of Restrictions (to include, among others, regulations pertaining to allowable uses within their project sites. The list of allowable uses within subdivisions shall be within the list of allowable uses within the Zone. Proof of compliance of future projects with the provisions of the Deed of Restrictions for the said subdivision shall form part of the requirements for Locational Clearance.

Section 30. Planned Unit Development Projects

Proposed Planned Unit Developments (PUD) projects shall be accompanied by Comprehensive Development Master Plans (CDMPs) showing, at the minimum, proposed land uses, building density and bulk, road network layout, road and sidewalk section details, and master layouts of all utilities such as those for potable water, storm drainage, sewerage, power supply, telecommunication and solid waste management.

CDMPs shall also be provided with Deed of Restrictions where, upon approval of the Zoning Administrator/Zoning Officer/MPDC, or LZBA, as the case may be, proof of compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

Section 31. Environmental Compliance Certificate (ECC) or Certificate of Non-Coverage (CNC)

No Locational Clearance shall be issued to proposals covered by the EIS System unless the requirements of ECC/CNC have been complied with.

Section 32. Building Permit

No Building Permit shall be issued by the Municipal Building Official without a valid Locational Clearance in accordance with this ZO.

Section 33. Business Permit

The municipality's Business Permit and Licensing Office shall require applicants for new Business Permit a Locational Clearance for new establishments/developments.

Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

Section 34. Occupancy Permit

No Occupancy Permit shall be issued by the Building Official without certification from the Zoning Administrator/Zoning Officer/MPDC that the building has complied with the conditions stated in the Locational Clearance.

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Section 35. Validity of Locational Clearance

Upon issuance of an LC, 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 LC within said period shall result in its automatic expiration, cancellation, and the grantee shall not proceed with his project without applying for a new clearance. Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new LC.

Section 36. Notice of Non-Conformance

Upon approval of this Ordinance, the Zoning Administrator/Zoning Officer/MPDC shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same Notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section. It may also provide conditions by which the non-conforming use can reduce its non-conformity.

Section 37. Existing Non-Conforming Uses, Buildings and Structures

The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provisions of this ZO, provided:

1. That no such non-conforming use shall be expanded or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use exists at the time of the adoption of this Ordinance.
2. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as non-conforming use.
3. A vacant/idle building or structure may not be used for non-conforming activity;
4. That any non-conforming building/structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.
That should such non-conforming portion of any building/structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
5. That no such non-conforming use maybe moved to displace any conforming use;
6. That no such non-conforming use and/or structure may be expanded or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
7. That should such use and/or structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the zone in which it is moved or relocated.
8. That such non-conforming use and/or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.
9. The owner of a non-conforming use and/or structure shall program the phase-out and

relocation within ten (10) years from the effectivity of this Ordinance.

Section 38. Responsibility for Administration and Enforcement

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

Section 39. Qualifications of the Zoning Administrator/Zoning Officer/MPDC

The Zoning Administrator/Zoning Officer/MPDC must comply with the requirements of RA No. 10587, also known as the Environmental Planning Act of 2013.

Section 40. Powers and Functions of a Zoning Administrator/ Zoning Officer/MPDC

Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator/Zoning Officer/MPDC shall perform the following:

1. Enforcement
 - a. Act on all applications for Locational Clearance
 - b. Issuance of Notice of Non-Conformance to owners/ operators of uses, buildings or structures that are non-conforming to the applicable provisions of this Ordinance.
 - c. Monitor on-going/existing projects and issue Notices of Violation and Show Cause Order to owners, developers, or managers of projects that are in violation of the provisions of the ZO.
 - d. Coordinate with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of this Ordinance.
 - e. Coordinate with the Municipal Fiscal and/or Municipal Legal Officer for other legal actions/remedies relative to the foregoing.

Section 41. Complaints and Oppositions

A complaint for violation of any provision of the ZO or any clearance or permit issued pursuant thereto shall be filed with the LZBA.

Oppositions to applications for Locational Clearance, Variance or Exception shall be treated as a complaint and shall likewise be filed with the LZBA.

Section 42. Functions and Responsibilities of the Local Zoning Board of Appeals

There is hereby created a LZBA which shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
 - a. Variances
 - b. Exceptions
 - c. Non-Conforming Uses
 - d. Complaints and Oppositions to Application/s
2. Act on appeals on Grant or Denial of Locational Clearance by the Zoning Administrator/Zoning Officer/MPDC.
3. Act on appeals regarding the non-conformity of existing uses, buildings or structures to the applicable provisions of this Ordinance.
4. Decisions of the LZBA shall be carried by an absolute majority vote (50% + 1) of its members.

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Section 43. Appeals to LZBA Decisions

Decisions of the LZBA shall be appealable to the Sangguniang Panlalawigan.

Section 44. Composition of the Local Zoning Board of Appeals (LZBA)

The LZBA shall be composed of the following members:

1. Municipal Mayor as Chairman
2. Sangguniang Bayan Committee Chairperson on Housing and Land Utilization
3. Municipal Legal Officer
4. Municipal Assessor
5. Municipal Engineer
6. MPDC/Zoning Administrator/Zoning Officer
7. Municipal Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
8. Two (2) representatives of the private sector nominated by their respective organizations.
9. Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.

The MPDO shall serve as the Secretariat to the LZBA.

The LZBA may invite resource persons in support of the performance of its functions.

Section 45. Review of the Zoning Ordinance

The Local Zoning Review Committee (LZRC) is hereby created under the Municipal Development Council, to review the ZO considering the CLUP, based on the following reasons/ situations:

1. Updating/Revision of the CLUP
2. Introduction of projects of national and/or local significance
3. Force majeure events with municipal-wide land use implications
4. Petition for re-zoning/re-classification with municipal-wide implications
5. Increasing number of applications/issuances invoking Variances and Exceptions

Section 46. Composition of the Local Zoning Review Committee (LZRC)

The Local Zoning Review Committee shall be composed of the following:

1. Sangguniang Bayan Chairperson Committee on Housing and Land Utilization
2. MPDC/Zoning Administrator/Zoning Officer
3. Municipal Assessor
4. Municipal Legal Officer
5. Municipal Engineer
6. Municipal Environment and Natural Resources Officer/Disaster Risk Reduction and Management Officer
7. Municipal Agriculturist
8. Municipal Agrarian Reform Officer
9. President, Association of Barangay Captains
10. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe.
12. Two (2) non-government and civil society organization representatives.

The MPDO shall serve as the Secretariat to the LZRC.

The LZRC may invite resource persons in support of the performance of its functions.

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Section 47. Functions of the Local Zoning Review Committee

The Local Zoning Review Committee shall have the following 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 CLUP.
 - b. Recommend changes to be introduced in the Comprehensive Land Use Plan and the Zoning Ordinance in the light of permits granted such as variances and exceptions, and increasing applications for rezoning and reclassification.
2. Recommend to the Sangguniang Bayan necessary legislative amendments on the needed changes in the ZO as a result of the review conducted.
3. Coordinate with PLUC, and Sangguniang Panlalawigan of the recommended changes to the ZO as a result of its review.

Section 48. Amendments to the ZO

Changes in the ZO as a result of the review by the LZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the Sangguniang Bayan. Any amendment shall take effect only after review, and approval by the Sangguniang Panlalawigan.

Section 49. Violation and Penalty

Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine or imprisonment as provided under the Local Government Code 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.

Section 50. Supplementary Effect of Other Laws and Decrees

The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

Section 51. Non-Diminution of National Standards

The rules and standards provided in this ZO shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

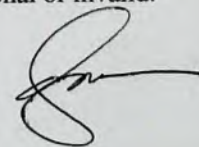
Section 52. Consistency between National and Local Plans, Programs and Projects

Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of this ZO.

Section 53. Separability Clause

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

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Section 54. Repealing Clause

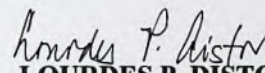
All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

Section 55. Effectivity Clause

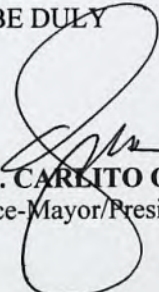
This ZO takes effect upon approval by the Sangguniang Panlalawigan (SP) and after compliance with the publication requirements of the Local Government Code.

ENACTED, during the 66th Regular Session this 14th day of December, 2017 at the Sangguniang Bayan Session Hall, Municipality of Taytay, Province of Rizal.

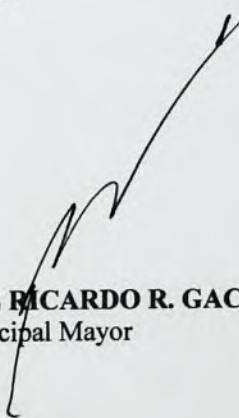
I HEREBY CERTIFY, to the correctness of the foregoing Ordinance which was duly adopted by the Sangguniang Bayan of Taytay during the 66th Regular Session held on the 14th day of December, 2017.


LOURDES P. DISTOR
Sec. to the Sanggunian

ATTESTED AND CERTIFIED TO BE DULY
ADOPTED BY HIS HONOR


HON. CARLITO G. GONZAGA
Vice-Mayor/Presiding Officer

APPROVED BY HIS HONOR
MUNICIPAL MAYOR


HON. GEORGE RICARDO R. GACULA II
Municipal Mayor