



Republic of the Philippines  
**SANGGUNIANG PANLUNGSOD**  
Pasig City

Ordinance No. 14  
Series of 2015

**A ZONING ORDINANCE (ZO) FOR THE CITY OF PASIG, PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.**

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BE IT ORDAINED AND ENACTED BY THE *Sangguniang Panlungsod* of the City of Pasig:

WHEREAS, Section 20-c of the *Local Government Code* (LGC) provides that local government units (LGUs) shall continue to prepare their respective *Comprehensive Land Use Plan* (CLUP), enacted through the *Zoning Ordinance* (ZO), which shall be the primary and dominant bases for the future use of land resources;

WHEREAS, the LGU of the City of Pasig, in pursuit of its development goals and objectives, formulated its CLUP, actually a *Comprehensive Land and Water Use Plan* (CLWUP), which would require the enactment of regulatory measures to translate its planning goals and objectives into reality;

WHEREAS, the CLUP for the City of Pasig, shall encompass planning for all the land and water resources found on the surface, below and above the surface of the land and waters of Pasig City; the term CLUP therefore refers to a CLWUP;

WHEREAS, the CLWUP water resources for the City of Pasig, shall include all inland water bodies, underground streams/water courses and the Pasig City waters forming part of the Manila Bay tributaries;

WHEREAS, the air resources under the City of Pasig's CLWUP, shall encompass all air rights to developments above land up to a height of sixty (60) regular storeys or approx. one hundred and eighty one meters (181.0 m) above the surface of the land, the use of which can be further regulated for certain areas in Pasig City by the applicable aerodrome restrictions imposed by the Civil Aviation Authority of the Philippines (CAAP);

WHEREAS, this *Zoning Ordinance* (ZO) is one such regulatory measure which is an important tool for the implementation of the CLWUP;

NOW THEREFORE, the *Sangguniang Panlungsod* of the City of Pasig, in a session duly assembled hereby adopts the following *Zoning Ordinance* (ZO) and its appended *Official Zoning Maps* (OZMs) and *Land Use Development and Management Guidelines* (LUDMG), as well as the 2004 Revised Implementing Rules and Regulations (IRR) of the



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National Building Code of the Philippines (NBCP, otherwise known as P.D. No. 1096, its Referral Codes (RCs) and Derivative Regulations (DRs) to serve as part of the IRR of this ZO and which shall serve only as the **minimum** standards that should be exceeded should opportunities arise, hereinafter to be collectively known as the **Pasig City Zoning Ordinance of 2015 ("ZO.15")**.

**Article I. TITLE OF THE ORDINANCE**

**Title of the Ordinance.** This Ordinance together with its appended Official Zoning Maps (OZM) and Land Use Development and Management Guidelines (LUDMG) and other documents such as pertinent excerpts from other laws and regulations shall be collectively known as the **Pasig City Zoning Ordinance of 2015** (hereinafter referred to as the "ZO.15").

The foregoing, together with The National Building Code of the Philippines (NBCP), its 2004 Revised IRR, Referral Codes (RCs) and Derivative Regulations (DRs), shall altogether comprise its implementing rules and regulations (IRR), guidelines, standards and references, prepared in accordance with the duly-approved Comprehensive Land and Water Use Plan (CLWUP).

**Article II. AUTHORITY AND PURPOSE**

**Section 1. Authority.** The ZO.15 is enacted pursuant to the provisions of the Local Government Code (LGC) of 1991, Republic Act No. 7160, Section 458 (2 ix) authorizing the LGU of the City of Pasig through its *Sangguniang Panlungsod* to adopt a ZO in consonance with the approved CLWUP and in conformity with Executive Order (EO) No. 72, series of 1993.

**Section 2. Purposes.** The ZO.15 is enacted for the following purposes:

1. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants of the City of Pasig;
2. Guide the growth and development of the City of Pasig in accordance with its duly approved CLWUP;
3. Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of Pasig City's overall goals and objectives;
4. Enhance the character and stability of residential, commercial, industrial, institutional, utility/ transportation, open space and other functional areas within Pasig City and promote the orderly and beneficial development of the same; and
5. Guide the LGU and the private sector in their development decisions.

**Section 3. General Principles.** The ZO.15 is based on the approved Pasig City CLWUP as per *Sangguniang Panlungsod* Resolution No. 86 dated May, 2015.



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The ZO.15 reflects the Pasig City's vision to be "Pasig Green City: A healthy, livable and sustainable Ecopolis: A model of Urban Development, characterized by a vibrant and globally-competitive economy; disciplined, productive and resilient communities with world-class infrastructure systems; led by a responsive, transparent and pro-active City Government with a heart and conscience for good governance".

1. The ZO.15 recognizes that any land use is a use by right but provides that the exercise of such right shall be subject to the review standards under the LUDMG and the 2004 Revised IRR of the NBCP.
2. The ZO.15 gives the free market the maximum opportunity to spur Pasig City's development within a framework of environmental integrity and social responsibility.
3. The ZO.15 has been designed to encourage/promote the evolution of high-quality developments rather than regulating against the worst type of projects.
4. The ZO.15 has been crafted in a manner that is fully responsive to the continually changing conditions that Pasig City faces.
5. The ZO.15 provides a direct venue for community empowerment where the stakeholders become involved especially in critical development/redevelopment decisions.
6. The LUDMG in particular shall function as a tool for informed decision-making on the part of Pasig City's Zoning Administrator (ZA) by way of providing specific criteria to judge the acceptability of proposed developments and/or redevelopments.
7. The regulations in the LUDMG and in the 2004 Revised IRR of the NBCP are considered as land use management tools that are necessary to provide a clear guidance to land and property development/redevelopment in order to ensure the community's common good.

**Article III. DEFINITION OF TERMS**

The definition of the technical terms used in ZO.15 shall basically carry the same meaning given to them in already approved codes and regulations such as, but not limited to, P.D. No. 1096, otherwise known as the 1977 National Building Code of the Philippines (NBCP) and its various Referral Codes (RCs, as defined/listed, reference **Annex "D"**), including the Architectural Code of 2000; P.D. No. 1067, the 1976 Water Code; the Philippine Environmental Code (PEC); and the various Implementing Rules and Regulations (IRR) promulgated by the Housing and Land Use Regulatory Board (HLURB). The words, terms and phrases enumerated hereunder shall be understood to have the corresponding meanings indicated as follows:



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1. Adaptive Reuse - the process of adapting land use or building occupancy of existing/used/old/ dilapidated buildings or structures for purposes other than those originally intended.
2. Aerodrome - a defined area on land or water (including any building, installation or equipment) used either wholly or in part for the arrival, departure and surface movement of aircraft (fixed wing and rotary).
3. Air Right - the right to physically develop and subsequently benefit or profit from the continued use of the air space above the road right-of-way (RROW) i.e. starting at a point that is 5.27 meters above the crown of the RROW carriageway or other rights-of-way (ROWS) or mandated legal easements (MLEs) or private/public property outside or along such ROWs or easements, subject to the payment of lease to the appropriate party for availing of such rights. The upper limit of the air rights is the airways navigational path such as the clearance limits of aerodrome and flight patterns as defined by the Civil Aviation Authority of the Philippines (CAAP).
4. Airport (or Airfield) - a defined area on land or water that is used for aircraft operations and for the handling/management of the transported passengers and cargo/freight.
5. Alignments - are the surface areas/spaces traversed by a national RROW, similar ROWs, mandated legal easements (MLEs) or similar public spaces, which form part of the public domain and are therefore disallowed sites for non-mobile billboards (NMBs).
6. Alley - Any space or access-way dedicated or deeded to the public or for public use (part of the public domain) as a dedicated passageway mainly for pedestrians, with a width of not more than three meters (3.0 m). If the alley is made larger to attain a clear width between 3.01 m and 5.99 m, motorized vehicles are allowed access/use but prohibited for parking at any time.
7. Allowable Impervious Surface Area Ratio (AISAR) - the ratio between the coverage of ground level impervious surfaces to the total lot area (TLA). This is expressed as a percentage (%) over and above the resultant Percentage of Site Occupancy (PSO) for each development, i.e. the structure/building footprint. The computation of impervious surface area coverage shall include spaces outside the structure/building envelope (or walls), such as driveways, walks, parking areas, etc.
8. Arcade - Any horizontal portion of a building at the ground floor, which may or may not integrate the sidewalk forming part of the road right-of-way (RROW), bound by the building face on one side, roofed to protect pedestrians against the elements and connected to other arcades forming part of adjoining buildings/structures.




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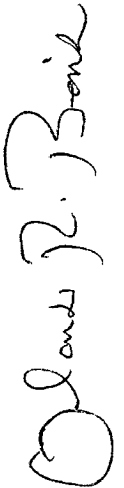
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9. *Barangay* - a basic local government unit.
10. **BHL** (Building Height Limit) - means the maximum height to be allowed for a building/structure based on their proposed use/occupancy and usually expressed as number of floors/levels or storeys above the lowest grade line e.g. above the lowest level of the sidewalk facing the property and leading to the existing or proposed structure/building. The BHL is generally measured from the established grade line to the topmost portion of such a building/structure, inclusive of a non-mobile billboard (NMB), if mounted on top of such a building/structure. The BHL is generally determined after the application of other development controls (DCs) and certain other parameters i.e. considerations of site conditions, view, etc. If applicable, the BHL must be subject to clearance requirements of the Civil Aviation Authority of the Philippines (CAAP) or of the concerned military/security authorities. The BHL excludes the height of permitted/allowed projections above the roof of the building/structure e.g. signage, mast, antenna, telecom tower, beacons and the like.
11. **Billboard, Non-Mobile (NMB)** - means an attention-getting device consisting of a support structure, a display or message area, a lighting system and related components. The term also refers to all types of identification, description, illustration, images, pictures, display or device which is affixed to or represented directly or indirectly upon a portion of a building/structure, support structure or land and which directs attention to a product, place, activity, person, institution, business, idea or belief. The term shall be generic and shall collectively refer to but not be limited to multi-media or tri-vision billboards, neon or other illuminated signs, painted signs and the like. A billboard is positioned at a fixed location, usually along a national road right-of-way (RROW), where it can be readily and continuously viewed by the passing public.
12. **Buffer Area** - these are yards, setbacks, parks or open spaces intended to separate incompatible elements or uses and to control pollution/nuisance.
13. **CAAP** - shall mean the Civil Aviation Authority of the Philippines, an agency under the Department of Transportation and Communications (DoTC) which prescribes structure/building height limits at approaches to the airport zone (aerodrome).
14. **Certificate of Conformance (CC)** - certificate issued to business establishments prior to the granting of business/license permit certifying that the proposed kind of business conforms to the provisions herein provided; the same CC, shall support applications for business permit accompanied by the requisite plans/designs, specifications, estimates, etc., with a statement from the ZA, duly concurred by the CPDC, that the proposed building/ structure (new or for retrofit) fully complies with this Zoning Ordinance (ZO);

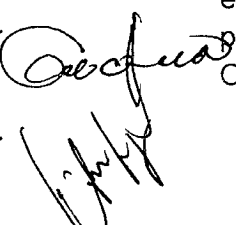
  
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15. Certificate of Non-Conformance (CNC) - certificate issued to owners of all lands/properties for which actual land uses are already existing prior to the approval of ZO.15 but that such land uses do not conform to the provisions herein provided.
16. Certificate of Zoning Classification (CZC) - a document issued by the Zoning Administrator (ZA) citing the zoning classification of any land in question based on ZO.15.
17. City Planning and Development Office (CPDO) - the agency of the LGU which shall assist the Zoning Administrator (ZA) in the implementation and enforcement of ZO.15 and the Land Use, Development and Management Guidelines (LUDMG) and the 2004 Revised IRR of the National Building Code of the Philippines (NBCP) and in the preparation of the future additional Implementing Rules and Regulations (IRR) of ZO.15.
18. City Planning and Development Coordinator (CPDC) - the officer of the Local Government Unit (LGU) who heads the CPDO, a policy-crafting and recommending body, exercising direct oversight over the Comprehensive Land and Water Use Plan (CLWUP) cum Comprehensive Development Plan (CDP) cum ZO.15 preparation efforts, and who shall not act in a concurrent capacity as the Zoning Administrator (ZA), the main implementing authority for ZO.15.
19. Climate Change - a significant and lasting change in the statistical distribution of weather patterns over periods ranging from decades to millions of years. It may be a change in average weather conditions or the distribution of events around that average e.g. more or fewer extreme weather events. Climate change may be limited to a specific region/s in the Philippines or its western or eastern seaboard, or may occur across the entire country, the Pacific Basin or the West Philippine Sea.
20. Climate Change Adaptation (CCA)- the response to climate change that seeks to reduce the vulnerability of biological systems to climate change effects, whereby adaptation involves changing infrastructure and practices to limit the risks posed by climate changes. Adaptation to the adverse effects of climate change is vital in order to reduce the impacts of climate change that are happening now and to increase resilience to future impacts. In the specific context of climate change, adapting means adjusting to a new set of climatic attributes, either new or unfamiliar from those already existing.
21. Commercial - An urban area within the city for trading/services/business purposes. Commercial zones can be divided into areas of low, medium and/or high density. *[definition of general zoning classifications supplied on page 117 of the 2006 HLURB CLUP Guide Book (A Guide to Comprehensive Land Use Preparation Volume 1)]*



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a) **Light Commercial (C-1) Zone** shall be used principally for trade, services and business activities at a neighborhood or community level of commercial land use and building occupancy. The buildings on C-1 lots are characterized mainly as low-rise buildings/ structures for low intensity commercial activities i.e. 1- to 3-storey shopping centers of less than five thousand square meters gross floor area (5,000 sqm GFA), small offices or mixed-use occupancy/buildings of less than two thousand (2,000) sqm GFA, and the like;

b) **Medium Commercial (C-2) Zone** shall be used principally for trade, services and business activities at a city level of commercial land use and building occupancy. The buildings on C-2 lots are characterized mainly as medium-rise buildings/ structures for medium to high intensity commercial activities i.e. 3- to 5-storey shopping centers of between five thousand (5,000) to ten thousand (10,000) sqm GFA, medium to large offices or mixed-use occupancy/buildings of between two thousand (2,000) to five thousand (5,000) sqm GFA, and the like; and

c) **Metropolitan Commercial (C-3) Zone** shall be used principally for trade, services and business activities at a metropolitan level of commercial land use and building occupancy. The buildings on C-3 lots are characterized mainly as medium-rise to high-rise buildings/structures for high to very high intensity commercial activities i.e. large to very large shopping malls of more than ten thousand (10,000) sqm GFA, very large offices or mixed-use occupancy/buildings of more than five thousand (5,000) sqm GFA, and the like.

22. **Compatible Uses** - uses or activities capable of existing together harmoniously e.g. residential land uses co-existing side by side with parks and playgrounds.

23. **Component Zone** - a sub-zone specifying a certain type or class of land use within area zoned as a Planned Unit Development (PUD) under ZO.15.

24. **Comprehensive Land Use Plan (CLUP)** - a document embodying specific policies and programs for guiding and regulating growth and development. The CLUP and any of its variants, is an LGU-wide short- through medium-term development plan based of the LGU Comprehensive Development Plan (CDP). The CLUP is the primary basis for the Zoning Ordinance (ZO). The main components of the CLUP in this usage are the sectoral studies i.e. Environment, Social, Economic, Land Use, Transport, Infrastructure and Institutional (Local Government Administration). For the City of Pasig, the CLUP shall take the form of a Comprehensive Land and Water Use Plan (CLWUP) due to the presence of a City Waters Area (CWA) i.e. the waterways.

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*Wax*



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- 25. Conflicting Uses - uses or activities with contrasting characteristics sited adjacent to each other e.g. residential units adjacent to industrial/manufacturing plants.
- 26. Conforming Use - a use that is in accordance with the zone regulations as provided for in ZO.15.
- 27. Cultural - A community to national level of cultural use or occupancy, characterized mainly as a low to medium-rise building/structure for cultural activities, e.g. cultural centers such as *Tanghalang Pasigueño*, convention centers, very large office or mixed-use/occupancy buildings and the like. (*definition of zoning classifications supplied under Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP*)
- 28. Development-Committed Land (DCL) - land forming part of a PUD for which a development master plan (DMP) has already been prepared by the concerned developer, that is thereafter reviewed and approved by the City; as a DCL, the development of such a piece of property shall be generally dictated by market forces or the level of needs that have to be addressed; as such, DCLs may remain vacant, underdeveloped or undeveloped for extended periods of time but not to exceed 5 years from LGU approval of the DMP; (*transferred to Article XVI*)
- 29. Development - the acts of a Developer relating to assessing, planning, designing, managing, constructing/finishing and delivering a building/structure, including its site/grounds and its fit-out (furniture/fixtures/fittings/equipment, as applicable) to the intended user/occupant/beneficiary, and the subsequent acts relating to the administration, operation and maintenance of such a building/structure by its lawful Owner/s.
- 30. Development Controls (DCs) - the body of State and local laws and the pertinent executive issuances that altogether limit the building bulk for any building/structure on a given project site. These include this Zoning Ordinance, physical planning and environmental laws, design/development and construction laws, and their respective implementing rules and regulations (IRRs) and derivative regulations (DRs).
- 31. Development Potential - the physical properties of a lot/property or building/structure allowing the same to fully evolve into a viable facility/setting for human habitation and related activities, as generally determined by the iterative interaction of applicable Development Controls (DCs). The Development Potential must be tempered by the carrying capacity of the setting (natural and built environments, including communities) to host a development (generally a building/structure).

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32. Development Potential of a Lot, Maximum - the physical property of a lot/property allowing the same to host a fully evolved building/structure at maximum permitted development, and that is intended to act as a viable facility/setting for human habitation and related activities, as specifically determined by the iterative cum interactive application of Development Controls (DCs) on the Total Lot Area (TLA). The key DCs are the FLAR-GFA-TGFA combine, the PSO/AMBF combine, the BHL in relation to RROW/street width and the intended building use/occupancy, the OFB-AMVB combine in relation to the Angles/Slopes from RROW Centerlines (and the Angular Plane Along RROW), and the like. (reference the pertinent definitions of acronyms used). The Maximum Development Potential of a Lot must be tempered by the carrying capacity of the setting (natural and built environments, including communities), particularly the RROW/street and its utility systems, to host a development (generally a building/structure).
33. Disaster - A natural or man-made hazard that has come to fruition, resulting in an event of substantial extent causing significant physical damage or destruction, injury and loss of life, or drastic change to the environment. A disaster is also defined as any tragic event with great loss of lives and properties, stemming from events such as earthquakes, floods, catastrophic accidents, fires, or explosions.
34. Disaster Preparedness or Emergency Management - An interdisciplinary field of human endeavor dealing with the strategic organizational management processes used to protect critical assets from hazard risks that can cause disasters or catastrophes, and to ensure the continuance of the organization within their planned lifetime. Assets are categorized as either living things, non-living things, cultural or economic. Hazards are categorized by their cause, either natural or man-made. The entire emergency management process is divided into four (4) sub-fields to : a) aid in identification of the processes, normally dealing with risk reduction, b) preparing resources to respond to the hazard, c) responding to the actual damage caused by the hazard and limiting further damage e.g. emergency evacuation, quarantine, mass decontamination, etc., and d) returning conditions as close as possible to the state before the hazard incident. The definition necessarily encompasses the concepts of disaster response and mitigation.
35. Disaster Resilience - the quality of a building/structure and its grounds/site or by its plans and designs, generally characterized by the reduced probability of failure of its architectonics, the reduced consequences due to the failure of its architectonics, and reduced time to the restoration of the architectonics to full operating/beneficial status.



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36. Easement (specifically Mandated Legal Easements/ MLEs) – required open space imposed by law on any land use/activities sited alongside waterways, road-rights-of-way (RROWs), and land designated for use for cemeteries/memorial parks, transportation, utilities and the like. MLEs specifically refer to the public area that may lie between the legally usable portions of a private/public property and natural or built bodies of water or waterways, as mandated by P.D. No. 1067, the 1976 Water Code of the Philippines and under P.D. No. 1096, the 1977 National Building Code of the Philippines (NBCP). It is also defined as a public open space mandated by law, and forming part of the Public Domain, that must be absolutely free of all forms of physical obstructions that can negatively affect natural light and ventilation within such a space or that can impede access to or the full recreational use of such a space by the general public.

37. Eco-Tourism Uses (ETU) - environmentally-sound tourism activities in a given ecosystem yielding socio-economic benefits and enhancing natural and cultural diversity conservation.

38. End-User Population Limit (EUPL) - shall refer to the intended maximum structure/building population or the design population of end-users who will reside, work or otherwise frequent the structure/building, to wit:

- a) Maximum Permanent Resident Population (MPRP) for every sixteen square meters (16.0 sqm) of Gross Floor Area (GFA) – shall refer to the number of residents who can actually live, i.e. sleep/eat/rest/bathe/wash/do household chores, etc. on a 24-hour basis within a dwelling space measuring 16.0 SqM (which is the new minimum area for a dwelling unit as provided for in the revised IRR of Batas Pambansa B.P. Blg. 220 as prepared by the HLURB in 2008);
- b) Maximum Non- Permanent Resident Population (MNRP) for every sixteen (16.0) sqm of GFA - shall refer to the number of visitors who can actually live within a dwelling space measuring 16.0 sqm for a limited period, i.e. say a maximum of two (2) weeks;
- c) Daytime Population for every sixteen (16.0) sqm of GFA - shall refer to the number of residents/permanent occupants/visitors/other end-users who can actually live or conduct business during regular office hours, i.e. 7:00 a.m. through 6:00 p.m., within a residential/ commercial/ industrial/utility/etc. space;
- d) Night-time Population for every sixteen (16.0) sqm of GFA - shall refer to the number of residents/permanent occupants/visitors who can actually live after and prior to office hours, i.e. 6:00 p.m. through 7:00 a.m., within a residential space; shall also refer to the number of permanent occupants/visitors/other end-users who can actually conduct business/engage in social/recreation/entertainment activities during overtime hours or during regular business hours (at night time establishments), i.e. 7:00 p.m. through 3:00 a.m., within a commercial/ industrial/utility/etc. space.



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39. Environmentally Critical Areas (ECAs) - refer to those areas which are environmentally-sensitive and are listed in Proclamation No. 2146 dated 14 December 1981, as applicable to Pasig City, to wit:

- a) All areas declared by law as national parks;
- b) Areas set aside as aesthetic/potential tourist spots;
- c) Areas of unique historic, archaeological, or scientific interests;
- d) Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, etc.);
- e) Recharge areas of aquifers;
- f) Water bodies characterized by one or any combination of the following conditions:
  - tapped for domestic purposes; and
  - within the controlled and/or protected areas declared by appropriate authorities;

40. Environmentally Critical Projects (ECPs) - refer to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation No. 2146 dated 14 December 1981, as follows:

- a) Infrastructure projects
  - major power plants (fossil-fueled); and
  - major roads and bridges.

41. Esplanade - a long, open, level area, usually next to a river or large body of water, which may be landscaped, and where people may walk and where wheeled manual and motorized conveyances (bicycles, cars, etc.) may pass alongside the walk.

42. Exception - a device which grants a property owner relief from certain provisions of ZO.15 where because of the specific use would result in a particular hardship upon the Owner.

43. Extreme/Extraordinary Events (EE) - natural or man-caused events that cause widespread destruction to property and/or injury/loss of life; these include earthquakes, tsunamis, volcanic eruptions, very strong typhoons, heavy flooding, extensive fire (urban/grass/forest), war, invasion, pestilence, epidemics and the like.

44. Flood - the overflow of an expanse of water that submerges land; a temporary covering by water of land not normally covered by water; flooding may be due to excessive rain, storms and other extreme events such as tsunamis, massive surface water flows, non-percolation of land, inflow of the tide and/or river or lake overflows or dam/dike/polder/levee breaks (whereby the result is that previously contained water escapes its usual boundaries/containment structures).

45. Forest, Urban - An urban forest is a growth of trees and other plants densely covering a portion or portions of the city.



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46. Floor Area Ratio (FAR) - is a key development control (DC) that limits the right over the Gross Floor Area (GFA) that can be lawfully generated/developed for a new/adapted/existing building/structure in relation to the applicable total lot area (TLA) of a property (or piece of land) on which it shall stand. The generated GFA excludes parking areas/driveways/ramps and service/utility areas c the 2004 Revised IRR of the NBCP, where FAR is termed Floor to Lot Area Ratio (FLAR), whichever is more stringent. For new buildings, the FAR is determined by multiplying the TLA by the assigned FLAR designations/rights to arrive at the GFA. For existing buildings, the FAR can be determined by dividing the GFA of the structure/building by the TLA. The GFA of any proposed/existing structure/building must **not** exceed the prescribed FAR/FLAR multiplied by the TLA. As per the HLURB definition, 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

47. General Commercial Uses (GCU) - land use activities involved in business, trade or service.

48. Gross Floor Area (GFA) - Consistent with the HLURB definition contained in the 1996 Model Zoning Ordinance (MZO) and with the 2004 Revised IRR of the NBCP, whichever is more stringent, the GFA of a structure/building is the total floor space within the perimeter of the permanent external building walls (inclusive of main and auxiliary buildings), where measurements are reckoned from the exterior faces of the building walls, and occupied by:

- a) Office areas;
- b) Residential areas;
- c) Corridors;
- d) Lobbies;
- e) Mezzanine Level/s;
- f) Vertical penetrations which shall mean stairs, fire escapes, elevator shafts, pipe shafts, vertical shafts, vertical ducts, and the like and their enclosing walls;
- g) Machine room and closets;
- h) Storage rooms and closets;
- i) Covered balconies and terraces; and
- j) Interior walls and columns and other interior features.

The HLURB 1996 MZO also defines the GFA as excluding the following:

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



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49. General Residential Uses (GRU) - land use activities principally for dwelling/housing.
50. **HLURB** - shall mean the Housing and Land Use Regulatory Board, an agency under the Housing and Urban Development Coordinating Council (HUDCC).
51. Impervious Surface - type of man-made surface resting on natural or graded land and which does **not** permit the percolation of surface water from above and its possible penetration from below. Impervious surfaces such as paved concrete do not have the capability to retard surface water flow, thereby contributing to flashfloods at areas with lower elevations.
52. IRR - implementing rules and regulations, specifically those referring to the IRR of this ZO, found in the Annex section.
53. Industrial - An urban area within the City for industrial purposes. Industrial zones can be divided into areas of light, medium or heavy industry. *(definition of general zoning classifications supplied on page 12 of the 2014 HLURB CLUP Guide Book (A Guide to Comprehensive Land Use Preparation Volume 3))*
- a) **Heavy Industrial (I-3) Zone** shall be used principally for heavy manufacturing or production industries that are **highly** pollutive/non-hazardous, highly pollutive/hazardous manufacturing/ production purposes only. Existing **highly** pollutive/non-hazardous manufacturing/production activities as defined under the HLURB 2014 MZO must be phased out within ten (10) years from enactment of the ZO.15. Existing **highly** pollutive/hazardous manufacturing/production activities as defined under the HLURB 2014 MZO must be phased out within ten (10.0) years from enactment of ZO.15. This zone is characterized mainly as a site for a medium-rise but sprawling building/structure for high intensity manufacturing or production activities.
54. Institutional - An urban area within a city or municipality principally for institutional establishments. Institutional zones can be divided into general and special types. *(definition of general zoning classifications supplied on page 117 of the 2006 HLURB CLUP Guide Book (A Guide to Comprehensive Land Use Preparation Volume 1))*
- a) **General Institutional Zone (GIZ)** shall be used principally for general institutional purposes at a community to national level of institutional land use and building occupancy. It is characterized by low-rise to high-rise buildings/structures for medical, government services, administrative and related activities e.g. hospitals and related health care facilities, government offices, military/police and correctional facilities and the like.
55. Land Use Development and Management Guidelines (**LUDMG**) - refer to all applicable development controls for all open, vacant, underutilized development-committed and similarly-situated lands and for the redevelopment of developed lands and properties, to wit:



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- a) structure/building footprint restrictions, i.e. PSO and AISAR for impervious surfaces;
- b) building bulk restriction, i.e. FAR/FLAR;
- c) building height restrictions, i.e. BHL and applicable CAAP structure/building height limits;
- d) off-street parking provisions, i.e. MOPR; and
- e) end-user population limit (EUPL).

The LUDMG are imposed to control, among others, traffic generation, requirements on utilities, over-building, over-paving, over-crowding and visual access. The LUDMG is also required to enable individual developments to attain the desired zone character. The LUDMG is applied as follows:

- a) Maximum Allowable Building Area Per Floor (in Square Meters) = Lot Area x Allowable PSO;
- b) Maximum Allowable Gross Floor Area (in Square Meters) = Lot Area x Allowable FAR/FLAR Designation/Rights;
- c) In determining the maximum number of floors per building, BHL and CAAP regulations (if applicable) shall apply; and
- d) In determining the minimum off-street parking requirements (MOPR), particularly for new developments and/or redevelopments, the MOPR shall apply. For planned unit development (PUD) schemes, horizontal residential developments and the like, the LUDMG shall apply to individual lot parcels. Gross open spaces (defined as common areas, roads, etc.) shall be governed by the requirements of Presidential Decree (P.D.) No. 957, *Batas Pambansa Bilang (B.P. Blg.)* 220, R.A. No. 7279 (UDHA) and related laws, rules and regulations.

For a parcel of land that has no lot/parcellary subdivisions, the LUDMG shall apply to the gross total lot area (TLA) of the parcel and the GFA of the buildings to be constructed thereat. In the event that such a parcel of land is developed into individual lots as part of a mixed-use development (MUD) or planned unit development (PUD), residential or commercial subdivision, the LUDMG shall apply as follows:

The FAR of all the individual lots in the PUD, i.e. derived by dividing the total gross floor area (TGFA) of the individual buildings in the PUD by their gross TLA, shall not exceed the maximum FAR that applies to the entire PUD as prescribed in this ZO. In equation form:

$$\frac{\text{Total gross floor area (TGFA) of individual buildings in PUD}}{\text{Gross total land area (GTLA) of individual lots in PUD}} \leq \frac{\text{Maximum FAR of entire PUD}}{\text{Maximum FAR of entire PUD}}$$

(a) (b)  
 (c) (d)



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- i. No individual lot shall exceed a FAR that is three times (3x) the maximum FAR/FLAR that applies to the entire PUD.
- ii. The owner/developer of the subdivided PUD shall show and declare in the development master plan (DMP), prepared, signed and sealed by a duly (State-) registered and licensed Environmental Planner (EnP) who shall be professionally responsible and civilly liable for the DMP, that it submits to the Zoning Administrator (ZA), that such subdivision is part of a PUD.
- iii. PSO, BHL and AISAR controls shall apply to the PUD.

56. Liquefaction - refers to the geologic process by which saturated, unconsolidated sediments are transformed into a substance that acts like liquid; earthquakes can cause soil liquefaction where loosely packed, water-logged sediments come loose from the intense shaking by the earthquake.

57. Locational Clearance - a clearance issued to all types of development/redevelopment projects that is allowed under the provisions of the ZO.15 as well as other standards, rules and regulations on land use. This clearance is required prior to the issuance of a building permit.

58. MMDA - shall mean the Metropolitan Manila Development Authority.

59. Mandated Legal Easement (MLE) or Legal Easement – the open space, forming part of the public domain, that is required along the banks of waterways, in full conformity with P.D. No. 1067, the Water Code of the Philippines;

60. Mitigating Device - a means to grant relief in complying with certain provisions of ZO.15.

61. Model Zoning Ordinance (MZO), otherwise known as Volume 3 of the 2014 Guidelines for the Formulation/Revision of a Comprehensive Land Use Plan (CLUP), authored by the HLURB – a reference document used in the preparation of the CLUP and of this ZO. The MZO shall serve as one of the officially appended references for this ZO.

62. Minimum Off-Street and On-Street Parking Requirement (MOOPR) - defined as the minimum parking provisions to be provided within property lines and along portions of the immediately affected road rights-of-way (RROWs) as provided for under P.D. No. 1096, the 1977 National Building Code of the Philippines (NBCP) and its 2004 Revised IRR.

63. Minimum Off-street Parking Requirement (MOPR) - defined as the minimum parking provisions to be provided solely within property lines and which shall necessarily exceed the Minimum Off-street and On-street Parking Requirement (MOOPR) under the 1977 NBCP and its 2004 Revised IRR.

*Plans T-1 Benda*



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- 64. National Building Code of the Philippines (NBCP) of 1977, otherwise known as Presidential Decree (P.D.) No. 1096 - the special law on the design and construction of buildings/structures and their prescribed occupancies in relation to permitted land uses/zoning classifications, including its 2004 Revised Implementing Rules and Regulations (IRR) and its various Referral Codes (RCs) not limited to R.A. No. 9515 (2008 Fire Code of the Philippines/FCP), B.P. Blg. 344 (1983 law to enhance the mobility of disabled persons), P.D. No. 1067 (1976 Water Code of the Philippines), P.D. No. 856 (1974 Sanitation Code of the Philippines), etc., and their respective IRRs. The NBCP and its RCs shall collectively serve as one of the officially appended references for this ZO (refer to Annex).
- 65. No Building Zone (NBZ) - portions of the public domain at all its development levels i.e. below grade, grade and above grade, where no habitable or usable buildings/structures, whether temporary or permanent, are permitted.
- 66. Non-Conforming Use - existing non-conforming uses/establishments in an area allowed to operate in spite of the non-conformity to the provisions of ZO.15 subject to the conditions stipulated in the Locational Clearance (LC).
- 67. Official Development Master Plan (ODMP) - defined under this ZO as the required comprehensive development master plan (CDMP) for any proposed Planned Unit Development (PUD) within Pasig City, whether for a new development or for a development espousing urban renewal and redevelopment at existing settled/developed/underdeveloped areas. The CDMP to be prepared by the PUD proponent must show the exact locations of the proposed/designated component land uses or zones at the PUD zone. The ODMP shall first be reviewed by the CPDO and the ZA prior to endorsement to the Office of the City Mayor for official approval and for subsequent detailed planning, design and implementation activities.
- 68. Official Zoning Map (OZM) - a duly-authenticated map delineating the different zones into which the whole of Pasig City is divided (refer to Annex "A" and Annex "B.1" through Annex "B.5").
- 69. Official Zoning Map by Lot (OZML) - a separate duly-authenticated map delineating the different zone classifications for all individually-titled lots/properties in the whole of Pasig City. The OZML shall be prepared by the Zoning Administrator (ZA)/City Planning and Development Office (CPDO), City Engineer's Office, City Assessor's Office and by the Office of the Building Official (OBO) and shall officially form part of the IRR of ZO.15. The OZML shall be prepared from data appearing on cadastral maps, tax maps, the Bureau of Internal Revenue (BIR) zonal valuation, detailed land/building use maps/information, etc. The OZML shall officially form part of the IRR-ZO.15.





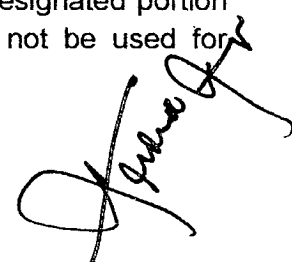
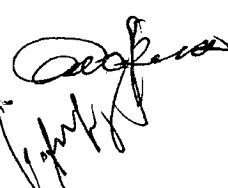
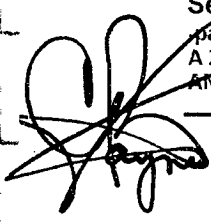
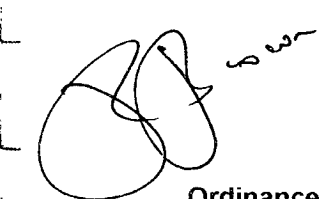
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The OZML will allow the display of more detailed information not appearing in the OZM, i.e. actual locations and boundaries of R-2 lots, R-3 lots, R-4 lots, R-5 lots, SHZ lots, usage of road lots/RROWS, etc.

70. Open Space - shall primarily refer to prescribed setbacks, easements along waterways, buffer areas between conflicting zones, and the like as prescribed in ZO.15. This classification may refer to road rights-of-way (RROWS) only if said RROWS are generally maintained free from pollution and free of all forms of physical obstructions that can impede visual access and the continuous flow of pedestrian and vehicular traffic. Open spaces must be accessible to the general public for their free use and enjoyment, must be safe, must be barrier-free, must be environment-friendly, preferably greened, pedestrian-friendly, disabled-friendly, sanitary, not used as a depository of waste matter or of vehicles for long term parking (in excess of 8 hours day or night), not roofed or arcaded, conducive for rest, outdoor recreational and entertainment activities and the like.
71. Parking - the act of stationing a wheeled man/animal-powered or motorized transportation conveyance on any portion of the RROW/street or within a private/public parking facility, over a period of time, usually more than thirty (30) seconds, whether or not the driver stays in/on or out of or away from the vehicle.
- (a) Parking, Extended - is an act by any person, considered as the deliberate private use or enjoyment of the public domain, which must be subject to an hourly fine plus towing of the offending vehicle, in addition to lawful detention of the driver/s or passengers as warranted or as the appropriate authorities may decide. In no case shall the fine be less than five pesos (PhP5.0) per hour and the detention less than twelve (12.0) hours from time of arrest for extended parking; and
- (b) Parking, Illegal - is a person's act of parking in an area/surface for which parking is prohibited or of extending parking well beyond the designated time.
72. Parking, Open - an uncovered area used for parking vehicles, where such vehicles and their users are exposed to the elements.
73. Parking, Off-Street - a parking facility away from the RROW/street, usually in a private/public lot or building/structure.
74. Parking, On-Street - a duly permitted parking facility on a lawfully designated portion of the RROW/ street used for periodic parking, and which must not be used for overnight parking.





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75. Parking Building/Structure - A building/structure of one or more levels in height which is used exclusively for the sheltered or covered parking or storage of passenger motor vehicles having a capacity of not more than twenty (20) seated passengers per vehicle. Parking buildings/structures may be classified as either ramp access or mechanical access. Ramp access parking buildings/ structures are those employing a series of levels connected by ramps that permit the movement of vehicles under their own power from and to the street level. Mechanical access parking buildings/ structures are those employing parking machines, lifts, elevators or other mechanical services for vehicles moving from and to street level. Long-term public occupancies of any type above street level shall be prohibited.
76. Parks, Recreation and Entertainment (PRE) - a zone that is intended for public diversion/amusement and for the maintenance of the ecological balance of the community.
77. Park and Other Recreational Areas- An area designed for open space recreational facilities and the maintenance of ecological balance of the community. *(definition of general zoning classifications supplied on page 117 of the 2006 HLURB CLUP Guide Book (A Guide to Comprehensive Land Use Preparation Volume 1)*  
 It is characterized by a range of recreational land uses or building occupancies, that are housed/sited mainly in a low-rise or medium-rise building/structure for low to medium intensity recreational or entertainment functions related to educational uses e.g. structures on campuses or its component parks/open spaces and all other kinds of recreational or assembly buildings/structures on campus such as auditoria, mess halls, seminar facilities, gymnasias, stadia, arenas and the like.
78. Percentage of Site Occupancy (PSO) - defined as a percentage (%) of the maximum allowable floor area of any building (at the ground floor/level, not the basement level) to the TLA. This includes the main and auxiliary buildings, if any. In case of discrepancy between the specified PSO in ZO.15 and the Light and Ventilation provisions of the 1977 NBCP and its 2004 Revised IRR, the lesser allowable floor area shall prevail i.e. the more stringent rule applies.
79. Planned Unit Development (PUD) - is defined under the HLURB 1996 MZO as "a land development scheme wherein a project site is comprehensively planned as an entity via unitary site plan which permits flexibility in planning, design, building siting, complementary building types and land uses, usable open spaces, and the preservation of natural land features"; however, under ZO.15, the term PUD shall be defined as follows : land development or redevelopment schemes for a built-up or new project site wherein said project site must have a comprehensive development master plan (CDMP), prepared, signed and sealed by a duly (State-) registered and licensed Environmental Planner (RLEnP) who shall be professionally responsible and civilly liable for the CDMP, or its acceptable equivalent duly approved by the CPDC and by the



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ZA, i.e. a unitary development plan/site plan that permits flexibility in planning/urban design/design, structure/building siting, complementarity of building types and land uses, usable open spaces for general public use services and business activities and the preservation of significant natural land features if feasible.

80. Promenade - a long, open, level area, specifically intended for walking, which may be landscaped, and usually next to a waterway, river or large body of water, where people may safely walk for recreational purposes.

81. Property Lines - are lines established by State-registered and licensed Geodetic Engineers (RLGEs) to designate the boundaries of a property in relation to other private/public properties or the public domain. These comprise the outermost limits for lawful development or construction on a bounded property.

82. Public Domain - land owned and controlled by the State or the LGU, common examples of which are the road rights-of-way (RROWs) and rights-of-way (ROW) and all components found therein, the mandated legal easements (MLEs) along waterways, to include public lands on which public buildings/structures such as civic centers, hospitals, schools, health centers, fire and police stations, markets, terminals and the like are erected and operated/maintained.

83. Public Nuisance - a class of common law offense in which the injury, loss or damage is suffered by the local community as a whole rather than by individual victims.

84. Public Way - A parcel of land unobstructed from the ground to the sky, that is more than three meters (3.0 m) in width, and that is designated for the free passage of the general public (pedestrian and vehicle). Extended parking beyond two (2) hours shall not be allowed in such public spaces as the same constitutes private use and enjoyment of the public domain.

85. Residential - An urban area within the City for dwelling/housing purposes. Residential zones can be divided into areas of low, medium and/or high density. *(definition of general zoning classifications supplied in the 2014 HLURB CLUP Guide Book (A Guide to Comprehensive Land Use Preparation Volume 3))*

a) Residential 1 (R-1) - a low density residential zone i.e. at 30% open space, with 20 lots and below at an average total lot area (TLA) of 350.0 square meters (sqm), characterized mainly by single-family, single-detached dwellings without any firewalls, with the usual community ancillary uses on a neighborhood scale, such as executive subdivisions and relatively exclusive residential communities which are not subdivisions. As per the National Building Code of the Philippines (NBCP), duplexes that are characterized by common firewalls (even if used as single (nuclear) family dwellings) are not permitted in R-1 zones.



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b) Residential 2 (R-2) - a medium density residential use or occupancy e. at 30% open space, with from 21 to 65 lots at an average TLA of from 107.7 sqm to 333.33 sqm, characterized mainly as a low-rise, single-attached, duplex or multi-level building/structure for exclusive use as multiple family dwellings. This includes R-2 structures within semi-exclusive subdivisions and semi-exclusive residential communities which are not subdivisions. There shall be two (2) general types of R-2 use or occupancy, to wit:

- i. Basic R-2 : single-attached or duplex building/structure of from one (1) storey up to three (3) storeys in height and with each unit for separate use as single-family dwellings and;
- ii. Maximum R-2 : low-rise, multi-level building/structure of from three (3) up to five (5) storeys in height and for use as multiple family dwellings.

c) Residential 3 (R-3) - a high-density residential use or occupancy occupancy i.e. at 30% open space, with from 66 to 100 lots at an average TLA of from 70.0 sqm to 106.0 sqm, characterized mainly as a low-rise or medium-rise building/structure for exclusive use as multiple family dwellings with mixed housing types. R-3 structure may include low-rise or medium-rise residential condominium buildings that are already commercial in nature and scale. There shall be two (2) general types of R-3 use or occupancy, to wit:

- i. Basic R-3 : row-house building/structure of from one (1) storey up to three(3) storeys in height and with each unit for separate use as single-family dwellings; and
- ii. Maximum R-3 : medium-rise multi-level building/structure of from six (6) up to twelve (12) storeys in height and for use as multiple family dwellings.

d) Residential 4 (R-4) - a medium to high-density residential use or occupancy, characterized mainly as a low-rise townhouse building/structure for exclusive use as multiple family dwellings. The term R-4 specifically refers to the building/structure on an individual lot (a townhouse unit) and generally refers to the series or rows of R-4 buildings/structures within a subdivided lot or property (R-4 development).

e) Residential 5 (R-5) - a very high density residential use or occupancy, characterized mainly as a medium-rise or high-rise condominium building/structure for exclusive use as multiple family dwelling.

86. Rezoning - a process of introducing amendments to or change in the text and maps of ZO.15. It also includes amendment or change in view of reclassification under Section 20 of R.A. No. 7160, otherwise known as the Local Government Code (LGC).



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87. ROW (right-of-way) - a public space that forms part of the public domain, including the airspace above such a ROW:

Drainage ROW (**DROW**) - a dedicated land area reserved for the purpose of introducing and maintaining and drainage line leading to an outfall;

Private/Public ROW - a dedicated land area which may or may not be secured, and primarily reserved for the passage of persons, animals, vehicles, utilities, drainage and the like.

Transit ROW (**TROW**) - consists of the railway/tracks on which transit conveyances i.e. transit lines/trains pass, the buffer areas on either side of the railway for operational safety and fixed facilities for passenger exchanges, inclusive of the airspace above such a TROW;

Utility ROW (**UROW**) - the area on which public utility lines e.g. power, telecommunications, water supply, drainage, sewer, gas, etc. are allowed to pass, including buffer/safety zones, service/maintenance areas and the airspace above such a UROW;

Water ROW (**WROW**) - found in inland waterways such as rivers, streams, lakes, canals and the like and consisting of the waterway/vessel-way on which boats/ships/barges pass, the embankments and portions of the shore areas used to access the waterway/vessel-way, including the airspace above such a WROW.

88. Road Right-of-Way (**RROW**) or Street - is a kind of open space that must be free of all forms of physical obstructions that can impede the continuous flow of pedestrian and vehicular traffic. It is the area lying between two (2) or more properties and is measured from opposite property lines. The RROW includes the carriageway/roadway (on which vehicles pass), the sidewalks (on which pedestrians pass) and pedestrian crossings at/above/below the carriageway/roadway and sidewalk. The RROW includes any of the following separators, utility and/or pedestrian movement areas : 1) curb and gutter cum sidewalk and/or arcade; 2) open or covered drainage-way; 3) island/median; 4) planting strips;

5) urban design elements such as street furniture, parking control devices and the like; and 6) related/ similar structures.

The RROW is part of the public domain i.e. public land that should be equally enjoyed by all members of the community. It is **not** to be used for private use nor enjoyment to the prejudice of the general public, such as : a) residential use; b) long-term or overnight vehicle parking, i.e. unless duly designated as day and/or night pay-parking zones; c) as a depository of stalled, wrecked or abandoned vehicles, mechanical devices and the like; d) vending or the conduct of other commercial/business/industrial activities;



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e) unauthorized recreational or entertainment usage and the like which will only benefit certain entities i.e. private use and enjoyment, and which will ultimately result in temporary, prolonged or permanent inconvenience to the general public.

a) Public RROW - Any access-way sited on a roadlot, which is designated as a public space and which has been dedicated or deeded to the public for continued use by both pedestrians and vehicles. A public RROW is part of the public domain and is usually paved and complete with the requisite facilities and elements, all financed by public funds. As such, the public RROW cannot be used for private use and enjoyment of any form, nor can it be used for any private commercial or business purposes. If temporary private use on the public RROW such as hourly parking is permitted, the appropriate parking fees shall apply and all collected fees shall accrue to the appropriate Government agency tasked with its maintenance;

b) Private RROW - Any access-way sited on a roadlot, which is designated as a public space and which has been dedicated or deeded for continued use by both pedestrians and vehicles. A private RROW, while considered part of the public domain, is usually paved and complete with the requisite facilities and elements, all financed by private funds. As such, certain portions of the private RROW may be used for duly-permitted private use and enjoyment, commercial or business purposes. If temporary private use on the private RROW such as hourly parking is permitted, the appropriate parking fees shall apply and all collected fees shall accrue to the entity that financed its construction and/or that spends for its maintenance.

89. Settlement - a lawfully established setting for human habitation and related activities; a lawful built environment on a natural environment developed for the purpose of community creation, residence, social interaction, production and commerce and related activities.

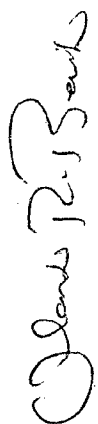
90. Sewage - refuse liquids or waste matter carried off by sewer pipes/lines.

91. Sewer - a man-built subterranean conduit to carry sewage and sometimes surface and rain/storm water (for controlled/limited flushing action).

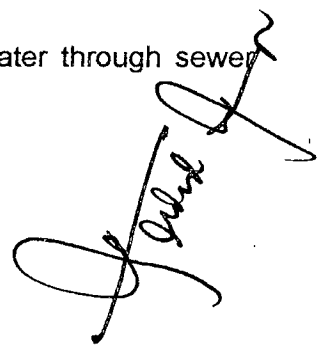
92. Sewerage - the removal and disposal of sewage and surface water through sewer pipes/lines.

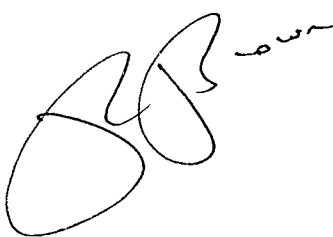






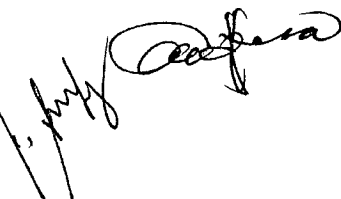














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93. Sidewalk - the portion of the RROW/street which is for the exclusive use of pedestrians. The use of the sidewalk in any form by vehicles such as laterally traversing the length of the sidewalk or parking on the sidewalk are prohibited acts. Being part of the public domain, any form of private use or enjoyment or any form of public use that violates its dedicated function for pedestrian use are all prohibited.
94. Sign, Official - directional or information-conveying signs, in whatever form allowed under the IRR of this Act, that shall be officially issued and erected by or through the national or local government for the purpose of public service.
95. Sign, Temporary - a sign made of fabric/cloth, vinyl/plastic or similar light and/or combustible material, with or without frame i.e. streamers, bills, posters and the like that are installed within or outside a ROW for display/public viewing for a limited period of time, subject to the issuance of the required permit/s.
96. Sign Structure - a structure that supports a large sign, usually a non-mobile billboard.
97. Socialized Housing Zone (SHZ) - zones that are principally for socialized housing and dwelling purposes for the underprivileged and homeless as defined in R.A. No. 7279, the UDHA. All less dense residential uses such as R-2, R-3 and R-4 (townhouses) are automatically allowed/actually encouraged in this zone to attain a better residential mix. R-5 uses (residential condominiums) are specifically disallowed in SHZ zones. Some areas previously classified as Areas for Priority Development (APDs) have been zoned as SHZ under ZO.15.
98. Socialized Housing - An area principally used for dwelling/housing purposes of the underprivileged/ low-income earners. *(definition of general zoning classifications supplied on page 117 of the 2006 HLURB CLUP Guide Book (A Guide to Comprehensive Land Use Preparation Volume 1));*
99. Special Permit (SP) and Public Hearing (PH) -For proposed land use/s or re-use/s that are deemed incompatible with neighboring existing land uses of up to two hundred meters (200.0m) away from the proposed land use or re-use, a Public Hearing with key stakeholders must be conducted. Even if the proposed land use/re-use is found acceptable to the host community during such a Public Hearing, a subsequent Special Permit must still be secured to further officially ascertain and thereafter document the effect on the affected neighboring land uses in particular and on the host community in general. All costs of the proceedings (public hearings, special permits, etc.) must be borne by the party introducing the proposed land use/re-use that may be incompatible with neighboring land uses. The Special Permit may be temporary or permanent in nature but it must **never go** against the intent or specifications of ZO.15. In case of non-PUD land uses, the Special Permit is to be issued by the CPDO (duly approved by the CDC), separately concurred in by the ZA and duly approved by the City Mayor.



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100. Special (Area or Zone) - Other vertical facilities not mentioned under regular uses/occupancies of buildings/structures such as cemeteries, memorial parks and the like. *(definition of zoning classifications supplied under Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP).*
101. Tourism Sites - Sites within the City endowed with natural or man-made attributes and resources conducive to recreation and other activities. *(definition of general zoning classifications supplied on page 117 of the 2006 HLURB CLUP Guide Book (A Guide to Comprehensive Land Use Preparation Volume 1)).*
102. Use - as appearing in ZO.15, shall specifically refer to land use, any proposed development or redevelopment on land or water areas or air areas within Pasig City Limits or the proposed re-use of settled/developed/underdeveloped areas found within Pasig City Limits.
- a) Use, Dominant - as appearing in ZO.15, shall specifically refer to building/structure use, including support uses such as service decks/balconies and covered parking found within the building footprint or that form part of the architectural projections of the building (but excluding those floor areas found at basement levels, which are not counted as part of the TGFA), found within Pasig City Limits, and that comprises more than eighty percent (80%) up to one hundred percent (100%) of the total gross floor area (TGFA) of the building.
- b) Use, Majority - as appearing in ZO.15, shall specifically refer to building/structure use, including support uses such as service decks/balconies and covered parking found within the building footprint or that form part of the architectural projections of the building (but excluding those floor areas found at basement levels, which are not counted as part of the TGFA), found within Pasig City Limits, and that comprises more than fifty percent (50%) up to eighty percent (80%) of the total gross floor area (TGFA) of the building.
- c) Use, Minority - as appearing in ZO.15, shall specifically refer to building/structure use, including support uses such as service decks/balconies and covered parking found within the building footprint or that form part of the architectural projections of the building (but excluding those floor areas found at basement levels, which are not counted as part of the TGFA), found within Pasig City Limits, and that comprises less than fifty percent (50%) of the total gross floor area (TGFA) of the building.





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103. Utilities and Transportation (UTS) Zone - shall primarily refer to lots, including road lots utilized for public transportation operations or for infrastructure/amenities/facilities/services/utilities (AFSU) intended for public use and/or benefit. It shall also refer to mass transit alignment/s, waterways used for drainage or access/transportation and to RROWs which do not qualify as open spaces by virtue of their physical condition or actual use. This zone shall primarily refer to all the development levels i.e. below-grade, grade and above grade levels of road rights-of-way (RROWs) or streets (including carriageway/roadway and sidewalks), and rights-of-way (ROWs) of mass transit alignment/s and waterways used for drainage or access/transportation covering a range of utilitarian/functional land uses and building occupancies, characterized mainly by low-rise or medium-rise buildings/structures for low to high intensity community support functions e.g. power and water generation/ distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like, and terminals/inter-modals/multi-modals, depots and the like.

104. Variance - a Special Locational Clearance (SLC) granting a land/property owner relief from certain provisions of ZO.15 where, because of the particular physical surrounding, shape or topographical conditions of the land/property, compliance on height, area, setback, bulk and/or density would result in a particular hardship upon the owner.

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

104. Water Zone (WZ) - bodies of water that include rivers and streams except those included in other zone classifications.

Water (Zone or Area) - Bodies of water within the Cityo which include rivers and streams. (definition of general zoning classifications supplied on page 117 of the 2006 HLURB CLUP Guide Book (A Guide to Comprehensive Land Use Preparation Volume 1).

Zone - an area within Pasig City, as defined by man-made or natural boundaries, where specific land use regulations are applied.

Zoning Administrator (ZA) - the Pasig City government official who shall be primarily responsible for the implementation and enforcement of ZO.15. The work of the ZA, which is both executive and regulatory i.e. quasi-judicial in nature shall not be performed by the CPDC, whose work is likewise executive but policy-making in nature.



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Zoning Ordinance 2015 (ZO.15) – shall refer to this Ordinance, its OZM, its accompanying LUDMG, Annexes such as the 1996 HLURB MZO and the 2004 Revised IRR of the NBCP, and its attendant IRR-ZO.15 cum OZML.

**Official Zoning Map.** The Official Zoning Map (OZM) of Pasig City and the, duly signed by the Mayor, authenticated by the Metropolitan Manila Development Authority (MMDA) and Housing and Land Use Regulatory Board (HLURB), wherein the designation, location and boundaries of the zones herein established are shown and indicated (reference **Annex "A"**).

The OZM (the general map) shall be supported by five (5) OZMs for the 5 Geographic Macro Zones (GMZ) of Pasig City. In case of any conflict between the OZM and the OZM for a particular GMZ, the latter, which is more detailed and printed at a larger scale, shall prevail (reference **Annex "B"**).

**Zone Boundaries.** The locations and boundaries of the aforementioned zones into which the City has been subdivided are presented in the appended OZM. In order to verify where individual lot parcels fall, the official Pasig City Cadastral Map shall be the base for said OZM.

**Interpretation of the Zone Boundary.** In the interpretation of the boundaries for any of the zones indicated on the OZM, the following rules shall apply:

1. Where zone or sub-zone boundaries are so indicated that they approximately follow the center of streets or highway, the street or highway road rights-of-way (RROW) lines shall be construed to be the boundaries.
2. Where zone or sub-zone boundaries are so indicated that they approximately follow *barangay* boundary lines, the delineation shall be based on those indicated in the official cadastral map.
3. Where zone or sub-zone boundaries are so indicated that they are approximately parallel to the centerlines or RROW lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated in the OZM. If no distance is given, such dimension shall be determined by the use of the scale shown in said OZM.
4. Where the boundary of a zone or sub-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. Boundaries following bodies of water shall be subject to public easement requirements as provided in P.D. No. 1067, the Water Code, in the applicable provisions of ZO.15, and other applicable regulations.



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5. Where a zone or sub-zone boundary line divides a lot, the lot shall be construed to be within the zone where its major portion is located. In case the boundary line bisects the lot, it shall fall in the zone where the principal structure/building falls.
6. Where zone or sub-zone boundaries are said to be as indicated in the OZM, the location of the parcel in consideration shall be determined by superimposing the cadastral map on the former.
7. The mapped location of the property in consideration shall prevail over that of the textual description.

**Article IV. GENERAL REGULATIONS**

**General Provisions**

**General Provision.** The City of Pasig recognizes that any land use is a use by right but provides that the exercise of such right shall be subject to the review standards of ZO.15 and its accompanying LUDMG and the attendant IRR-ZO.15 and/or its components, including interpretations of the ZO and the OZM, which may be periodically issued by the Sangguniang Panlungsod, the CPDO and the ZA.

No structure/building, land or property shall hereafter be occupied or used and no structure, building or property or any part thereof shall be erected, constructed or moved or structurally altered except in compliance with the provisions of ZO.15, its OZM, its LUDMG and its attendant IRR-ZO.15 cum OZML (hereinafter collectively referred to as the "ZO.15").

**Zone Classifications.** In accordance with the HLURB MZO and/or the 2004 Revised IRR of the NBCP (reference **Annex "C"**), development proposals under ZO.15 shall be classified according to the following specific zone classifications:

1. Major Zone Classifications
    - Residential Zones (R-1 through R-5 and SHZ)
    - Commercial Zones (C -1 through C-3)
    - Industrial Zone (I -1)
    - Park, Recreation and Entertainment Zone (PRE)
  2. Special Zone Classifications
    - e) General Institutional (GI) Zones
    - Planned Unit Development (PUD) or Mixed Use Development (MUD)
    - Utility/Transportation (UTS) Zones
    - Cultural Zones (CUL)
- (b) (c)



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Section 10. **Projects of National Significance.** Projects may be declared by the National Economic Development Authority (NEDA) Board as Projects of National Significance (PNS) pursuant to Section 3 of Executive Order (E.O.) No. 72, series of 1993. When a project is declared as such by the NEDA Board, the Locational Clearance shall be issued by the HLURB pursuant to Executive Order (E.O.) No. 72.

Section 11. **Subdivisions, Condominiums, Economic and Socialized Housing.** Development projects classified as Subdivisions and Condominiums or Economic and Socialized Housing shall conform to the rules and regulations of the following:

1. P.D. No. 957, "Subdivision and Condominium Buyers' Protective Law" and its latest implementing rules and regulations (IRR) as promulgated by the HLURB;
2. B.P. Blg. 220, "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its latest IRR as promulgated by the HLURB;
3. R.A. No. 7279, "Urban Development and Housing Act" and its latest IRR; and
4. Other pertinent laws, rules and regulations.

Section 12. **Innovative Techniques or Designs.** For projects that introduce flexibility and creativity in design or plan such as but not limited to Planned Unit Developments (PUDs), housing projects covered by New Town Development (NTD) under R.A. No. 7279, Bagong Lipunan Integrated Sites and Services (BLISS) commercial complexes, etc., the ZA may, on grounds of innovative development techniques forward applications to HLURB, for the latter's review and recommendation on the subject.

Section 13. **Network of Green and Open Spaces.** Aside from complying with the open space requirements of P.D. No. 957, B.P. Blg. 220, their updated IRRs and other related issuances, the following shall apply:

1. All residential, commercial, industrial and mixed-use subdivisions, having total contiguous land areas of ten hectares (10.0 has.) or less are required to provide tree-planted strips along its internal roads at a spacing of **not** more than ten meters (10.0 m) between trees (reckoned from trunk centers).
2. Similar developments with total contiguous land areas greater than ten hectares (10.0 has.) are required to provide, in addition to the above, landscaped forest parks of **not** less than five hundred square meters (500.0 sq.m.) for the use of the occupants and/or the general public.
3. Residential compounds, regardless of total lot area, shall provide an open space for playground purposes with an area equivalent to at least five percent (5.0%) of the required TLA per family. Where the residential compound is intended for less than ten (10.0) families, the setting aside of such area for playground purposes may be dispensed with provided that an open space may be used as part of the yard requirement for the compound.



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- 4. All designated open spaces shall not be converted to other uses.

Section 14. **View Corridors and Allowed Developments.** View corridors are herein defined as major RROWs offering an uninterrupted view of the RROW itself and of the areas connected by the RROW. These include:

- 1. Marcos Highway;
- 2. Ortigas Avenue Extension;
- 3. Pres. Carlos P. Garcia, otherwise known as Circumferential Road 5 (C-5);
- 4. Felix Avenue;
- 5. Amang Rodriguez Avenue;
- 6. major waterways such as the Manggahan Floodway, the Marikina River and the Pasig River.

Within the next fifteen (15) years from the passage of ZO.15, multilevel view-decks or view platforms which shall serve as elevated parks/recreational spaces may be allowed at key intersections along these view corridors together with limited commercial developments (above the platform) that can make their operation financially viable. Pedestrian overpasses that will be erected along view corridors must have cantilevered view decks that will not interfere with either pedestrian or vehicular traffic.

Subsequent planning periods must allow for the introduction of major grade-level and sub-grade level improvements along these view corridors e.g. planting strips, well-lighted sidewalks and paved paths, bicycle lanes, waiting sheds, comfort stations, phone booths and related street furniture, pedestrian barriers, pedestrian underpasses and like urban design elements.

**Physical Development Regulations**

Section 15. **Mandated Legal Easements (MLEs).** The following easements, which form part of the public domain, shall be provided and maintained by developments located in or affected by the following:

- 1. Pursuant to the provisions of the Water Code of the Philippines (P.D. No. 1067), the banks of rivers and streams and the shores of lakes throughout their entire length are subject to a three-meter (3.0 m) easement for public use in the interest of recreation, navigation (or related use of the water body as access-way), 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 nor to build structures of any kind.



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2. If a Metropolitan Manila-wide linear park system is to be developed along the banks of the Pasig River and the Marikina River, and their tributaries (and possibly along both sides of the Manggahan Floodway), a ten meter (10.0 m) mandated legal easement (MLE) shall generally apply, in conformance to Article IX Section 1 of Metro Manila Zoning Ordinance 81-01 and MMDA Resolution No. 3, Series of 1993.  
 However, a three meter (3.0 m) wide easement would be more realistic for planning and implementation and this is still in compliance with the P.D. No. 1067, the 1976 Water Code of the Philippines.
3. Five-meter (5.0 m) easement on both sides of (any) earthquake fault traces on the ground identified by the Philippine Institute of Volcanology and Seismology (PHIVOLCS).

Section 16. **Yard, Off-Street Parking Space.** No part of a road, off-street parking space, loading space or other open space required of any building shall, for the purpose of complying with ZO.15 be included/ computed as part of the yard open space, off-street parking or loading space similarly required of any adjacent neighboring building. However, this shall **not** apply to building/s with common party walls or adjacent building lines, in which case, only the yard for free or non-abutting sides will be required.

For residential buildings, yard requirements shall be construed as equivalent to those in medium density residential zones (R-2) and high density residential zones (R-3), as provided by P.D. No. 1096, the 1977 NBCP, unless specified in the deeds of restriction (DoR) of established and proposed subdivisions. For commercial, industrial, institutional and recreational buildings, the yard requirements specified in P.D. No. 1096 and its latest IRR shall be strictly observed.

Section 17. **Yard Requirements Along A Zone Boundary Line** Lots abutting a zone boundary line shall conform to the yard requirements of the more restrictive zone along said boundary line;

Section 18. **Buffer Yards.** Aside from providing light and ventilation, buffers can mitigate adverse impacts and nuisances between two (2) adjacent developments. Whenever necessary, buffers shall be required to be extended and/or provided with planting materials in order to ameliorate said negative conditions such as, but not limited to, noise, odor, unsightly buildings or danger from fires and explosions. Building setbacks shall be considered as buffer yards. A buffer may also contain a barrier, such as a berm or a fence, where such additional screening is necessary to achieve the desired level of buffering between various activities.

Dlands 12.5 Bank



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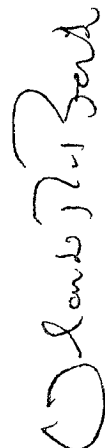
1. Buffers between Adjoining Properties. Between two (2) different developments, e.g. residential and commercial, the more intense land use shall provide the proper buffer design and materials. If a development shall occur beside a vacant lot, the owners of the properties in consideration may submit a contractual agreement whereby the required buffer for the first (1<sup>st</sup>) area to develop shall be reduced or waived. If additional buffer will be required at the time the vacant lot develops, it shall be provided by the latter development.
2. Buffers on Simultaneous Developments. The more intense use shall provide the necessary buffer in cases when two (2) developments occur simultaneously.
3. Location of Buffers. The building setbacks shall serve as buffer locations, at the outer perimeter of a lot or parcel. In no case shall buffers occupy public or private streets/RROs.
4. Types of Buffers. Landscaped buffers with suitable foliage are encouraged. On developments where it may not be possible to put in landscaped buffers (such as narrow lots), the developer may put up a fence provided the fencing material is compatible with the design of the building.
5. Land Uses in Buffer Areas. Buffers are part of yards and open spaces and in no case shall buildings encroach upon it. It may, however, be used for passive recreation such as gardening, pedestrian trails, etc.
6. Buffers in Industrial Establishments. A planted buffer strip of not less than three meters (3.0 m) wide is required along the periphery of remaining industrial areas and buildings.

Section 19. **Provision For Buffer Strip.** Buffer strip of a minimum of three meters (3.0 m) planting strip is required all along the periphery of all remaining industrial zones;

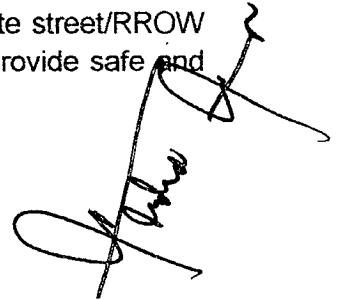
Section 20. **Dwelling on Rear Lots and Their Required Access.** No building used or intended to be used as residence shall be allowed in any rear lot unless such as lot has a ROW easement of at least three meters (3.0 m) leading to the nearest RROW/ROW/access-way;

Section 21. **Building/Structure Must Have Access.** Every building/structure hereafter erected or moved shall have access to a public street/RROW or to a private street/RROW open to the public and all structures shall be so located on lots so as to provide safe and convenient access for responding fire protection units;













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Section 22. **Dwelling Group.** When it is impractical to apply the requirements of these zoning regulations to individual building units in a residential compound consisting of two (2) or more buildings/structures, a building permit for the construction of such a residential compound may be issued, provided that the plans thereof conform to the following conditions:

1. That the buildings/structures are to be used only for residential purposes and such other uses that are permitted in the zone where the residential compound is located;
2. That the average lot per single family dwelling unit in the compound, exclusive of the area used or to be used for streets or driveways, is **not** less than the lot area per single family dwelling unit required in the zone;
3. That there is provided within the tract on which the residential compound is to be located, an open space for playground purposes with an area equivalent to at least an aggregate area of five percent (5.0%) of the required lot area per single family dwelling unit, but in **no** case shall it be less than one hundred square meters (100.0 sq.m.); provided that where the residential compound is intended for less than ten (10.0) families, the setting aside of such area for playground purposes may be dispensed with; and provided further, that an open space may be used as part of the yard requirements for the residential compound; and
4. That there is provided within the tract on which the residential compound is to be erected or immediately adjacent thereto, an adequate private garage or off-street parking area, depending on the needs of the residents and their visitors.

**Building/Structure Regulations**

Section 23. **Building or Structure Use.** No building, structure or land shall hereafter be occupied or used nor shall a building or structure or part thereof be erected, constructed, moved or structurally altered, except in conformity with the provisions of the NBCP and its Referral Codes (reference **Annex "E"**).

Section 24. **Specific Provisions in the 1977 National Building Code of the Philippines (NBCP)/ P.D. 1096 and Its 2004 Revised IRR.** Specific provisions stipulated in the 1977 National Building Code of the Philippines (NBCP), otherwise known as P.D. No. 1096 and its 2004 Revised IRR [duly promulgated by the Secretary of the Department of Public Works and Highways (DPWH), in his official capacity as the National Building Official/NBO], relevant to traffic generators, parking requirements, advertising and business signs, erection of more than one (1) principal structure, dwelling on rear lots, building setbacks, dwelling groups, and others which are **not** in conflict with the provisions of the LUDMG, nor with applicable law, shall be fully observed (reference **Annexes "D" and "E"**).





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Section 25. **Building/Structure Height Restrictions.** Unless otherwise stipulated in ZO.15, structure/ building heights must conform with the height restrictions and requirements of the CAAP, the HLURB, the DPWH through the 1977 NBCP/P.D. No. 1096 and its 2004 or later Revised IRR, the National Structural Code of the Philippines (NSCP), the applicable portions of the latest Architectural Code of the Philippines (ACP), and other applicable Referral Codes (RCs), laws rules, regulations and related executive issuances pertaining to land development and building construction (reference **Annex "E.1"**).

Section 26. **Height Regulations at Adjoining Zones.**

1. Where a residential area adjoins a C-2zone without an intervening RROW or permanent open spaces over six meters (6.0 m) in width, and where lots separated by zone boundaries have adjacent front yards, the proposed structure fronting the residential area shall be limited to a height of twelve meters (12.0 m) or a four (4)-storey building whichever is lesser/more stringent.
2. Where an R-2 zone adjoins a C-2 or C-3 area without an intervening RROW or permanent open spaces over three meters (3.0 m) in width, the proposed structure at the C-2 or C-3 zone adjacent to an R 2 zone shall be limited to a height of nine meters (9.0 m) or a three (3)-storey building whichever is lesser/more stringent;
3. Where an R-2 or R-3 zone adjoins an I-1 zone without an intervening RROW or permanent open spaces over eight meters (8.0 m) in width, the proposed industrial structure fronting the residential zone shall be limited to a height equivalent to nine meters (9.0 m) or a three (3)-storey building whichever is lesser/more stringent;
4. Structures adjacent to operating airports, runways and their respective approaches must comply with the official building height limits set by the CAAP, in full compliance with the 1977 NBCP or with the International Civil Aviation Organization (ICAO) Standards and Recommended Practices (SARP), whichever is more stringent.

Section 27. **High-Rise Building.** In consonance with the 1977 NBCP and its 2004 Revised IRR, high-rise buildings are habitable structures in excess of forty eight meters (48.0 M) or the equivalent of more than sixteen (16) storeys above the highest natural grade line (NGL) within the property/front sidewalk (main entry) serving the property. All high-rise buildings must strictly comply with all the minimum provisions of P.D. 1096/1977 NBCP and its 2004 Revised IRR (reference **Annex "E.1"**) and must provide its own source of potable water in addition to that supplied by the MWSS (or its duly authorized operators/concessionaires such as the Manila Water Corporation), by putting up/operating its own deep-well system, which should **not** be less than one hundred feet (100.0 ft.) deep and should **not** be less than thirty feet (30.0 ft.) away from any sewerage line and septic tank.



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As determined by the ZA or by the LZBAA, such developments shall be required to submit a Traffic Impact Assessment (TIA) which shall form part of the requirements for Locational Clearance (LC).

Section 28. **Basement Construction for a High-Rise Building.** The area for basement construction at high-rise buildings shall preferably not exceed eighty five percent (85.0%) of the total lot area (TLA) or must follow the setback requirements at grade i.e. surface of the land, in accordance with the NBCP (reference **Annex "D"**), whichever is the more stringent. For properties facing RROWs of 12.0 m or wider, the basement retaining wall must be at least one meter (1.0 m) away from the property/RROW line to ensure that **no** damage is done to the RROW or the utilities therein. Any new basement construction must have the prior concurrence of the owners of all adjoining properties as well as of the *barangay* concerned. All damages to surrounding properties and the RROW shall be borne by the lot owner/leasee/end-user and/ of their agents constructing the basement.

The generated TGFA or GFA for basement levels are **not** to be used in the computation for FAR compliances, which only refer to the generated TGFA/GFA above-grade.

Section 29. **Traffic-Generating Building.** All traffic-generating buildings/structures allowed in any of the areas must provide for adequate parking spaces for their employees, clients and visitors. Where a person/ an entity plans to establish a certain use/activity which will necessarily affect the character of residential areas in terms of traffic to be generated, the prior approval of the *barangay* concerned will have to be secured as one of the prerequisites for locational clearance (LC) and building permit (BP) issuance. Furthermore, the concerned person/entity shall allocate an inner bay within its property for loading and unloading of passengers so that continuous flow of traffic along the RROW will **not** be obstructed.

As determined by the ZA or the LZBAA, such developments shall be required to submit a TIA which shall form part of the requirements for LC.

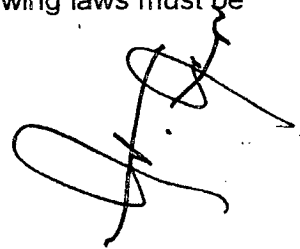
**Permits and Miscellaneous Regulations**


Section 30. **Development Permit (DP).** All owners and developers of condominium and subdivision projects shall, in addition to securing a LC as provided by ZO.15, be required to secure a Development Permit (DP) pursuant to the provisions of P.D. No. 957 and its latest IRR and/or of *B.P. Blg. 220* and its latest IRR in the case of Socialized Housing Projects in accordance with the procedures laid down in E.O. No. 71, Series of 1993.

Before the issuance of the DP, the applicable provisions under the following laws must be documented as being satisfactorily complied with:



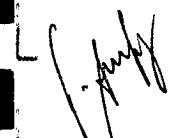














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- 1) P.D. No. 296 - Directing All Persons, Natural or Juridical, to Renounce Possession and Move Out of Portions of Rivers, Creeks, *Esteros*, Drainage Channels and Other Similar Waterways Encroached Upon by Them and Prescribing Penalty for Violation Hereof (1973);
- 2) P.D. No. 1219 - Defining "Open Space" in Residential Subdivisions and Amending Section 31 of Presidential Decree No. 957 Requiring Subdivision Owners to Provide Roads, Alleys, Sidewalks and Reserve Open Space for Parks or Recreational Use (1977);
- 3) R.A. No. 6716 - An Act Providing for the Construction of Water Wells, Rainwater Collectors, Development of Springs and Rehabilitation of Existing Water Wells in All *Barangays* in the Philippines (1989); and
- 4) R.A. No. 7279 - Urban Development and Housing Act of 1992 and its IRR.

Section 31. **Environmental Compliance Certificate (ECC)**. Projects within the scope of the Environmental Impact Assessment (EIA) System, those that are classified as Environmentally Critical Projects (ECPs) or those that are located in Environmentally Critical Areas (ECAs) shall **not** be commenced, developed or operated unless the requirements for securing the Environmental Compliance Certificate (ECC) from the Department of Environment and Natural Resources (DENR) Environmental Management Bureau (EMB) have been fully complied with.

The ECC shall be a major prior requirement before the processing of the pertinent Building Permit (BP) application by the Pasig City Office of the Building Official (OBO). Pasig City shall impose a special penalty (separate from that imposed by the DENR) for projects commenced, developed or operated without the required ECC.

Section 32. **Special Use Permits (SUP)**.

1. Thermo-select/Gasification Plants
  - a) If constructed in Pasig City, thermo-select/gasification plants which shall process/ covert solid wastes into other reusable physical forms (such as fuel) shall be located within a reasonable distance from residential zones;
  - b) Environmental and site analyses shall be conducted to ensure that the proposed thermo-select/gasification plant is **not** inconsistent with the adjacent land uses and will **not** pose a hazard to the safety of the community in general;
  - c) The sound maintenance of the thermo-select/gasification plant shall be the sole responsibility of the proponent and/or persons establishing and/or operating them;



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2. Cemeteries

- a) Proper maintenance of cemeteries shall be the exclusive duty of the proponent and/or persons establishing and/or operating them, if other than the Pasig City government;
- b) Requirements set by P.D. Nos. 856 and 1067, otherwise known as the Sanitation and Water Codes respectively, must be fully complied with.

3. Radio/Television/Cable TV Transmitting Stations and Cellular Phone/Wireless Internet Stations/ Sites and Similar Utilities

- a) Radio/television/cable TV transmitting stations, cellular phone/wireless internet stations/ sites and similar utilities shall be located only within utilities and transport (UTS) zones;
- b) The sound maintenance of such stations/sites shall be the exclusive responsibility of the proponent and/or persons establishing and/or operating them;
- c) Where the public welfare demands however, such transmitting stations may be located in some residential zones provided the preceding conditions are strictly complied with, and **no** interference with or damage to local electrical appliances or other property will likely result.

Use of Helicopters

- a) Helicopters may be allowed to operate along commercial, light industrial or institutional buildings provided all operating and safety requirements of CAAP are first complied with;
- b) Helicopter landing sites must be at least five hundred meters (500.0 m) from the nearest residential zone;
- c) A written authority shall be secured from the CAAP by the proponent at least ninety (90) days before the intended date of operation, and a notice shall be posted or published in at least one (1) of the daily broadsheet newspapers to determine public opposition to the proposed landing site, if any;
- d) Notarized sworn statements of the owners of the adjoining lands signifying their conformity or non-conformity to the proposed helicopter landing site shall be obtained by the proponent at least thirty (30) days before the intended date of operation.

Filling Stations

- a) These must conform with the standards set by the Department of Energy (DoE);
- b) Filling stations shall be located at least two hundred meters (200.0 m) away from the nearest schools, churches, hospitals and similar institutions;
- c) They shall **not** constitute safety hazards in a community developed entirely for residential purposes; and
- d) Buffer strip and adequate fire-fighting equipment must be provided.



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6. Open Storage
  - a) Open storage shall be located at least two hundred meters (200.0 m) away from schools, churches, hospitals and similar institutions; and
  - b) Their sound maintenance shall be the sole responsibility of the proponent;
  
7. Abattoir/Slaughterhouse
  - a) *Abattoirs* shall be located within reasonable distance from residential and commercial areas as determined by the CPDO, provided that they shall not be located within the same premises as public markets;
  - b) A written authority to operate an *abattoir* shall be secured from the City Health and Sanitation Office (CHSO) by the applicant at least ninety (90.0) days before the intended date of operation, and a notice shall be posted in the City Hall to determine public opposition to the proposed *abattoir*, if any;
  - c) Proper waste disposal, odor control and other abatement procedures must be adopted;
  - d) The proponent shall obtain sworn statement of owners of lands immediately adjacent to the proposed site signifying their conformity or non-conformity to the proposed activity as one of prerequisites for the granting of the special use permit (SUP).
  
8. Cockpits
  - a) These shall be located in parks and recreation zones, and shall be at least two hundred meters (200.0 m) distant from the nearest residence or institutional use;
  - b) Adequate parking space and loading/unloading areas capable of accommodating the maximum expected number of *aficionados*/spectators during major derbies shall be provided;
  - c) The applicant have the duty of maintaining the premises in a sanitary condition;
  - d) Other pertinent laws, rules and regulations and City Ordinance/s shall be complied with.
  
9. Bus Stations/Terminals. – No new bus stations/terminals shall be allowed in any part of the City of Pasig except those already legally existing at the time of the enactment of the last Zoning Ordinance (ZO).  
 City or metropolitan (not provincial) bus stations/terminals/intermodals can be allowed only in a lot which satisfy the following requirements:
  - a) The lot is directly fronting a road with a minimum RROW width of sixteen meters (16.0 m) and a minimum carriageway width of ten meters (10.0 m);
  - b) The lot is located at least two hundred meters (200.0 m) from the nearest existing residential or institutional structure;



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- c) The lot will be sufficient in size for the maneuvering of buses, i.e. the RROW shall **not** be used either for maneuvering the buses or for any form of parking use by buses. The foregoing shall **not** apply to the provincial bus terminals that may be presently sited in Pasig City but shall be moved by the DoTC and MMDA to the three (3) inter-modals at Paranaque City and Taguig City (for south-bound provincial buses) and at Quezon City (north-bound provincial buses). Bus stations/terminals that shall be allowed to operate within Pasig City are **not** to be used as a fuel depot, as storage for other flammable materials, as a service station, as a service/towing yard nor as a garage/automotive repair shop/body shop/painting shop.

**Article V. PERFORMANCE CRITERIA**

Section 33. Application of Performance Criteria. The following performance criteria are intended to ensure land use and neighborhood compatibility. All developments shall exhibit compliance to these criteria which shall form part of the requirements for a Locational Clearance (LC). These standards are by **no** means exhaustive or all inclusive. The Local Zoning Board of Adjustment and Appeals (LZBAA) may require other criteria, when deemed necessary, to ensure land use and neighborhood compatibility.

Section 34. Environmental Conservation and Protection Criteria. It is the intent of ZO.15 to protect the remaining natural resources of the City of Pasig. 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. The utilization of the water resources in Pasig City shall be allowed, provided it is in consonance with the development regulations of the DENR, provisions of P.D. No. 1067, the 1976 Water Code, and whenever necessary, be subjected to an Environmental Impact Assessment (EIA)/Study.
3. New heavy water consumers such as those in medium/heavy industry, e.g. softdrink bottling, etc., and those in recreation, e.g. golf course, water theme parks and the like and other facilities shall be discouraged to locate within the City of Pasig.
4. Land use activities shall **not** cause the alteration of natural drainage patterns or change the velocities, volumes, and the physical, chemical, and biological characteristics of storm and other surface water. Streams, watercourses, reservoirs or ponds (if existing) shall **not** be altered, re-graded, developed, piped, diverted or built upon.



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5. All developments shall limit the rate of storm water runoff so that the rate of runoff generated is **no** more than that of the site in its natural condition.
6. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage.
7. 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 Department Administrative Order (DAO) No. 34 - Revised Water Usage and Classification/Ambient Water Quality Criteria.
8. City and remaining 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 DAO No. 35 - 91 - Establishing Effluent Quality Standards for Class "C" Inland Waters.
9. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke or any other air polluting material that may have deleterious 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 DAO No. 15 - Revised Air Quality Standards of 1992.
10. Mature trees or those equal to or greater than twelve (12) inches caliper-measured and fourteen (15) inches above the ground shall **not** be cleared or cut.

Section 35. **Historical Conservation and Preservation Criteria.** Historic sites and facilities shall be conserved and preserved in full accordance with R.A. No. 10066, the National Cultural Heritage Act of 2009 and its IRR. These shall, to the extent possible, be made accessible for the educational and cultural enrichment of the general public.

The following shall guide the development of historic sites and facilities:

1. Sites with historic buildings or places shall be developed to conserve and enhance their heritage values.
2. Historic sites and facilities shall be adaptively re-used when the situation calls for such an act.

Section 36. **Site Performance Criteria.** The City considers 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 physical planning and 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/RROWs.



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The quality of every neighborhood shall always be enhanced. The physical planning, design, construction, operation and maintenance of every facility shall be in harmony with the existing and intended character of its neighborhood. These shall **not** change the essential character of the said area but will be a substantial improvement to the value of the properties in the neighborhood in particular and the community in general.

Further, site/ground and building designs should consider the following:

1. Sites, buildings and facilities shall be designed and developed with regard to safety, efficiency and high standards of design. The natural environmental character of the site and its adjacent properties shall be considered in the site development of each building and facility.
2. The height and bulk of buildings and structures shall be so designed that these do not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
3. Abutments to adjacent properties shall **not** be allowed without the neighbor's prior written consent which shall be required by the ZA prior to the granting of a LC;

Parking areas/lots 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 the street/RROW. As such, RROW areas reserved for sidewalks, arcades and planting strips are **not** to be used for parking or as a driveway running parallel to the RROW or as a lane for motorcycles, bicycles and the like.

Existing, ongoing and proposed developments that attract a significant volume of public modes of transportation, such as tricycles, public utility *jeepneys* (PUJs), buses, etc., shall provide on-site or off-site parking for the same. These should also provide on-site vehicular loading and unloading bays so as through street traffic flow shall **not** be impeded.

4. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing machinery. Noise levels shall be maintained according to levels specified in DENR DAO No. 30 - Abatement of Noise and Other Forms of Nuisance as Defined by Law. Glare and heat from any operation or activity shall **not** be radiated, seen or felt from any point beyond the limits of the property.

Design guidelines and design guidance (DGDG), deeds of restriction (DoRs), property management plans and other regulatory tools shall ensure that only high quality developments shall be required from developers/home owners associations of proposed and existing residential/commercial subdivisions, condominiums and PUDs. These shall be submitted to the CPDO/ CPDC and the ZA for review and approval. A generic DGDG is at **Annex "F"**.

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Section 37. **Infrastructure Carrying Capacities.** All developments shall exhibit that they are adequately served by appropriate public infrastructure e.g. roads, water supply, power supply, telecommunications, solid waste management, sewerage and storm drainage. These developments should further exhibit that their requirements for public infrastructure are within the capacities of the system/s serving them. As such, developments intended for **more** intense land use/zoning classifications/building occupancies shall not be sited in zones intended for **less** intense land use/zoning classifications/building occupancies.

Section 38. **Traffic Impact Assessment (TIA).** Proposed major/high intensity facilities (including existing ones to be upgraded/rehabilitated/expanded/renovated) such as commercial-residential buildings having four (4) floors/storeys/levels and above, shopping centers, schools, universities, industrial estates and warehouses or other similar developments, as determined by the ZA or the LZBAA, shall be required to submit a Traffic Impact Assessment (TIA) which, together with the master development plan (MDP), shall form part of the requirements for LC issuance.

Section 39. **Pollution Control.** For effective pollution control, all LCs to be granted for permitted/ remaining industrial activities must be subject to the condition of full compliance with applicable laws, rules and regulations. The concerned owners/operators/end-users must submit an Environmental Clearance Certificate (ECC) from the DENR EMB before filing applications for development permit (DP) or building permit (BP) issuance by the LGU.

Section 40. **Population Thresholds for Developments.** All developments must **not** exceed their intended planning or design population/end-user thresholds to ensure that the resulting structures/buildings/ developments will **not** overly exceed their carrying capacities. If the carrying capacities are **not** exceeded immediately, then the developments concerned will be able to render services for a much longer period and these will **not** be expensive to maintain. A better quality of life is the intended result due to less overcrowding, less competition for space and for services/utilities and less need to build on every available piece of land or to pave every available open space.

Section 41. **Balancing the Competing Needs of a Community of Stakeholders.** ZO.15 must attempt to address all of the competing needs of Pasig City stakeholders, be they legal residents, informal dwellers/ settlers, workers, visitors, businessmen/investors, local and national government and/or related interests. Prior compliance of stakeholders with all existing, valid and subsisting laws must be given the premium in balancing these competing interests. The greatest benefit to the greatest number rule shall be generally observed, with the term "the greatest number" always taken to mean the entirety of Pasig City's population and **not** simply a sector or sectors of the community.

Section 42. **Performance Standards.** All land uses, developments or constructions shall conform to the following standards:



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1. Noise and Vibration - All major noise-producing and major vibration-producing machinery shall be enclosed by a building/structure and shall be provided with effective, noise-absorbing materials, noise silencers and mufflers, and an open yard of a distance of **not** less than twenty meters (20.0 m) from the nearest RROW or adjoining property lines and the perimeter of the property shall be planted to dense trees and buffers. To minimize vibration, machinery should be mounted on a shock-absorbing mountings, such as dense cork set on reinforced concrete foundations or a floating isolated foundation set on piles, as needed by the machinery concerned, to reduce all noise and vibration to a reasonable minimum. Noise which is objectionable due to intermittent beat frequency or high pitch shall **not** be allowed unless enclosed in sound-proof buildings/structures as tested and approved by the Pasig City officials concerned;
2. Smoke - Any smoke emitted from any source for a period aggregating seven (7.0) minutes in any thirty (30.0) minute interval particularly when starting a new fire, shall have a density **not** greater than No. 2 on the Ringlemann Chart;
3. Dust, Dirt and Fly Ash - The emission of dust, dirt or fly ash from any source or activity which shall pollute the air and render it unclean, destructive, unhealthful or hazardous, or cause visibility to be impaired, shall **not** be permitted. In no case whatsoever shall dust, dirt or fly ash be allowed to exceed 0.3 gram per cubic meter (cu.m.) of flue gas at stack temperature at 0 degree centigrade or to create a haze with opaqueness equivalent to or greater than No. 1 on the Ringlemann Chart;
4. Odors and Gases - The emission of foul odors and gases deleterious to public health, safety and general welfare shall **not** be permitted. Activities emitting foul odors and obnoxious gases shall be enclosed by air-tight buildings/structures provided with air-conditioning system, filters, deodorizing and other air-cleaning equipment.

Glare and Heat Generated - Glare and heat from any building/structure, operation or activity shall not be allowed to be radiated, seen or felt from any point beyond the limits of the property. The use or continued use of reflective glass and/or of highly reflective finishes/surfaces in excess of a aggregate total of five hundred square feet (500.0 sq.ft.) for any property/development shall have the prior consent of the owners/users of the affected properties as well as by the *barangay* concerned; a mechanism for identifying remedies or compensation if needed shall be jointly devised by the ZA, the CPDO/CPDC, the Local Building Official (LBO) and the *barangay* concerned;



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Shadows Cast - So as **not** to fully deprive properties of natural light during daytime, shadows cast by any building/structure, operation or activity shall **not** be allowed to be radiated, seen or felt from any point beyond the limits of the property onto another adjoining property for a continuing period exceeding six (6) hours in a day. The continued casting of a shadow over any property/development shall have the prior consent of the owners/users of the affected properties as well as by the *barangay* concerned; a mechanism for identifying remedies or compensation if needed shall be jointly devised by the ZA, the CPDC, the Local Building Official (LBO) and the *barangay* concerned;

Industrial Wastes. - The permitted/remaining industrial zone plant wastes shall be disposed of only in a manner which will **not** create any nuisance or danger to adjoining properties or to the community in general and shall fully comply with the pertinent requirements/regulations of the Department of Environment and Natural Resources (DENR), particularly the Environmental Management Bureau (EMB);

Sewage Disposal. - No sewage dangerous to the public health, safety and general welfare shall be discharged into any public sewerage system, natural waterway or drainage channel. In addition to the following requirements, all manner of sewage handling and disposal shall comply with pertinent requirements/regulations of the DENR, particularly the EMB.

Acidity or alkalinity shall be neutralized to PH of between 6.5 and 8.5 as a daily average to a volumetric basis with a temporary variation of 5.0 to PH 10.0. Wastewater shall **not** contain grease and oil in excess of 300.0 parts per million (ppm) or exceed a daily average of 10.0 ppm.

A generic Minimum Performance Standards and Guidelines (MPSS) for Public Buildings shown in **Annex "G"**.

Section 43. **Advertising and Business Signs.** In accordance with the scenic city urban design concept for Pasig City, all advertising, commercial and business signs to be displayed or put up for public view in any of the identified view corridors herein enumerated must at the minimum comply with existing national laws, rules and regulations and shall **not** be allowed to run perpendicular to RROWs/ RROWs with view corridors (unless they are fully within the property boundary) nor shall these be allowed within designated parks and recreational areas nor along the Pasig City Waters Area (CWA).

The identified view corridors on which perpendicular commercial signages located within the RROW shall be banned are:

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1. Marcos Highway;
2. Ortigas Avenue Extension;
3. Pres. Carlos P. Garcia Avenue, otherwise known as Circumferential Road 5 (C-5);
4. Imelda Avenue;
5. Amang Rodriguez Avenue;
6. major waterways such as the Manggahan Floodway, the Marikina River and the Pasig River.

All existing signages that encroach on the RROWs in contravention of P.D. 1096/the 1977 NBCP [and related issuances such as Memorandum Circulars (MCs), additional rules and regulations (ARRs) periodically issued by the DPWH Secretary, in his official capacity as the National Building Official (NBO)], are to be immediately dismantled by their owners, erectors and/or advertisers. Should the owners/ erectors/ advertisers refuse to dismantle/dispose of the same, the Pasig City government may dismantle the same and charge the owners/erectors/advertisers the costs of dismantling and disposing of the signage. If such charges remain unpaid for a period of one (1) year, the same charges shall thereafter be annotated on the title of the property.

All signages that are perpendicular to the view corridor of a RROW and are within the RROW but are satisfying the 1977 NBCP/P.D. 1096 (and related issuances such as MCs periodically issued by the DPWH Secretary, in his official capacity as the NBO), shall be given one (1.0) year to relocate such signages to within their property lines. Otherwise, the Pasig City government may dismantle the same and charge the owners/erectors/advertisers the costs of dismantling and disposing of the signage. If such charges remain unpaid for a period of one (1) year, the same charges shall thereafter be annotated on the title of the property.

All temporary commercial signages, particularly commercial signages carrying traffic or directional information and for location within the RROW/view corridor must first be approved by the CPDC and the ZA prior to erection.

Section 44. Non-Mobile Billboards (NMBs). The following are the key types of non-mobile billboards that may be erected at the defined regulated areas under this Act:

- 1) Class 1 (Official Billboards). Directional or other official billboards erected and maintained by public officers or agencies pursuant to and in accordance with direction or authorization contained in applicable law/s for the purpose of carrying out an official duty or responsibility;
- 2) Class 2 (On-premise Billboards). Billboards not prohibited by law, which are consistent with the applicable provisions of this Act and which advertise the sale or lease of, or activities being conducted upon, the real property where the signs are



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located. Not more than one (1) such billboard advertising the sale or lease of the same property may be permitted under this class in such manner as to be visible to traffic proceeding in any one direction on any one national RROW/ ROW. Not more than one (1) such billboard, visible to traffic proceeding in any one direction on any one national RROW/ROW and advertising activities being conducted upon the real property where the billboard is located, may be permitted under this class more than 15.3 meters from the advertised activity;

3) Class 3 (Billboards within 19.31 kilometers direct/radial distance of advertised activities). Billboards not prohibited by law, which are consistent with the applicable provisions of this Act and which advertise activities being conducted within 19.31 kilometers direct/radial distance) of such billboards; and

4) Class 4 (Billboards in the specific interest of the traveling public). Billboards authorized to be erected or maintained by law, which are consistent with the applicable provisions of this Act and which are designed to give information in the specific interest of the traveling public;

The term Billboard Unit (BU) shall refer to one (1.0) display with a total surface area of anywhere between seven point five square meters (7.5 sqm) minimum to twenty eight square meters (28.0 sqm, at a total panel height of 4.0 meters by a length of 7 meters, including border and trim but excluding supports) maximum for existing/proposed national urban RROWs/ROWs and anywhere between twenty eight point 1 square meters (28.1 sqm,) minimum to fifty six square meters (56.0 sqm) maximum to at a total panel height of 6.0 meters by a length of 9.33 meters, including border and trim but excluding supports) maximum for existing/proposed national RROWs/ROWs:

a) Billboard Unit, Minimum - refers to one (1.0) display with a maximum total surface area of seven point five square meters (7.50 sqm), a multiple of the 225.0 sqm Maximum Billboard Unit. It shall have a least dimension of one meter (1.0 m).

b) Billboard Unit, Maximum - refers to one (1.0) display with a maximum total surface area of two hundred twenty five square meters (225.0 sqm).

References concerning the regulation of signs, signages and billboards are found in **Annex "E.3A"** and **Appendices "A", "D" and "E"**.

**Article VI. GEOGRAPHIC MACROZONES (GMZs)**

Section 45. **Geographic Macro Zones (GMZs)**. Appendix "B" of ZO.15 presents the individual geographic macro zones (GMZ) covering location, inclusive communities and key linkages. There are at least five (5) GMZs in Pasig City which are reflective of the history of human settlements that evolved within the city over the past centuries.



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These have been classified according to their existing physical, land use and/ or basic development characteristics (*reference Annexes "B.1" through "B5"*) and are as follows:

1. Geographic Macro Zone 1 (GMZ 1) which is bounded on the North by Quezon City; on the East by the Marikina River; on the south by Pasig River; and on the west by Mandaluyong City (*reference Annex "B.1 - Geographic Macro Zone 1"*);
2. Geographic Macro Zone 2 (GMZ 2) which is bounded on the north and east by the Pasig River; and on the south and west by Makati City (*reference Annex "B.2 - Geographic Macro Zone 2"*);
3. Geographic Macro Zone 3 (GMZ 3) which is bounded on the northeast by the Ilugin Creek; on the east by the boundary of the Municipality of Taytay, Rizal Province; and on the southwest to west by the Napindan River (*reference Annex "B.3 - Geographic Macro Zone 3"*);
4. Geographic Macro Zone 4 (GMZ 4) which is bounded on the northeast by the Manggahan Floodway; on the east by the boundary of the Municipality of Cainta, Rizal Province; on the north and west by the Marikina River; and on the south by the Napindan River (*reference Annex "B.4 - Geographic Macro Zone 4"*);
5. Geographic Macro Zone 5 (GMZ 5), which is bounded on the north and east by the Marikina City boundary; still on the east by the boundary of the Municipality of Cainta, Rizal Province; on the south and southwest by the Manggahan Floodway; and on the west by the Marikina River (*reference Annex "B.5 - Geographic Macro Zone 5"*);

The proposed OZMs for the five (5) GMZs are discussed in detail in Section 44 of ZO.15 and are shown as *Annexes "B.1" through "B.5"*.

**Article VII. ZONE CLASSIFICATIONS**

Section 46. Application of Zone Classifications. Application of the Zone Classifications shall be made with specific reference to this ZO's General Regulations (Article IV), Performance Criteria (Article V), its Official Zoning Maps (OZMs), its LUDMG, its IRR, its OZML and their subsequent amendments as necessary.

For the principal, accessory and conditional uses/occupancies of buildings/structures for each zoning classification, Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP shall also be used as a minimum standards reference. In case of conflict in the documents, **the most stringent rule** among all the applicable rules **must always apply**.



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Section 47. Zoning Classifications.

While a local law, this ZO.15 is only a **local** development control (DC) that **must** necessarily defer to valid and subsisting **national** DCs which prescribe the **minimum** standards for development e.g. P.D. No. 1096, P.D. No. 957, various environmental laws, laws on climate change adaptation and disaster risk reduction, etc., **unless** the ZO prescribes development standards/DCs that are **higher, stricter and more stringent** than the **minimum** national development standards/DCs i.e. the **higher, stricter and more stringent** development standards/DCs **must** prevail. This also means that the local DC **must not and cannot lawfully relax or make less stringent** the set **minimum** national development standards/DCs.

The following zoning classifications apply to Pasig City. In case of **any** conflict of the immediately following provisions with the provisions on allowable and disallowed uses under 2014 HLURB Guidebook ("Cookbook") and the provisions under national development controls (DCs) that are already considered laws under recent Supreme Court rulings e.g. the 2004 Revised Implementing Rules and Regulations (IRR) of P.D. No. 1096, the 1977 National Building Code of the Philippines (NBCP), the **most stringent/strictest** development control that shall result in the **least** total gross floor area (TGFA), the **least** building footprint, the **least** amount of paved surface area around a building/structure, the **least** negative environmental effect and the **least** disturbance/nuisance to the host community (including the **least** resultant traffic congestion) **must** perform prevail:

1. **Low Density Residential (R-1) Zone** are principally for housing/dwelling purposes and with the allowable density of from twenty (20) lots/dwelling units and below per hectare (ha.) with total open space at 30% (from 2014 HLURB Model ZO) i.e. mainly single-detached dwelling units on separate lots (where there **MUST BE ABSOLUTELY NO** firewalls along the entire perimeter of the R-1 lot), with an average total lot area (TLA) of 350.0 square meters (sqm). As per the National Building Code of the Philippines (NBCP), duplexes that are characterized by common firewalls, even if used as single (nuclear) family dwellings, are NOT permitted in R-1 zones.

This class of land use to be allowed in R-1 zones shall **not** necessarily be limited to the list of areas or types of developments enumerated hereafter, that is being/to be used by only one (1.0) nuclear family, i.e. consisting of two (2.0) spouses or titular heads of the family, approximately three (3.0) children and/or relatives plus a minimum of one (1.0) stay-in househelp:

- a) An existing or proposed development for a built-up zone, a re-developed zone or a newly developed area, consisting of a single or consolidated lot measuring/totaling at least three hundred and one square meters (301.0 sqm i.e. interior/rear or inside/regular lot only) up to five hundred and forty eight (548.00) sqm (for end lot only) in surface area and on which is constructed/to be constructed one (1.0) single-detached dwelling unit i.e. no firewall on any



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property line, with a maximum allowable percentage of site occupancy (PSO) of from fifty percent (50%) to seventy percent (70%) depending on the lot type/location/configuration i.e. an allowable maximum building footprint (AMBF) of one hundred and fifty (150.0) sqm (i.e. for an interior/rear or inside/regular lot only) up to two hundred and seventy four (274.0) sqm (for an end lot only);

- b) An existing or proposed family compound-type development consisting of a single or consolidated lot measuring/totaling at least nine hundred and three (903.0) sqm on which is constructed/to be constructed a maximum of three (3.0) single-detached dwelling units i.e. no firewall on any property line, each with a PSO of from fifty 50% - 70% (depending on lot type/configuration/location), with the R-1 compound being/to be used by only three (3.0) nuclear families i.e. with each family (in each dwelling unit) to consist of two (2.0) spouses or titular heads of the family, three (3.0) children and/or relatives plus a minimum of one (1.0) stay-in househelp.
- c) customary accessory uses like servant's quarter/s, private garages (if in satisfaction of the requirements under the NBCP) and guardhouses.
- d) Home office and/or home occupation for the practice of one's profession or for engaging in home business such as dressmaking, tailoring, baking, running a sari-sari store (not to exceed 6.0 sqm in total floor area) and the like, provided that:
  - 1) The number of persons engaged in such business/industry shall **not** exceed five (5.0), inclusive of the owner;
  - 2) There shall be no change in the outside appearance of the building or premises;
  - 3) **No** home occupation shall be conducted in any customary accessory uses cited above;
  - 4) **No** traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard; and
  - 5) **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 receivers or causes fluctuations in line voltage off the premises.





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- e) Home industry classified as cottage industry provided that:
- 1) Such home industry shall **not** occupy more than thirty percent (30.0%) of the total enclosed gross floor area of the dwelling unit. There shall be no change or alternation in the outside appearance of the dwelling unit and the structure must **not** constitute a hazard or nuisance; the same shall be classified as non-pollutive/ non-hazardous as provided for in the 2014 HLURB Guidebook for CLUP Preparation;
  - 2) Allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); and
  - 3) Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/process.
- f) Recreational facilities for the exclusive use of the members of the family residing within the premises, such as swimming pools, basketball/tennis courts and like facilities.
- g) Structures for religious use;
- h) Multi-purpose/*Barangay* Hall;
- i) Pre-School;
- j) Sports Club;
- k) Clinic, nursing and convalescing home/health center, homes for senior citizens;
- l) Plant nursery;
- m) Parks and open spaces; and
- n) 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 servant quarters, private garage, non-commercial garages, guardhouse, laundries, houses for pets not more than 4.0 sqm in floor area, pump houses and generator houses.

The permitted **principal**, **accessory** and **conditional** uses for R-1 lots shall be as enumerated in **Annex "E.1"** i.e. Table VII.1 of Rule VII of the 2004 Revised Implementing Rules and Regulations (IRR) of P.D. No. 1096, the 1977 National Building Code of the Philippines/NBCP, a national development control. The minimum front, side and rear setbacks (i.e. yard depths) for R-1 lots shall be as stated in Table VIII.2 of Rule VIII of the same Revised IRR while the suggested minimum lot sizes and percentage of site occupancy (PSO) shall be as per Table VIII.G.7 and Table VII.1 of **Annex "E.1"**.

A Low Density Residential (R-1) Zone that does not fully meet the foregoing characterizations or any of the foregoing qualifications as a R-1 community/development (*reference Annex "E.3B"*), but is not a Medium Density Residential (R-2) Zone, shall be relegated in zoning classification and shall be officially referred to as a R-1.1 zone i.e. being less than the minimum standards for the quality of a R-1 community.

*Handwritten notes and signatures on the right margin, including a signature that appears to read 'Dennis R. B...' and another signature below it.*



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Depending on the urgency of the need to accelerate zoning by lot i.e. to make taxation truly equitable with actual land use/building occupancy and through technical information freely available on satellite maps such as those found in [www.wikimapia.com](http://www.wikimapia.com), the *Sangguniang Panlungsod*, with the assistance of the ZA, the City Assessor, the CPDO and the Building Official (as qualified under P.D. No. 1096, the 1977 NBCP), shall re-classify a R-1 community or property into a R-1.1 property if the physical information supports/warrants such a change i.e. relegation into a lower zoning classification.

Being a lower zoning classification with a higher density, and a greater intensity of activity and land usage that exert more demands on the carrying capacity on the community infrastructure and public services, the taxes for a R-1.1 development shall necessarily be higher than a R-1 zone.

**2. Medium Density Residential (R-2) Zone** shall be used principally for housing/dwelling purposes and with the planned allowable density of from twenty one to sixty five (21.0 up to 650.0) dwelling units/ lots per hectare (ha.) with total open soace at 30% (from 1996 HLURB Model ZO) i.e. low-rise, single-attached or duplex dwellings or multi-level building/structure for exclusive use as multiple family dwellings on separate lots measuring from 70.00 sqm to 106.06 sqm each (with one firewall allowed only on one side property line in the case of single attached dwellings and a minimum common firewall or maximum double firewall in the case of duplexes). This class of land use to be allowed in R-2 zones shall not necessarily be limited to the list of areas or types of developments enumerated hereafter:

- a) An existing or proposed economic, medium-cost or open market housing development consisting of a single or consolidated lot measuring/totaling at least eighty (80.0) sqm (for inside/regular lot only) up to one hundred forty (150.0) sqm (for end lot only), on which is constructed/to be constructed one (1.0) dwelling unit i.e. a single-attached or duplex unit with only one (1) firewall allowed along one (1) side property line, with a maximum allowable percentage of site occupancy (PSO) of from sixty to seventy percent (60% - 70%) i.e. an allowable maximum building footprint (AMBF) of forty eight (48.0) sqm (i.e. for inside/regular lot only) up to sixty seven point two (67.2) sqm (for corner or through lots only), that is being/ to be used by only one (1.0) nuclear family, i.e. consisting of two (2.0) spouses or titular heads of the family, three (3.0) children and/or relatives plus a minimum of one (1.0) stay-in househelp;
- b) Home office and/or home occupation for the practice of one's profession or for engaging in home business such as dressmaking, tailoring, baking, running a *sari-sari* store (not to exceed 4.0 sqm in total floor area) and the like, provided that:



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- 1) There shall be limited change in the outside appearance of the building or premises;
  - 2) There shall only be a maximum of fifteen (15) employees, including the owner;
  - 3) No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard; and
  - 4) 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 receivers or causes fluctuations in line voltage off the premises.
- c) Home industry classified as cottage industry provided that:
- 1) Such home industry shall **not** occupy more than sixty percent (60.0%) of the enclosed total gross floor area (TGFA) of the dwelling unit. There shall be limited change or alternation in the outside appearance of the dwelling unit and the changes must **not** constitute a hazard or nuisance; and
  - 2) Allotted capitalization shall **not** exceed the capitalization as set by the Department of Trade and Industry (DTI);
- d) Recreational facilities for the exclusive use of the members of the family residing within the premises, such as swimming pools, basketball/tennis courts and like facilities;
- e) Structures for religious use;
  - f) Multi-purpose/*Barangay* Hall;
  - g) Pre-School;
  - h) Sports Club;
  - i) Clinic, nursing and convalescing home/health center; homes for senior citizens;
  - j) Plant nursery; and
  - k) All uses which can be considered as **LowDensity Residential (R-1)** in nature, are specifically recommended, allowed and encouraged under R-2 zones.

The permitted **principal, accessory and conditional** uses for R-2 lots shall be as enumerated in **Annex "E.1"** i.e. Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP, a national development control. The minimum front, side and rear setbacks (i.e. yard depths) for R-2 lots shall be as stated in Table VIII.2 of Rule VIII of the same Revised IRR while the suggested minimum lot sizes and PSO shall be as per Table VIII.G.7 and Table VII.1 of **Annex "E.1"**



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The uses specifically disallowed in designated R-2 zones are apartments, row-houses, shop-houses/ accessories, funeral parlors, gas/fuel/LPG stations, garages/terminals, car repair shops, carwashes, vulcanizing shops, cockpits, softdrink/beverage wholesaling/distribution, karaoke/videoke/KTV bars, bars with live bands, and the like.

A Medium Density Residential (R-2) Zone that does not fully meet the foregoing characterizations or any of the foregoing qualifications as a R-2 community/development (*reference Annex "E.3B"*), but is not a High Density Residential (R-3) Zone, shall be relegated in zoning classification and shall be officially referred to as a R-2.1, R-2.2, etc. zone i.e. being less than the minimum standards for the quality of a R-2 community. For example, a R-2.1 lot/property or community may have not have the mandated one (1) side setback/yard but provided with front setbacks/yards on the lots while a R-2.2 lot/property or community may have not have the mandated one (1) side, rear and front setbacks/ yards, both with regular road rights-of-way (RROWs) as main access. A R-2.3 lot/property or community may have not have the mandated one (1) side, rear and front setbacks/yards and only have portions of the RROW passable by 2-wheeled vehicles, etc.

Depending on the urgency of the need to accelerate zoning by lot i.e. to make taxation truly equitable with actual land use/building occupancy and through technical information freely available on satellite maps such as those found in [www.wikimapia.com](http://www.wikimapia.com), the *Sangguniang Panlungsod*, with the assistance of the ZA, the City Assessor, the CPDO and the Building Official (as qualified under P.D. No. 1096, the 1977 NBCP), shall re-classify a R-2 community or property into a R-2.1, R-2.2, etc., property if the physical information supports/warrants such a change i.e. relegation into a lower zoning classification.

Being a lower zoning classification with a higher density, and a greater intensity of activity and land usage that exert more demands on the carrying capacity on the community infrastructure and public services, the taxes for a R-2.1 development shall necessarily be higher than a R-2 zone.

**3. High Density Residential (R-3) Zone** which shall be used principally for housing/dwelling purposes of high density, at 30% open space (from 1996 HLURB Model ZO) i.e. the planned allowable density of from sixty six (66.0) up to one hundred (100.0) dwelling units per hectare (ha.) with row-house dwellings on lots measuring from 70.0 sqm to 106.0 sqm. The allowable uses in designated R-3 zones are as follows:

- a) Pension house (with maximum superstructure height at 4.0 storeys);
- b) Home-tel (with maximum superstructure height at 5.0 storeys);
- c) Hotel apartments or apartels (with maximum superstructure height at 4.0 storeys);
- d) Apartment (with maximum superstructure height at 4.0 storeys);



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- e) High schools (with maximum superstructure height at 4.0 storeys);
- f) Boarding houses (with maximum superstructure height at 4.0 storeys);
- g) Dormitory (with maximum superstructure height at 4.0 storeys);
- h) Vocational school (with maximum superstructure height at 3.0 storeys);
- i) Branch library and museum (with maximum superstructure height at 3.0 storeys);
- j) Elementary school (with maximum superstructure height at 3.0 storeys); and
- k) All uses allowed for R-1 and R-2 zones.

All uses which can be considered as **Medium Density Residential (R-2)** and as **Low Density Residential (R-1)** in nature are specifically recommended, allowed and encouraged under R-3 zones.

The permitted principal, accessory and conditional uses for R-3 lots shall be as enumerated in *Annex "E.1"* i.e. Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP, a national development control. The minimum front, side and rear setbacks (i.e. yard depths) for R-3 lots shall be as stated in Table VIII.2 of Rule VIII of the same Revised IRR while the suggested minimum lot sizes shall be as per Table VIII.G.7 of *Annex "E.1"*.

Residential condominium buildings/occupancies (R-5), pension houses, hotel apartments or apartels, hotels and parking buildings (below and above grade) may be allowed provided the building height limit (BHL), and all other applicable development controls prescribed under P.D. No. 1096, the 1977 NBCP are strictly complied with.

The uses specifically **disallowed** in designated R-3 zones are funeral parlors, gas/fuel/LPG stations, garages/terminals, car repair shops, carwashes, vulcanizing shops, cockpits, softdrink/beverage wholesaling/distribution, karaoke/videoke/KTV bars, bars with live bands, and the like.

A High Density Residential (R-3) Zone that does not fully meet the foregoing characterizations or any of the foregoing qualifications as a R-3 community/development (*reference Annex "E.3B"*), but is not a Socialized Housing Zone (SHZ) Zone, shall be relegated in zoning classification and shall be officially referred to as a R-3.1, R-3.3, R-3.5, R-3.7, etc., zone i.e. being less than the minimum standards for the quality of a R-3 community. For example, a R-3.1 lot/property or community may have no rear setbacks/yards on the lots while a R-3.3 lot/property or community may have no rear and front setbacks/yards, both with regular road rights-of-way (RROWs) as main access. AR-3.5 lot/ property or community may have no rear and front setbacks/yards and only have portions of the RROW passable by 2-wheeled vehicles while a R-3.7 lot/property or community may have no rear and front setbacks/yards and have no RROW as access to the lots.



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Depending on the urgency of the need to accelerate zoning by lot i.e. to make taxation truly equitable with actual land use/building occupancy and through technical information freely available on satellite maps such as those found in [www.wikimapia.com](http://www.wikimapia.com), the *Sangguniang Panlungsod*, with the assistance of the ZA, the City Assessor, the CPDO and the Building Official (as qualified under P.D. No. 1096, the 1977 NBCP), shall re-classify a R-3 community or property into a R-3.1, R-3.3, R-3.5, R-3.7, etc., property if the physical information supports/warrants such a change i.e. relegation into a lower zoning classification.

Being a lower zoning classification with a higher density, and a greater intensity of activity and land usage that exert more demands on the carrying capacity on the community infrastructure and public services, the taxes for a R-3.1, R-3.3, R-3.5, R-3.7, etc., development shall necessarily be higher than a R-3 zone.

**Low to Medium Density Residential (R-4) Zone** which shall be used principally for single-family townhouse dwelling units, i.e. with a density of from 28 to 70 dwelling units, with a maximum structure height of three (3.0) storeys or about 10.0 m above sidewalk surface, with common/party/fire walls, horizontal access systems to units, amenities/facilities/services/utilities and open spaces for the exclusive use of residents and townhouse unit owners.

- a) An existing or proposed medium-cost townhouse development or open market townhouse development consisting of a single lot measuring/totaling at least one hundred square meters (100.00 sqm) up to two hundred and fifty (250.0) sqm on which is constructed/to be constructed a townhouse dwelling unit (with firewalls allowed along the 2 side property lines), with a minimum floor area of eighty four (84) sqm that is for use by only one (1.0) nuclear family, i.e. with each family to consist of two (2.0) spouses or titular heads of the family, three (3) children and/or relatives plus a minimum of one (1.0) stay-in househelp;
- b) Legitimate ancillary or support facilities for the townhouse residents/end-users; and
- c) All uses which can be considered as **Medium Density Residential (R-2)** and as **Low Density Residential (R-1)** in nature are specifically recommended, allowed and encouraged under R-4 zones.

**High Density Residential (R-4) Zone** which shall be used principally for single-family townhouse dwelling units, i.e. with a density of from 72 to 100 dwelling units, with a maximum structure height of three (3.0) storeys or about 10.0 m above sidewalk surface, with common/party/fire walls, horizontal access systems to units, amenities/facilities/services/utilities and open spaces for the exclusive use of residents and townhouse unit owners.



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- a) An existing or proposed medium-cost townhouse development consisting of a single lot measuring/totaling at least seventy (70.0) sqm up to ninety seven point twenty two (97.22) sqm on which is constructed/to be constructed a townhouse dwelling unit (with firewalls allowed along the 2 side property lines), which shall be used by only one (1.0) nuclear family, i.e. with each family to consist of two (2.0) spouses or titular heads of the family, three (3) children and/or relatives plus a minimum of one (1.0) stay-in househelp;
- b) Legitimate ancillary or support facilities for the townhouse residents/end-users; and
- c) All uses which can be considered as **Low to Medium Density Residential (R-4)**, **Medium Density Residential (R-2)** and as **Low Density Residential (R-1)** in nature are specifically recommended, allowed and encouraged under R-4 zones.

The permitted **principal, accessory** and **conditional** uses for R-4 lots shall be as enumerated in **Annex "E.1"**, i.e. Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP, a national development control. The minimum front, side and rear setbacks (i.e. yard depths) for R-4 lots shall be as stated in Table VIII.2 of Rule VIII of the same Revised IRR while the suggested minimum lot sizes and PSO shall be as per Table VIII.G.7 and Table VII.1 of **Annex "E.1"**.

The uses specifically **disallowed** in designated R-4 zones are funeral parlors, gas/fuel/LPG stations, garages/terminals, car repair shops, carwashes, vulcanizing shops, cockpits, softdrink/beverage wholesaling/distribution, karaoke/videoke/KTV bars, bars with live bands, and the like.

A High Density Residential (R-4) Zone that does not fully meet the foregoing characterizations or any of the foregoing qualifications as a R-4 community/development (**reference Annex "E.3B"**), but is not a Very High Density Residential (R-5) Zone, shall be relegated in zoning classification and shall be officially referred to as a R-4.1 zone i.e. being less than the minimum standards for the quality of a R-4 community/development.

Depending on the urgency of the need to accelerate zoning by lot i.e. to make taxation truly equitable with actual land use/building occupancy and through technical information freely available on satellite maps such as those found in [www.wikimapia.com](http://www.wikimapia.com), the *Sangguniang Panlungsod*, with the assistance of the ZA, the City Assessor, the CPDO and the Building Official (as qualified under P.D. No. 1096, the 1977 NBCP), shall re-classify a R-4 community/development or property into a R-4.1 property development if the physical information supports/warrants such a change i.e. relegation into a lower zoning classification.



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Being a lower zoning classification with a higher density, and a greater intensity of activity and land usage that exert more demands on the carrying capacity on the community infrastructure and public services, the taxes for aR-4.1 development shall necessarily be higher than a R-4 zone.

4. **Very High Density Residential (R-5) Zone** which shall be used principally for dwelling or office units, i.e. with a minimum structure height of four (4.0) storeys or about 10.0 m above sidewalk surface, with common/party walls, vertical access systems to units, amenities/facilities/services/utilities and open spaces for the exclusive use of residents and residential, office, commercial or mixed-use condominium unit owners.

An existing or proposed residential condominium development on which is constructed/to be constructed a minimum of four (4.0) residential condominium units, each with a minimum floor area of forty seven (47.0) sqm net, that is being/used by only one (1.0) nuclear family, i.e. with each family (in each townhouse unit) to consist of two (2.0) spouses or titular heads of the family, three (3) children and/or relatives plus a minimum of one (1.0) stay-in househelp; in the case of existing or proposed residential condominium development on which is constructed/to be constructed a minimum of sixteen (16.0) residential condominium studio units, each shall have a minimum floor area of eighty two (82.0) sqm net, that is being/used by a maximum of two (2) occupants;

An existing or proposed office condominium development on which is constructed/to be constructed a minimum of four (4.0) office condominium units, each with a minimum floor area of twenty two (22.0) sqm that is being/used by a maximum of six (6) office workers;

- a) Legitimate ancillary or support facilities for the condominium end-users;
- b) All uses which can be considered as **Medium Density Residential (R-2)** and as **Low Density Residential (R-1)** in nature are specifically recommended, allowed and encouraged under R-5 zones.

The permitted **principal**, **accessory** and **conditional** uses for R-5 lots shall be as enumerated in **Annex "E.1"** i.e. Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP, a national development control. The minimum front, side and rear setbacks (i.e. yard depths) for R-5 lots shall be as stated in Table VIII.2 of Rule VIII of the same Revised IRR while the suggested minimum lot sizes and PSO shall be as per Table VIII.G.7 and Table VII.1 of **Annex "E.1"**.

The uses specifically **disallowed** in designated R-5 zones are funeral parlors, gas/fuel/LPG stations, garages/terminals, car repair shops, carwashes, vulcanizing shops, cockpits, softdrink/beverage wholesaling/distribution, karaoke/videoke/KTV bars, bars with live bands, and the like.





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A Very High Density Residential (R-5) Zone that does not fully meet the foregoing characterizations or any of the foregoing qualifications as a R-5 community/development (*reference Annex "E.3B"*), shall be relegated in zoning classification and shall be officially referred to as a R-5.1 zone i.e. being less than the minimum standards for the quality of a R-5 community/development.

Depending on the urgency of the need to accelerate zoning by lot i.e. to make taxation truly equitable with actual land use/building occupancy and through technical information freely available on satellite maps such as those found in [www.wikimapia.com](http://www.wikimapia.com), the Sangguniang Panlungsod, with the assistance of the ZA, the City Assessor, the CPDO and the Building Official (as qualified under P.D. No. 1096, the 1977 NBCP), shall re-classify a R-5 community/development or property into a R-5.1 property/development if the physical information supports/warrants such a change i.e. relegation into a lower zoning classification.

Being a lower zoning classification with a higher density, and a greater intensity of activity and land usage that exert more demands on the carrying capacity on the community infrastructure and public services, the taxes for a R-5.1 development shall necessarily be higher than a R-5 zone.

5. **Socialized Housing Zone (SHZ)** which shall be used principally for housing/dwelling purposes of very high density to very, very high density, i.e. densities exceeding (and well in excess of) one hundred (100.0) dwelling units/lots per hectare (ha.).

Per the 2014 HLURB Guidebook to CLUP Preparation Volume 3, the allowable uses at SHZ zones shall include :

- Wholesale stores
- Wet and dry markets
- Shopping center, malls and supermarkets
- Retail stores and shops like:
  - Department store
  - 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



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- Consumer electronics such as cellular phones, cameras, lap tops, 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 shops
- Bayad centers
- 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
- 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:
  - Movie house/theater
  - Play courts e.g. tennis court, bowling lane, billiard hall
  - Swimming pool
  - Gymnasium



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- Stadium, coliseum
- Tennis courts and sports complex
- Billiard halls, pool rooms and bowling alleys
- Sports clubhouses
- Other sports and recreational establishment
- Restaurants and other eateries
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- 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 schools
- 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
- Exhibit halls
- Convention centers and related facilities
- Financial institutions/services like:
  - Banks
  - Stand-alone automated teller machines
  - Insurance
  - Foreign exchange
  - Money lending
  - Pawnshops
- Offices
- Business Process Outsourcing services
- Radio and television stations
- Parking lots, garage facilities
- Parking buildings (aboveground/underground)
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- Auto repair, tire, vulcanizing shops and carwash



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- Auto sales and rentals, automotive handicraft, accessory and spare parts shops
- marine craft and aircraft sales yards
- Boat storage
- Gasoline filling stations/service stations
- Vehicle emission testing center
- Machinery display shop/center
- Machine shop service operation (repairing/rebuilding or custom job orders)
- Welding shops
- Medium scale junk shop
- Engraving, photo developing and printing shops
- Printing, publication and graphics shops
- Manufacture of insignia, badges and similar emblems except metal
  - 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
  - Construction supply stores/depots
  - Gravel, sand and CHB 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 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:
    - Hotel
    - Apartment



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- Apartel
- Boarding house
- Dormitory
- Pension house
- Motel
- Condotel

- All uses allowed in all Residential 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

A Socialized Housing (SHZ) Zone that does not fully meet the foregoing characterizations or any of the foregoing qualifications as a SHZ community, shall be relegated in zoning classification and shall be officially referred to as a SHZ.1 zone i.e. being less than the minimum standards for the quality of a SHZ community.

Depending on the urgency of the need to accelerate zoning by lot i.e. to make taxation truly equitable with actual land use/building occupancy and through technical information freely available on satellite maps such as those found in [www.wikimapia.com](http://www.wikimapia.com), the Sangguniang Panlungsod, with the assistance of the ZA, the City Assessor, the CPDO and the Building Official (as qualified under P.D. No. 1096, the 1977 NBCP), shall re-classify a SHZ community/development into a SHZ.1 development if the physical information supports/warrants such a change i.e. relegation into a lower zoning classification.

Being a lower zoning classification with a higher density, and a greater intensity of activity and land usage that exert more demands on the carrying capacity on the community infrastructure and public services, the taxes for a SHZ.1 development shall necessarily be higher than a SHZ zone.

The applicable building standards shall be those under B.P. Blg. 220.

6. **Light Commercial (C-1) Zone** which shall be used principally for trade, services and business activities at a neighborhood or community level of commercial land use and building occupancy.
  - a. The designated C-1 zones are as follows, but shall **not** necessarily be limited to the list of areas enumerated hereafter:
  - b. the allowable uses in the specifically designated C-1 zones shall only be as follows (per Volume 3 of the 2014 HLURB Guidebook to CLUP preparation) :



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- 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
- 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



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- 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



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- Manufacture of insignia, badges and similar emblems except metal
- Construction supply stores/depots
- Funeral parlors (Category II and III)
- 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

Due to lack of space within the OSZ, the interim use of presently unutilized C-1 properties at the OSZ as temporary off-street public pay parking space and/or as towing/impounding yards (or as a temporary depository for towed vehicles) may be allowed for limited periods depending on agreements that may be reached by the City with the property owners.

The permitted **principal, accessory and conditional** uses for C-1 lots shall be as enumerated in **Annex "E.1"** i.e. Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP, a national development control. The minimum front, side and rear setbacks (i.e. yard depths) for C-1 lots shall be as stated in Table VIII.3 of Rule VIII of the same Revised IRR while the suggested minimum lot sizes and PSO shall be as per Table VIII.G.7 and Table VII.1 of **Annex "E.1"**.

c. The uses specifically **disallowed** in designated C-1 zones are as follows:

1. internet cafes, computer/network gaming halls, billiard halls, and the like located at a distance of two hundred meters (200.0 m) from a primary, vocational or secondary school, religious institutions and the like;
2. gaming establishments (lottery outlets, off fronton/betting stations, casinos, etc.), bars, nightclubs, *karaoke/videoke* and the like located at a distance of two hundred meters (200.0 m) from a vocational, secondary or tertiary school, religious institutions, public buildings and the like; and funeral parlors, gas/fuel/LPG stations, garages/terminals, car repair shops, carwashes, vulcanizing shops, cockpits, softdrink/beverage wholesaling/distribution, *karaoke/videoke/KTV* bars, bars with live bands, and the like.





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A Light Commercial (C-1) Zone that does not fully meet the foregoing characterizations or any of the foregoing qualifications as a C-1 development, but is not a Medium Commercial (C-2) Zone, shall be relegated in zoning classification and shall be officially referred to as a C-1.1 zone i.e. being less than the minimum standards for the quality of a C-1 development.

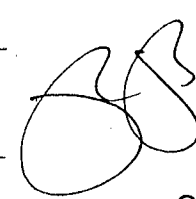
Depending on the urgency of the need to accelerate zoning by lot i.e. to make taxation truly equitable with actual land use/building occupancy and through technical information freely available on satellite maps such as those found in [www.wikimapia.com](http://www.wikimapia.com), the *Sangguniang Panlungsod*, with the assistance of the ZA, the City Assessor, the CPDO and the Building Official (as qualified under P.D. No. 1096, the 1977 NBCP), shall re-classify a C-1 development into a C-1.1 development if the physical information supports/warrants such a change i.e. relegation into a lower zoning classification.

Being a lower zoning classification with a higher density, and a greater intensity of activity and land usage that exert more demands on the carrying capacity on the community infrastructure and public services, the taxes for a C-1.1 development shall necessarily be higher than a C-1 zone.

7. **Medium Commercial (C-2) Zone** which shall be used principally for trade, services and business activities at a municipal or city level of commercial land use and building occupancy.

- a. the allowable uses in the specifically designated C-2 zones shall only be as follows:
- b. All uses allowed in a designated C-1 zone;
- c. Transportation terminal, provided that requirements under Section 32.9 of ZO.15 are first met;
- d. Garage facilities with repair areas for light vehicles only, provided that these are not combined with a transport terminal;

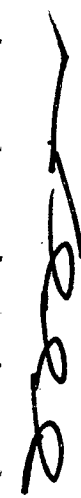
- Wholesale stores
- Wet and dry markets
- Shopping centers, malls and supermarkets
- Recreational center/establishments like:
  - Movie house/theater
  - Stadium, coliseum
  - Tennis courts and sports complex
  - Billiard halls, pool rooms and bowling alleys
  - Sports clubhouses
  - Other sports and recreational establishments
- Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls
- Exhibit halls

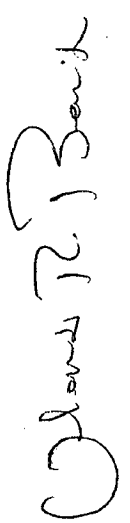


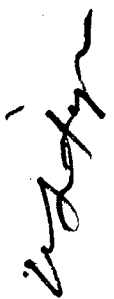


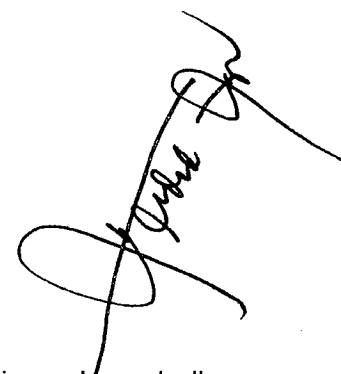


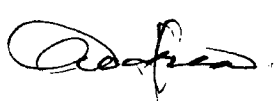
















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- Convention centers and related facilities
- Business Process Outsourcing services
- Radio and television stations
- Transportation terminals/garage with and without repair
- Display for cars, tractors, etc.
- Motorpool
- Hauling services and garage terminals for trucks, tow trucks and buses
- 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:



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Motel  
 Condotel

- All uses allowed in R-1 and R-2 Zones

Other commercial activities **not** elsewhere classified (nec), particularly those dealing with concentrated amounts of organic or perishable items, provided that Special Permits (SPs) are first secured to ascertain their effect on the host community.

Due to lack of space, the interim use of presently unutilized C-2 properties as temporary off-street public pay parking space and/or as towing/ impounding yards (or as a temporary depository for towed vehicles) may be allowed for limited periods depending on agreements that may be reached by the City with the property owners.

The permitted **principal, accessory** and **conditional** uses for C-2 lots shall be as enumerated in **Annex "E.1"** i.e. Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP, a national development control. The minimum front, side and rear setbacks (i.e. yard depths) for C-2 lots shall be as stated in Table VIII.3 of Rule VIII of the same Revised IRR while the suggested minimum lot sizes and PSO shall be as per Table VIII.G.7 and Table VII.1 of **Annex "E.1"**)

- The uses specifically **disallowed** in designated C-1 zones at the OSZ (refer to Section 46.5.c) are likewise **disallowed** in C-2 zones at the OSZ. A Medium Commercial (C-2) Zone that does not fully meet the foregoing characterizations or any of the foregoing qualifications as a C-2 development, but is not a Metropolitan Commercial (C-3) Zone, shall be relegated in zoning classification and shall be officially referred to as a C-2.1 zone i.e. being less than the minimum standards for the quality of a C-2 development; and

- karaoke/videoke/KTV bars, bars with live bands,

Depending on the urgency of the need to accelerate zoning by lot i.e. to make taxation truly equitable with actual land use/building occupancy and through technical information freely available on satellite maps such as those found in [www.wikimapia.com](http://www.wikimapia.com), the *Sangguniang Panlungsod*, with the assistance of the ZA, the City Assessor, the CPDO and the Building Official (as qualified under P.D. No. 1096, the 1977 NBCP), shall re-classify a C-2 development into a C-2.1 development if the physical information supports/warrants such a change i.e. relegation into a lower zoning classification.

Being a lower zoning classification with a higher density, and a greater intensity of activity and land usage that exert more demands on the carrying capacity on the community infrastructure and public services, the taxes for a C-2.1 development shall necessarily be higher than a C-2 zone.



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8. **Metropolitan Commercial (C-3) Zone** which shall be used principally for trade, services and business activities at a metropolitan level of commercial land use and building occupancy.

- a. the allowable uses in the specifically designated C-3 zones at the OSZ shall only be as follows:
1. All uses allowed in C-1, C-2, R-3, R-4 and R-5 zones;
  2. Large shopping mall/center within one (1) structure/building; and
  3. Integrated/consolidated shopping center/strip frequented by Metropolitan Manila Area (MMA) clientele.

The permitted **principal**, **accessory** and **conditional** uses for C-3 lots shall be as enumerated in **Annex "E.1"** i.e. Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP, a national development control. The minimum front, side and rear setbacks (i.e. yard depths) for C-3 lots shall be as stated in Table VIII.3 of Rule VIII of the same Revised IRR while the suggested minimum lot sizes and PSO shall be as per Table VIII.G.7 and Table VII.1 of **Annex "E.1"**.

- b. The uses specifically **disallowed** in designated C-2 and C-1 zones (refer to sections 46.6.c and 46.5.c) are likewise **disallowed** in C-3 zones.

A Metropolitan Commercial (C-3) Zone that does not fully meet the foregoing characterizations or any of the foregoing qualifications as a C-3 development, shall be relegated in zoning classification and shall be officially referred to as a **C-3.1** zone i.e. being less than the minimum standards for the quality of a C-3 development.

Depending on the urgency of the need to accelerate zoning by lot i.e. to make taxation truly equitable with actual land use/building occupancy and through technical information freely available on satellite maps such as those found in [www.wikimapia.com](http://www.wikimapia.com), the *Sangguniang Panlungsod*, with the assistance of the ZA, the City Assessor, the CPDO and the Building Official (as qualified under P.D. No. 1096, the 1977 NBCP), shall re-classify a C-3 development into a C-3.1 development if the physical information supports/warrants such a change i.e. relegation into a lower zoning classification.

Being a lower zoning classification with a higher density, and a greater intensity of activity and land usage that exert more demands on the carrying capacity on the community infrastructure and public services, the taxes for a C-3.1 development shall necessarily be higher than a C-3 zone.

9. **General Institutional (GI) Zone** which shall be used principally for general institutional purposes at a community to national level of institutional land use and building occupancy.

- a. The designated GIZ zones shall not necessarily be limited to areas presently occupied by existing institutions, private or government-owned, prior to the adoption of ZO.15, notwithstanding their location in other designated zones;



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- b. The allowable uses in designated GIZ are as follows:
1. Government center to house national, regional or local offices in the area;
  2. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning;
  3. General hospitals, medical centers, multi-purpose clinics;
  4. Scientific and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities;
  5. Cultural center and related facilities;
  6. Convention center and related facilities;
  7. Religious structures e.g. church, seminary, convents and the like;
  8. Museums;
  9. Embassies/consulates;
  10. Student housing within the confines of the school e.g. dormitories;
  11. *barangay* hall;
  12. Pre-school/Elementary School/High School;
  13. Nursing and convalescing home, health center; and
  14. Libraries.

The permitted **principal**, **accessory** and **conditional** uses for GIZ lots shall be as enumerated in Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP (*reference Annex "E.1"*).

c. The uses specifically disallowed in designated GIZs are those which are considered incompatible with the operations of the classes of institutional uses listed under Section 46.8.b. The provisions of Section 46.5.c of this ZO concerning minimum distances from an institution must also be satisfied. For uses that are deemed incompatible with institutional uses, e.g. structures or properties that serve as sites for the conduct of immoral activities or those that promote vices, and the like, a Public Hearing with at least twenty (20.0) key stakeholders must be conducted and if found acceptable to the host community, a subsequent Special Permit must first be secured to ascertain and thereafter document the effect on the affected institution in particular and on the host community in general. All costs of the proceedings (public hearings, special permits, etc.) must be borne by the party introducing the use that may be incompatible with neighboring institutional uses.

10. Parks and Recreation (PRZ) Zone which shall be used principally for recreation and natural outdoor entertainment. The allowable uses in designated PRZ are as follows:

1. Parks and gardens;
2. Open air or outdoor sports activities and support facilities, including gyms, amphitheater and swimming pools;
3. Ball courts and similar uses; and
4. Memorial/ Shrine monuments, kiosks and other park structures.



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11. **Heavy Industrial (I-3) Zone** which shall be used principally for limited **highly-pollutive/non-hazardous** and limited **highly-pollutive/hazardous** manufacturing/processing purposes only. Existing **highly** pollutive/non-hazardous manufacturing/production activities as defined under the HLURB 2014 MZO must be phased out within five (5.0) years from enactment of the ZO.15. Existing **highly** pollutive/hazardous manufacturing/production activities as defined under the HLURB 2014 MZO must be phased out within ten (10.0) years from enactment of ZO.15.

The allowable **highly-pollutive/non-hazardous** industrial uses in designated I-3 zones are as follows:

1. Manufacture of wines from juices of local fruits;
2. Manufacture of malt and malt liquors;
3. Manufacture of soft drinks and carbonated water;
4. Manufacture of instant beverages and syrups; and
5. Manufacture of non-alcoholic beverages nec.

The allowable **highly-pollutive/hazardous** industrial uses in designated I-3 zones are as follows:

1. Distilled, rectified and blended liquors nec;
2. Manufacture of fiberboard;
3. Manufacture of inorganic salts and compounds;
4. Manufacture of soap and cleaning preparations;
5. Products of blast furnaces, steel works
6. Manufacture of and rolling mills;
7. Products of iron and steel foundries;
8. Manufacture of smelted and refined non-ferrous metals;
9. Manufacture of rolled, drawn or astruded non-ferrous metals;
10. Manufacture of non-ferrous foundry products.

For new or upgraded industries allowed in the designated I-3 zone, a feasibility study shall be submitted to the CPDO for evaluation and approval prior to the preparation of detailed plans or designs.

The allowable uses for I-3 lots shall be as partly enumerated under the 1996 HLURB Model Zoning Ordinance (MZO).

14. **Utilities and Transportation (UTZ) Zone.** For the OSZ, this shall primarily refer to road rights-of-way (RROWs), mass transit alignment/s and waterways used for drainage or access/transportation.

a. The designated UTZ zones are as follows, but shall **not** necessarily be limited to the list of areas enumerated hereafter:

1. RROWs of portions of major metropolitan circumferential roads such as Pres. Carlos P. Garcia Avenue/C-5;



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2. RROWs of portions of major metropolitan radial roads such as Ortigas Avenue/ R-6 and portions of local radial roads, etc.;
  3. RROWs of other important local roads, etc.; and
  4. RROWs (including levees/ embankments and required 3.0 meter (m) easements) alongside the waterways, etc.
- b. The allowable uses in designated UTZ shall be principally for ingress/egress of vehicular and pedestrian traffic and unrestricted public access. Vehicle movements shall be confined to the carriage-way while pedestrian movement shall be confined to duly-designated areas i.e. sidewalks, arcades, etc. as well as crossings at/over/under the carriageway e.g. pedestrian lanes, overpasses/underground crossings (if any).

The permitted **principal**, **accessory** and **conditional** uses for UTSlots shall be as enumerated in Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP (reference **Annex "E.1"**).

**15. Cemetery (SPE or Special Use) Zone** shall primarily refer to existing and proposed cemeteries.

**16. Planned Unit Development (PUD) Zone** which shall specifically refer to land development or redevelopment schemes for a built-up or new project site wherein said project site must have a comprehensive development master plan (**CDMP**) or the Official Development Master Plan (**ODMP**) to be submitted for prior CPDO review i.e. a unitary development plan/site plan that permits flexibility in planning/urban design/design, structure/building siting, complementarity of building types and land uses, usable open spaces for general public use services and business activities and the preservation of significant natural land features if feasible.

PUDs may take the form of mixed use developments (**MUDs**), transit-oriented developments (**TODs**), residential subdivisions, housing sites, campuses, secure facilities, institutional complexes, research or manufacturing facilities, business parks, industrial estates (under the jurisdiction of the Philippine Economic Zone Authority/**PEZA**), tourism enterprises/estates (under the jurisdiction of the Tourism Infrastructure Enterprise Zone Authority/**TIEZA**), and the like on sites with total lot areas (**TLAs**) starting from 0.25 has. upwards.

The permitted **principal**, **accessory** and **conditional** uses for PUD lots shall be as enumerated in Table VII.1 of Rule VII of the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP (reference **Annex "E.1"**).

Section 48. **Zone Classifications by General Location.** The Zone Classifications by general location for Pasig City shall be as follows:



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**GEOGRAPHIC MACRO ZONE (GMZ) 1**

(reference *Appendix "B.1"* : Official Zoning Map/ OZM for GMZ 1)

GEOGRAPHIC MACRO ZONE (GMZ) 1	
BRGY. SANTOLAN	
MUD Mixed Use Development (Evergreen Manufacturing Corporation, Adidas Marikina Warehouse, Manufacturing Service and trade Corporation, Grabtech Management Inc.)	Bounded on the north by Marcos Highway, on the East by Evangelista Avenue, on the south by unidentified Institutional area, and on the West by Marikina River
MUD Mixed Use Development (Glass Garden)	Bounded on the North by unidentified Institutional area, on the east by Evangelista Avenue, on the south by Commercial 2 area, and on the west by the Marikina River
C-2 Commercial 2 (along Evangelista Avenue southbound)	1 lot deep along Evangelista Avenue southbound between Marcos Highway and Carla Ville St.
GI Unidentified General Institutional area	Bounded on the north by Grabtech Management Inc., on the east by Evangelista Avenue, on the south by The Glass Garden, and on the west by the Marikina River
MUD Mixed Use Development (Line 2 Depot, Foremost Farm Incorporated, Kings Mill, MSA Lorry Hauling Services, Inc., Acro Metal Products Co., Inc., Himmel Industries, Wel Best Paint Mfg. Corp., AWCP, etc.)	Bounded on the north by Marcos Highway, Sta. Maria Compound, Dona Aurora Executive Village, Dona Juana Subdivision, Agapito Subdivision, on the east by E. Amang Rodriguez Avenue, Mirea Residences Condominiums, on the south by Feliciano Pasco Avenue, City Pasig Royale Mansions, Oxford & Windsor Place, Red Rippon Commissary 2, Carlaville Subdivision, and on the west by Evangelista Avenue
R-3.1 Residential 3.1 (Carlavill Subdivision)	Bounded on the north by Mixed Use Development area, on the east by Red Ribbon Commissary 2, on the south by Feliciano Pasco Avenue, and on the west by Evangelista Avenue
C-2 Commercial 2 (Glostan Enterprises)	Bounded on the north and east by Carlaville Subdivisions, on the south by Feliciano Pasco Avenue, and on the west by Evangelista Avenue
C-2 Commercial 2 (Red Ribbon Commissary 2)	Bounded on the north by Line 2 Depot, on the east by H-Chem Industries, on the south by Feliciano Pasco Avenue, and on the west Carlaville Subdivision





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R-3 Residential 3 (Dona Aurora Executive Village, Sta. Maria Compound, Dona Juana Subdivision III)	Bounded on the north by Marcos Highway, on the east and south by Mixed Use Developments, and on the west by the LRT Line 2 Depot
R-3 Residential 3(Agapito Subdivision)	Bounded on the north by Marcos Highway, on the east by E. Amang Rodriguez Avenue, on the south by Wel Best Paint Mfg. Corp., and on the west by Woodstock Inn
C-2 Commercial 2 (Mariposa 2, Woodstock Inn)	Bounded on the north by Marcos Highway, on the east by Agapito Subdivision, on the south by Wel Best Paint Mfg. Corp, and on the west by a Mixed Use Development area
GI General Institutional (Immaculate Conception Chapel)	Bounded all around by Agapito Subdivision
C-2 Commercial Along Eastbound Marcos highway	1 lot deep along Marcos Highway eastbound both sides
C-3 Commercial Along Eastbound Marcos highway	1 lot deep along Marcos Highway eastbound both sides
C-2 Commercial 2 Along Southbound E. Amang Rodriguez Avenue	1 lot deep along both sides of E. Amang Rodriguez Ave. southbound
R-5 Residential 5 (Mirea Residences Condominium)	Bounded in the north by Wel Best Paint Mfg, Corp., on the east by unidentified Residential 3 area., on the south by a Mixed Use Development area and on the west by AWCP
GI General Institutional (St. Camillus Rehabilitation Center, St. Camillus Medical Center)	Bounded on the north by Taurus Printing Corporation, on the east by E. Amang Rodriguez Avenue, on the south by General Heat Corporation, and on the west by a Mixed Use Development area
C-2 Commercial 2 (Mar Delas Armas, Save More, McDonalds)	Bounded on the north by St. Camillus Medical Center, on the east by E. Amang Rodriguez Avenue, on the south by Evangelista Avenue, on the west by General Heat Corporation
R-5 Residential 5 (Cityland Pasig Royale Mansions, Oxford & Windsor Place)	Bounded on the north and west by Himmel industries, on the east by The T-Shirt Project Head Office/Warehouse, and on the south by Evangelista Avenue
MUD Mixed Use Development (Portland Cement Corp)	Bounded on the north and east by unidentified Residential 3 Areas, on the south by Pasig Square Garden and on the west by the Marikina River.



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PRE Recreation (Pasig Square Garden)	Bounded all around by a possible future Mixed Use Development (Portland Cement Corp, etc.)
R-3.1 Residential 3.1 area	Bounded on the north by Green Glass Garden, on the east by Evangelista Avenue, on the south by Concepcion St., and on the west by a possible future Mixed Use Development (Portland Cement Corp.)
R-3.1 Residential 3.1 area	Bounded on the north by Feliciano Pasco Avenue, on the east by Do All Metal Ind. Inc., on the south by M. De Leon, Judge Chewing Gum, Inc. and Ilaya Covered Court, and on the west by Evangelista Avenue and Uratex Warehouse Pasig
R-3.1 Residential 3.1 area	Bounded on the north by Concepcion St., on the east by Evangelista Ave., on the south by M. De Leon, and on the west by a Mixed Use Development area
R-3.1 Residential 3.1 area	Bounded on the north by M. De Leon, on the east by Evangelista Ave., on the south by Sgt. De Leon, and on the west by Paseo De Animales and a Mixed Use Development
R-3.1 Residential 3.1 area	Bounded on the north by Sgt. De Leon, on the east by Evangelista Ave. and Sto. Tomas de Villanueva Parochial School, on the South by Lt. Doroteo Ext., and on the west by Paseo De Animales
GI General Institutional (Sto. Tomas de Villanueva Parochial School)	Bounded on the north by Evangelista Avenue, on the east, south, and west by Residential 3.1 areas
R-3.3 Residential 3.3 area	Bounded on the north by a Mixed Use Development area, on the east by Paseo De Animales, on the south by Lt. Doroteo Ext. and on the west by the Marikina River
GI General Institutional (unidentified area)	Bounded on the west, north and east by a Residential 3.1 area, and on the south by F. Marcelo
MUD Mixed Use Development (Uratex Warehouse Pasig)	Bounded on the north by a Residential 3.1 area, on the east by Gardenscape Philippines, on the south by a Residential 3.1 area and on the west by Evangelista Avenue
MUD Mixed Use Development (Do All Metal Industries, Inc.)	Bounded on the north by Feliciano Pasco Avenue, on the east by a Residential 3.1 area, on the south by M. De Leon St. and on the west by Gardenscape Philippines and Judge Chewing Gum, Inc.
MUD Mixed Use Development (Judge Chewing Gum, Inc.)	Bounded on the north by a Residential 3.1 area and Gardenscape Philippines, on the east by Do All Metal Industries, Inc., on the south by M. De Leon St. and on the west by Ilaya Covered Court



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R-3.1 Residential 3.1 area	Bounded on the northeast by Feliciano Pasco Avenue, on the south by Sta. Lucia Subdivision, and on the west by Do All Metal Industries, Inc.
R-3.1 Residential 3.1 area	Bounded on the north by M. De Leon, on the east by Sto. Tomas St., on the South by Maria Soledad Subdivision and Santolan Elementary School and on the west by Evangelista Avenue
GI General Institutional (Santolan High School)	Bounded on the west, north and east by Residential 3.1 areas and on the south by San Isidro
GI General Institutional (Santolan Elementary School)	Bounded on the north by a Residential 3.1 area, on the east by San Antonio St., on the south by a Residential 3.1 area and on the west by Evangelista Ave.
R-3.1 Residential 3.1 (Maria Soledad Subdivision)	Bounded on the by northeast by Sto. Tomas St., on the southeast by Buen-mar Subdivision, on the southwest by San Antonio St., and on the northwest by a Residential 3.1 area
GI General Institutional (Sto. Tomas De Villanueva Parish Church)	Bounded on the west, north, and east by Residential 3.1 areas and on the south by Evangelista Avenue,
R-3.1 Residential 3.1 area	Bounded on the north by Santolan Elementary School, on the east by San Antonio St., on south by Rev. Dumandan St. and on the west by Evangelista Avenue
R-3.1 Residential 3.1 area (Buen-mar Subdivision)	Bounded on the north by Sto. Tomas St., on the east and south by Residential 3.1 areas, and on the west by Maria Soledad Subdivision
GI General Institutional (Our Lady of Perpetual Help School)	Bounded on the south, west and north by Residential 3.1 areas and on the east by Mejico St.
R-3.1 Residential 3.1 area	Bounded on the north by Feliciano Pasco Ave., on the east by Mejico St. and Our Lady of Perpetual Help School, on the south by Evangelista Avenue, and on the west by Rev. Dumandan St. and Buen-mar Subdivision
GI General Institutional (Iglesia ni Cristo - Lokal ng Santolan)	Bounded on the north and east by Lucky St., on the southwest by a Residential 3.1 area
GI General Institutional (Santolan Barangay Hall)	Bounded on the west and north by Residential 3.1 areas, on the east by Evangelista Avenue, and on the south by D. Santiago St.
R-3.1 Residential 3.1 area	Bounded on the north by Feliciano Pasco Avenue, on the east and south by Evangelista Avenue, and on the west by Mejico St.



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R-3.1 Residential 3.1 area	Bounded on the east by Evangelista Avenue, on the east by Tawiran St., on the south by Marikina River, and on the west Lt. Doroteo Ext.
R-3.1 Residential 3.1 area	Bounded on the north by Evangelista Avenue, on the east by E. Amang Rodriguez Avenue and a Mixed Use Development, on the south by the Marikina River, and on the east by Evangelista Avenue and Tawiran St.
MUD Mixed Use Development (Swift Dressing Plant, Selecta Raw Mat'ls Warehouse, Integrated Global Low Temp Operation, Banner Plastcard Inc.)	Bounded on the north by Tierra Verde Subdivision, on the east by E. Amang Rodriguez Avenue, RFM, Hansson Paper Phils., on the south by the Marikina River, and on the west by Residential 3.1 areas
C-2 Commercial 2 (along E. Amang Rodriguez Avenue southbound)	1 lot deep along E. Amang Rodriguez Avenue southbound between M.H. Del Pilar and Marcos Highway
C-2 Commercial 2 (Along Marcos Highway westbound)	1 lot deep along Marcos Highway between E. Amang Rodriguez and Sta. Maria Phase 4 St.
R-3.1 Residential 3.1 (Dona Bentang Subdivision)	Bounded on the north and east by unidentified Residential 3.1 areas, on south by Dona Bentang St., and on the West by Bali Oasis Phase 2
R-3.1 Residential 3.1 area	Bounded on the north by Marikina City, on the east by E. Amang Rodriguez Avenue, on the south by Dona Betang Subdivision, and on the west by Bali Oasis
R-3.1 Residential 3.1 area	Bounded on the north by Dona Bentang St., on the east by Golden York Fresh Eggs farm, Universal Automotive Machine Shop, and Dela Paz Funeral Homes, and on the west by Bali Oasis Phase 2
R-5 Residential 5 (Bali Oasis Phase 2)	Bounded on the North by a Residential 3.1 area, on the east by Dona Betang Subdivision, on the south by 1 lot deep Commercial area along Marcos Ave. westbound and Hotel Sogo Santolan, and on the west by Dona Juana Subdivision
R-3.1 Residential 3.1 (Dona Juana Subdivision)	Bounded on the north by Marikina City, on the east by Bali Oasis Phase and Hotel Sogo Santolan, on the south by Marcos Highway and on the west by Sta. Maria Phase 4 St.
<b>BRGY. DELA PAZ</b>	
R-3.1 Residential 3.1 area	Bounded on the north on Calderon, on the east by a Residential 1 area, on the south by a Commercial 3 Area and on the west by E. Amang Rodriguez Avenue



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R-3.1 Residential 3.1 area	Bounded on the north by Marikina City along Calderon St., on the east by Nicanor Roxas St., and on the south and west by a Commercial 3 area
C-3 Commercial 3 area (RS-Tec Building, Petron Gas Station, Taping Studio, etc.)	Bounded on the north by a Residential 3.1 area and Marikina City, on the south and east by Marcos Ave. and on the west by E. Amang Rodriguez Ave.
C-3 Commercial 3 (Robinsons Place Metro East, Baratilyo)	Bounded on the north by Marcos Highway, on the east by Sta. Lucia East Mall Phase 1 & 2, on the south by Sta. Lucia East Grand Mall, and on the west by Mitsubisio Diamond Corp.
C-2 Commercial 3 (Mitsubishi, Hyundai, Diamond Auto motors, PAA Republic Office)	Bounded on the north by Marcos Highway, on the east by Robinsons Place Metro East, Sta. Lucia East Grand Mall, Sta. Lucia Residenze Monte Carlo, on the south by Poinsettia St, and on the west by F. Mariano Avenue and Emerald Valley Homes Subdivision
R-3.1 Residential 3.1 area (Emerald Valley Homes Subdivision)	Bounded on the north by Commercial 3 (Diamond Auto Motors, Hyundai Motors, Mitsubishi Motors), on the east by Sta. Lucia East Grand Mall, on the south by PAA Republic Office, and on the west by F. Mariano Avenue
R-3.1 Residential 3.1 area (Sonia Subdivision)	Bounded on the north by PAA Republic Office, on the east by V.V. Soliven Center, on the south by Christine Village, and on the west by Mariano Avenue
R-3.1 Residential 3.1 area (Christine Village)	Bounded on the north by Sonia Subdivision, on the east by Octagon Village Phase 3 and on the west on the F. Mariano Avenue
R-3.1 Residential 3.1 (Octagon Village Phase 3)	Bounded on the north by V.V. Soliven Center, on the east and south by Residential 3.1 areas and on the west by Christine Village
R-3.1 Residential 3.1 (Karangalan Village Phase-2A)	Bounded on the north by Kabutihan St., on the east by Imelda Avenue, on the south by Kabayananhan St. and on the west by Pasig Green Park Village
R-3.1 Residential 3.1 (Pasig Greenpark Village)	Bounded on the north by Octagon Village, on the east by Karangalan Village Phase-2A, on the south by Moscow Street and on the west by Octagon Subdivision
R-3.1 Residential 3.1 (Octagon Subdivision)	Bounded on the north by Christine Village, on the east by Pasig Greenpark Village, on the south by Brgy. Manggahan, Pasig City and on the west by a Mixed Use Development
MUD Mixed Use Development (Alcatras Airsoft Gamesite, Gold Prize Food Mfg., etc.)	Bounded on the north by Christine Village, on the east by Octagon Subdivision, on the south by Octagon St. and on the west by Mahogany



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R-3.1 Residential 3.1 area	Bounded on the north by a Mixed Use Development, on the east by Octagon Subdivision, on the south by Hon. Benito Soliven Avenue
GI General Institutional (unidentified area)	Bounded all around by Residential 3.1 areas
GI General Institutional (Sto. Nino Elementary School)	Bounded on the north by K-101 St., on the east by a Residential 3.1 area, on the south by Kalusugan St. and on the west by Kalakasan Road
PRE Recreation (Pasig Greenpark Village Clubhouse)	Bounded on the north by Tasmania St., on the east by Sydney St., on the south by Melbourne St., and on the west by Brisbane St.
PRE Recreation (Pasig Greenpark Village Tennis Court)	Bounded on the north by Wellington St., on the east by Pasig Greenpark Village, on the south by San Salvador St. and on the west by Pasig Greenpark Village
MUD Mixed Use Development (Alcatras Airsoft Gamesite, Gold Prize Food Mfg., etc.)	Bounded on the north by Anaconda 168, Villa Sole, on the east by F. Mariano Avenue, on the south by Hon. Benito Soliven Avenue and on the west by E. Amang Rodriguez Avenue
R-5 Residential 5 area	Bounded on the north by a Mixed Use Development and a Commercial 2 Area, on the east by Mixed Use Development area, on the south by Hon. Benito Soliven Avenue, and on the west by E. Amang Rodriguez Avenue
R-5 Residential 5 (Villa Sole)	Bounded on the north and east by Residential 3.1 areas, on the south by a Mixed Use Development area and on the west by E. Amang Rodriguez Avenue
C-3 Commercial 3 (along Northbound E. Amang Rodriguez Avenue)	1 lot deep along E. Amang Rodriguez Ave. northbound between Hon. Benito Soliven Avenue and Octagon St.
R-3.1 Residential 3.1 area	Bounded on the north by Octagon St., on the east by F. Mariano Avenue, on the south by a Mixed Use Development and Villa Sole, and on the west by Commercial 2 area along E. Amang Rodriguez Ave. northbound
MUD Mixed Use Development (Greenwich Factory, Wellington Foods, Daichi Electronics Manufacturing Corp., Anaconda Metal Fastener)	Bounded on the north by a Residential 3.1 area along Sterly St., on the east by F. Mariano Avenue, on the south by Octagon St., and on the east by Golden Grove



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Santolan Cemetery (Residential Hatch)	Bounded on the north by Natasha, on the east by Golden Groove St., on the south by a Residential 3.1 area and on the west by Breezy Subdivision
R-3.1 Residential 3.1 (Breezy Subdivision)	Bounded on the north by Padre Lupe St., on the east by Santolan Cemetery, on the south by a Residential 3.1 area and on the west by a Commercial 2 area along E. Amang Rodriguez Avenue northbound
C-2 Commercial 2 (along Northbound E. Amang Rodriguez Ave.)	1 lot deep along E. Amang Rodriguez Ave. northbound between Octagon St. and Marcos Ave.
R-3.1 Residential 3.1 area	Bounded on the north by a Mixed Use Development, Santolan Cemetery and Breezy Subdivision, on the east by a Mixed Use Development area, on the south by Octagon St. and on the west by Commercial 2 areas (PNB, Caltex gas station, BPI, Mercury Drug)
C-2 Commercial 2 (Natasha)	Bounded on the north by Bartville Subdivision, on the east by Santolan Cemetery, on the south by Padre Lupo, and on the west by E. Amang Rodriguez Avenue
R-3.1 Residential 3.1 (Bartville Subdivision)	Bounded on the north by Sterly St. on the east by Golden Grove St., on the south by Natasha, and on the west by a Commercial 2 area along E. Amang Rodriguez Avenue
R-3.1 Residential 3.1 area	Bounded on the north by Sterly St., on the east and south by Mixed Use Developments and on the west by Golden Groove
R-3.1 Residential 3.1 (Dream Homes Subdivision)	Bounded on the north by a Residential 3.1 area, on the east by F. Mariano Avenue, on the south by Sterly St. and on the west by Mar Village and a Mixed Use Development
R-3.1 Residential 3.1 (Mar Village)	Bounded on the north by a Mixed Use Development, on the east by Dream Homes Subdivision, on the south by Sterly St., on the west by Bartville Rd.
GI General Institutional (Dela Paz Elementary School, Dela Paz Health Center)	Bounded on the north by Dream Homes Subdivision, on the east by Peppermint, on the south by Paprika St., and on the west by Sage St.
GI General Institutional (Dela Paz Barangay Hall)	Bounded all around by Dream Homes Subdivision
MUD Mixed Use Development (Precision Cerstec Inc. Etc)	Bounded on the north by Chasons Southville Executive Homes, on the south by Dream Homes Subdivision, and on the west by Commercial 2 areas along E. Amang Rodriguez Avenue



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R-3 Residential 3 (Chasons Southville Executive Homes)	Bounded on the north by a Mixed Use Development, on the east by a Residential 3.1 area, on the south by a possible future Mixed Use Development (Precision Cerstec, Inc., etc.) and on the west by South Super Market
GI General Institutional (Dela Paz Elementary School)	Bounded all around by Dreamhouse Subdivision
MUD Mixed Use Development (Roosevelt Chemical, Inc., South Supermarket, Puregold Ligaya, Gullwing Motors, etc.)	Bounded on the north by Marcos Highway, on the east by F. Mariano Avenue, on the south by a Residential 3 area, Chasons Southville Executive Homes, and on the west by E. Amang Rodriguez Avenue  (a)
<b>BRGY SANISIDRO</b>	
C-3 Commercial 3 (Sta. Lucia East Grandmall, Cresto Trading Corp., Sound Stage Building, etc.)	Bounded on the north by Robinsons Place Metro East, on the west by Imelda Avenue, on the south by Brick Road, Sta. Lucia Residence- Monte Carlo and on the west by Emerald Valley Homes Subdivision
R-5 Residential 5 (Sta. Lucia Residence - Monte Carlo)	Bounded on the north by Sta. Lucia East Grand Mall, on the east by Brick Road, on the south by a Commercial area, on the west by PAA Republic Office and Sonia Subdivision
C-2 Commercial 2 (Brick Road, the Avenue, Godstar Garden Inn, Bonanza Builders Centerm Sta. Maria Bldg., etc.)	Bounded on the north by Sound Stage Building, on the east by Imelda Avenue, on the south by Sta. Lucia Ready Mix, Pasig Greenpark Village and on the west by Sta. Lucia Residence and Pasig Greenpark Village
MUD Mixed Use Development (Sta. Lucia Ready Mix)	Bounded on the north by a Commercial 2 area, on the east by Imelda Avenue, on the south by Kabutihan St. and on the west by Pasig Greenpark Village
C-2 Commercial 2 (Peak Level Security & Investigation Agency, Inc., NCR Enterprises, Hok Lumber & Construction Supply, etc.)	Bounded on the north by Sta. Lucia Ready Mix, on the east by Imelda Avenue, and on the south and west by Karangalan Village Phase-2A





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C-3 Commercial 3 (Q-Plaza Commercial Center)	Bounded on the north by Midtown Village Phase 3, on the east by Morning Glory St., on the south by Q. Plaza Square St. and on the west by Imelda Avenue
C-3 Commercial 3 (Mano Arcade, Goldsat Inn, The Paragon Square Building, L. Square Plaza, NCC-New Cubao Center, etc.)	Bounded on the north by Q. Plaza Square St., on the east by a Residential 3.1 area, on the south by V.V. Soliven Avenue, and on the west by Imelda Avenue
R-3.1 Residential 3.1 area	Bounded on the north by Q. Plaza Square St. and V.V. Soliven II, on the east by Morning Glory St., on the south by V.V. Soliven III St. and on the west by a Commercial 2 area along Imelda Avenue
C-2 Commercial 2 (along Imelda Avenue northbound)	1 lot deep along Imelda Avenue northbound between Vista Verde Ave. and V.V. Soliven Avenue I
R-3.1 Residential 3.1 area	Bounded on the north by V.V. Soliven Avenue I, on the east by Hyacinth St., on the south by a Mixed Use Development area and Commercial area, and on the west by Imelda Avenue
MUD Mixed Use Development area	Bounded on the north and east by Residential 3.1 areas, on the south by Karangalan Village Phase 1 and on the west by Commercial areas along Imelda Avenue
R-3.1 Residential 3.1 (Signal Corps Subdivision)	Bounded on the north by Midtown Village Phase 3, on the east by Cainta Rizal, on the south by Cainta Greenpark Village Phase 9, and on the west by Morning Glory St.
R-3.1 Residential 3.1 (Cainta Greenpark Village Phase 9)	Bounded on the north by Signal Corps Subdivision, on the east by Cainta, Rizal, on the south by Cainta Green Park Village on the west by Morning Glory St.
R-3.1 Residential 3.1 (Cainta Greenpark Village)	Bounded on the north by Town & Country Executive Village, on the east and south by Vista Verde Executive Village and on the west by a Mixed Use Development area and a Commercial 2 area along Imelda Avenue
R-3.1 Residential 3.1 (Karangalan Village Phase 1)	Bounded on the north by a Mixed Use Development area and Cainta Greenpark Village, on the east and south by Vista Verde Executive Village and on the west by a Commercial 2 area along Imelda Avenue. Northbound
GI General Institutional (Karangalan Elementary School)	Bounded all around by Karangalan Village Phase 1



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R-3.1 Residential 3.1 area (Vista Verde Village)	Bounded on the north and east by Cainta Greenpark Village, on the south by Cainta Rizal, on the west by Karangalan Village Phase 1
R-3.1 Residential 3.1 area (Vista Verde Village)	Bounded on north by Karangalan Village Phase 1, on the east by Cainta Rizal, on the south by East Bel - Air Residence, and on the west by a Commercial Area 3.1 area along Imelda Avenue
C-2 Commercial 2 (Mini Stop Convenience Store, Greenland Aluminum & Grass, Inc., Seoil Gas Station, Eastern Consumer Sales, etc.)	1 lot deep along Imelda Avenue northbound between Vista Verde Ave and Vista Verde Ave Ext.
R-5 Residential 5 (East Bel-Air Residence)	Bounded on the north by a Residential 3.1 area, on the east by Vista Verde Executive Village, on the south by CVS Homes 1, and on the west by Imelda Avenue
C-2 Commercial 2 (Federal Hardware)	1 lot deep along Imelda Avenue northbound between Vista Verde Ave. Ext. and Kaunlaran St. (b)
<b>BRGY. MANGGAHAN</b>	
R-3.1 Residential 3.1 (Karangalan Village Phase-2A)	Bounded on the north by Kabayanihan St., on the east by Imelda Avenue, on the south by Kaginhawaan St. and on the west by Pasig Greenpark Village
R-3.1 Residential 3.1 (Karangalan Village Phase-2B1, B2 & C1)	Bounded on the north by Kaginhawaan St., on the east by Commercial 2 (McDonalds, Robinsons Supermarket) along Imelda Avenue southbound and on the south and west by Metroville Subdivision and Karangalan Village Phase 2
R-3.1 Residential 3.1 (CVS Homes 2)	Bounded on the north by Commercial 2 Area and Karangalan Village Pasig, on the east by Imelda Avenue, on the south by a Mixed Use Development (Goodrich Realty Corp.)
C-2 Commercial 2 (Millex Construction and Dev't Corp, Phoenix Gas Station)	Bounded on the north by Robinsons Supermarket, on the east by Imelda Avenue, on the south by a Residential area (CVS Homes 2) and on the west by Karangalan Village Pasig side Phase-2B1, B2 & C1
C-2 Commercial 2 (McDonald's, Robinsons Supermarket)	Bounded on the north by Kaginhawaan St., on the east by Imelda Avenue, on the south by Millex Construction and Dev't Corp., on the west by Karangalan Village Pasig Side Phase 2B1, B2 & C1
R-3.1 Residential 3.1 (Metroville Subdivision)	Bounded on the north by Karangalan Village Pasig Side Phase - 2B1, on the east by Commercial 2 (Millex Construction and Dev't Corp.), on the south by Goodrich Realty Corp. & Kent Industries Corp., and on the west by Karangalan Village, Phase 2



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R-3.1 Residential 3.1 (Karangalan Village, Phase 2)	Bounded on the north by Trinidad Homes Subdivision, on the east by Metroville Subdivision, on the south and west by Mixed Use Development areas and Somerset Place
GI General Institutional (Immaculate Conception Parish Pasig City)	Bounded on the north by Kaginahawaan St., on the east by San Vicente Compound, on the south by Metroville Subdivision, and on the west by Bliss Housing
GI General Institutional (Manggahan High School)	Bounded on the north by Pasig Greenpark Village, on the east by Karangalan Village Phase-2A, on the south by Kaginahawaan and on the west by Trinidad Homes Subdivision
PRE Recreation (Eusebio Park)	Bounded all around by Karangalan Village Phase 2
GI General Institutional (San Lorenzo Ruiz Elementary School)	Bounded all around by Karangalan Village Phase 2
MUD Mixed Use Development (Atlanta Industries, Inc., etc.)	Bounded on the north by Magsaysay Avenue, on the east by Karangalan Village, Phase 2, on the south by Somerset Place, on the west by Gomez Subdivision
R-3.1 Residential 3.1 (Somerset Place)	Bounded on the north by a Mixed Use Development area, on the east by Karangalan Village Phase 2, on the south by Napico Subdivision, on the west by Pleasant Village and Gomez Subdivision
R-3.1 Residential 3.1 (Pleasant Village)	Bounded on the north by Reyes Compound Subdivision, on the north and east by Somerset Place, on the south by Napico, on the west by Gomez St.
PRE Recreation (Somerset Place Clubhouse)	Bounded on the north by a Mixed Use Development area, on the east, south, and west by Somerset Place
R-3.1 Residential 3.1 (Reyes Compound)	Bounded on the north by Gomez Subdivision, on the east by Somerset Place, on the south by Pleasant Village, on the west by Gomez St.
R-3.1 Residential 3.1 (Gomez Subdivision)	bounded on the north by a Residential 3.1 area, on the east by a Mixed Use Development area, on the south and west by a Residential 3.1 area
MUD Mixed Use Development (Scanbel Warehouse)	Bounded on the north by M. K. Quezon St., on the east and south by Gomez Subdivision, on the west by a Residential 3.1 area
MUD Mixed Use Development (Atlanta Industries, Inc.)	Bounded on the north by Magsaysay St., on the east by Karangalan Village, Phase 2, on the south and west by a Residential 3.1 area



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MUD Mixed Use Development area (Central Business Park,)	Bounded on the north and east by Residential 3.1 areas, on the south by Buen-Mar Subdivision 3, on the west by E. Amang Rodriguez Avenue
R-3.1 Residential 3.1 (Buen-Mar Subdivision 3)	Bounded on the north by Central Business Park, on the east by Napico, on the south and west by the Marikina River
C-1 Commercial 1 (along Kaginhawaan St. eastbound and Magsaysay St.)	1 lot deep along Kaginhawaan St. eastbound between Kahusayan St. and Tramo St.
C-2 Commercial 2 (along Kaginhawaan St. westbound and Magsaysay St.)	1 lot deep along Kaginhawaan St. westbound and Magsaysay St. between Kalipunan St. and Lapu Lapu St.
GI General Institutional (Manggahan Barangay Hall)	Bounded on the north by a Residential 2 area, on the east by J. Rizal St. and on the south and west by East Bank Road
C-2 Commercial 2 (along East Bank Road northbound and E. Amang Rodriguez Avenue)	1 lot deep along East Bank Road northbound and E. Amang Rodriguez Avenue between B. Robles St. and Central Business Park
R-3.1 Residential 3.1 area	Bounded on the north by a Commercial 2 area and a possible future Mixed Use Development area (TriDharma Marketing Corporation), on the east by Commercial 2 area, on the south and west by the Marikina River
R-2 Residential 2 (Jumawan Compound)	Bounded on the north by a Residential 3.1 area, on the east by a Commercial 2 area along E. Amang Rodriguez Avenue southbound, on the south by a Commercial 2 area, and on the west by possible future Mixed Use Development area (TriDharma Marketing Corporation)
R-3.1 Residential 3.1 area	Bounded on the north and west by a possible future Mixed Use Development area (TriDharma Marketing Corporation), on the east by a Commercial 2 area along E. Amang Rodriguez Avenue southbound, on the south by a Residential 2 area (Jumawan Compound)
C-2 Commercial 2 (along E. Amang Rodriguez Avenue southbound)	1 lot deep along E. Amang Rodriguez Avenue southbound between Block 3 (TVS) and B. Robles St.



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C-2 Commercial 2 area	Bounded on the north by a General Institutional area (Sta. Lucia Parish Church), on the east by Tramo St., on the south by another General Institutional area, and on the west by E. Amang Rodriguez Avenue
GI General Institutional (Sta. Lucia Parish Church)	Bounded on the north by a Mixed Use Development (Pag-asa Steel Works Corporation), on the east by Tramo St., on the south by a Commercial 2 area and on the west by E. Amang Rodriguez Avenue
C-2 Commercial 2 (along Northbound E. Amang Rodriguez Avenue)	1 lot deep along E. Amang Rodriguez Avenue northbound between Sta. Lucia Parish Church and Hon. Benito Soliven Avenue
MUD Mixed Use Development (Pag-asa Steel Works Corporation)	Bounded on the north by a Commercial 2 area, on the east by Tramo St., on the south by Sta. Lucia Parish Church and on the west by E. Amang Rodriguez Avenue
C-2 Commercial 2 (Collins International Trading Corporation, Advance Techniques Autoworks)	Bounded on the north by Hon. Benito Soliven Avenue, on the east by Tramo St., on the south by a Mixed Use Development (Pag-asa Steel Works Corporation) and on the west by E. Amang Rodriguez Avenue
R-3.1 Residential 3.1 (Cruz-Robles Subdivision)	Bounded on the north by Mahogany Industrial Compound, on the east by a Residential 3.1 area, on the south by a Commercial 2 area along Magsaysay St. westbound and on the west by a Residential 3.1 area
R-3.1 Residential 3.1 (Pasig Greenpark Village)	Bounded on the north by Brgy Dela Paz, on the east by Karangalan Village Phase-2A, on the south by Trinidad Homes Subdivision, Karangalan Vilalge, Phase 2, and on the west by Mahogany Industrial Compound
R-3.1 Residential 3.1 (Trinidad Homes Subdivision)	Bounded on the north and west by Pasig Greenpark Village, and on the east and south by Karangalan Village Phase 2
MUD Mixed Use Development (Mahogany Industrial Compound)	Bounded on the north and east by Hon. Benito Soliven Avenue and Pasig Greenpark Village, on the south by Cruz-Robles Subdivision, and on the west by Tramo St.
C-2 Commercial 2 (along Northbound Tramo St.)	1 lot deep along Tramo St. northbound between Hon. Benito Soliven Avenue and Pansacala Compound



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<p>MUD  <b>Mixed Use Development</b>          (TriDharma marketing Corporation, iPark Ignacio Corp., Readycon, Hansson Paper Phils, Acacia Escalades, RFM)</p>	<p>Bounded on the north by a possible future Mixed Use Development area (Integrated Global Low Temp Operation, Selecta Raw Mat'ls Warehouse, Swift Dressing Plant, etc.), on the east and south by E. Amang Rodriguez Avenue., and on the west by the Marikina River</p>
<p><b>BRGY. ROSARIO</b></p>	
<p>MUD  <b>Mixed Use Development</b>          (Goodrich Realty Corp &amp; Ind. Corp., City Industrial Corp)</p>	<p>Bounded on the north by PSP Avenue, on the east by Imelda Avenue, on the south by Save More, Bridgestone Subdivision, Dona Andrea Village II, Dona Damiana Village, and on the west by Napico, Ciudad Grande Subdivision</p>
<p>C-2  <b>Commercial 2 (Save More)</b></p>	<p>Bounded on the north by a Mixed Use Development (Goodrich Realty Corp., Ind Corp., City Industrial Corp.), on the east by Imelda Avenue, on the south and west by Mayfield Park Residence</p>
<p>R-3.1  <b>Residential 3.1</b>          (Villarica Subdivision)</p>	<p>Bounded on the north by Mayfield Park Residence, on the east by Cainta, Rizal, on the south by a possible future Mixed Use Development (Fastem Construction Inc., Holcim Philippines, Inc., etc.)</p>
<p>R-3.1  <b>Residential</b>          (Mayfield Park Residences)</p>	<p>Bounded on the north by a Commercial 2 area (Save More), on the east by Villarica Subdivision, and on the west by Dona Damiana Village</p>
<p>R-R3.1  <b>Residential</b>          (Dona Damiana Village)</p>	<p>Bounded on the north by a possible future Mixed Use Development area (Goodrich Realty Corp., Ind Corp., City Industrial Corp.), on the east by Mayfield Park Residence, on the south by Villarica Subdivision, and on the west by Dona Andrea Village II</p>
<p>R-3.1  <b>Residential</b>          (Dona Andrea Village)</p>	<p>Bounded on the north by a possible future Mixed Use Development area (Goodrich Realty Corp., Ind. Corp., City Industrial Corp.), on the east by Dona Damiana Village, on the south by St. Joseph Subdivision and on the west by Monaco St.</p>
<p>R-3.1  <b>Residential</b>          (St. Joseph Subdivision)</p>	<p>Bounded on the north by Dona Andea Village II, on the east by Villarica Subdivision, on the south by a possible future Mixed Use Development area (Holcim Philippines, Inc., Fastem Construction, Inc., and on the west by Monaco St.</p>
<p>MUD  <b>Mixed Use Development</b>          (Holcim Philippines, Inc., Fastem Construction, Inc.)</p>	<p>Bounded on the north by St. Joseph Subdivision and Villarica Subdivision, on the east by Cainta, Rizal, on the south by Ortigas Avenue Extension and on the west by St. Joseph Dr.          (c)</p>



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BRGY. STA. LUCIA	
R-3.1 Residential 2 (Napico)	Bounded on the north by Somerset Place, Pleasant Village, on the east by Ciudad Grande Subdivision, on the south by Dona Juliana Village and Life Homes Subdivision, and on the west by the boundary of Barangay Manggahan,
R-3 Residential (Ciudad Grande Subdivision)	Bounded on the north and west by Napico, on the east by the boundary of Barangay Sto. Domingo, and on the south by Consolidated Tobacco Industries of the Philippines and the East Residence Condominium
R-3 Residential (Villa Socorro)	Bounded on the north and east by Dona Andrea Village II and St. Joseph Subdivision, on the south by Ortigas Avenue Extension, and on the east by the East Residence Condominium and Ciudad Grande Subdivision
R-5 Residential 5 (East Residences Condominium)	Bounded on the north by Ciudad Grande Subdivision, on the east by Villa Socorro, on the south by Ortigas Avenue Extension, and on the west by Consolidated Tobacco Industries of the Philippines,
MUD Mixed Use Development (Consolidated Tobacco Industries of the Philippines, Prince Arcade)	Bounded on the north by Ciudad Grande Subdivision, on the east by East Residence Condominium, on the south by Ortigas Avenue Extension, and on the west by Juliana St.
R-3 Residential (Dona Juliana Village)	Bounded on the north by Napico, on the east by Juliana St., on the south by a Commercial 2 area along Ortigas Avenue Extension westbound
GI General Institutional (Foundation of St. Joseph the Worker)	Bounded on the north and east by Dona Juliana Village, on the south by a Commercial 2 area along Ortigas Avenue Extension westbound, and on the west by Mission Hospital
MUD Mixed Use Development (Universal Warehouse)	Bounded on the north and west by Life Homes Subdivision, and on the east and south by Mission Hospital,
GI General Institutional (Mission Hospital)	Bounded on the north and west by Universal Warehouse, on the east by the Foundation of St. Joseph the Worker, and on the south by Ortigas Avenue Extension,
C-2 Commercial 2 (along Ortigas Avenue Extension westbound)	1 lot deep along Ortigas Avenue Extension westbound between the boundary of Cainta, Rizal and Mission Hospital
C-1 Commercial 1 (along Northbound Juliana St.)	1 lot deep along Juliana St. between Ortigas Avenue Extension and Rome St.



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C-2 Commercial 2 (UniOil, DSM Arcade)	Bounded on the north by Life Homes Subdivision, on the east by Universal Warehouse, on the south by Ortigas Avenue Extension, and on the west by Pres. Quezon St.
C-2 Commercial 2 (LG Plaza)	Bounded on the north by Alfonso St., on the east by Pres. Quezon St., on the south by Ortigas Avenue Extension, and on the west by a Mixed Use Development area
MUD Mixed Use Development Area	Bounded on the north by Alfonso St., on the east by LG Plaza, on the south by Ortigas Avenue Extension, and on the west by East Bank Road
R-3.1 Residential (Life Homes Subdivision)	Bounded on the north by Napico, on the east by Universal Warehouse, on the south by LG Plaza and a Mixed Use Development area and on the west by East Bank Road (d)
GI General Institutional (NAPICO Elementary School)	Bounded on the north by Peras St. and Napico, on the east and west by Residential 2 areas, and on the south by Sitaw St.
R-5 Residential 5 (One Oasis)	Bounded on the north by Ortigas Avenue Extension, on the east by De Castro Subdivision, on the south by GSIS Rd., and on the west by East Bank Road
R-3 Residential (De Castro Subdivision)	Bounded on the north by a Commercial Strip along Ortigas Avenue Extension eastbound, on the east by Country Side Ave., on the south by a Residential 3 area and on the west by a Commercial 2 Strip along East Bank Road northbound and One Oasis
R-3 Residential (Countryside Village)	Bounded on the north by a Commercial Strip along Ortigas Avenue Extension eastbound, on the east by a Commercial 2 area (Super 8 Grocery Warehouse) and by East Ortigas Mansions 1 & 2, and on the south by Riverside Village Min
C-2 Commercial 2 (Super 8 Grocery Warehouse)	Bounded on the north by a Commercial Strip along Ortigas Avenue Extension eastbound, on the east by Riverside Drive, on the south by East Ortigas Mansions 1 & 2 and on the west by Countryside Village
C-2 Commercial 2 (along Ortigas Avenue Extension eastbound)	1 lot deep along Ortigas Avenue Extension eastbound between East Bank Road and De Castro St.
C-2 Commercial 2 (along Southbound De Castro St.)	1 lot deep along De Castro St. southbound between Ortigas Avenue Extension and Tramo St.
C-2 Commercial 2 (along North Bound De Castro St.)	1 lot deep along De Castro St. northbound between Ortigas Avenue Extension and Tramo St.





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C-2 Commercial 2 (along Ortigas Avenue Extension eastbound)	1 lot deep along Ortigas Avenue Extension eastbound between Iglesia ni Cristo Lokal ng De Castro and Super 8 Grocery
GI General Institutional (Iglesia ni Cristo Lokal ng De Castro)	Bounded on the north by Ortigas Avenue Extension, and on the east, south and west by De Castro Subdivision
GI General Institutional (Santa Lucia Barangay Hall)	Bounded on the north, east and west by De Castro Subdivision and on the south by Camia St.
R-3 Residential 3 Area	Bounded on the north by De Castro Subdivision, on the east by Main St, and on the south and west by possible future Mixed Use Development areas (MMDA Floodway Impounding Warehouse, National Food Authority Warehouse)
GI General Institutional (De Castro Elementary School)	Bounded on the north by Everlasting St., on the east by Rose St., on the south by Champaca St, and on the west by De Castro Homesite Church
R-3.0 Residential (Dona Juliana I Subdivision)	Bounded on the north by Dahlia St, on the east by Countryside Village, and on the south and west by Tramo St.
GI General Institutional (Tramo St. Covered Court)	Bounded on the north and west by Dona Juliana I Subdivision, on the east by 7th St. and on the south by Tramo St.
GI General Institutional (Sta. Lucia High School)	Bounded on the northeast by Juliana Dos St., and on the south and west by 3rd St.
MUD Mixed Use Development area	Bounded on the north by East Ortigas Mansions 1 & 2, on the east by a Residential 3.0 area, on the south by Tramo St. and on the west by Country Side Village
C-2 Commercial 2 (along Southbound Riverside Drive)	1 lot deep along Riverside Drive southbound between Ortigas Avenue Extension and 1st Road
C-3 Commercial 3 (Ever Gotesco Ortigas Complex)	Bounded on the north by Ortigas Avenue Extension, on the east by a possible future Mixed Use Development area (Victoria Manufacturing Corporation), on the south by 1st St. and on the west by Riverside Drive
MUD Mixed Use Development (Victoria Manufacturing Corporation Atlanta Land)	Bounded on the north by Ortigas Avenue Extension, on the east by the boundary of Rizal province, on the south by 1st St. and on the west by a Commercial 3 area (Ever Gotesco Ortigas Complex)



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R-3 Residential 3 (Riverside Executive Subdivision)	Bounded on the north by a possible future Mixed Use Development (Atlanta Land, Victoria Manufacturing Corporation), on the east by the boundary of Rizal Province, on the south by Tramo St. and on the west by a Residential 3 area
C-2 Commercial 2 (Bonfoods-Bonsen Corporation)	Bounded on the north by 1st St., on the east by the boundary of Rizal Province, and on the south and west by River Side Executive Subdivision
PRE Recreation (Riverside Village Park and Clubhouse)	Bounded on the north by 3rd St.; on the east by 9th Ave., on the south by 4th St., and on the west by Riverside Village Chapel
GI General Institutional (Riverside Village Chapel)	Bounded on the north by 3rd St., on the east by Riverside Village Park and Clubhouse, on the south by 4th St. and on the west by 7th Ave.
GI General Institutional (Hospital Sisters)	Bounded on the north by Tramo St., on the east and south by Northwood Village and on the west by a Residential 3 area
R-3 Residential 3 (Northwood Village)	Bounded on the north by Tramo St., on the east by the boundary of Cainta, Rizal Province, on the south by Romeo Thaddeus St, and on the west by a Residential 3 area
PRE Recreation (Northwood Village Covered Court)	Bounded all around by Northwood Village
R-3 Residential 3 (Marieta Village Phase 8)	Bounded on the north by Tramo, on the east by Northwood Village, on the south, by Romeo Thaddeus, and on the west by Maxville X Subdivision
R-3 Residential 3 (Maxville X Subdivision)	Bounded on the north by Tramo St., on the east by Marieta Village Phase 8, on the south by Romeo Thaddeus, and on the west by Sta. Lucia High School
R-3 Residential 3 (Mabuhay Subdivision)	Bounded on the north by a Residential 3 area, on the east by Main St., on the south by Sta. Lucia Bliss and on the west by MMDA Floodway Impounding Warehouse
R-5 Residential 5 (Sta. Lucia Bliss Pasig City)	Bounded on the north by Mabuhay Subdivision, on the east by Soldier's Village, on the south by East Bank Road, and on the west by MMDA Floodway Impounding Warehouse
R-3 Residential (Soldier's Village)	Bounded on the north by Residential 3 area, on the east by the boundary of Cainta, Rizal Province, on the south by East Bank Road, and on the west by Sta. Lucia Bliss Pasig City
PRE Recreation (Bliss Covered Court)	Bounded all around by Sta Lucia Bliss Pasig City



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PRE Recreation (Soldier's Village Basketball Court)	Bounded all around by Soldier's Village
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**GEOGRAPHIC MACRO ZONE (GMZ)4**

(reference **Appendix "B.4"** : Official Zoning Map/ OZM for GMZ 4)

GEOGRAPHIC MACRO ZONE (GMZ) 4	
BRGY. BUTING	
GI General Institutional (Buting Elementary School)	Bounded on the north by G. Bunye St., on the east by A. Santos St., on the south by M. Concepcion Ave. and on the west by the creek between Pasig River & Buting Bridge.
R-3.1 Residential 3.1 (North of Brgy. Buting)	Bounded on the north by the Pasig River, on the east by Iglesia ni Cristo lokal ng Buting, Holy light School Annex & Cagalingan Compound, on the south by G. Bunye St. and on the west by the creek between the Pasig River & G. Bunye St.
R-3.1 Residential 3.1 (South of Brgy. Buting)	Bounded on the north by G. Bunye St., on the east by La Riche, on the south by M. Concepcion Ave. and on the west by Buting Elementary School.
GI General Institutional (By the Word Christian Church)	Bounded on the north by Residential 3.1 areas, on the east by Cagalingan Compound, on the south by G. Bunye St. and on the west by Residential 3.1 areas.
R-4 Residential 4 (Cagalingan Compound)	Bounded on the north by Residential 3.1 areas along E. Mendoza St., on the east by Holy Light School, on the south by G. Bunye St. and on the west by the Word Christian Church.
GI General Institutional (Holy Light School Annex & INC Lokal ng Buting)	Bounded on the north by E. Mendoza St., on the east by Residential 3.1 areas, on the south by Residential 3.1 areas along G. Bunye St. and on the west by Residential 3.1 areas & Cagalingan Compound.
MUD Mixed Use Development (La Riche)	Bounded on the north by M. B. Tanangco St., on the east by Flores St., on the south by M. Concepcion Ave. and on the west by Residential 3.1 areas.



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<p><b>MUD</b>  <b>Mixed Use Development</b></p>	<p>Bounded on the north by San Bernardo St. Along Linear Park of Pasig river, on the east by Unilox Industrial Corporation, on the south by Puregold-Buting, Pasig &amp; Caltex Buting along M. Concepcion Ave. and on the west by La Riche &amp; Iglesia Ni Cristo lokal ng Buting.</p>
<p><b>C-1</b>  <b>Commercial 1</b> (Caltex-Buting)</p>	<p>Bounded on the north by Mixed Use Dev't area, on the east by Puregold-Buting, on the south by M. Concepcion Ave. and on the west by La Riche.</p>
<p><b>C-2</b>  <b>Commercial 2</b>      (Puregold-Buting Branch) Pasig</p>	<p>Bounded on the north by Mixed Use Dev't area, on the east by Unilox Industrial Corporation, on the south by M. Concepcion Ave. and on the west by Caltex Buting.</p>
<p><b>C-2</b>  <b>Commercial 2</b>      (Along M. Concepcion Ave. Bothside)</p>	<p>1 lot deep along M. Concepcion Avenue both sides, between Buting Bridge and M. Almeda St.</p>
<p><b>R-3.1</b>  <b>Residential 3.1</b>      (Along M. Concepcion eastbound)</p>	<p>Bounded on the north by Commercial 2 strip along M. Concepcion Ave., on the east by G. Conching St., on the south by M. Lozada St. &amp; Residential 3.1 areas and on the west by the Taguig River.</p>
<p><b>C-2</b>  <b>Commercial 2</b>      (in front of La Riche)</p>	<p>Bounded on the north by La riche along M. Concepcion Ave., on the east by M. Lozada St., on the south by LA Townhomes &amp; Institutional areas and on the west by G. Conching St.</p>
<p><b>G1</b>  <b>General Institutional</b>      (Buting Covered Court &amp; Brgy. Hall)</p>	<p>Bounded on the north by La Riche along M. Concepcion Ave., on the east by M. Lozada St., on the south by LA Townhomes &amp; Institutional areas and on the west by G. Conching St.</p>
<p><b>R-4</b>  <b>Residential 4</b> (LA Townhomes)</p>	<p>Bounded on the north by Commercial 2 strip along M. Concepcion Ave. eastbound, on the east by M. Lozada St., on the south by Pateros Technological College and on the west by Buting Covered Court.</p>
<p><b>C-2</b>  <b>Commercial 2</b>      (around the Holy Light School)</p>	<p>Bounded on the north by M. Concepcion Ave. &amp; Holy Light School, on the east by Residential 3.1 areas near the Bus Garage, on the south by Residential 3.1 areas near Austria compound and on the west by M. Lozada St. &amp; LA Townhomes.</p>



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GI General Institutional (Holy Light School)	Bounded on the north by M. Concepcion Ave., on the east & south by Residential 3.1 areas and on the west by M. Lozada St..
R-3.1 Residential 3.1 (Austria Compound, Grand Monaco Homes, etc.)	Bounded on the north by Commercial 2 strip along M. Concepcion Ave. & Holy Light School, on the east by Santo Rosario Subd., on the south by Emerald Court Subdivision and on the west by Sto. Rosario Elementary School & LA Townhomes. (e)
<b>BRGY SAN JOAQUIN</b>	
MUD Mixed Use Development (Unilox Industrial Corporation & D' Anchorage)	Bounded on the north by Lakasta Park along San Bernardo St., on the east by Residential 3.1 areas bothsides of E. Santos St., on the south by Petron Gas Station & Shell gasoline station San Joaquin and on the west by Puregold-Buting & Mixed Use Dev't areas.
C-2 Commercial 2 (Shell Gasoline Station & Petron Gas Station San Joaquin)	Bounded on the north by D' Anchorage, on the east by Residential 3.1 areas, on the south by M. Concepcion Ave. and on the west by Unilox Industrial Corporation.
UTS Utility (San Joaquin Ferry Station)	Bounded on the north by the Pasig River, on the east by Residential 3.1 areas, on the south by San Bernardo St. and on the west by Lakasta Park.
MUD Mixed Use Development (around E. Santos St.)	Bounded on the north and east by Residential 3.1 areas along E. Santos St., on the south by Sanchez St. and on the west by Residential 3.1 areas beside Petron gas station.
R-3.1 Residential 3.1 (North of Brgy. San Joaquin)	Bounded on the north by San Bernardo St., on the east by Bambang Bridge & R. Jabson St., on the south by M. Concepcion Ave. and on the west by D' Anchorage.
R-2 Residential 2 (North of Brgy. San Joaquin)	Bounded on the north by San Bernardo St., on the east by A. Dizon St., on the south by E. Santos St. and on the west by Sanchez St.
C-2 Commercial 2 (along A. Dizon St.)	1 lot deep along A. Dizon St., both sides, between Bambang bridge and M. Concepcion Ave.
R-3.1 Residential 3.1 (Eastside of A. Dizon St & R. Jabson St., Brgy. San Joaquin)	Bounded on the north by the Pasig River near Bambang Bridge, on the east by Residential 5 development -The Rochester (U.C) & San Joaquin Elementary School, on the south by Elisco road and on the west by R. Jabson St. & A. Dizon St.



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GI General Institutional (San Joaquin Elementary School & Kalawaan High School)	Bounded on the north by a Residential 5 development (The Rochester), on the east by Commercial 2 areas along Elisco road, on the south by Elisco Road and on the west by Residential 3.1 areas along R. Jabson St.
C-2 Commercial 2 (east of Kalawaan High School, San Joaquin)	Bounded on the north by a Residential 5 development (The Rochester), on the east by Manila Electric Company, on the south by Lexington Garden Village and on the west by The East Mansion Townhomes & Kalawaan High School. (f)
UTS Utility (Manila Electric Company San Joaquin)	Bounded on the north by Pasig river, on the east by Residential 3.1 areas, on the south by Miracle Soybean Food Int'l. Corp., Villa Tupaz & Lexington Garden Village and on the west by The Rochester (U.C.).
PRE Park (Villa Hernandez Basketball Court)	Bounded on the north by Residential 3.1 areas, Kalawaan Pasig along Pasig river, on the east by Brgy. Boundary east of Brgy. Kalawaan, Pasig City, on the south by Commercial 2 strip along Elisco road westbound and on the west by Manila Electric Company (San Joaquin).
C-2 Commercial 2 (along Elisco Road, bothsides)	1 lot deep along Elisco road bothsides, between Manila Electric Company and Manunuso St.
MUD Mixed Use Development (Miracle Soybean Food International Corp.)	Bounded on the north by Commercial 2 strip along Elisco Road, on the east by Jose Concio St., on the south by St. William School of Pasig & Residential 3.1 areas and on the west by P. Visitacion St.
GI General Institutional (St. William School of Pasig)	Bounded on the north by Miracle Soybean Food International Corp. along Elisco road, on the east by Residential 3.1 areas along Jose Concio St., on the south by Residential 3.1 areas and on the west by P. Visitacion St.
R-3.1 Residential 3.1 (Lexington Garden Village)	Bounded on the north by Elisco road & Manila Electric Company, on the east by Villa Tupaz, on the south by Residential 3.1 areas, Brgy, Sta. Ana, Pateros and on the west by Residential 3.1 areas, Brgy. Sto. Rosario Silangan, Pateros.
R-3.1 Residential 3.1 (Villa Tupaz)	Bounded on the north by Manila Electric Company, on the east by P. Visitacion St., on the south by Residential 3.1 areas, Brgy, Sta. Ana, Pateros and on the west by Lexington Garden Village.



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MUD Mixed Use Development (Along P. Visitacion St.)	Bounded on the north by Residential 3.1 areas (vacant lot), on the east by Villa Munsod, on the south by Residential 3.1 areas & Mixed Used Dev't areas and on the west by P. Visitacion St.
MUD Mixed Use Development (South of Brgy. San Joaquin)	Bounded on the north by Mixed Use Dev't areas & Villa Capistrano, on the east by Residential 3.1 areas of Brgy. Kalawaan, on the south by Rowell Can Corporation and on the west by P. Visitacion St.
MUD Mixed Use Development (Along Jose Concio St.)	Bounded on the north by Residential 3.1 areas along Elisco Road, on the east by Reagent, on the south by Residential 3.1 areas along G. Tatco St. and on the west by Jose Concio St.
R-3.1 Residential 3.1 (South of Brgy. San Joaquin, Pasig City)	Bounded on the north by Mixed Use Dev't areas & Commercial 2 strip along Elisco Road, on the east by Residential 3.1 areas of Brgy. Kalawaan, Pasig, on the south by DreamVille Home Owner's Association & Mixed Use Dev't areas and on the west by P. Visitacion St. (g)
<b>BRGY. KALAWAAN</b>	
MUD Mixed Use Development (Reagent)	Bounded on the north by Commercial 2 strip along Elisco Road, on the east by A. B. Cruz St., on the south by Dolmar Subd. and on the west by Mixed Use Dev't areas. (h)
R-3.1 Residential 3.1 (both sides of A. B. Cruz St.)	Bounded on the north by Regeant & Commercial 2 strip along Elisco road, on the east by MetroAsia Warehouse, on the south by Barangay sides, Brgy. Ibayo Tipas, Taguig and on the west by Villa Munsod & Villa Bernardo.
GI General Institutional (Kalawaan Elementary School & Sta. Martha Parish)	Bounded on the north by P. Visitacion St., on the east by Residential 3.1 areas, on the south by Javier Compound & Residential 3.1 areas and on the west by Residential 3.1 areas.
C-1 Commercial 1 (STC Taxi Company)	Bounded on the north by Residential 3.1 areas, on the east by Residential 3.1 areas, on the south by Mixed Use Dev't areas and on the west by Elisco Road.
MUD Mixed Use Development (south of STC Taxi Company)	Bounded on the north by STC Taxi Company, on the east by Residential 3.1 areas, on the south and west by Elisco Road.
MUD Mixed Use Development (Adsia Logistics Pasig)	Bounded on the north by Mangga Ave., on the east by Sixto Cuevas Ave., on the south by Elisco Road and on the west by Residential 3.1 areas.
PRE Park (Kalawaan Covered Court)	Bounded on the north by Kalawaan Police Station, on the east by Kalawaan parking lot, on the south by Kalawaan Tricycle Terminal and on the west by Residential 3.1 areas.



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<b>GI</b> <b>General Institutional</b> (Kalawaan Fitness Gym, Parking Lot, Brgy. Hall, Brgy. Clinic & Police Station)	Bounded on the north by N. Cuevas St., on the east by Sixto Cuevas Ave., on the south by Residential 3.1 areas and on the west by Kalawaan covered court.
<b>R-3.1</b> <b>Residential 3.1</b> (North of Brgy. Kalawaan, Pasig City)	Bounded on the north by the Pasig River, on the east by Sixto Cuevas Ave. & Residential 3.1 areas along N. Cuevas St., on the south by Commercial 2 strip along Elisco Road, Adsia Logistics Pasig & Mixed Use Dev't areas and on the west by Brgy. Boundary of Brgy. San Joaquin, Pasig City.
<b>MUD</b> <b>Mixed Use Development</b> (MetroAsia Warehouse, Coca-cola Warehouse & Elisco Warehouse)	Bounded on the north by Elisco Road, on the east by The Fourth Dimension Inc. & TFDI, on the south by Daang Manunuso St. and on the west by Residential 3.1 areas.
<b>R-5</b> <b>Residential 5</b> (Dolmar Golden Heights)	Bounded on the north by Mixed Use Dev't. areas, on the east by Commercial 2 strip along Elisco Road, on the south by Daang Manunuso St. and on the west by Coca-cola Warehouse.
<b>MUD</b> <b>Mixed Use Development</b> (National Steel Corp., Chemphil Group & Southeast of Brgy. Kalawaan, Pasig City)	Bounded on the north by Residential 3.1 areas (northeast of Brgy. Kalawaan, Pasig City), on the east by Pasig River, on the south by Brgy. Boundary of Napindan & Ibayo Tipas, Taguig City, and on the west by Elisco Road.
<b>UTS</b> <b>Utility</b> (Meralco Kalawaan Substation)	Bounded on the north by Manunuso St., on the east by Mixed Use Dev't areas, on the south by YTK Compound and on the west by Targetti Phils. Inc. along Elisco Road.
<b>MUD</b> <b>Mixed Use Development</b> (Temporary Carnival-North of Brgy. Kalawaan, Pasig City)	Bounded on the north by Residential 3.1 areas along the Pasig River, on the east by Residential 3.1 areas, on the south by Paulino St. and on the west by Residential 3.1 areas.
<b>MUD</b> <b>Mixed Use Development</b> (Vacant Lot-North of LSL Warehouse SDS)	Bounded on the north by Paulino St., on the east by Residential 3.1 areas, on the south by Pag-asa Compound, LSL Warehouse & CPI Transport Warehouse and on the west by Mansanas St..
<b>R-3.1</b> <b>Residential 3.1</b> (Northeast of Brgy. Kalawaan, Pasig City)	Bounded on the north by Pasig River, on the east by Pasig River across Asahi Glass Corp., on the south by Pag-asa Compound, LSL Warehouse & CPI Transport Warehouse and on the west by Sixto Cuevas Ave.





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**GEOGRAPHIC MACRO ZONE (GMZ) 3**

(reference **Appendix "B.3"** : Official Zoning Map/ OZM for **MACRO ZONE 3**)

<b>GEOGRAPHIC MACRO ZONE (GMZ) 3</b>	
<b>BRGY PINAGBUHATAN</b>	
I-2 <b>Industrial 2</b> (Asahi Glass Corp.)	Bounded on the north by Nagpayong Creek between M.H. Del Pilar Bridge & Ilugin Bridge, on the east by Bamboo Village & Air Liquide Philippines, on the south by Pinalad Homeowners Association and on the west by the Pasig River
I-2 <b>Industrial 2</b> (Air Liquide Philippines & KUS Structural Components Inc.)	Bounded on the north by Wall Vision Corporation, on the east by Hon. Alfonso Sandoval Avenue, on the south by Palmdale area and on the west by Asahi Glass Corp.
I-2 <b>Industrial 2</b> (CPGC Logistics Philippines Inc., RCBC Car Auction Warehouse & Globalhome Warehouse)	Bounded on the north by Magsaysay St. & Matanza Slaughter House, on the east by Nagpayong Creek beside Green Executive Village Phase 3, on the south by a vacant lot (Cemetery) and on the west by Hon. Alfonso Sandoval Avenue.
SPE <b>Cemetery</b> (Vacant Lot)	Bounded on the north by Globalhome Warehouse, on the east by creek beside Green Executive Village Phase 6, on the south by Lafarge Truck Terminal & Factory and on the west by Hon. Alfonso Sandoval Avenue.
I-2 <b>Industrial 2</b> (Lafarge Truck Terminal and Factory)	Bounded on the north by a vacant lot (Cemetery), on the east by Nagpayong Creek beside Green Executive Village Phase 6, on the south by Sandoval Compound HOAI and on the west by Hon. Alfonso Sandoval Avenue.
C-2 <b>Commercial 2</b> (Hon. Alfonso Sandoval Avenue)	1 lot deep along both sides of Hon. Alfonso Sandoval Avenue, between Ilugin Bridge and Magsaysay St..
R-3.1 <b>Residential 3.1</b> (Bamboo Village, Phase 4, etc.)	Bounded on the north by Nagpayong Creek between M.H. Del Pilar Bridge & Ilugin Bridge, on the east by Commercial 2 strips along Hon. Alfonso Sandoval Avenue, on the south by Air Liquide Philippines and on the west by Asahi Glass Corp.
R-3.1 <b>Residential 3.1</b> (Greenwoods Executive Village Subd. Phase 4, Matanza, Ilugin)	Bounded on the north by Ilugin Bridge, on the east by Nagpayong Creek beside Green Executive Village Phase 7, on the south by Magsaysay St. and on the west by Commercial 2 strips along Hon. Alfonso Sandoval Avenue.



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GI General Institutional (Ilugin Elementary School)	Bounded on the north by Ilugin Residential 3.1 areas, on the east by Matanza Slaughter House, on the south by Magsaysay St. and on the west by Ilugin Residential 3.1 areas along Hon. Alfonso Sandoval Ave..
GI General Institutional (Iglesia Ni Cristo Lokal ng Ilugin)	Bounded on the north by Residential 3.1 areas, on the east by Hon. Alfonso Sandoval Ave., on the south by Wall Vision Corporation and on the west by Lord's Hand Academy Inc.
R-5 Residential 5 (Palmdale area)	Bounded on the north by KUS Structural Components Inc., on the east by Commercial 2 strip along Hon. Alfonso Sandoval Ave., on the south and west by Arezzo Place Pasig.
R-3.1 Residential 3.1 (Arezzo Place Pasig)	Bounded on the north by Palmdale area, on the east by Commercial 2 strip along Hon. Alfonso Sandoval Ave., on the south by Industrial 2 areas and on the west by Asahi Glass Corp.
C-2 Commercial 2 (along Hon. Alfonso Sandoval Avenue beside Palmdale area)	1 lot deep along Hon. Alfonso Sandoval Avenue southbound between CPGC Logistics Phil. Inc. and the Lafarge Truck Terminal & Factory.
I-2 Industrial 2 (south of Arezzo Place Pasig & Asahi Glass Corp.)	Bounded on the north by Arezzo Place Pasig & Asahi Glass Corp., on the east by Hon. Alfonso Sandoval Ave., on the south by Villa Aurora, Ejercito Ave., Sunrise H.O.A., Richville H.O.A. & Pinalad Homeowner Association and on the west by the Pasig River.
R-3.1 Residential 3.1 (Villa Aurora & Villa Cuana 2)	Bounded on the north by Industrial 2 areas, on the east by Hon. Alfonso Sandoval Ave., on the south by Ejercito Ave. and on the west by Industrial 2 areas.
COMMERCIAL 2 (Along Ejercito Avenue bothside)	1 lot deep along Ejercito Avenue both sides, between the Lafarge Truck Terminal & Factory and M. Eusebio Avenue. (i)
R-3.1 Residential 3.1 (Villa Cuana Phase 1 Subd., Sandoval Compound, Residential areas along Ejercito Ave.)	Bounded on the north by the Lafarge Truck Terminal & Factory & Rodrigo Compound Road, on the east by San Lorenzo Ruiz, Taytay Rizal, on the south by Intersection of M. Eusebio Avenue & Ejercito Avenue and on the west by Commercial 2 strip along Ejercito Avenue.
GI General Institutional (Nagpayong Elementary & High School)	Bounded on the north by Sunrise Road, on the east, south and west by Residential 3.1 areas.



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<b>GI</b> General Institutional (Pasig City Jail)	Bounded on the north & east by Residential 3.1 areas, on the south by Vacant Lot of Fish Island Taytay-Pasig-Taguig Neighborhood Association Inc. and on the west by Habitat for Humanity.
<b>PRE</b> Park (First Christian Community, Sta. Ana, Taytay, Rizal)	Bounded on the north by Lakeview 1 & 2 Homeowners Association, Pinagbuhatan, Pasig City, on the east by Summerville, on the south by Pasig River and on the west by Residential 3.1 areas.
<b>R-3.1</b> Residential 3.1 (Pinalad Homeowners Association, west of Nagpayong Residential areas)	Bounded on the north by Industrial 2 areas, on the east by Ejercito Avenue, on the south by M. Eusebio Avenue and on the west by the Pasig River.

**GEOGRAPHIC MACRO ZONE (GMZ) 2**

(reference Appendix "B.2" : Official Zoning Map/ OZM for GMZ 2)

GEOGRAPHIC MACRO ZONE (GMZ) 2	
BRGY. ROSARIO	
<b>PRE</b> Park (Pasig Central Park)	Bounded on the north by Brgy. Bagumbayan Quezon City along Marikina River, on the east by Circulo Verde (U.C.), on the south by Litton Mills Inc., and on the west by the Marikina River.
<b>MUD</b> Mixed Used Development (Litton Mills Inc., IDS Logistics, URC., etc.)	Bounded on the north by Pasig Central Park, on the east by Amang Rodriguez Ave., on the south by D. Cruz St., and on the west by the Marikina River.
<b>C-2</b> Commercial 2 (along E. Amang Rodriguez Ave.)	1 lot deep along both sides of E. Amang Rodriguez Ave., between West Bank Road Along Manggahan Floodways and Ortigas Ave. Extension.
<b>C-2</b> Commercial 2 (along West Bank Road Manggahan Floodways)	1 lot deep along West Bank Road Manggahan Floodways Southbound between Daang Pasig Bridge E. Amang Rodriguez Ave., and DPWH First Metro.
<b>C-2</b> Commercial 2 (EXAN)	Bounded on the north by Residential 3.1 Areas, on the east by West Bank Road Manggahan Floodways, on the south by Agapito Subdivision & Jabson Subdivision and on the west by E. Amang Rodriguez Ave..
<b>R-3.1</b> Residential 3.1 (Ciudad del Mejia Executive Village, Catalina Subd., JRA Subd., Gomez Ville, Jabson Subd., etc.)	Bounded on the north by Daang Pasig Bridge, on the east by Commercial 2 area along West Bank Road Manggahan Floodways, on the south by Commercial 2 area along Ortigas Ave., Extension and on the west by Commercial 2 area along E. Amang Rodriguez Ave..



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R-2 Residential 2 (along Ortigas Ave. Extension)	Bounded on the north by D. Cruz St., on the east by E. Amang Rodriguez Ave., on the south by Ortigas Ave., Extension and on the west by the Marikina River.
GI General Institutional (Sto. Rosario de Pasig Parish)	Bounded on the north by Ciudad del Mejia Executive Village, on the east by Silk's Cut Fashion Design, on the south by Ortigas Ave., Extension and on the west by the Budgetlane Supermarket.
GI General Institutional (DPWH First Metro)	Bounded on the north by Residential 3.1 Areas, on the east by West Bank Road Manggahan Floodways, on the south by Manga Dua Hotel and on the west by the Catalina Subdivision.
MUD Mixed Use Development (cor. Ortigas Ave., Extension and Tramo St.)	Bounded on the north by Catalina Subdivision, on the east by DPWH First Metro & Manga Dua Hotel, on the south by Ortigas Ave., Extension and on the west by the Tramo St.  (j)
C-2 Commercial 2 (along Ortigas Ave. Extension)	1 lot deep along Ortigas Ave., Extension westbound between E. Amang Rodriguez Ave., and Tramo St..
C-2 Commercial 2 (along Ortigas Ave. Extension)	1 lot deep along Ortigas Ave., Extension westbound between Rosario Bridge and E. Amang Rodriguez Ave..
C-2 Commercial 2 (Manga Dua Hotel along Ortigas Ave. Extension)	Bounded on the north by DPWH First Metro, on the east by West Bank Road Manggahan Floodways, on the south by Ortigas ave., Extension and on the west by Mixed Used Dev't.
MUD Mixed Use Development (along the Marikina River)	1 lot deep along Marikina River northbound between Litton Mills Inc., and Escuela de Sto. Rosario.
UTS Utility (Rosario Ferry Terminal)	Bounded on the north by Rosario Bridge Ortigas ave., Extension, on the east by Commercial 2 area along Ortigas ave. Extension eastbound, on the south by Rosario covered court and on the west by Mixed used dev't along Marikina river.
C-2 Commercial 2 (along Ortigas Ave. Extension)	1 lot deep along Ortigas ave. extension eastbound between West Bank road Manggahan floodways and Marikina river.
C-2 Commercial 2 (along C. Raymundo Ave.)	1 lot deep along C. Raymundo ave., southbound between Ortigas Ave. Extension and Eusebio High School.



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PRE Recreational (Rosario covered court)	Bounded on the north by Rosario Ferry Terminal, on the east by Residential 3.1 area, on the south by Residential 3.1 area and on the west by Mixed Use Dev't along the Marikina river.
GI General Institutional (Alfonso Specialist Hospital)	Bounded on the north by Commercial 2 (Rempson Supermarket/ Grand Ortigas Supermarket ), on the east by Doctor Sixto Antonio Ave., on the south by Residential 3.1 area and on the west by Residential 3.1 area.
MUD Mixed Use Development	Bounded on the north, east and south by Residential 3.1 areas and on the west by Mixed Use Dev't along the Marikina river.
R-3.1 Residential 3.1 (along Dr. Sixto Antonio Ave. southbound)	Bounded on the north by Commercial 2 along Ortigas Ave. extension, on the east by Dr. Sixto Antonio Ave., on the south by Eagle St., and on the west by the Marikina river.
R-3.1 Residential 3.1 (cor. Dr. Sixto Antonio Ave. and F. Andres St.)	Bounded on the north by Commercial 2 along Ortigas Ave. Extension, on the east by Rosario Park & Sport Arena, on the south by F. Andres St., and on the west by Dr. Sixto Antonio Ave.
MUD Mixed Use Development (Vision Builders/ KDS Construction)	Bounded on the north by Commercial 2 along Ortigas Ave. Extension, on the east by Commercial 2 along C. Raymundo Ave., on the south by Eusebio High School & Rosario sport arena and on the west by Rosario Park & Residential 3.1 areas.
PRE Recreational (Rosario Sports Arena & Park)	Bounded on the north by Vision Builders/ KDS Construction, on the east by Rosario Fire Brigade & Eusebio High School, on the south by F. Andres St., and on the west by Residential 3.1 areas.
GI General Institutional (Rosario Fire Brigade & Eusebio High School)	Bounded on the north by Vision Builders/ KDS Construction, on the east by C. Raymundo Ave., on the south by F. Andres St., and on the west by Rosario Sports arena.
C-2 Commercial 2 (along C. Raymundo Ave. northbound)	1 lot deep along C. Raymundo Ave., northbound between Ortigas Ave. Extension and Francisco Legaspi St.
R-3.1 Residential 3.1 (both sides of GSIS road)	Bounded on the north by Commercial 2 along Ortigas Ave. Extension, on the east by Commercial 2 along West Bank Road Manggahan floodway, on the south by Richprime Global Trading, Inc., ShoeMart, Inc. Warehouse & Sorrento Oasis Pasig and on the west by Commercial 2 area along C. Raymundo Ave.



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C-2 <b>Commercial 2</b> (along West Bank Road Manggahan Floodways)	1 lot deep along West Bank Road Manggahan Floodways Southbound between Ortigas Ave. Ext. Bridge and Javier Bridge.
MUD <b>Mixed Use Development</b> (Richprime Global Trading Inc. & ShoeMart Inc. Warehouse)	Bounded on the north by Residential 3.1 areas, on the east by Commercial 2 area along West Bank Road Manggahan Floodway, on the south by Residential 3.1 areas and on the west by Sorrento Oasis Pasig.
R-5 <b>Residential 5</b> (Sorrento Oasis Pasig)	Bounded on the north by Residential 3.1 areas, on the east by Richprime Global Trading Inc. & ShoeMart, Inc. Warehouse, on the south by Mixed Use Dev't areas and on the west by Residential 3.1 & Commercial 2 areas along C. Raymundo Ave.
C-2 <b>Commercial 2</b> (Nouveau Manufacturing Inc., Super Mightee Mart, Jemco Bus Stand Azad Basti, Rey Marketing Inc., & Mariwasa's previous factory)	Bounded on the north by F. Andres St., on the east by C. Raymundo Ave., on the south by Ciudad del Carmen and on the west by Residential 3.1 areas.
GI <b>General Institutional</b> (Escuela de Sto. Rosario)	Bounded on the north by Residential 3.1 areas, on the east by Dr. Sixto Antonio Ave., on the south by Residential 3.1 areas and on the west by the Marikina River.
R-3.1 <b>Residential 3.1</b> (along Dr. Sixto Antonio Ave. northbound)	Bounded on the north by F. Andres St., on the east by Nouveau Manufacturing Inc., Jemco Bus Stand, Mariwasa Factory & Ciudad del Carmen, on the south by Bernal St. and on the west by Dr. Sixto Antonio Ave.
GI <b>General Institutional</b> (Rosario Barangay Hall)	Bounded on the north by Bernal St., on the east, south & west by Residential 3.1 areas.
R-3.1 <b>Residential 3.1</b> (Ciudad del Carmen, Apartment & Princeton Square)	Bounded on the north by the site of a former Mariwasa factory, & Rey Marketing Inc., on the east by Commercial 2 strip along C. Raymundo ave., on the south by Commercial 2 areas & Mixed Use Dev't areas along Bernal St., and on the west by Residential 3.1 areas.
C-2 <b>Commercial 2</b> (Jemco Building, etc.)	Bounded on the north by Ciudad del Carmen, on the east by C. Raymundo Ave., on the south by Bernal St. and on the west by Mixed Use Dev't areas.
MUD <b>Mixed Use Development</b>	Bounded on the north by Ciudad del Carmen, on the east by Commercial 2 area along C. Raymundo Ave., on the south by Bernal St. and on the west by a General Institutional area.



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GI General Institutional	Bounded on the north by Ciudad del Carmen, on the east by Mixed Use Dev't area, on the south by Bernal St. and on the west by Residential 3.1 areas.
R-3.1 Residential 3.1 (along Bernal St., eastbound)	Bounded on the north by Bernal St., on the east by Commercial 2 area along C. Raymundo Ave., on the south by Doña Juana Subd., & Rosario Elementary School and on the west by Dr. Sixto Antonio Ave.
MUD Mixed Use Development (Pasig DC, Grolier International Inc., Jentec Storage & Citywest)	Bounded on the north by Sorrento Oasis Pasig on the east by Jenny Avenue on the south by Pasig Greenland Village Phase 1 and on the west by C. Raymundo Ave.
MUD Mixed Use Development (Phil. Pharmawealth Inc. PPI)	Bounded on the north by Francisco St., on the east by Residential 3.1 areas, on the south by Residential 3.1 areas and on the west by Jenny Ave.
R-3.1 Residential 3.1 (both sides of Sunshine & Francisco St.)	Bounded on the north by Richprime Global Trading Inc., on the east by West Bank Road Manggahan Floodway, on the south by Eastwear Knitting Co., Inc. and on the west by Jenny Ave.
MUD Mixed Use Development (Eastwear Knitting Co., Inc.)	Bounded on the north by Residential 3.1 areas, on the east by West Bank Road Manggahan Floodway, on the south by Pasig Greenland Village and on the west by Jenny Ave. (k)
R-3.1 Residential 3.1 (Pasig Greenland Village Phase 1, Doña Juana Subd.2, Covina Verde)	Bounded on the north by Grolier International, Inc. Warehouse, on the east by Jenny Avenue, on the south by Mixed Use Dev't areas and on the west by Commercial 2 areas along C. Raymundo Ave.
R-3.1 Residential 3.1 (Doña Juana Subdivision)	Bounded on the north by Residential 3.2 areas along Bernal St., on the east by Commercial 2 areas along C. Raymundo Ave., on the south by Guanio Compound and on the west by Residential 3.2 areas.
GI General Institutional (Rosario Elementary School)	Bounded on the north by Residential 3.2 areas along Rosario St., on the east by Doña Juana Subd., on the south by Residential 3.1 areas, and on the west by Dr. Sixto Antonio Ave.
<b>BRGY. MAYBUNGA</b>	
R-3.1 Residential 3.1 (Pasig Greenland Village)	Bounded on the north by Eastwear Knitting Co., Inc., on the east by West Bank Road Manggahan Floodway, on the south by Pasig Millenium Gardens and on the west by Jenny Ave.



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MUD Mixed Use Development	Bounded on the north & east by Pasig Greenland Village, on the south by Pasig Millenium Gardens and on the west by Jenny Ave.
R-5 Residential 5	Bounded on the north by Pasig Greenland Village on the east by Mixed Use Dev't along West Bank Road Manggahan Floodway, on the south by Pasig Millenium Gardens and on the west by Jenny Ave.
R-3.1 Residential 3.1 (Pasig Millenium Gardens)	Bounded on the north by Moon St., on the east by Mixed Use Dev't areas, on the south by Polyson Industries Incorporated and on the west by Mixed Use Dev't areas.
R-3.1 Residential 3.1 (Guanio Compound, Chason Subdivision, Eastside Manors, etc.)	Bounded on the north by Rosario Elementary School & Doña Juana Subd., on the east by Commercial 2 areas along C. Raymundo Ave., on the south by Mixed Use Dev't & Capri Oasis Residences and on the west by Dr. Sixto Antonio Ave.
R-3.1 Residential 3.1 (along Dr. Sixto Antonio Ave., southbound)	Bounded on the north by Alfonso Sandoval Bridge Eagle St., on the east by Dr. Sixto Antonio Ave., on the south by Maybunga Barangay Hall and on the west by the Marikina River.
C-2 Commercial 2 (Sea Oil Gas Station along Dr. Sixto Antonio Ave., southbound)	Bounded on the north by Residential 2 areas, on the east by Dr. Sixto Antonio Ave., on the south by Residential 2 areas and on the west by the Marikina River.
R-5 Residential 5 (Capri Oasis Residences)	Bounded on the north by Eastside Manors, on the east by Aboitiz One Distribution Inc., on the south by Hampton Gardens Condominium and on the west by Dr. Sixto Antonio Ave.
R-3.1 Residential 3.1 (along Dr. Sixto Antonio Ave., northbound)	Bounded on the north by Capri Oasis Residences, on the east by Aboitiz One Distribution Inc., on the south by Hampton Gardens Condominium and on the west by Dr. Sixto Antonio Ave.
R-5 Residential 5 (Hampton Gardens Condominium)	Bounded on the north by Residential 3.2 areas, Capri Oasis Residences & Aboitiz One Distribution Inc., on the east by C. Raymundo Ave., on the south by San Antonio Abad Subd., Maybunga, Maybunga Elementary School & Residential 3.2 areas, and on the west by Dr. Sixto Antonio Ave.
R-3.1 Residential 3.1 (Stella Maris Villas, San Antonio Abad Subd., Brgy. Maybunga,)	Bounded on the north by Maybunga Elementary School & Hampton Gardens Condominium, on the east by C. Raymundo Ave., on the south by Stella Maris Ave., and on the west by Dr. Sixto Antonio Ave.





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GI General Institutional (Maybunga Elementary School)	Bounded on the north by Hampton Gardens Condominium, on the east by San Antonio Abad Subd., on the south by Stella Maris Villas and on the west by Residential 3.1 areas.
MUD Mixed Use Development (Aboitiz One Distribution Inc.,)	Bounded on the north by Capri Oasis Residences & Eastside Manors, on the east by C. Raymundo Ave., on the south by Hampton Gardens Condominium and on the west by Ashton Tower.
GI General Institutional (St. Theresa of Lisieux Doctors Hospital)	Bounded on the north by Vintel Logistics Inc., on the east by Modernphil Corporation, on the south by South Star Drug C. Raymundo Branch and on the west by C. Raymundo Ave.
MUD Mixed Use Development (Marigold Commodities Corporation, Polyson Industries, Inc., Lunar Steel Corporation, etc.)	Bounded on the north by Doña Juana Subd., on the east by Jenny's Avenue, on the south by Parkwood Phase 2 & Francisco Legaspi St., and on the west by Commercial 2 along C. Raymundo Ave.
MUD Mixed Use Development	Bounded on the north by Pasig Greenland Village, on the east by West Bank Road Manggahan Floodway, on the south by Pasig City Maybunga Housing Project & Rizal Experimental Station and Pilot School of Cottages Industries, and on the west by Jenny's Avenue & Pasig Millenium Gardens.
GI General Institutional (Rizal Experimental Station and Pilot School of Cottages Industries)	Bounded on the north by Mixed Use Dev't areas, on the east by Pasig City Maybunga Housing Project, on the south by Eusebio Bliss Village and on the west by Jenny's Avenue.
R-4 Residential 4 (Pasig City Maybunga Housing Project & Eusebio Bliss Village)	Bounded on the north by Mixed Use Dev't areas & Rizal Experimental Station and Pilot School of Cottages Industries, on the east by West Bank Road Manggahan Floodway, on the south by Mixed Use Dev't areas & Parkwood Phase 4-A and on the west by Jenny's Avenue.
R-2 Residential 2 (along West Bank Road Manggahan Floodways southbound)	Bounded on the north by Pasig City Maybunga Housing Project, on the east by West Bank Road Manggahan Floodways on the south by Francisco Legaspi St., and on the west by Mixed Use Dev't areas.



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MUD Mixed Use Development (along Francisco Legaspi St.)	Bounded on the north by Pasig City Maybunga Housing Project & Eusebio Bliss Village, on the east by Residential 2 areas, on the south by Commercial 1 areas along Francisco Legaspi St., and on the west by Parkwood Phase 4-A.
R-3.1 Residential 3.1 (Parkwood Phase 4-A)	Bounded on the north & east by Mixed Use Dev't areas, on the south by Commercial 1 areas along Francisco Legaspi St., and on the west by Jenny's Avenue.
MUD Mixed Use Development (Badminton Place, Mostcom Philippines, etc.)	Bounded on the north by Parkwood Phase 2, on the east by Jenny's Avenue, on the south by Francisco Legaspi St., and on the west by Residential 3.1 areas.
R-3.1 Residential 3.1 (Parkwood Phase 2)	Bounded on the north by Polyson Industries Incorporated, on the east by Mixed Use Dev't., on the south by Commercial 2 areas along Francisco Legaspi St., and on the west by BLC & San Mig Coffee Warehouse.
C-1 Commercial 1 (both sides of Francisco Legaspi St.)	1 lot deep along both sides of Francisco Legaspi St., between C. Raymundo Ave. and West Bank Road Manggahan Floodway.
R-3.1 Residential 3.1 (along Dr. Sixto Antonio Ave. southbound)	Bounded on the north by Maybunga Barangay Hall., on the east by Dr. Sixto Antonio Ave., on the south by P. Conducto St., and on the west by the Marikina River.
R-3.1 Residential 3.1 (Montana Homes Subd., Villacorte Compound along Dr. Sixto Antonio Ave. northbound)	Bounded on the north by Stella Maris Ave., on the east by Commercial 2 strip along C. Raymundo Ave. southbound, on the south by Pag-asa st & Mariano Melendres Sr. St., and on the west by Dr. Sixto Antonio Ave..
C-2 Commercial 2 (Dunkin Donuts Stella Maris Ave.)	Bounded on the north by Stella Maris Ave., on the east by San Antonio Abad Parish Church, on the south by Residential 3.1 areas and on the west by Dr. Sixto Antonio Ave.
GI General Institutional (San Antonio Abad Parish Church)	Bounded on the north by Stella Maris Ave., on the east by Blue St., on the south by Maybunga Covered Court, and on the west by Dunkin Donuts along Stella Maris Ave.
PRE Recreational (Maybunga Covered Court)	Bounded on the north by San Antonio Abad Parish Church, on the east by Blue St., on the south by Residential 3.1 areas, and on the west by Residential 3.1 areas.



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MUD Mixed Use Development (Tsung Fang Factory, Henscha, Evapia Precision Toolings)	Bounded on the north by Geronimo or Buen Mar St., on the east by Commercial 2 strip along C. Raymundo Ave. southbound, on the south by Jose Ong St. and on the west by Montana Homes Subdivision.
C-2 Commercial 2 (along C. Raymundo Ave., southbound)	1 lot deep along C. Raymundo ave., southbound between Geronimo or Buen Mar St. and Pag-asa or Mariano Melendres Sr. St.
C-2 Commercial 2 (Puregold C. Raymundo)	Bounded on the north by Francisco Legaspi St., on the east by LG Philippines, on the south by CDI Building and on the west by TriCity Medical Center and C. Raymundo Ave.
GI General Institutional (TriCity Medical Center)	Bounded on the north & east by Puregold C. Raymundo, on the south by Commercial 2 strips along C. Raymundo Ave. and on the west by C. Raymundo Ave.
C-2 Commercial 2 (along C. Raymundo Ave., northbound)	1 lot deep along C. Raymundo Ave., northbound between Francisco Legaspi St. and Dee Con Ready Mixed Concrete.
MUD Mixed Use Development (LG Phil., DEE CON, CDI Building, Good Harvest Complex, etc.)	Bounded on the north by Francisco Legaspi St., on the east by Parkwood Greens Phase 1-D, on the south by United Glorietta Subdivision and on the west by C. Raymundo Ave.
R-3.1 Residential 3.1 (Parkwood Greens Phase 1-D, etc.)	Bounded on the north by Francisco Legaspi St., on the east by Market Avenue, on the south by Mixed Use Dev't areas and on the west by CDI Building.
R-3.1 Residential 3.1 (Parkwood Phase 1)	Bounded on the north by Commercial 1 strip along Francisco Legaspi St., on the east by Residential 2 areas & Jenny's Avenue, on the south by Commercial 2 strip along Eusebio St., and on the west by Market Avenue.
R-2 Residential 2 (Northeast of Parkwood Phase 1)	Bounded on the north by Commercial 2 strip along Francisco Legaspi St., on the east by Mixed Use Dev't areas corner Francisco Legaspi St. & Jenny's Avenue, on the south by F. Roosevelt Ave., and on the west by Washington St.
MUD Mixed Use Development (cor. Jenny's Avenue and Francisco Legaspi ave.)	Bounded on the north by Francisco Legaspi St., on the east by Jenny's Avenue, on the south by F. Roosevelt Ave., and on the west by J. Carter St.



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MUD Mixed Use Development (Essential Int'l Ingredients Corp., Myserv Int'l Inc., etc.)	Bounded on the north by Parkwood Phase 1, on the east by Jenny's Avenue, on the south by Eusebio St., and on the west by Commercial 2 area.
C-2 Commercial 2 (along Eusebio St. westbound)	Bounded on the north by Parkwood Phase 1, on the east by Myserv International Inc., on the south by Eusebio St., and on the west by creek along Eusebio St.
MUD Mixed Use Development (cor. Eusebio St., and Jenny's Avenue)	Bounded on the north by Villa Concha Subdivision, on the east by Villa Eusebio, on the south by Eusebio St., and on the west by Jenny's Avenue.
R-3.1 Residential 3.1 (Parkwood Phase 4-B, 4-D, Villa Eusebio, Damayan Homes, Pasig City Employee Subd.)	Bounded on the north by Commercial 1 strip along Francisco Legaspi St., on the east by Pasig City RAVE, First Global Venture & Jolly Ant Home Depot, on the south by Commercial 2 strip along Eusebio St., and on the west by Jenny's Avenue.
GI General Institutional (Pasig City Science High School - PCSHS)	Bounded on the north by Francisco Legaspi St., on the east by Pasig City RAVE, on the south by Pasig City Youth Training Center and on the west by Parkwood Phase 4-B.
PRE Park (Pasig City RAVE)	Bounded on the north by Francisco Legaspi St., on the east by Eusebio St., on the south by Pasig City General Hospital & First Global Venture, and on the west by Summerfield Residences, Pasig, Parkwood Phase 4-D & 4-B
GI General Institutional (Crusaders of the Divine Church of Christ, Rizal Technological University-Pasig Campus, Pasig City General Hospital)	Bounded on the north by Pasig City Rainforest Water Park, on the east by Eusebio St., on the south by First Global Venture, and on the west by Pasig City Rainforest Amphitheater.
C-2 Commercial 2 (along West Bank Road Manggahan Floodways both sides)	1 lot deep along both sides of West Bank Road Manggahan Floodways, between Javier Bridge Francisco Legaspi St., and Brgy. Boundary of San Andres (Poblacion), Cainta, Rizal.
MUD Mixed Use Development (PI Building, etc.)	Bounded on the north by Rizal Technological University Pasig Campus, on the east & south by Christine Royal lot, and on the west by Pasig City General Hospital.

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BRGY. CANIOGAN	
<b>MUD</b> <b>Mixed Use Development</b> (Arlo Aluminum)	Bounded on the north by Residential 3.1 areas, on the east by Dr. Sixto Antonio Ave., on the south by P. Conducto St., and on the west by the Marikina River.
<b>GI</b> <b>General Institutional</b> (International Baptist Church)	Bounded on the north, east & west by Residential 3.1 areas and on the south by Miguel Melendres, Sr. St. & Esguerra Compound.
<b>MUD</b> <b>Mixed Use Development</b> (along Miguel Melendres, Sr. St.)	Bounded on the north by Miguel Melendres Sr. St., on the east by Shell Gas Station along C. Raymundo Ave. southbound, on the south by Waffletime Incorporated and on the west by Maklang Compound.
<b>GI</b> <b>General Institutional</b> (Faith Baptist Church)	Bounded on the north by Waffletime Incorporated, on the east by Marius Arcadia, on the south by Mariano Melendres Sr. St. and on the west by Residential 3.1 areas.
<b>R-3.1</b> <b>Residential 3.1</b> (United Glorietta Subdivision)	Bounded on the north by Dee Con Ready Mixed Concrete, on the east by Market Avenue, on the south by Mixed Use Dev't areas and on the west by Commercial 2 areas along C. Raymundo Avenue.
<b>MUD</b> <b>Mixed Use Development</b> (south of Camella Cerritos East)	Bounded on the north and east by Camella Cerritos East, on the south by Commercial 2 strip along Mercedes Avenue and on the west by Pasig Church of Christ.
<b>GI</b> <b>General Institutional</b> (Pasig Church of Christ)	Bounded on the north by Camella Cerritos East, on the east by Mixed Use Dev't areas, on the south by Mercedes Avenue and on the west by Yamaha-Mercedes Branch.
<b>C-3</b> <b>Commercial 3</b> (cor. C. Raymundo Avenue & Mercedes Ave.)	Bounded on the north by Dee Con Ready Mixed Concrete, on the east by United Glorietta Subdivision & Camella Cerritos East, on the south by Pasig Church of Christ and on the west by C. Raymundo Avenue.
<b>R-3.1</b> <b>Residential 3.1</b> (J.B. Javier Compound, etc.)	Bounded on the north by Mariano Melendres Sr St., on the east by Commercial 2 strip along C. Raymundo Avenue, on the south by Kalinangan St., and on the west by Arellano University (AU)-Andres Bonifacio Campus.
<b>GI</b> <b>General Institutional</b> (Arellano University/ AU- Andres Bonifacio Campus)	Bounded on the north by Pag-asa St., on the east by Nicanor Nazareth St., on the south by Residential 3.1 areas along Kalinangan St., and on the west by Residential 3.1 areas along Dr. Sixto Antonio Avenue.
<b>PRE</b> <b>Recreational</b> (Caniogan Covered Court)	Bounded on the north by Arellano University (AU)-Andres Bonifacio Campus, on the east, south and west by Residential 3.1 areas.



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<p>R-3.1  <b>Residential 3.1</b>          (Tatlong Bayani, Villa Susana, Sgt. Bernardo Homeowners Association, etc.)</p>	<p>Bounded on the north by Arlo Aluminum, on the east by Dr. Sixto Antonio Avenue, on the south by Rizal High School, and on the west by the Marikina River.</p>
<p>R-5  <b>Residential 5</b>          (Riverfront Residences)</p>	<p>Bounded on the north by Residential 3.1 areas, on the east by Dr. Sixto Antonio Avenue, on the south by Sgt. Bernardo Homeowners Association (P.A), and on the west by the Marikina River.</p>
<p>R-3.1  <b>Residential 3.1</b>          (Kagitingan H.A, Caruncho-Revilla Compound, Katarungan H.A, etc.)</p>	<p>Bounded on the north by Kalinangan St., on the east by Victoria's Place Subdivision, on the south by Pasig City Bliss Housing and on the west by Dr. Sixto Antonio Avenue.</p>
<p>GI  <b>General Institutional</b>          (Caniogan Elementary School)</p>	<p>Bounded on the north by Kalinangan St., on the east by Delifrance Food Factory, on the south by Victoria's Place Subdivision and on the west by Residential 3.1 areas corner Dr. Sixto Antonio Avenue and Kalinangan St.</p>
<p>R-1  <b>Residential 1</b>          (Victoria's Place Subdivision)</p>	<p>Bounded on the north by Caniogan Elementary School, on the east by Santa Clara de Montefalco Parish Church &amp; Pasig City Motorpool Station, on the south by Pasig City Public Cemetery &amp; Katarungan H.A., and on the west by Kagitingan H.A., along Dr. Sixto Antonio Avenue.</p>
<p>MUD  <b>Mixed Use Development</b>          (Delifrance Food Factory &amp; Dolljoy Factory)</p>	<p>Bounded on the north by Kalinangan St., on the east by Commercial 2 strip along C. Raymundo Avenue, on the south by RED Training Center &amp; Santa Clara de Montefalco Parish Church, and on the west by Victoria's Place Subd. &amp; Caniogan Elementary School.</p>
<p>GI  <b>General Institutional</b>          (Santa Clara de Montefalco Parish Church, Pasig City Motorpool Station, RED Training Center &amp; Pasig City Police Headquarters)</p>	<p>Bounded on the north by Delifrance Food Factory &amp; Dolljoy Factory, on the east by C. Raymundo Avenue, on the south by Pasig City Public Cemetery and on the west by Victoria's Place Subdivision.</p>
<p>C-3  <b>Commercial 3</b> (along C. Raymundo Avenue)</p>	<p>Bounded on the east by C. Raymundo Avenue, on the west by Santa Clara de Montefalco Parish Church, and on the south by the right-of-way (ROW) of Santa Clara de Montefalco Parish Church</p>



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PRE Cemetery (Pasig City Public Cemetery)	Bounded on the north by Victoria's Place Subdivision, on the east by C. Raymundo Avenue, on the south by Villa Upeng & Sunico Compound and on the west by Residential 3.1 areas.
R-3.1 Residential 3.1 (Villa Upeng, Sunico Compound, Kasikatan Homeowners, etc.)	Bounded on the north by Pasig City Public Cemetery, on the east and south by Commercial 2 strip along C. Raymundo Avenue, and on the west by Pasig City Bliss Housing.
C-2 Commercial 2 (along C. Raymundo Avenue and Pasig Boulevard Extension both sides)	1 lot deep along both sides of C. Raymundo Avenue and Pasig Boulevard Extension, between Pasig City Public Cemetery and Dr. Sixto Antonio Avenue.
R-5 Residential 5 (Pasig City Bliss Housing)	Bounded on the north by Residential 3.1 areas, on the east by Col. P. Licsi St., on the south by PLDT-Pasig Rotonda, and on the west by Suarez Compound along Dr. Sixto Antonio Avenue.
R-3.1 Residential 3.1 (Suarez Compound, etc.)	Bounded on the north by M. Flores Jr. St., on the east by Pasig City Bliss Housing, on the south by Community Baptist Church, and on the west by Dr. Sixto Antonio Avenue.
GI General Institutional (Pasig Christian Academy)	Bounded on the north by Col. P. Licsi St., on the east by Residential 3.1 areas, on the south by Caruncho St., and on the west by Pasig City Bliss Housing.
UTS Utility (PLDT-Pasig Rotonda)	Bounded on the north by Col. P. Licsi St., on the east by Kasikatan Homeowners, on the south by Pasig Boulevard Extension, and on the west by Community Baptist Church.
GI General Institutional (Rizal High School-Pasig)	Bounded on the north by Tatlong Bayani, on the east by Doctor Sixto Antonio Avenue, on the south by N. Espiritu St., and on the west by the Marikina River.
R-3.1 Residential 3.1 (Flores de Mayo, A. Flores)	Bounded on the north by N. Espiritu St., Rizal High School, on the east by Commercial 2 areas corner Dr. Sixto Antonio Ave. & Pasig Rotonda, on the south by Vargas Bridge, and on the west by the Marikina River.
GI General Institutional (First Presbyterian Church of Pasig)	Bounded on the north by N. Espiritu St., on the east by Dr. Sixto Antonio Ave., on the south by Philtrust Bank, and on the west by Flores de Mayo (A. Flores).
C-2 Commercial 2 (cor. Dr. Sixto Antonio Ave. & Vargas Bridge)	Bounded on the north by Rizal High School-Pasig, on the east by Dr. Sixto Antonio Ave., on the south by Vargas Bridge and on the west by Flores de Mayo (A. Flores).



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C-2 Commercial 2 (along Vargas Bridge eastbound)	Bounded on the north by Vargas Bridge, on the east by Dr. Sixto Antonio Ave. Pasig Rotonda, on the south by Residential 3.1 areas along Dr. Maldo Del Rosario and on the west by Pasig City River Park along the Marikina River.
R-3.1 Residential 3.1 (along Dr. Maldo Del Rosario)	Bounded on the north by Commercial 2 strips along Vargas Bridge, on the east by Jollibee, Mang Inasal & Mini Stop along Pasig Rotonda, on the south by Dr. Maldo Del Rosario and on the west by Commercial 2 areas along Pasig City River Park.
<b>BRGY. SAN MIGUEL</b>	
GI General Institutional (Sacred Heart School of Pasig)	Bounded on the north by Parkwood Greens Phase 1-D, on the east by Market Avenue, on the south by United Glorietta Subdivision and on the west by Dee Con Ready Mixed Concrete.
C-2 Commercial 2 (along Eusebio St. both sides)	1 lot deep along both sides of Eusebio St., between Market Avenue and Christine Royal.
MUD Mixed Use Development (along Eusebio St.)	Bounded on the north by Summerfield Residences, Pasig, on the east by Pasig City Employee Subdivision, on the south by Eusebio St., and on the west by Villa Eusebio.
MUD Mixed Use Development (First Global Venture & Jolly Ant Home Depot)	Bounded on the north by Pasig City Rainforest Amphitheater & Pasig City General Hospital, on the east by Eusebio St., on the south by Commercial 2 strips along Eusebio St., and on the west by Maxville XII.
MUD Mixed Use Development (along Eusebio St. eastbound)	Bounded on the north by Commercial 2 strips along Eusebio St., on the east by Christine Royal lot, on the south by Frankfurt St. & La Consolacion College Pasig, and on the west by creek between Eusebio St. And Mercedes Ave. Bridge.
GI General Institutional (La Consolacion College-Pasig)	Bounded on the north by Arboleda Compound, on the east by Cuaresma Compound, on the south by Frankfurt St., and on the west by creek between Eusebio St. And Mercedes Ave..
MUD Mixed Use Development (Amaia Steps lot, JENTEC LUIS, Phil. Acrylic & Chemical Corp.)	Bounded on the north by Commercial 2 strip along Eusebio st. eastbound, on the east by creek between Eusebio St. And Mercedes Ave., on the south by Mercedes Ave. and on the west by Senja at East Raya Gardens & Commercial 2 areas along Luis St.
C-2 Commercial 2 (cor. Eusebio St. & Luis St.)	Bounded on the north by Eusebio St., on the east by the Amaia Steps lot & Jentec Luis, on the south by creek between Luis Bridge & Mercedes Ave., and on the west by Maxville 7, San Miguel Pasig.





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R-5 Residential 5 (East Raya Gardens)	Bounded on the north by creek between Luis Bridge and Mercedes Ave., on the east by Philippine Acrylic & Chemical Corp, on the south by Mercedes Ave., and on the west by Luis St.
MUD Mixed Use Development (along Luis St)	Bounded on the north by creek between Luis Bridge and Mercedes Ave., on the east by Raja at East Raya Gardens, on the south by Rumah at East Raya Gardens and on the west by Luis St.
C-2 Commercial 2 (along Frankfurt St., both sides)	1 lot deep along both sides of Frankfurt St., between Mercedes Executive Village and Hon. Alfonso Sandoval Ave.
C-2 Commercial 2 (along Mercedes Ave.)	1 lot deep along both sides of Mercedes Avenue., between Hon. Alfonso Sandoval Ave. and C. Raymundo Ave.
R-3.1 Residential 3.1 (Maxville 7, San Miguel)	Bounded on the north by Commercial 2 along Eusebio St., on the east by Luis St., on the south by Mixed Use Dev't. and on the west by Glass Steel.
MUD Mixed Use Development (cor. Luis St. And Mercedes Ave.)	Bounded on the north by Maxville 7, San Miguel Pasig, on the east by Luis St., on the south by Commercial 2 along Mercedes Ave. and on the west by creek between Sapang Liwanag Bridge and Luis Bridge.
MUD Mixed Use Development (Glass Steel, etc.)	Bounded on the north by Eusebio St., on the east by Maxville 7, San Miguel Pasig, on the south by creek between Sapang Liwanag Bridge and Luis Bridge. and on the west by Athena Residences Pasig City.
R-3.1 Residential 3.1 (Athena Residences Pasig City, etc.)	Bounded on the north by Commercial 2 strips along Eusebio St., on the east by creek between Eusebio St., and Sapang Liwanag Bridge, on the south by Mercedes Avenue and on the west by Market Avenue.
MUD Mixed Use Development (JLG)	Bounded on the north by Dunkin Donut Factory San Miguel Pasig City, on the east by Unknown Residential 3.1 areas, on the south by Unknown Residential 3.1 areas and on the west by Market Avenue.
GI General Institutional (Nino Jesus House of Studies)	Bounded on the north by Residential 3.1 areas, on the east by Athena Residences Pasig City, on the south by Commercial 2 areas along Mercedes Avenue and on the west by Commercial 2 areas along Market Avenue.
C-2 Commercial 2 (cor. Market Avenue and Mercedes Avenue)	Bounded on the north by Residential 3.1 areas, on the east by Nino Jesus House of Studies, on the south by Commercial 2 areas along Mercedes Avenue and on the west by Market Avenue.



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<b>MUD</b> <b>Mixed Use Development</b> (along Market Avenue southbound)	Bounded on the north by United Glorietta Subdivision, on the east by Market Avenue, on the south by Pasig Community School and on the west by Unknown Residential 3.1 areas.
<b>GI</b> <b>General Institutional</b> (Pasig Community School)	Bounded on the north by unidentified Mixed Use Dev't areas, on the east by Market Avenue, on the south by Camella Cerritos East and on the west by Camella Cerritos East.
<b>R-3</b> <b>Residential 3</b> (Camella Cerritos East San Miguel Pasig City)	Bounded on the north by unidentified Commercial 2 areas and Pasig Community School, on the east by Market Avenue and Mixed Use Dev't areas, on the south by Commercial 2 areas along Mercedes Avenue, and on the west by Commercial 2 areas along C. Raymundo Avenue.
<b>MUD</b> <b>Mixed Use Development</b> (cor. Market Avenue and Mercedes Avenue)	Bounded on the north by Camella Cerritos East, on the east by Market Avenue, on the south by Petron Gas Station cor. Mercedes Avenue and Market Avenue and on the west by Camella Condo Homes-Pasig.
<b>R-3.1</b> <b>Residential 3.1</b> (Purok Tres, Maxville 1, Villa Lamok, etc.)	Bounded on the north by Evergreen Memorial Garden & Warehouse along Victoria Road, on the east by Commercial 2 areas along Market Avenue, on the south by creek between Market Ave., Bridge & E. Angeles Bridge and on the west by E. Angeles St., & C. Raymundo Avenue.
<b>SPE</b> <b>Cemetery</b> (Evergreen Memorial Garden)	Bounded on the north by Commercial 2 strips along Mercedes Avenue, on the east by Victoria Road, on the south by Maxville 1 and on the west by C. Raymundo Avenue.
<b>MUD</b> <b>Mixed Use Development</b> (Warehouse)	Bounded on the north by Casa Francesca, on the east by Mercedes Plaza Parking Area, on the south by Purok Tres, San Miguel Pasig and on the west by Victoria Road.
<b>C-2</b> <b>Commercial 2</b> (along Market Avenue both sides)	1 lot deep along both sides of Market Avenue, between Mercedes Avenue and Francisco Soriano St.
<b>PRE</b> <b>Recreation</b> (San Miguel Covered Court)	Bounded on the north by San Miguel Brgy. Hall, on the east by Market Avenue, on the south by San Miguel Fitness Gym and on the west by Baldemor Compound.



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GI General Institutional (San Miguel Elementary School)	Bounded on the north by Sampaguita St. Villa Sta. Ana, on the east by Ilaya Housing, on the south by Bedaña St., and on the west by Market Avenue.
GI General Institutional (San Miguel Barangay Hall)	Bounded on the north by Hachuela Spare Parts Supply & Fruitful School Supplies store, on the east by Market Avenue, on the south by Roman Romulo Bldg. and on the west by San Miguel Covered Court.
R-3.1 Residential 3.1 (Ilaya Residential areas)	Bounded on the north by San Miguel Elementary School, on the east by creek beside Lupang Pari (Teachers Village), on the south by creek between Teachers Village Bridge & Market Avenue Bridge, and on the west by Market Avenue.
GI General Institutional (Amac Clinic)	Corner Mercedes Avenue and Market Avenue.
MUD Mixed Use Development (beside Peralta Compound)	Bounded on the north by Residential 3.1 areas along Mercedes Avenue, on the east by Peralta Compound, on the south by EXPO and on the west by Commercial 2 areas along Market Avenue.
R-3.1 Residential 3.1 (Peralta Compound & Villa Santa Ana)	Bounded on the north by Commercial 2 strip along Mercedes Avenue, on the east by GE Appliances & Metro Biscuit Factory, on the south by Ilaya Housing & San Miguel Elementary School and on the west by Commercial 2 strip along Market Avenue.
MUD Mixed Use Development (GE Appliances, Metro Biscuit Factory, Imarflex Battery Manufacturing Corp.)	Bounded on the north by Commercial 2 strip along Mercedes Avenue, on the east by JRA Compound, on the south by Lupang Pari (Teachers Village) and on the west by Villa Santa Ana & Peralta Compound.
R-3.1 Residential 3.1 (JRA Compound)	Bounded on the north by Commercial 2 strip along Mercedes Avenue, on the east by Dargani Group of Companies, on the south by Imarflex Battery Manufacturing Corp., and on the west by GE Appliances.
MUD Mixed Use Development (Dargani Group of Companies, San Miguel Beer Warehouse, Davies Paint, Charter Chemical & Coating Corp., Dee Con Batching Plant)	Bounded on the north by Commercial 2 strip along Mercedes Avenue, on the east by Commercial 2 strip along Hon. Alfonso Sandoval Avenue, on the south by Villa Caruncho, Grand Monaco La Potenza & Lupang Pari, and on the west by Imarflex Battery Manufacturing Corp. & JRA Compound.



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C-2 <b>Commercial 2</b> (Basic Taxi Terminal)	Bounded on the north by Dee Con Batching Plant, on the east by Hon. Alfonso Sandoval Avenue, on the south by Villa Raymundo & Caruncho Compound, and on the west by Masagana Compound (Sitio Kumunoy).
C-2 <b>Commercial 2</b> (along Hon. Alfonso Sandoval Avenue southbound)	1 lot deep southbound along Hon. Alfonso Sandoval Avenue, between Mercedes Avenue and Magsaysay St.
C-1 <b>Commercial 1</b> (cor. Mercedes Avenue and Hon. Alfonso Sandoval Avenue)	Bounded on the north by Mercedes Avenue, on the east by Ilugin creek between Mercedes Ave. Bridge & Greenwoods Executive Village Bridge, on the south by Fiberfill, and on the west by Hon. Alfonso Sandoval Avenue.
C-2 <b>Commercial 2</b> (along Hon. Alfonso Sandoval Avenue northbound)	1 lot deep northbound along Hon. Alfonso Sandoval Avenue, between Fiberfill and Mixed Used Dev't areas along Greenwood Avenue.
MUD <b>Mixed Use Development</b> (Fiberfill, NFA Warehouse, etc.)	Bounded on the north by Commercial 1 areas along Mercedes Ave., on the east by Ilugin Creek between Mercedes Ave. Bridge & Greenwoods Executive Village Bridge, on the south by Grand Monaco Homes & St. Gabriel Compound, and on the west by Commercial 2 strip along Hon. Alfonso Sandoval Avenue.
MUD <b>Mixed Use Development</b> (Motorworld Warehouse Sale, etc.)	Bounded on the north by Commercial 2 strip along Frankfurt St., on the east by Ametta Place (U.C.) on the south by Greenwoods Executive Village Phase 4, and on the west by creek between Mercedes Ave. Bridge & Greenwoods Executive Village Bridge.
R-3.1 <b>Residential 3.1</b> (Ametta Place U.C.)	Bounded on the north by Hannover St., on the east by Mercedes Executive Village & ETSI Tech., on the south by Greenwoods Executive Village Phase 4, and on the west by Mixed Use Dev't areas.
R-3.1 <b>Residential 3.1</b> (Lupang Pari/ Teachers Village, Grand Monaco La Potenza, Masagana Compound, Casa San Miguel, Caruncho Compound)	Bounded on the north by Mixed Use Dev't areas along Mercedes Ave., on the east by Commercial 2 Strip & Mixed Use Dev't areas along Hon. Alfonso Sandoval Ave., on the south by N. Cruz ave. and on the west by Parian Creek between Teachers Village Bridge & N. Cruz Bridge.
<b>BRGY. KAPASIGAN</b>	
GI <b>General Institutional</b> (Kapasigan Barangay Hall)	Bounded on the north by Commercial 2 areas, on the east by Industria St., on the south by Residential 3.1 areas and on the west by Pasig City River Park.



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GI General Institutional (between Dr. Maldo Del Rosario St. & Dr. Pilapil St.)	Bounded on the north by Dr. Maldo Del Rosario St., on the east by Commercial 2 areas along A. Mabini St., on the south by Dr. Pilapil St. and on the west by Industria St.
C-2 Commercial 2 (along Dr. Sixto Antonio Ave. and A. Mabini St.)	1 lot deep along both sides of Dr. Sixto Antonio Ave. & A. Mabini St., between Pasig Rotonda and Plaza Bonifacio.
C-2 Commercial 2 (Victoria Building, Merriam Bookstore)	Bounded on the north by Cebuana Pawnshop Building, on the east & south by Pariancillo Creek and on the west by Doctor Sixto Antonio Avenue.
PRE Park (Plaza Bonifacio)	Corner Dr. Sixto Antonio Ave. and A. Mabini St.
C-2 Commercial 2 (Alcalde Jose St.)	1 lot deep along Alcalde Jose St. westbound between A. Mabini St. and Industria St.
R-3.1 Residential 3.1 (Central area of Brgy. Kapasigan, Pasig City)	Bounded on the north by Dr. Pilapil St., on the east by Commercial 2 strip along A. Mabini St., on the south by Commercial 2 strip along Alcalde Jose St. & Pamantasan ng Lungsod ng Pasig and on the west by Industria St.
GI General Institutional (Pamantasan ng Lungsod ng Pasig)	Bounded on the north by Comercio St., on the east by New Venue of Every Nation Youth & Shine CW Arcade Bldg., on the south by Alcalde Jose St. and on the west by Industria St.
C-2 Commercial 2 (Sumulong Warehouse)	Bounded on the north by Residential 3.1 areas, on the east by Industria St., on the south and west by Residential 3.1 areas.
<b>BRGY. SAGAD</b>	
GI General Institutional (Capellan Institute of Technology)	Bounded on the north by Jose Feliciano St., on the east by Residential 3.1 areas on the south by Dr. Pilapil St. and on the west by Bayad Center Brgy. Sagad. (m)
R-3.1 Residential 3.1 (along Jose Feliciano St.)	2 lot deep along both sides of Jose Feliciano St., between E. Angeles St., and Dr. Sixto Antonio Avenue.
GI General Institutional (Pasig Baptist Church)	Bounded on the north by Jose Feliciano St., on the east by Residential 3.1 areas on the south by Dr. Pilapil St. and on the west by Residential 3.1 areas.
GI General Institutional (Javillionar Clinic & Hospital)	Bounded on the north by Jose Feliciano St., on the east by Sta. Elena Chapel, on the south by Dr. Pilapil St. and on the west by Soriano Compound.



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**BRGY. SAN MIGUEL**

<p>R-1 Residential 1 (Christine Royal Subdivision)</p>	<p>Bounded on the northwest by a lot on which the PI Building stands, on the northeast by very high density settlements along the East Manggahan Floodway Road, on the east, southeast and south by the boundary of Mercedes Executive Village, and on the west by creek.</p>
<p>MUD Mixed Use Development (ETSI compound)</p>	<p>Bounded on the north and east by Mercedes Executive Village, on the east by Greenwoods Executive Village Phase 4, on the south by the boundary of Bgy. Pinagbuhatan and by the Greenwoods Executive Village Phase 1.</p>
<p>R-4 Residential 4 (Ametta Place)</p>	<p>Bounded on the north and east by Mercedes Executive Village, and on the south by the <i>Barangay</i> Pinagbuhatan boundary (and Greenwoods Executive Village Phase 4).</p>

**BRGY. PINAGBUHATAN**

<p>R-1.1 Residential 1.1 (Greenwoods Executive Village Phase 4)</p>	<p>Bounded on the north by the <i>Barangay</i> San Miguel boundary, on the east by ETSI, on the southeast and south by Greenwoods Executive Village Phases 1 &amp; 5 respectively, and on the west by a creek.</p>
<p>R-3.1 Residential 3.1 (Greenwoods Executive Village Phases 1, 5 and 7)</p>	<p>Bounded on the north by the <i>Barangay</i> San Miguel boundary and ETSI, on the east and southeast by the boundaries of the Municipality of Cainta, Rizal Province and of Greenwoods Executive Village Phases 2 &amp; 3 (both in Cainta, Rizal Province), and on the west by a creek and Greenwoods Executive Village Phase 4.</p>



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GI General Institutional (Sagad ES, Sagad HS, Brgy. Hall & Covered court)	1 lot deep along both sides of E. Angeles St., between Jose Feliciano St. and C. Raymundo Avenue.
GI General Institutional (Iglesia Ni Cristo Lokal ng Pulo)	Bounded on the north by Villa Lamok, on the east by A. Asuncion, on the south by Dr. Pilapil St. and on the west by Residential 3.1 areas.
R-3.1 Residential 3.1 (along Pariancillo Creek bothsides)	Bounded on the north by Dr. Pilapil St., on the east by E. Angeles St. & M.H. Del Pilar St., on the south by Gateways Institute of Science and Technology and Rizal Boy Scout Council Headquarters and on the west by Doctor Sixto Antonio Ave.
UTS Utility (Meralco-Pasig City)	Bounded on the north by Dr. Pilapil St., on the east by Commercial 2 areas along Afable St., on the south by Valencia Compound and on the west by Doctor Sixto Antonio Ave. (n)
C-2 Commercial 2 (along Afable St.)	Bounded on the north by Dr. Pilapil St., on the east by Afable St., on the south by Valencia Compound and on the west by Meralco-Pasig City. (o)
R-3.1 Residential 3.1 (Valencia Compound)	Bounded on the north by Meralco-Pasig City, on the east by Afable St., on the south by Pariancillo Creek and on the west by Doctor Sixto Antonio Ave.
PRE Recreation (Afable Basketball Court)	Bounded on the north by Residential 3.1 areas, on the east by Pariancillo Creek, on the south by Residential 3.1 areas and on the west by Valencia Compound. (p)
<b>BRGY. PALATIW</b>	
MIXED USED DEV'T (cor. Hon. Alfonso Sandoval Ave., & N. Cruz st.)	Bounded on the north by Basic Taxi Terminal, on the east by Hon. Alfonso Sandoval Avenue, on the south by N. Cruz St., and on the west by Villa Raymundo, Caruncho Compound & Casa San Miguel.
R-3.1 Residential 3.1 (Grand Monaco Homes, St. Gabriel Compound, Doña Juliana Homes, Saint Paul Compound)	Bounded on the north by Fiberfill & NFA Warehouse, on the east by Greenwoods Executive Village Phase 4, on the south by Greenwood Avenue and on the west by Hon. Alfonso Sandoval Avenue.



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MUD Mixed Use Development (Along Greenwood Avenue westbound)	1 lot deep along Greenwood Avenue westbound between Tamarind St., and Greenwoods Executive Village Main Entrance Gate cor. Hon. Alfonso Sandoval Avenue.
GI General Institutional (Saint Gabriel International School)	Bounded on the north by St. Gabriel Compound, on the east by Saint Paul Compound, on the south by St. Paul Cmpd. Rd. and on the west by Hon. Alfonso Sandoval Avenue.
GI General Institutional (Palatiw Day Care Center I)	Bounded on the north by Residential 3.1 areas, on the east by creek beside Aries Compound, on the south by Villa Legaspi and on the west by M.H.Del Pilar Ave.
R-3.1 Residential 3.1 (vast area of Brgy. Palatiw, Pasig east of Market Avenue)	Bounded on the north and east by creek between Market Ave. Bridge & N. Cruz Bridge, on the south by San Agustin Avenue & Francisco Soriano St., and on the west by Commercial 2 strips & Mixed Use Dev't area along Market Avenue.
GI General Institutional (Palatiw Brgy. Hall, San Agustin Parish Church, Palatiw Multi-purpose Hall)	Bounded on the north by Commercial 2 strip & Residential 3.1 areas, on the east by unidentified Residential 3.1 areas, on the south by Velasco Compound and on the west by Market Avenue.
GI General Institutional (SSS Bldg. Palatiw, Lighthouse Bible Baptist Church)	Bounded on the north, east & south Residential 3.1 areas Palatiw, Pasig and on the west by Market Avenue.
MUD Mixed Use Development (Farmacia Peralta Warehouse)	Bounded on the north by Elpidio Santos St., on the east by Residential 3.1 areas, on the south by Victoriano Baltazar St. and on the west by Commercial 2 strip along Market Avenue.
C-1 Commercial 1 (cor. Victorino Baltazar St. & Market Avenue)	Bounded on the north by Victorino Baltazar St., on the east by Residential 3.1 areas, on the south by creek bet. Market Ave. & Francisco Soriano St. and on the west by Market Avenue.
C-2 Commercial 2 (north of Pasig City Hall Complex & Mega Market)	Bounded on the north by Francisco Soriano St., on the east by San Agustin Avenue, on the south by Caruncho Avenue westbound and on the west by F. Manalo St.  (q)
R-3.1 Residential 3.1 (West of Brgy. Palatiw & North of Brgy. Sto. Tomas, Pasig City)	Bounded on the north by creek between E. Angeles Bridge & Market Ave. Bridge, on the east by Commercial 2 strip along Market Avenue southbound, on the south by Elpidio Santos St. and on the west by E. Angeles St.





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GI General Institutional (Palatiw Elementary School)	Bounded on the north, east and west by Residential 3.1 areas along M.H. Del Pilar St. and on the south by Antonio Asuncion St.
GI General Institutional (Palatiw High School)	Bounded on the north by Residential 3.1 areas, on the east by Market Avenue southbound, on the south by Elpidio Santos St. and on the west by Jesus Is Lord Church-Palatiw.
<b>BRGY. PINAGBUHATAN</b>	
R-3.1 Residential 3.1 (Greenwoods Executive Village Phase 4)	Bounded on the north by Mixed Use Dev't areas & Ametta Place (U.C.) on the east by ETSI Tech. & Greenwoods Executive Village Phase 1 & 5, on the south by Greenwood Avenue and on the west by creek between Mercedes Ave. Bridge & Greenwoods Executive Village Bridge.
R-3.1 Residential 3.1 (Greenwoods Commercial Area)	Bounded on the north by Greenwood Avenue, on the east by Greenwoods Executive Village Phase 5, on the south by Manjos Industrial Compound and on the west by Hon. Alfonso Sandoval Avenue.
MUD Mixed Use Development (Manjos Industrial Compound)	Bounded on the north by Greenwood Avenue, on the east by Greenwoods Commercial Area, on the south by Villa Alegre Village and on the west by Hon. Alfonso Sandoval Avenue.
C-2 Commercial 2 (along Hon. Alfonso Sandoval Avenue northbound)	1 lot deep along Hon. Alfonso Sandoval Avenue northbound, between Greenwood Avenue and Ilugin Bridge.
GI General Institutional (Bible Baptist Church Church of Villa Alegre)	Bounded on the north by Manjos Industrial Compound, on the east by A. Fernandez (VA), on the south by VABBCA and on the west by Hon. Alfonso Sandoval Avenue.
R-3.1 Residential 3.1 (Villa Alegre Village, and Cristina Homes)	Bounded on the north by Manjos Industrial Compound, on the east by creek line between Greenwood Executive village bridge & Ilugin Bridge (Brgy boundary of Pinagbuhatan Pasig), on the south by creek beside Ilugin Bridge and on the west by Commercial 2 strip along Hon. Alfonso Sandoval Avenue.
UTS Utility (Vacant lot)	Bounded on the north by Willarey Village, on the east by Isla Homes 1, on the south by Nagpayong creek between Ilugin Bridge & M.H. Del Pilar Bridge and on the west by M.H. Del Pilar Avenue.



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<p><b>R-3.1</b>  <b>Residential 3.1</b>          (Isla Homes, Willarey Village, Golden Homes Subd., Villa Miguela Exec. Subd., Villa Gloria III Subd., etc.)</p>	<p>Bounded on the north by Mixed Used Dev't Areas (Dimension All Inc.), on the east by Hon. Alfonso Sandoval Avenue, on the south by a Utility area and on the west by M.H. Del Pilar Avenue.</p>
<p><b>GI</b>  <b>General Institutional</b>          (Pinagbuhatan Elementary School)</p>	<p>Bounded on the north by Suarezville Subd., on the east by Mixed Use Dev't area &amp; Villa Gloria III Subd., on the south by G. Salandanan St. and on the west by Pinagbuhatan Brgy. Hall &amp; Purok Camia Pinagbuhatan Pasig.</p>
<p><b>R-3.1</b>  <b>Residential 3.1</b>          (Purok Jasmin, Ison Compound, etc.)</p>	<p>Bounded on the north by Urbano Velasco Bridge, on the east by Creek line from U. Velasco Bridge to M. H. Del Pilar Bridge, on the south by creek line from M.H. Del Pilar Bridge to Pasig River and on the west by Pinagbuhatan High School &amp; Roman Cruz St.</p>
<p><b>GI</b>  <b>General Institutional</b>          (Pinagbuhatan High School)</p>	<p>Bounded on the north by Urbano Velasco Avenue, on the east by Purok Jasmin, on the south by Pasig River and on the west by Residential 2 areas beside Linton Steel Center Inc.</p>
<p><b>R-3.1</b>  <b>Residential 3.1</b>          (beside Pinagbuhatan High School)</p>	<p>Bounded on the north by Urbano Velasco Avenue, on the east by Pinagbuhatan High School, on the south by Pasig River and on the west by Linton Steel Center Inc.</p>
<p><b>MUD</b>  <b>Mixed Use Development</b>          (Linton Steel Center Inc.)</p>	<p>Bounded on the north by Molave Compound along Urbano Velasco Avenue, on the east by Residential 3.1 areas, on the south by Pasig River and on the west by Gahit Residential areas &amp; New Horizon Integrated School.</p>
<p><b>R-3.1</b>  <b>Residential 3.1</b>          (Molave Compound, Ferrer Compound, Gahit &amp; Acacia Residential areas)</p>	<p>Bounded on the north by Commercial strip along Urbano Velasco Avenue, on the east by Linton Steel Center Inc., on the south by Pasig River and on the west by Acacia St.</p>
<p><b>C-2</b>  <b>Commercial 2</b>          (along Urbano Velasco Avenue both sides)</p>	<p>1 lot deep along Urbano Velasco Avenue both sides, between A. Esguerra St. and Roman Cruz St.</p>
<p><b>R-3.1</b>  <b>Residential 3.1</b>          (Purok Doña Aurora, etc)</p>	<p>Bounded on the north by Escuela Catholica De San Sebastian &amp; San Sebastian Parish, on the east by creek line between Pinagbuhatan Elementary School &amp; Urbano Velasco Bridge, on the south by Urbano Velasco Avenue and on the west by Suntrust Kirana.</p>



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<b>GI</b> <b>General Institutional</b> (Escuela Catholica De San Sebastian & San Sebastian Parish)	Bounded on the north by Purok Camia, Pinagbuhatan Pasig, on the east by M.H. Del Pilar Ave., on the south by Purok Doña Aurora, Pinagbuhatan Pasig, and on the west by Suntrust Kirana & Garden Royale Villas.
<b>R-5</b> <b>Residential 5</b> (Suntrust Kirana)	Bounded on the north by Garden Royale Villas & Purok Camia, Pinagbuhatan Pasig, on the east by Escuela Catholica De San Sebastian & Purok Doña Aurora, Pinagbuhatan, Pasig, on the south by Urbano Velasco Avenue, and on the west by Pupha Compound. (r)
<b>R-4</b> <b>Residential 4</b> (Eusebio Building)	Bounded on the north & east by Residential 3.1 areas and south by Leticia Ville and on the west by Residential 3.1 areas.
<b>R-3.1</b> <b>Residential 3.1</b> (Garden Royale Villas, Leticia Ville, Abraza Pasig, Purok Cattleya Pinagbuhatan)	Bounded on the north by Brgy boundary of south of Brgy. Palatiw Pasig, on the east by Parian creek between N. Cruz Bridge & Pinagbuhatan Elementary School, on the south by San Sebastian Parish & Suntrust Kirana, and on the west by A. Esguerra St., & San Agustin Avenue (s)
<b>R-3.1</b> <b>Residential 3.1</b> (Suarezville, Isla Homes 2 & 3, Munting Bahayan Subd., La Forteza Ssasi)	Bounded on the north by N. Cruz Ave., on the east by Commercial 2 Strip along Hon. Alfonso Sandoval Ave., on the south by Mixed Use Dev't area and on the west by creek between N. Cruz Bridge & Pinagbuhatan Elementary School.
<b>BRGY MALINAO</b>	
<b>C-2</b> <b>Commercial 2</b> (Pasig City Mega Market, Margarita Bldg., U. Velasco Terminal, etc.)	Bounded on the north by Caruncho Avenue westbound, on the east by A. Esguerra St., on the south by Urbano Velasco Ave., & Caruncho Ave. eastbound, and on the west by Pasig City Hall Complex.
<b>C-2</b> <b>Commercial 2</b> (along Urbano Velasco Ave. & Caruncho Ave., eastbound)	1 lot deep along Urbano Velasco Avenue and Caruncho Ave. eastbound between Acacia St. and F. Manalo St. (t)
<b>UTS</b> <b>Utility</b> (Pasig City Central Terminal)	Bounded on the north by Commercial 2 strip along Caruncho Avenue eastbound, on the east by Free Choice Mart, on the south by Residential 3.1 areas, and on the west by Armal Centre.



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C-2 <b>Commercial 2</b> (cor. Don M. Melendrez Ave. & F. Manalo St.)	1 lot deep along F. Manalo St., northbound between Brown Villa and Lourdes Homes.
R-3.1 <b>Residential 3.1</b> (Magdalena Homes 1 & 2, Villa Antonio, Villa Regina Condo., Brown Villa & Lourdes Homes, etc.)	Bounded on the north by Commercial 2 strips along Caruncho Ave. eastbound on the east by Farmers St., on the south by J.V. Miguel St., and on the west by F. Manalo St.
C-2 <b>Commercial 2</b> (along A. Luna St. both sides)	1 lot deep along A. Luna St., bothside between P. Burgos St. and Dr. Garcia St.
GI <b>General Institutional</b> (Immaculate Conception Cathedral & Pasig Catholic College)	Bounded on the north by Caruncho Avenue, on the east by Pasig Catholic Cemetery, on the south by Residential 3.1 areas and on the west by A. Luna St.
SPE <b>Cemetery</b> (Pasig Catholic Cemetery)	Bounded on the north by Caruncho Avenue, on the east by Iglesia Ni Cristo-Lokal ng Pasig City, on the south by G. Raymundo Ave. and on the west by Pasig Catholic College & Immaculate Conception Cathedral.
C-2 <b>Commercial 2</b> (along Caruncho Avenue eastbound)	1 lot deep along Caruncho Avenue, eastbound between Immaculate Conception Cathedral and La Immaculada Concepcion School.
GI <b>General Institutional</b> (La Immaculada Concepcion School)	Bounded on the north by Caruncho Avenue, on the east by Pasig City Hall Complex, on the south by Commercial 2 areas and on the west by Pasig Catholic Cemetery.
C-2 <b>Commercial 2</b> (between F. Manalo St. & Pasig Catholic Cemetery)	Bounded on the north by La Immaculada Concepcion School, on the east by Iglesia Ni Cristo Church along F. Manalo St., on the south by Residential 3.1 areas along G. Raymundo Ave. and on the west by Pasig Catholic Cemetery.
GI <b>General Institutional</b> (Iglesia Ni Cristo-Lokal ng Pasig City)	Bounded on the north by The Red Apple Playschool, on the east by F. Manalo St., on the south by Residential 3.1 areas along G. Raymundo Ave. and on the west by Commercial 2 areas beside Pasig Catholic Cemetery.
R-3.1 <b>Residential 3.1</b> (along G. Raymundo Ave.)	Bounded on the north by Commercial 2 areas, on the east by F. Manalo St., on the south by G. Raymundo Ave. and on the west by Pasig Catholic Cemetery.



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GI General Institutional (Malinao Barangay Hall)	Corner Interior St. and A. Luna St., Brgy. Malinao, Pasig City.
R-3.1 Residential 3.1 (along A. Luna St. northbound)	Bounded on the north by Pasig Catholic College, on the east by Pasig Catholic Cemetery & G. Raymundo Ave. on the south by Interior St. and on the west by Commercial 2 strip along A. Luna St.
GI General Institutional (D' Paul Kiddie Center)	Bounded on the north by G. Raymundo Ave., on the east, south and west by Residential 3.1 areas.
GI General Institutional (Maranatha Christian Academy)	Bounded on the north by G. Raymundo Ave., on the east, south and west by Residential 3.1 areas. (u)
<b>BRGY. SAN NICOLAS</b>	
GI General Institutional (PASIG CITY HALL COMPLEX)	Bounded on the north by Caruncho Avenue westbound, on the east by Pasig City Mega Market, on the south by Caruncho Avenue eastbound and on the west by F. Manalo St.
GI General Institutional (Pasig City Elementary School)	Bounded on the north by Liberato Damian Elementary School, on the east by La Impreza Pasig & Sonrisa Pasig, on the south by Caruncho Avenue and on the west by Faustino Compound & Residential 3.1 areas.
R-3.1 Residential 3.1 (along M.H. Del Pilar northbound between F.Cruz St. & Caruncho Ave.)	Bounded on the north by F. Cruz St., on the east by Pasig City Elementary School, on the south by Commercial 2 strip along Caruncho Avenue and on the west by M.H. Del Pilar St.
C-2 Commercial 2 (Rose Bay)	Bounded on the north by Sonrisa Pasig, on the east by F. Manalo St., on the south by Pasig City Children's Playground and on the west by Residential 3.1 areas.
PRE Park (Pasig City Children's Playground)	Bounded on the north by Rose Bay, on the east by F. Manalo St., on the south by Caruncho Avenue and on the west by Pasig City Scouts Association.
GI General Institutional (Pasig City Scouts Association)	Bounded on the north by Residential 3.1 areas, on the east by Pasig City Children's Playground, on the south by Caruncho Avenue and on the west by unidentified Residential 3.1 areas. (v)

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C-2 Commercial 2 (cor. M.H. Del Pilar & Caruncho Avenue)	Bounded on the north by Faustino Compound, on the east by Pasig City Elementary School, on the south by Caruncho Avenue and on the west by M.H. Del Pilar Ave.
PRE Park(Jollibee, Pizza Hut, Chowking, Pasig Simbahan, NBS Bookstore, Carmen Bldg.)	Bounded on the north by Pariancillo Creek, on the east by M.H. Del Pilar ave., on the south by Caruncho Avenue and on the west by A. Luna St. and Caruncho Avenue crossing.
GI General Institutional (Rizal Boy Scout Headquarters, Gateways Institute of Science and Technology)	Bounded on the north by Residential 3.1 areas, on the east by M.H. Del Pilar Ave., on the south by Chowking-Pasig Simbahan & NBS Book Express and on the west by Pariancillo Creek.  (w)  (x)
<b>BRGY. BAMBANG</b>	
UTS Utility (along Farmers St.)	Bounded on the north, east and south by unidentified Residential 3.1 areas and on the west by Farmers St.
MUD Mixed Use Development (Villa Geronimo)	Bounded on the north by Residential 3.1 areas, on the east by Acacia St., on the south by Villa Alfonso and on the west by unidentified Residential 3.1 areas.
R-3.1 Residential 3.1 (Villa Alfonso, etc.)	Bounded on the north by Commercial 2 strip along U. Velasco Avenue, on the east by Acacia Residential areas, on the south by Pasig River and on the west by Farmers St.
PRE Recreation (Villa Alfonso Gym)	Bounded on the north by Residential 3.1 areas along Col. F. P. Victorino St., on the east and south by Villa Alfonso Residential areas and on the west by Eastern Petroleum Corporation Pasig Plant.
MUD Mixed Use Development (Eastern Petroleum Corporation Pasig Plant, etc.)	Bounded on the north by J. V. Miguel St., on the east by Villa Alfonso Residential areas, on the south by Pasig River and on the west by A. Dizon St.
GI General Institutional (Pasig City Institute of Science and Technology/ PCIST main)	Bounded on the north by Villa Antonio, on the east and south by Residential 3.1 areas and on the west by M. Jimenez St.
GI General Institutional (The Church of Jesus Christ of Latter Day Saints, Pasig Chapel)	Bounded on the north by Don M. Melendrez Ave. on the east by Commercial 2 areas along M. Jimenez St., on the south and west by Residential 3.1 areas.



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C-2 <b>Commercial 2</b> (cor. Don M. Melendrez Ave. & M. Jimenez)	Bounded on the north by Don M. Melendrez Ave. on the east by M. Jimenez St., on the south by Residential 3.1 areas and on the west by The Church of Jesus Christ of Latter day Saints, Pasig Chapel.
C-2 <b>Commercial 2</b> (cor. F. Manalo St. & G. Raymundo Ave.)	Bounded on the north by G. Raymundo Ave., on the east by F. Manalo St., on the south by Residential 3.1 areas along Jose Pueblo St. and on the west by Residential 3.1 areas along M. Santos St.
PRE <b>Recreation</b> (Bambang Basketball Court)	Bounded on the north by V. Pozon St., on the east and south by Residential 3.1 areas along A. Dizon St. and on the west by Bambang Brgy. Hall.
GI <b>General Institutional</b> (Bambang Barangay Hall)	Bounded on the north by V. Pozon St., on the east by Bambang Basketball Court, on the south by Residential 3.1 areas along A. Dizon St. and on the west by Residential 3.1 areas along P. Ponce St.
GI <b>General Institutional</b> (Bambang Elementary School)	Bounded on the north by Residential 3.1 areas along J. Villarosa St., on the east by Kapitolyo Homes, on the south by V. Pozon St. and on the west by Residential 3.1 areas along E. Jacinto St.
GI <b>General Institutional</b> (St. Nicholas Kinderhaus)	Bounded on the north by E. Jacinto St., on the east by Residential 3.1 areas, on the south by Residential 3.1 areas and on the west by Parco Supermarket.
GI <b>General Institutional</b> (Bambang Multipurpose Hall)	Bounded on the north by J. Villarosa St., on the east and south by Residential 3.1 areas and on the west by E. Jacinto St.
GI <b>General Institutional</b> (Good Shepherd Montessori School)	Bounded on the north by Residential 3.1 areas, on the east by E. Jacinto St., on the south by Residential 3.1 areas, and on the west by intersection of R. Jabson St., A. Luna St. & Dr. Garcia St.
C-2 <b>Commercial 2</b> (Parco Supermarket)	Bounded on the north by Interior St., on the east by E. Jacinto St., on the south by Residential 3.1 areas, and on the west by A. Luna St.
R-3.1 <b>Residential 3.1</b> (west of Brgy. Bambang, Pasig City)	Bounded on the north by G. Raymundo Avenue, on the east by F. Manalo St., on the south by the Pasig River, and on the west by Commercial 2 strip along R. Jabson St.



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**BRGY. SANTO TOMAS**

R-3.1 Residential 3.1 (Greenfield Homeowners Housing, etc.)	Bounded on the north by Elpidio Santos St., on the east by Commercial 2 strip along Market Avenue, on the south by Francisco Soriano St., and on the west by F. Manalo St.
GI General Institutional (Pasig City Fire Department)	Bounded on the north by Victoriano Baltazar St., on the east by Villa Camacho Compound Neighborhood Association Inc., on the south by Residential 3.1 areas and on the west by F. Manalo St.
GI General Institutional (Santo Tomas Barangay Hall)	Bounded on the north by Elpidio Santos St., on the east by F. Manalo St., on the south and west by Residential 3.1 areas.
GI General Institutional (Santo Tomas Chapel)	Bounded on the north by L.B. Jose St., on the east by Francisco Lane St., on the south by Residential 3.1 areas and on the west by Elpidio Santos St.
PRE Recreation (Santo Tomas Covered Court)	Bounded on the north by M.H. Del Pilar Ave., on the east by Residential 3.1 areas, on the south by Santo Tomas Barangay Hall and on the west by Residential 3.1 areas.
R-3.1 Residential 3.1 (Southwest of Brgy. Sto. Tomas, Pasig City)	Bounded on the north by Brgsy. Santa Cruz Pasig & Elpidio Santos St., on the east by F. Manalo St., on the south by Caruncho Avenue and on the west by Pasig City Elementary School. (y)

**BRGY. STA. CRUZ**

GI General Institutional (Kingdom Hall of Jehovah's Witnesses)	Bounded on the north by Kapitan Ato St., on the east by Elpidio Santos St., on the south by Residential 3.1 areas and on the west by Residential 3.1 areas.
GI General Institutional (Sta. Cruz & San Nicolas Barangay Hall)	Corner M.H. Del Pilar and Kapitan Ato Street.
R-3.1 Residential 3.1 (Brgy. Santa Cruz, Pasig City)	Bounded on the north by Residential 3.1 areas along M.H. Del Pilar St., on the east by E. Angeles St., on the south by St. Michael Subd., Eusebio Gym & F. Cruz St. and on the west by M.H. Del Pilar St.
GI General Institutional (Liberato Damian Elementary School)	Bounded on the north by Residential 3.1 areas, on the east by St. Michael Subdivision, on the south by Eusebio Gym and on the west by Kapitan Ato St.





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<b>BRGY. SAN JOSE</b>	
<b>C-2 Commercial 2</b> (cor. Alcalde Jose St. & Industria St.)	Bounded on the north by Alcalde Jose St., on the east by Rio de Pasig Linear Park, on the south by Institutional areas along F. Concepcion St. and on the west by Industria St.
<b>PRE Park</b> (Rio de Pasig Linear Park)	Bounded on the north by Alcalde Jose St., on the east by McDonald's-Pasig, on the south by F. Concepcion St. and on the west by Institutional areas along Industria St.
<b>GI General Institutional</b> (San Jose Brgy. Hall, Health Center, Chapel)	Bounded on the north by Residential 3.1 areas & Commercial 2 areas along Alcalde Jose St., on the east by Rio de Pasig Linear Park, on the south by F. Concepcion St. & E. Miguel St. and on the west by the Marikina River.
<b>PRE Recreation</b> (San Jose Covered Court)	Bounded on the north by San Jose Health Center Along E. Miguel St., on the east by Residential 3.1 areas, on the south by Residential 3.1 areas and on the west by Marikina River.
<b>MUD Mixed Use Development</b> (Vacant lot along Marikina River beside Santa Rosa de Lima Bridge)	Bounded on the north by San Jose Covered Court, on the east by Residential 3.1 areas, on the south by Santa Rosa de Lima Bridge and on the west by the Marikina River.
<b>PRE Park</b> (Plaza Rizal, San Jose Pasig)	Bounded on the north by Pasig City Museum, on the east by A. Luna St., on the south by Colegio del Buen Consejo and on the west by P. Gomez St.
<b>GI General Institutional</b> (Pasig City Museum)	Bounded on the north by F. Concepcion, on the east by intersection of Dr. Sixto Antonio Ave., Caruncho Ave., & A. Luna St., on the south by Plaza Rizal and on the west by Farmacia Peralta.
<b>R-3.1 Residential 3.1</b> (Brgy. San Jose, Pasig City)	Bounded on the north by F. Concepcion St., on the east by Plaza Rizal, on the south by P. Burgos St., & Macopa St. and on the west by the Marikina River.
<b>BRGY. BAGONG KATIPUNAN</b>	
<b>GI General Institutional</b> (Colegio del Buen Consejo)	Bounded on the north by Plaza Rizal, on the east by A. Luna St., on the south by Residential 3.1 areas Bagong Katipunan, Pasig and on the west by P. Burgos St.
<b>R-3.1 Residential 3.1</b> (Brgy. Bagong Katipunan, Pasig City)	Bounded on the north by P. Burgos St. & Colegio del Buen Consejo, on the east by A. Luna St., on the south by Dr. Garcia St. and on the west by Lopez-Jaena St.
<b>PRE Recreation</b> (Bagong Katipunan Covered Court)	Bounded all around by Residential 3.1 areas of Brgy Bagong Katipunan, Pasig City.



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GI <b>General Institutional</b> (Bagong Katipunan Brgy. Hall & Community Bible Baptist Church)	Bounded by Residential 3.1 areas along A. Bonifacio St. northbound of Brgy. Bagong Katipunan, Pasig City.
<b>BRGY. SUMILANG</b>	
GI <b>General Institutional</b> (Dr. Sixto Antonio Elementary School)	Bounded on the north by Residential 3.1 areas along Emiliano Santos Ave., on the east by Residential 3.1 areas along R. Jabson St., on the south by Residential 3.1 areas along the Pasig River and on the west by Sandoval Compound.
GI <b>General Institutional</b> (RAA Building)	Corner R. Jabson St and Emiliano Santos Ave.
GI <b>General Institutional</b> (Sumilang Barangay Hall)	Bounded on the north by Dr. Garcia St., on the east, south and west by Residential 3.1 areas of Brgy. Sumilang, Pasig City.
PRE <b>Recreation</b> (Sumilang Covered Court)	Bounded on the north by Kalayaan St., on the east by Residential 3.1 areas, on the south by Pasig River and on the west by Residential 3.1 areas along Magtanggol St.
GI <b>General Institutional</b> (Sumilang Chapel)	Bounded on the north by Residential 3.1 areas, on the east by Katwiran St., on the south and west by Residential 3.1 areas of Brgy. Sumilang, Pasig City.
GI <b>General Institutional</b> (Sumilang Day Care Center)	Corner Dr. Garcia St. and Lopez-Jaena, Brgy. Sumilang, Pasig City.
R-3.1 <b>Residential 3.1</b> (Barangay Sumilang, Pasig City)	Bounded on the north by Dr. Garcia st., on the east by R. Jabson St., on the south by Pasig River and on the west by Lopez-Jaena St.
<b>BRGY. SANTO ROSA</b>	
PRE <b>Recreation</b> (Santa Rosa Basketball Court)	Corner Dr. Garcia St. & Lopez-Jaena St. Brgy. Santa Rosa, Pasig City.
GI <b>General Institutional</b> (Santa Rosa Brgy. Hall)	Corner Dr. Garcia St. & Lopez-Jaena St. Brgy. Santa Rosa, Pasig City.
R-3.1 <b>Residential 3.1</b> (cor. Dr. Garcia St. & Lopez-Jaena St.)	Bounded on the north by Dr. Garcia st., on the east by Lopez-Jaena St., on the south by American Machinery & Parts Incorporation and on the west by the Marikina River.



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<b>CUL</b> <b>Tourism Site</b> (Old Rizal Provincial Capitol & American Machinery & Parts Incorporation)	Bounded on the north by Residential 3.1 areas along Dr. Garcia St., on the east by Lopez-Jaena St., on the south by Pasig River and on the west by the Marikina River.
<b>GI</b> <b>General Institutional</b> (FCSEC-DPWH)	Bounded on the north by Old Rizal Provincial Capitol, on the east by Lopez-Jaena St., on the south by Pasig River and on the west Tourism site areas.
<b>UTS</b> <b>Utility</b> (Napindan Flood Control Center, MMDA K-9 Center)	Bounded around by Pasig-Marikina Rivers.

**GEOGRAPHIC MACRO ZONE (GMZ)5**

(reference *Appendix "B.5" : Official Zoning Map/OZM for GMZ 5*)

GEOGRAPHIC MACRO ZONE (GMZ) 5	
<b>R-1</b> <b>Residential 1 (Valle Verde 6)</b>	Bounded on the north by Greenmeadows Subdivision, on the east by Eulogio Rodriguez Jr. Avenue(C-5 Road), on the south and west by Valle Verde 6B (Residential 4/Townhouses).
<b>R-4</b> <b>Residential 4 (Valle Verde 6b)</b>	Bounded on the north by <i>Barangay</i> Ugong Norte, Quezon City, on the east by Valle Verdy 6 (Residential 1) along Eulogio Rodriguez Jr., on the south by Ortigas Avenue, and on the west by Mixed Used Development and Don Eugenio Lopez Sr. Medical Complex.
<b>MUD</b> <b>Mixed Use Development</b>	Bounded on the north by Corinthian Gardens Subdivision, on the east by Don Eugenio Lopez Sr. Medical Complex and Valle Verde 6b Townhouses, and on the west and south by 1 lot deep commercial strip along Ortigas Avenue westbound between E. Abello St. and Eugenio Lopez Sr. Medical Complex
<b>C-2</b> <b>Commercial 2</b> (along Ortigas Ave.)	1 lot deep along Ortigas Avenue westbound between E. Abello St. and Eugenio Lopez Sr.
<b>C-3</b> <b>Commercial 3</b> (Robinsons Galleria, Crowne Plaza Galleria Manila, Asian Development Bank, The Podium, SM Megamall Building A, St. Francis Square, El Pueblo Real De Manila, etc.	Bounded on the north by Ortigas Avenue, on the East by Meralco Avenue, on the South by Julia Vargas Avenue, and on the west by Epifanio delos Santos Avenue (EDSA)



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C-3 Commercial 3 (MC Home Depot, Metrowalk, Auto Express, etc.)	Bounded on the north by Ortigas Avenue, on the east by Valle Verde 4 on the south By Julia Vargas Avenue and on the west by Meralco Avenue
R-1 Residential 1 (Valle Verde 4)	Bounded on the north by Ortigas Avenue, on the east by Rodriguez - Lanuza Avenue, on the south by Julia Vargas Avenue and on the west by Commercial 3 (MC Home Depot, Metrowalk, Auto Express, etc.)
R-1 Residential 1 (Valle Verde 5)	Bounded on the north by Residential 4 (Townhouses) Luxury plaza, Fontainebleau Village and San Miguel Court, and on the east by Commercial 3 (Silver City, SM Center Pasig, Tiendesitas, Fun Ranch, CCF Headquarters), on the south by Julia Vargas Ave. and on west by Rodriguez - Lanuza Avenue.
GI General Institutional (CCF Headquarters)	Bounded on the north by Ortigas Avenue, on the east by Pres. Carlos Garcia Avenue/C-5 and on the south and west by Commercial 3 ( Silver City, SM Center Pasig, Tiendesitas, Fun Ranch)
C-2 Commercial 2 (along Ortigas Avenue and Pres. Carlos Garcia Avenue/C-5)	1 lot deep along Ortigas Avenue westbound, and along Pres. Carlos Garcia Avenue/C-5 southbound
MUD Mixed Use Development (Robinsons Bridge towne)	Bounded on the north by <i>Barangay</i> Ugong Norte, Quezon City, on the east by Marikina River on the south by Institutional (Iglesia ni Cristo and commercial strip) and on west by commercial strips
GI General Institutional (Iglesia ni Cristo)	bounded on the north and east by Robinsons Bridgetowne, on the south by Ortigas Avenue, and on the west by Unison Computer Systems Inc.
C-2 Commercial 2 (along Ortigas Avenue eastbound and Carlos P. Garcia Ave./C-5)	1 lot deep along Ortigas Avenue westbound, and along Pres. Carlos Garcia Avenue/C-5 southbound
MUD Mixed Used Development (along Marikina River)	bounded on the north and west by 1 lot deep commercial strip along Ortigas Ave. eastbound and Carlos P. Garcia Ave./ C-5 southbound , on the east by Marikina River and on the south by The Grove by Rockwell
R-5 Residential 5 (The Grove by Rockwell)	Bounded on the north by Mixed Use Development, on the east by the Marikina River, on the south by Comero Compound and on the west by Carlos P Garcia /C-5.



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C-2 <b>Commercial 2</b> (along Carlos P. Garcia Jr. Ave./ C-5 southbound)	1 lot deep along Pres. Carlos P. Garcia southbound between The Grove by Rockwell and Eagle St.
Comeco Compound	Bounded on the north by The Grove by Rockwell, on the east by the Marikina River, on the south by Eagle St. and on the west by Carlos P. Garcia/C-5
C-3 <b>Commercial 3</b> (Transcom Center, Ark vilon Zoo, Las Farolas, Fun Ranch)	Bounded on the north by CCF Worship and Training Center, on the east by Pres. Carlos P. Garcia/ C-5, on the south by Las Fiestas St. and on the west by Frontera Drive
C-3 <b>Commercial 3 (Tiendesitas)</b>	bounded on the north by Las Fiestas St., on the east by Carlos P. Garcia/C-5, on the south by SM Center Pasig and on the west by Frontera Drive.
C-3 <b>Commercial 3</b> (SM Center Pasig, McDonalds, Shell Gas station)	bounded on the north by Tiendesitas, on the east by Pres. Carlos P. Garcia/C-5, on the south by Julia Vargas Avenue, and on the west by Frontera Drive
C-3 <b>Commercial 3 (Silver City 1)</b>	bounded on the north by Ortigas Avenue, on the east by Frontera Drive, on the south by Julia Vargas Avenue, and on the west by Valle Verde 5
R-5 <b>Residential 5</b> (Kasara Urban Resort Residence)	Bounded on the north by Eagle St., on the east by Mixed Use Development (Eagle Electric manufacturing plant, ICS Pasig). on the south by P.E. Antonio St. and on the west by Roweell Lithography and Metal Closure, Inc.
C-2 <b>Commercial 2</b> (along southbound Carlos P. Garcia Ave./ C-5)	1 lot deep along Pres. Carlos P. Garcia/C-5 southbound between Eagle St. and P.E. Antonio St.
MUD <b>Mixed Use Development</b> (Rowell Lithography and Metal Closure)	Bounded on the north by Eagle St., on the east by Kasara Urban Resort Residence, on the south by P.E. Antonio St. and on the west by a Commercial 4 area
MUD <b>Mixed Use Development</b> (Eagle Electric Manufacturing Plant, ICS Pasig, etc.)	Bounded on the north by Eagle St., on the east by F. Legaspi, on the south by P.E. Antonio St. and on the west by Kasra Urban Resort Residences.
C-3 <b>Commercial 3</b> (San Miguel - Purefoods Corporation Compound)	Bounded on the north by Eagle St., on the east, on the south by Random Commercial 3.1, and on the west by F. Legaspi St.



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R-3.1 Residential 3.1 (along Marikina River west side)	Bounded on the north by Eagle St. and San Miguel - Purefoods Corporation Compound, on the east by the Marikina River, on the south and west by unidentified Mixed Use Development area,
GI General Institutional (Francisco Legaspi Elementary School, Ugong Barangay Hall)	Bounded on the north, east and south by unidentified Residential 3.1 Areas, and on the west by F. Legaspi St.
MUD Mixed Use Development (JMP Bldg, Leisure and Allied Industries, etc.)	Bounded on the north by P.E. Antonio St., on the east by F. Legaspi St. on the south by Jose C. Cruz St. and on the west by a Commercial 4 area (Isuzu Pasig Astron Bldg.)
C-3 Commercial 3 (along Carlos P. Garcia Ave./C-5 southbound	1 lot deep along Carlos P. Garcia southbound between P.E. Antonio St. and Jose C. Cruz St.
Mixed Use Development (Vonggybar Bldg., etc)	Bounded on the north by Jose C. Cruz St., on the east By F. Legaspi St., on the south by Carlos J. Caparas St. and on the west by Ziebart Car Savers.
MUD Mixed Use Development	Bounded on the north by Carlo J Caparas St. and C. Santos St., on the east by F. Legaspi St. and Marikina River, on the south by a creek and on the west by a Commercial 3 area (Mistubishi Diamond Motor Corp, Toyota -Pasig, etc.
C-3 Commercial 3 (along Carlos P. Garcia Ave./C-5 southbound)	1 lot deep along Carlos P. Garcia/C-5 southbound between Jose C. Cruz St. and Carlo J. Caparas St.  (z)
C-3 Commercial 3 (along Carlos P. Garcia Ave./C-5 southbound )	1 lot deep along Carlos P. Garcia/C-5 southbound between Carlo J. Caparas St. and Mitsubishi Diamond Motor Corp.
C-3 Commercial 3 (Mitsubishi Diamond Motor Corp.)	Bounded on the north and east by a Mixed Use Development, on the south by a creek and on the west by Carlos P. Garcia/C-5
C-3 Commercial 3 (Toyota Pasig)	Bounded on the north, east and south by unidentified Mixed Use Development areas, and on the west by Carlos P. Garcia/C-5  (aa)



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C-3 <b>Commercial 3</b> (along Carlos P. Garcia Ave./ C-5 southbound)	1 lot deep along Carlos P. Garcia/C-5 southbound between Mitsubishi Diamond Motor Corp and Joe Borris St.
MUD <b>Mixed Use Development</b> (SM warehouse, RI Chemical Corporation, etc.)	Bounded on the north by a creek, on the east by Marikina River, on the south by Joe Borris Street and on the west by a Commercial 3 area along Carlos P. Garcia/C-5
MUD <b>Mixed Use Development</b> (PBCBC Warehouse, Ansuico Inc., PR Gaz Holdings)	Bounded on the north by Joe Borris St., on the east by Marikina River, on the south by Corporal Cruz and Retelco Road, and on the west by Commercial 3 (Caltex, Security Bank, etc.)
UTS <b>Utilities (PLDT)</b>	Bounded on the north, east, and south by Retelco Rd. and on the west by Carlos P. Garcia/C-5
C-2 <b>Commercial 2</b> (King Arthur Palace motel, Pasig View Lodge, Bank of the Philippine Island - Rodriguez)	Bounded on the north by Corporal Cruz St. on the east by M. San Buenaventura, on the south by Santa Rosa De Lima Parish Church and on the west by Retelco Road and Carlos P. Garcia/ C-5
GI <b>General Institutional</b> (Santa Rosa De Lima Parish Church, Sta. Rosa Catholic School, Mary Immaculate Hospital)	Bounded on the north by Pasig View Lodge, on the East by M. San Buenaventura St., on the south by Sta. Rosa de Lima St. and on the west by Carlos P. Garcia/C-5
C-2 <b>Commercial 2</b> (P&J Building, 7- Eleven Store)	Bounded on the north by Sta. Rosa de Lima St., on the east by M. San Buenaventura, on the south by Pasig Boulevard Extension, and on the west by Carlos P. Garcia/C-5
C-2 <b>Commercial 2 (Total Gas Station)</b>	Bounded on the north by Pasig Boulevard, on the east by M. San Buenaventura St., on the south by Sgt. G. Santos, and on the west by Carlos P. Garcia/C-5
R-1 <b>Residential 1 (Valle Verde 2)</b>	Bounded on the north by Julia Vargas Avenue, on the east by Kaimito St. and on the south and west by Rodriguez - Lanuza Avenue.
R-1 <b>Residential 1 (Valle Verde 3)</b>	Bounded on the north by Julia Vargas Avenue, on the east by Rodriguez - Lanuza Ave., on the south by St. Martin St, and on the west by Molave St.
R-4 <b>Residential 4</b> (Valle Verde Homes, Landmark Villas 1 & 2, Kaimitoville, Las Villas de Valle Verde)	Bounded on the north by Julia Vargas Avenue, on the East by Carlos P. Garcia/C-5, on the south by Rodriguez - Lanuza Ave. and on the west by Kaimito St.



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R-4 <b>Residential 4</b> (Casa Verde Townhomes, Green Valley Townhouses)	Bounded on the north by Rodriguez - Lanuza Ave., on the east by Carlos P. Garcia/C-5, on the south by Green Valley Executive Homes, and on the west by Kaimito St.
R-1 <b>Residential 1</b> (Green Valley Executive Homes)	Bounded on the north by Casa Verde Townhomes, on the east by Carlos P. Garcia, on the south by Green Valley Townhouses, and on the west by Kaimito St.
R-4 <b>Residential 4</b> (Green Valley Townhouses)	Bounded on the north by Green Valley Executive Homes, on the east by Carlos P. Garcia/C-5, on the south by VVI Prop, and on the west by Kaimito St.
R-5 <b>Residential 5</b> (Chateau Verde Condominium)	Bounded on the north by Green Valley Townhouses, on the east by Carlos P. Garcia/C-5, on the south by Atis St. (Valle Verde 1) and on the west by Kaimito St.
R-1 <b>Residential 1</b> (Valle Verde 1)	Bounded on the north by Rodriguez - Lanuza Ave. and St. Martin St., on the east by Kaimito St., on the south by <i>Barangay Bagong Ilog</i> , Pasig City (bb)
R-4 <b>Residential 4</b> (Citylane Townhouses)	Bounded on the north and east by Valle Verde 1, on the south by <i>Barangay Bagong Ilog</i> , Pasig City and on the west by St. Martin St.
C-2 <b>Commercial 2</b> (Valle Verde Country Club, Nipa Hut Restaurant, MD Aesthetique, The Midas Touch Poker Sports Club)	Bounded on the north by Citylane Townhouses and St. Martin St., on the east by Valle Verde 1, on the south by Robinson's road circle, and on the west by Capt. Henry P. Javier
GI <b>General Institutional</b> (Victory Christian School)	Bounded on the north, east, and south by Robinsons Rd. and on the west by unidentified Residential 1 area
R-1 <b>Residential 1</b>	Bounded on the north by Robinsons Rd., on the east by Victory Christian School, on the south by Robinsons Rd., and on the west by Word Community Church
GI <b>General Institutional</b> (Word Community Church)	Bounded on the north by Robinsons Rd., on the east by unidentified Residential 1 area, on the south by Robinsons Rd., and on the west by Capt. Henry P. Javier
C-2 <b>Commercial 2</b> (SJP - Carwash and Auto-Detailing)	Bounded on the north by Robinsons Rd., on the east and south by unidentified Residential Area, and on the west by Henry P. Javier St.

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R-4 Residential 4 (Phoenix Subdivision)	Bounded on the north by Robinsons Rd., on the east by Mixed Use Development areas, on the south by Danny Floro St. and on the west by Henry P. Javier St.
MUD Mixed Use Development (Suzuki Philippines Plant)	Bounded on the north and east by an unidentified Residential 4 area and Commercial 3 area (Mazda, Phoenix Gas Station), on south by Mc Kenly St. and on the west by Phoenix Subdivision
C-3 Commercial 3 (along Carlos P. Garcia Ave./ C-5 northbound)	1 lot deep along Carlos P. Garcia/C-5 between Atis St. and Eugenio Mejia St.
MUD Mixed Use Development (Universal Robina Corporation, National Bookstore Warehouse)	Bounded on the north by Uegenio Mejia St., on the east by Carlos P. Garcia/C-5, on the south by Pasig Boulevard and on the west by Rizal Medical Center
GI General Institutional (Rizal Medical Center)	Bounded on the north by an unidentified Residential 2 areas, on the east by a Mixed Use Development area (National Bookstore Warehouse) and on the south and west by Pasig Boulevard
C-2 Commercial 2 (along Carlos P. Garcia Jr./ C-5 southbound and Pasig Boulevard eastbound)	1 lot deep along Carlos P. Garcia/C-5 and Pasig Boulevard eastbound, between Eugenio Mejia and Rizal Medical Center
GI General Institutional (Kawilihan Chapel, Kawilihan Basketball Court)	Bounded on the north by Kabutihan St., on the east by unidentified Residential 2 areas, and on the south by Eugenio Mejia St.
GI General Institutional (Iglesia ni Cristo Lokal ng Bagong Ilog)	Bounded on the north by Eugenio Mejia St., on the east by Hilltop, on the south by Mixed Use Development area, on the west by unidentified Residential 2 areas
R-2 Residential 2 (Kawilihan Village, Brgy Bagong Ilog)	Bounded on the north by Lanite St., on the east by Kamagong St., on the south by Eugenio Mejia St. and on the west by Pasig Boulevard
GI General Institutional (Bagong Ilog Day Care Center, Bagong Ilog Fire Volunteer)	Bounded on the north by unidentified Commercial Areas, on the east by Yakal St, and on the south and west by Kamagong St.



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R-5 Residential 5 (Lumiere Residence)	Bounded on the north by Commercial 2 (Orchids Motel, Daisy Motel, Rosal Hotel), on the east and south by unidentified Residential 2 Areas, and on the west by Pasig Boulevard
C-3 Commercial 3 (Papertech Inc., 888 Eatery)	Bounded on the north and east by Kamagong St., on the south by Eugenio Mejia St. and on the west by unidentified Residential 2 areas
C-2 Commercial 2 (Vitro Data Center, DPD Bldg., URC Head Office, FC Bldg., ASSAB Phils., etc.)	Bounded on the north by McKenly St., on the east by 1 lot deep Commercial 3 along Carlos P. Garcia/C-5, on the south by Eugenio Mejia St, and on the west by Kamagong St. and Yakal St.
C-2 Commercial 2 (Town and Country Motel, Queen's Court Hotel, CDCC, Victoria Court Hillcrest, Rosal St, Orchids St, Daisy Motel, Dyna Drug Corporation, etc.)	Bounded on the north by Mc Kenly St., on the east by Yakal St, on the south by Lanite St and unidentified Residential 2 areas, and on the west by Hillcrest Drive
C-2 Commercial 2 (along Danny Floro St. westbound)	1 lot deep along Danny Floro St. westbound between Carlos P. Garcia/C-5 and Phoenix Subdivision
C-3 Commercial 3 (along Pasig Boulevard southbound)	1 lot deep along Pasig Boulevard southbound between Danny Floro St. and Lumiere Residence
C-2 Commercial 2 (along Pasig Boulevard southbound)	1 lot deep along Pasig Boulevard southbound between Lumiere Residence and Rizal Medical Center
C-3 Commercial 3 (Pelbel Bldg, MGP, Metrobank, etc.)	Bounded on the north by Christian Route St., on the southeast by Hillcrest Drive, and on the southwest by Pasig Boulevard.
C-2 Commercial 2 (RAMCAR, Fastrack, Skyway Twin Towers)	Bounded on the north by Mixed Use Development (Portico by Alveo), on the east by Capt. Henry P. Javier, on the south by Christian Route St, and on the west by Portico by Alveo Mixed Use Development



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<b>MUD</b> <b>Mixed Use Development</b> (Portico by Alveo)	Bounded on the north by Chrisanta Tower and Capt. Henry P. Javier St., on the west by Skyway Twin Towers, and Fastrack, on the south by Sto. Nino St. and on the west by Oranbo Drive.
<b>R-5</b> <b>Residential 5</b> (Valle Verde Mansions, Crisanta Tower)	Bounded on the north by Capt. Henry P Javier St., on the east and south by Portico by Alveo, and on the west by Oranbo Drive.
<b>C-2</b> <b>Commercial 2 (Ho-Galbi)</b>	Bounded on the north and east by Portico by Alveo, on the south by Sto. Nino St. and on the west by Oranbo Drive
<b>C-2</b> <b>Commercial 2</b> (Golden Donuts Inc., Purple Oven, Dahlia Hotel)	Bounded on the north by Sto Nino St., on the east by Christian Route, on the south by St. Peter St., and on the west by Oranbo Drive.
<b>C-4</b> <b>Commercial 4</b> (A.B. Sandoval Building, Gems Supermarket, J.S. Gaisano, Banco De Oro)	Bounded on the north By St. Peter St., on the east by Christian Route, on the south by Shaw Boulevard, and on the west by Oranbo Drive.
<b>GI</b> <b>General Institutional</b> (Oranbo High School, Oranbo Elementary School, Rizal Public School)	Bounded on the north and west by Capitol Commons, on the east by Oranbo Drive, and on the south by unidentified Commercial 2 areas
<b>C-2</b> <b>Unknown Commercial 2 Area</b>	Bounded on the north by Rizal Public School, on the east by Oranbo Drive, on the south by Citystate Condominium, Ynares Sports Arena, Century Savings bank, and on the west by Capitol Commons,
<b>C-4</b> <b>Commercial 4</b> (City State Condominium, Ynares Sports Arena, Century Savings Bank)	Bounded on the north by unidentified Commercial 3 areas and Capitol Commons, on the east by Oranbo Drive, on the south by Pasig Boulevard, and on the west by Capitol Commons
<b>GI &amp; PRE</b> <b>General Institutional and Recreation</b> open park (Department of Education, Philippines Sports Complex/ ULTRA))	Bounded on the north by St. Paul Street and Molave St., on the east by St. Martin St., on the south by Capt. Henry P. Javier and on the west by Meralco Avenue
<b>GI</b> <b>General Institutional</b> (HS Annex 1, St. Paul College, St. Paul Church)	Bounded on the north by MMDA Impounding Area, on the east by Molave St., on the south by St. Paul Street, and on the west by The District Pasig, Renaissance Center)



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GI General Institutional (DepEd Mimaropa)	Bounded on the north and east by The District Pasig, on the south by St. Paul Street, and on the west by Meralco Avenue
R-5 Residential 5 (Renaissance Center)	Bounded on the north by MMDA Impounding Area, on the east by St. Paul Pasig, on the south by The District Pasig, and on the west by Meralco Ave.
C-3 Commercial 3 (The District Pasig)	Bounded on the north by Renaissance Center, on the east by St. Paul College-Pasig, on the south by St. Paul Street, and on the west by Meralco Ave.
MUD Mixed Use Development (MMDA Impounding Yards)	Bounded on the north by Julia Vargas Ave., on the east by Pasig City Pumping Station (Manila Water), on the south by Renaissance Center, and on the west by Meralco Ave.
UTS Utilities (Pasig City Pumping Station)	Bounded on the north by Julia Vargas Ave., on the east by MMDA Impounding Area, on the south by St. Paul Pasig and Renaissance Center, and on the west by MMDA Impounding Yards.
MUD Mixed Use Development (MMDA Impounding Area)	Bounded on the north by Julia Vargas Ave., on the east by Molave St. on the south by St. Paul College and on the west by Pasig City Pumping Station
C-3 Commercial 3 (One Corporate Center, Antel Global Corporate Center, Parc Royale, Amberland Plaza, IBP Tower (U.C.) Integrated Bar of the Philippines Building, Metrobank Card Corporation)	Bounded on the north by Julia Vargas Avenue, on the east by Meralco Avenue, on the south by Exchange Road, and on the west by San Miguel Avenue
C-3 Commercial 3 (Benpres Bldg, Philippine Stock Exchange)	Bounded on the north by Exchange Road, on the east by Meralco Avenue, on the south by The Alexandra, and on the west by Pearl Drive
C- Commercial 3 (Octagon Building, Pacific Place Condominium, Tycoon Center, Linden Suites II Bldg, etc.)  (cc)	Bounded on the north by Exchange Road, on the east by Pearl Drive, on the south by Pasig Boulevard and on the west by San Miguel Avenue  (dd)
R-5 Residential 5 (The Alexandra) (ee)	Bounded on the north by the East Tower of the Phil Stock Exchange, Benpres Bldg., on the east by Meralco Avenue, on the south by Gen Malvar St. and Blessed Jose Ma. Escriva Drive and on the west by Pearl Drive.



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GI General Institutional (University of Asia and the Pacific/UA&P)	Bounded on the north by The Alexandra, on the east by Blessed Jose Ma. Escriva Drive, on the south by NEDA, and on the west by Pearl Drive
GI General Institutional (National Economic and Development Authority/NEDA)	Bounded on the north by University of Asia and the Pacific, on the east by Blessed Jose Ma. Escriva Drive, on the south by Dispo Philippines Bldg., and on the west by The Pearl Place (U.C.) and UCAP
GI General Institutional (Development Academy of the Philippines/DAP)	Bounded on the north by Jollibee Center, on the east by Gold Loop, on the south by AMA College Pasig, and on the west by San Miguel Avenue
C-3 Commercial 3 (Greenrich Mansions, Manila Luxury Condominium, Dispo Philippines Bldg., Gold Loop Tower, etc)	Bounded on the north by Lourdes St. and University of Asia and the Pacific, on the east by Blessed Jose Ma. Escriva Drive, on the south by Pasig Boulevard, and on the west by San Miguel Avenue.
C-3 Commercial 3 (R33 Car Exchange) Brgy San Antonio Pasig	Bounded on the north by Gen. Malvar St., on the east by Meralco Avenue, on the south by unidentified Residential areas, and on the west by Gen. Lim St.
GI General Institutional (Orosa Bldg.) Brgy. San Antonio, Pasig	Bounded on the north by R33 Car Exchange, on the east by Meralco Avenue, and on the south and west by unidentified Residential 2 areas
R-2 Residential 2 (San Antonio Village)	Bounded on the north By Gen. Malvar St., on the east by Orosa Bldg. and R33 Car Exchange, on the southeast by Meralco Avenue, on the southwest by Pasig Boulevard, and on the the northwest by Gen. Malvar
C-3 Commercial 3 (The Champagne Edition Townhouse, 8137 Plaza Bldg., Goldland Millenia Suitses, Amber Place Bldg., Amber Square Bldg, Astoria Plaza	Bounded on the northeast by The Alexandra, on the southeast by Gen. Malvar St., on the southwest by Pasig Boulevard, and on the northwest by Blessed Jose Ma. Escriva Drive.
GI General Institutional (San Antonio Barangay Hall)	Bounded on the north, east, south by unidentified Residential 2 areas, and on the west by Gen. Malvar



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C-3 <b>Commercial 3</b> (Gabrielle Homes, The Annex, etc.)	Bounded on the northeast by Gen. Lim St. and Meralco Avenue, on the southeast by Meralco Avenue, on the southwest by Gen. Araneta, and on the northwest by Gen. Atienza
C-3 <b>Commercial 3</b> (Rudgen Building, Freemont Arcade, San Buena Building, etc.)	Bounded on the northeast by Gen. Araneta St., on the southeast by Meralco Avenue, on the southwest by Pasig Boulevard, and on the northwest by Gen. Roxas St.
C-3 <b>Commercial 3</b> (Apsai, Philusa Corporation, Medical Center Trading Corporation, Mercury Group of Companies Compound, etc.)	Bounded on the northeast by Pasig Boulevard, on the southeast by Pioneer St., on the southwest by United St. and on the northwest by Sheridan St.
C-3 <b>Commercial 3</b> (United Laboratories)	Bounded on the northeast by United St., on the southeast by Pioneer St., on the southwest by Williams St., and on the northwest by Sheridan St.
C-3 <b>Commercial 3</b> (along Shaw Boulevard eastbound)	1 lot deep along Shaw Boulevard eastbound between both sides of Pioneer St. and West Capitol Drive
C-3 <b>Commercial 3</b> (along West Capitol Drive southbound)	1 lot deep along West Capitol Drive southbound between both sides of San Rafael St. and United St.
C-3 <b>Commercial 3</b> (along United St. westbound)	1 lot deep along United St. westbound between both sides of 1st St. and 2nd St.
C-3 <b>Commercial 3</b> (along Pioneer St. northbound)	1 lot deep along Pioneer St. northbound between both sides of United St. and San Rafael St.
R-4 <b>Residential 4 (Unknown)</b>	Sorrounded by 1 lot deep commercial buildings (C-3)
C-3 <b>Commercial 3</b> (Pioneer Center, Puregold (U.C.), Anvil Publishing Inc., BTC Compound, Bayanihan Annex, LVP Compound, Asian Antibiotics, The Candymaker)	Bounded on the northeast by United St., on the southeast by Brixton St., on the southwest by Reliance St. and on the northwest by Pioneer St.



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<p>C-3  <b>Commercial 3</b>        (MESCO Incorporated, IDS PM Brixton, Glee Electronics, Inc. Warehouse)</p>	<p>Bounded on the northeast by Reliance St., on the southeast by Brixton St., on the southwest by Fairlane St., and on the northwest by Mandaluyong City</p>
<p>C-3  <b>Commercial 3</b>        (D'Ace Suites, Central Marketing Corporation, Zagu/Spencer Foods Corporation, West Capitol Drive Badminton Court, Anvil Publishing, Inc. Warehouse, Philex Mining Corporation, Powerbooks (Warehouse) etc.)</p>	<p>Bounded on the northeast by United St., on the southeast by West Capitol Drive, on the southwest by Fairlane St., and on the northwest by Brixton St.</p>
<p>C-2  <b>Commercial 2</b>        (around West Capitol Drive northbound, and East Capitol Drive southbound)</p>	<p>1 lot deep around West Capitol Drive northbound and East Capitol Drive southbound</p>
<p>GI  <b>General Institutional</b>        (Kapitolyo Barangay Hall)</p>	<p>Bounded by unidentified Residential 2 areas (Brgy. Kapitolyo Pasig)</p>
<p>PRE  <b>Recreation</b> (Pasig Ampitheatre)</p>	<p>Bounded on the northeast by Kapitolyo Barangay Hall and Kapitolyo Skating Rink, on the southeast and west by unidentified Residential 2 areas</p>
<p>R-2  <b>Residential 2</b>        (Kapitolyo Pasig City)</p>	<p>Bounded on the northeast by Pasig Boulevard, on the southeast by Pasig Boulevard, on the southwest by F. Banaag St. and on the northwest by Sta. Monica St. and West Capitol Drive.</p>
<p>R-4  <b>Unidentified Residential 4 Area</b></p>	<p>Bounded on the north by F. Banaag St. on the east by unidentified Residential 3 area, on the south by 1 lot deep commercial 2 area along Manila Railroad St. and on the west by Sta. Monica St.</p>
<p>R-3  <b>Unidentified Residential 3</b></p>	<p>Bounded on the north by F. Banaag St., on the east by M. San Andres Jr., on the south by 1 lot deep commercial 2 area along Manila Railroad St. and on the west by unidentified Residential 4 area</p>
<p>C-2  <b>Commercial 2</b>        (along Manila Railroad St. westbound)</p>	<p>1 lot deep along Manila Railroad St. Westbound between E. Insilay St. and Sta. Monica St.</p>



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C-2 Commercial 2 (along Sta. Monica St. northbound)	1 lot deep along Monica St. northbound between Manila Railroad St. and East Capitol Drive
C-2 Commercial 2 (along North and East Capitol Drive eastbound)	1 lot deep along East Capitol Drive northbound and eastbound between Sta. Monica St. and West Capitol Drive
C-2 Commercial 2 (along I. Lindayag)	1 lot deep along I. Lindayag St. southbound between E. Insilay and F. Banaag St.
MUD Mixed Used Development (Wellington Flour Mills)	Bounded on the east by Universal Robina Corporation, on the south by Pasig River, on the west by E. Insilay St., and on the northwest by I. Lindayag St.
MUD Mixed Use Development (Universal Robina Corporation)	Bounded on the north by Pasig Boulevard, on the east by Carlos P. Garcia Avenue/C-5, on the south by Pasig River and on the west by Wellington Flour Mills
C-2 Commercial 2 (along Pasig Boulevard westbound)	1 lot deep along Pasig Boulevard westbound between Carlos P. Garcia/C-5 and Wellington Flour Mills
MUD Mixed Use Development (URC-UCP Panda, Pure Essence & Golden Asia Compound)	Bounded on the north and west by unidentified Residential 3 areas, and on the east and south by the Pasig and Marikina Rivers
GI General Institutional (Bagong Ilog Covered Court)	Bounded on the north by unidentified Residential 3 area, on the east by the Marikina River, on the south by Pasig Bible Christian Church, and on the east by an unidentified Residential 3 area
GI General Institutional (Pasig Bible Christian Church)	Bounded on the north by Bagong Ilog Covered Court, on the east by the Marikina River, on the south by B. Tatco St., on the west by an unidentified Residential 3 area
C-2 Commercial 2 (Joe Can Hardware, Static Billboard, Honda Happy Ride, Motor Ace Phils, Inc. etc.)	Bounded on the north by Sgt. G. Santos St., on the east and south by an unidentified Residential 3 area and on the west by Carlos P. Garcia/ C-5
GI General Institutional (Bagong Ilog Barangay Hall)	Bounded on the north by an unidentified Residential 3 area, on the east by A. Flores St., on the south by Sgt. L. Pascua St., and on the west by an unidentified Residential 3 area





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<p>GI  <b>General Institutional</b>          (Bagong Ilog Elementary School)</p>	<p>Bounded on the northeast by Sgt. L. Pascua St., on the southeast by an unidentified Residential 3 area, on the southwest by L. Intalan St., and on the northwest by A. Flores St.</p>
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Section 48.1. **Existing Residential 5 (R-5) Zone Classifications by Specific Location.** The existing R-5 zone classifications by specific location for Pasig City are as follows:

1. *Barangay Santolan*; Geographic Macro Zone (GMZ)5; Cityland Pasige Royale Mansions
2. *Barangay Manggahan*; GMZ 5; Mayfield Park Residences
3. *Barangay Sta. Lucia*; GMZ5; East Ortigas Mansions I & II
4. *Barangay San Antonio*; GMZ4; Ameta Place
5. *Barangay San Miguel*; GMZ4; East Raja Gardens
6. *Barangay San Nicolas*; GMZ4; Cattleya Condominium
7. *Barangay Caniogan*; GMZ4; Riverfront Residences
8. *Barangay Maybunga*; GMZ4; Hampton Gradens Condominium
9. *Barangay Kalawaan*; GMZ2; Palmdale Condominium
10. *Barangay San Joaquin*; GMZ2; Dolmar Golden Heights
11. *Barangay Ugong*; GMZ1; Kasara Urban Resort Residences
12. *Barangay Ugong*; GMZ1; Las Villas De Valle Verde
13. *Barangay Oranbo*; GMZ1; Chateau Verde Condominium
14. *Barangay Kapitolyo*; GMZ1; Soho Central & Twin Oaks Place
15. *Barangay San Antonio*; GMZ1; Sky Twin Towers
16. *Barangay San Antonio*; GMZ1; City State Center Condominium
17. *Barangay San Antonio*; GMZ1; The Alexandria
18. *Barangay San Antonio*; GMZ1; Pacific Place Condominium
19. *Barangay San Antonio*; GMZ1; 1 Residencia 88
20. *Barangay San Antonio*; GMZ1 Greenrich Mansion & Manila Luxury Condominium
21. *Barangay San Antonio*; GMZ1; St. Francis & Shangri-La Place
22. *Barangay San Antonio*; GMZ1; Parc Royale
23. *Barangay San Antonio*; GMZ1; The Pearl
24. *Barangay San Antonio*; GMZ1; Valle Verde Terraces Condominium
25. *Barangay San Antonio*; GMZ1; Gabrielle Homes
26. *Barangay San Antonio*; GMZ1; Renaissance Center
27. *Barangay San Antonio*; GMZ1; City And Land Mega Plaza
28. *Barangay San Antonio*; GMZ1; Corinthian Executive Regency
29. *Barangay San Antonio*; GMZ1; JMT Condominium
30. *Barangay San Antonio*; GMZ1; Horizon Condominium
31. *Barangay San Antonio*; GMZ1; Millenium Place
32. *Barangay Ugong*; GMZ1; Landmark Villas I & II



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Residential condominium (R-5) developments shall be developments or redevelopments on sites that shall possess the following physical characteristics:

- 1) total lot area (TLA) of from six hundred square meters (600.0 sqm) to LESS than two thousand five hundred square meters (2,500.0 sqm) i.e. 0.25 hectares (has.); and
- 2) the minimum total gross floor area (TGFA) shall start at two thousand (2,000.0) sqm.

The requisite approvals for the issuance of the LGU development permit for new R-5 projects shall be supported by following documents:

- 1) a master development plan (MDP) which shall contain the physical and related component plans e.g. site development plans (SDP), the infrastructure plan (particularly with respect to meeting the utilities and services requirements of the MUD), the environmental management plan (EMP), the social and institutional plans (as applicable), the financial and business plans (including the marketing plan, as applicable), generic project description (site and grounds), etc.; these shall be duly prepared, signed and sealed by a registered and licensed architect (RLA);
- 2) concept-level architectural documents consisting of floor plans, sections, elevations, specific project description/s (building/s), outline specifications, total gross floor area (TGFA) breakdown, budgetary project cost estimate (BPCE); in full accordance with Sec. 20.5 of R.A. No. 9266 (The Architecture Act of 2004), a valid and subsisting law, these architectural documents shall be duly prepared, signed and sealed only by a registered and licensed architect (RLA);
- 3) the architectural analyses (on-site and off-site) and a notarized architectural statement anent the attainment of full compliance with all the applicable minimum national development controls under the NBCP that shall ensure that there shall be no over-building and over-paving as a result of the R-5 project (reference **Annex "E.1"**, particularly Rules VII and VIII); this shall necessarily include statements anent the FLAR/FAR, PSO, setbacks/incremental setbacks, AMBF, GFA/TGFA, architectural projections, AMBV, off-street parking provisions, etc.; in full accordance with Sec. 20.5 of R.A. No. 9266, the architectural analyses/statement shall be duly prepared, signed and sealed only by a RLA;
- 4) the initial environmental examination (IEE), preferably signed and sealed by a RLEnP; and
- 5) the traffic impact assessment (TIA), preferably signed and sealed by a RLEnP.



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As R-5 developments represent large concentrations of transient and resident populations shall shall introduce an additional management burden on the LGU, huge demands on the carrying capacity of the community (on-street traffic congestion, parking, utilities, waste generation and LGU services, the LGU, after the conduct of due diligence and due processes in the near future, may take official acts/steps to strictly regulate and monitor the development of R-5 developments.

**Article VIII. ZONE DEVELOPMENT COUNCILS (ZDCs)**

Section 49. Zone Development Councils (ZDCs). Zone Development Councils (ZDCs) are forms of development-oriented public-private partnerships between the LGU of Pasig City and the private sector. Its sole purpose is to help in future development planning and management efforts and to help implement this ZO, its LUDMG and IRR-ZO.15. Because of the unique development characteristics and potentials and the unique management problems at each of the five (5) geographic macro zones (GMZs) in Pasig City, a ZDC for each GMZ may be formed.

While the ZDC is a partnership between the LGU and the private sector as well as all legitimate stakeholders, it must however be funded **not** by the LGU but by the private sector and stakeholders inasmuch as it is intended to be an external advisory body. Its functions may supplement/complement but never interfere with official functions of other LGU bodies or offices concerned with planning and zoning.

The ZDCs for each of the GMZs shall be under the *Sangguniang Panlungsod* Committee on Land Use and monitored by the City Development Council (CDC) and shall be supervised by the City Planning and Development Office (CPDO) and the Zoning Administrator (ZA). The Chair of the *Sangguniang Panlungsod* Committee on Land Use or the City Planning and Development Coordinator (CPDC) shall serve as the Chair of each of the ZDCs. The Vice Chair of the ZDC shall be a representative from the private sector and/or a stakeholder and directly residing, working and/or doing business in the GMZ concerned.

**Article IX. THE PUBLIC DOMAIN AND PUBLIC RIGHTS-OF-WAY (ROWS)**

The public domain consists of all public spaces that are for public use and enjoyment, and not for any form of private use or enjoyment. The most common forms are the following:

- 1) road rights-of-way (RROWS);
- 2) rights-of-way (ROWS) for public amenities, facilities, services and utilities (FASU);
- 3) mandated legal easements (MLEs), particularly along waterways; and
- 4) public parks and similar open spaces.



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1. RROW Components and Physical Levels

The RROW has two (2) key components i.e. the sidewalk for pedestrians and the carriageway for vehicles. For wider RROWs, a third and a fourth element are usually added in the form of the median i.e. center island (which may also be planted) and the planting strips along the sidewalks. Street furniture complete the RROW components i.e. signs/signages, bus/jeepney/tricycle stops, telephone booths, public toilets, streetlights, pedestrian barriers/guides/protectors (e.g. bollards), foot bridges/crossings, transit connectors, and the like.

The RROW consists of three (3) different physical levels as follows:

- a. RROW ABOVE GRADE - refers to the portion of the RROW reckoned from the finished surface of the roadway/carriageway and/or the sidewalk/arcade all the way up to the air. If this level of the RROW is utilized for whatever purpose, the Air Rights or the right to develop, benefit and profit from the use of the RROW above grade is given up by the government/general public and should therefore be compensated, i.e., leased and paid for by the proponent/end-user/beneficiary of the proposed building/structure (Figs. VIII.G.11. and VIII.G.12. of **Annex "E.1"**). The minimum clear height for the utilization of air rights above RROW shall be 4.27 meters from the finished crown elevation of the roadway/carriageway.
- b. RROW AT GRADE - refers to the portion of the RROW reckoned from the natural grade line up to the finished surface of the roadway/carriageway and/or the sidewalk/arcade. This portion of the RROW is generally utilized for the movement of the general public (motorists and pedestrians). If this level of the RROW is utilized for whatever purpose, the right to develop, benefit and profit from the use of the RROW at grade is given up by the government/general public and should therefore be compensated, i.e., leased and paid for by the development proponent/end-user/beneficiary. (Figs. VIII.G.11. and VIII.G.12. of **Annex "E.1"**)
- c. RROW BELOW GRADE - refers to the portion of the RROW reckoned from the finished surface of the roadway and/or the sidewalk all the way down into the ground. If this level of the RROW is utilized for whatever purpose, the right to develop, benefit and profit from the use of the RROW below grade is given up by the government/general public and should therefore be compensated, i.e., leased and paid for by the development proponent/end-user/beneficiary. (Figs. VIII.G.11. and VIII.G.12. of **Annex "E.1"**)



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**2. MLE Components and Physical Levels**

The MLE has two (2) key uses i.e. either as a promenade (for pedestrians and promenaders) or as an esplanade (for both pedestrians/promenaders and vehicles (reference Figs. VIII.G.1. and VIII.G.2. of **Annex "B"**). If developed as an esplanade, it shall have two (2) primary components i.e. the sidewalk for pedestrians and the carriageway for vehicles. For wider MLEs, a third and a fourth element can also be added in the form of the median i.e. center island (which may also be planted) and the planting strips along the promenade. Street furniture complete the MLE components i.e. signs/signages, possible bus/jeepney/tricycle stops, telephone booths, public toilets, streetlights, pedestrian barriers/ guides/protectors (e.g. bollards), foot bridges/crossings, transit connectors (as applicable), and the like.

The MLE consists of mainly two (2) physical levels as follows:

- a) MLE ABOVE GRADE - refers to the portion of the MLE reckoned from the finished surface of the carriageway and/or the promenade all the way up to the air. If this level of the MLE is utilized for whatever purpose, the Air Rights or the right to develop, benefit and profit from the use of the MLE above grade is given up by the government/general public and should therefore be compensated, i.e., leased and paid for by the proponent/end-user/beneficiary of the proposed building/structure. The minimum clear height for the utilization of air rights above MLE shall be 4.27 meters from the finished crown elevation of the carriageway.
- b) MLE AT GRADE - refers to the portion of the MLE reckoned from the natural grade line up to the finished surface of the carriageway and/or the promenade. This portion of the MLE is generally utilized for the movement of the general public (motorists and pedestrians). If this level of the MLE is utilized for whatever purpose, the right to develop, benefit and profit from the use of the MLE at grade is given up by the government/general public and should therefore be compensated, i.e., leased and paid for by the development proponent/end-user/beneficiary.

**3. Allowed or Encouraged Structures/Developments Within the RROWs and MLEs**

1. The RROW at all its physical levels may only be used for the following types of structures/uses or others similar to them, to wit:

- a) Transportation structures and like uses whether temporary or permanent, e.g., mass transit alignments (particularly light and heavy rail) at grade, mass transit stations and terminal facilities above grade (RROW air rights utilization) or below grade and the like; these also include waiting sheds, traffic outposts and the like;



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Limited commercial structures/uses above grade (RROW air rights utilization) or below grade provided that these are ancillary or supplementary/complementary to the transportation structures/uses allowed in the previous paragraph, and the like; commercial signages on the exterior of the commercial structure are disallowed and prohibited;

Improvements on the RROW and on all its components/elements found at all its physical levels, e.g., sidewalks, arcades, roadway/carriageway, medians, planting strips, street furniture, elevated or underground crossings or access-ways, non-commercial traffic and directional signages and the like; and

- d) Public utility/service structures/uses (power, water, drainage, sewerage, telecommunications, gas, etc.) at all physical levels of the RROW provided that these do not restrict nor impede the movement of people and vehicles and provided further that the rights to utilize the RROW are properly secured and permitted (reference Rule VIII Guidelines at **Annex "E.1"**).

**4. Disallowed and Prohibited Structures/Developments at RROWs and MLEs**

If situated outside of private property limits, the RROW is public land, i.e., public domain, which should be equally enjoyed by all members of the community. The RROW is not to be used for the following types of buildings/structures/occupancies or others similar to them:

- a) Any form of semi-permanent/permanent or semi-enclosed/enclosed commercial structure/use and like structures/uses;
- b) Any form of temporary, semi-permanent/permanent or semi-enclosed/enclosed residential structure/use and like structures/uses;
- c) Government structures/use unless the same are located below or above grade; in such cases, the proposed structure must be properly planned/designed and constructed;
- d) Long-term or overnight vehicle parking, i.e., unless duly designated as day and/or night pay-parking zones;
- e) As a depository of stalled, wrecked or abandoned vehicles, mechanical devices and the like;
- f) The conduct of other commercial/business/industrial activities incompatible with the character of the RROW;

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- g) Unauthorized recreational or entertainment usage and the like which will only benefit certain entities and which will ultimately result in inconvenience/nuisance/safety problems to the general public; nor
- h) Any other form of private use, gain, enjoyment or profit at the expense of the motoring or walking public (reference Rule VIII Guidelines at **Annex "E.1"**).

The occupancy and use of any part of the public domain, particularly the RROW or MLE, for the conduct of wakes ("*lamay sa patay*") shall be strictly regulated by the barangay. In particular, only one (1) lane of the carriageway portion of the RROW may be allowed for use for a wake from 10:30 pm through 5:30 am, after which the barangay shall ensure that the carriageway is cleared of all obstructions, cleaned and free for use by the motoring public during daytime and early evening i.e. from 5:31 am through 10:29 pm.

Alleys with a clear width of 3.5 m or less are to be designated as fire lanes. Alleys with a clear width of from 3.51 m up to 5.59 m shall have one (1) permanent lane designated as the fire lane and cleared of parked vehicles on a 24-hour basis. As such, there should be no parked vehicles within such alleys (or portions of such alleys) at any time of the day or night, to allow for the free ingress and egress of fire trucks and emergency vehicles.

**Article X. MIXED USE DEVELOPMENTS (MUDs)**

MUDs shall be developments or redevelopments on sites that shall possess the following physical characteristics:

- 1) total lot area (TLA) of from two thousand five hundred square meters (2,500.0 sqm) i.e. 0.25 hectares (has.) or higher; for lots with a lesser area, the same shall be zoned as commercial;
- 2) MUDs housed in one (1) or more structures whereby the minimum total gross floor area (TGFA) shall be from seven thousand (7,000.0) sqm or higher; and
- 3) the usable/slaeable/leasable/net gross floor area (GFA) shall host a minimum estimated permanent night-time building population of at least five hundred (500) persons an/or a minimum estimated day-time building population of seven hundred (700) persons at any given time of the day, inclusive of building administration staff, whereby the estimate shall be officially provided to the CPDO and the ZA by the building administration.

MUDs may be comprised of any of the following land use and/or building occupancy (LU/BO) combinations, to wit:



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- 1) residential/transient residential/housing (primary land use and/or building occupancy or LU/BO), commercial/business/entertainment (secondary LU/BO), and utility/transport/services/UTS (tertiary LU/BO);
- 2) commercial/business/entertainment (primary LU/BO), residential/transient residential/housing (secondary LU/BO), and utility/transport/services/UTS (tertiary LU/BO);
- 3) utility/transport/services/UTS (primary LU/BO), commercial/business/entertainment (secondary LU/BO), and residential/transient residential/housing (tertiary LU/BO);
- 4) institutional/national Government/LGU or community services (primary LU/BO), commercial/ business/entertainment (secondary LU/BO), and residential/transient residential/housing (tertiary LU/BO);
- 5) parks, recreation/entertainment/PRE/tourism/cultural (primary LU/BO), commercial/business (secondary LU/BO), and residential/transient residential/housing (tertiary LU/BO);
- 6) light industrial/manufacturing (primary LU/BO), residential/transient residential/housing (secondary LU/BO), and commercial/business/entertainment (tertiary LU/BO);
- 7) light industrial/manufacturing/warehousing/storage (primary LU/BO), utility/transport/ services/UTS (secondary LU/BO), and commercial/business/entertainment (tertiary LU/BO); and
- 8) other viable LU/BO combinations as determined by the land owner and MUD proponents.

The requisite approvals for the issuance of the LGU development permit for MUDs shall be supported by following documents:

- 1) a comprehensive master development plan (CMDP) for private lands and an official development master plan (ODMP) for public lands (as applicable), which shall contain the physical and related component plans e.g. master development plans (MDP), site development plans (SDP), the infrastructure plan (particularly with respect to meeting the utilities and services requirements of teh MUD), the environmental management plan (EMP), the social and institutional plans (as applicable), the financial and business plans (including the marketing plan, as applicable), generic project description (site and grounds), etc.; these shall be duly prepared, signed and sealed by a registered and licensed environmental planner (RLEnP) and/or by a registered and licensed architect (RLA);





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- 2) concept-level architectural documents consisting of floor plans, sections, elevations, specific project description/s (building/s), outline specifications, total gross floor area (TGFA) breakdown, budgetary project cost estimate (BPCE); in full accordance with Sec. 20.5 of R.A. No. 9266 (The Architecture Act of 2004), a valid and subsisting law, these architectural documents shall be duly prepared, signed and sealed only by a registered and licensed architect (RLA);
- 3) the architectural analyses (on-site and off-site) and a notarized architectural statement anent the attainment of full compliance with all the applicable minimum national development controls under the NBCP that shall ensure that there shall be no over-building and over-paving as a result of the MUD (reference **Annex "E.1"**, particularly Rules VII and VIII); this shall necessarily include statements anent the FLAR/ FAR, PSO, setbacks/incremental setbacks, AMBF, GFA/TGFA, architectural projections, AMBV, off-street parking provisions, etc.; in full accordance with Sec. 20.5 of R.A. No. 9266, the architectural analyses/statement shall be duly prepared, signed and sealed only by a RLA;
- 4) the initial environmental examination (IEE), preferably signed and sealed by a RLEnP; and
- 5) the traffic impact assessment (TIA), preferably signed and sealed by a RLEnP.

As MUDs represent large concentrations of transient and resident populations shall shall introduce an additional management burden on the LGU, huge demands on the carrying capacity of the community (on-street traffic congestion, parking, utilities, waste generation and LGU services, the LGU, after the conduct of due diligence and due processes in the near future, may take official acts/ steps to strictly regulate and monitor the development of MUDs.

**Article XI. WATER ZONE CLASSIFICATIONS AND USAGE**

Being traversed by the major waterways of Metro Manila, the Pasig City Waters Area (CWA) shall be comprised of the following water zone classifications:

- 1) natural creeks, for use primarily as a drainage right-of-way (DROW) and secondarily for use as a possible future transportation right-of-way (TROW);
- 2) natural rivers (Pasig, Marikina and Napindan) for use primarily as a DROW and secondarily for use as a TROW and tertiary for possible future use as a recreational/entertainment/tourism resource; and
- 3) artificial waterway (Manggahan Floodway) for use primarily as a DROW, secondarily for use as a TROW and tertiary for use as an active recreational/entertainment/tourism resource.



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To help attain the above, the CWA shall be always kept free of obstructions, particularly of illegally constructed dwellings/makeshift structures (violations of the NBCP, punishable under Sec. 213 of P.D. No. 1096 and of the Water Code of the Philippines). The LGU shall take all of the necessary liaisons with the concerned agencies, precautions and steps to ensure that both storm and waste waters are able to freely flow through these waterways.

**Article XII. AERODROME, AIR ZONE AND AIR RIGHTS**

Being part of the outer NAIA aerodrome and being traversed by the major airways over Metro Manila, the Pasig City Air Area (CAA) shall be comprised of the following air zone classifications:

- 1) extended runway centerline (ERC) in the middle of the two (2) 15% divergence lines emanating from the end of the NAIA international runway i.e. approach and departure path for all types of fixed-wing aircraft, particularly by medium to large jets (reference **Annex "C"**);
- 2) the portions of the air navigation area (ANA) for circling patterns by waiting fixed-wing aircraft i.e. propellers, turbo-props and small jets only) that may be above Pasig City limits; and
- 3) ANA for rotary-wing aircraft i.e. helicopters, particularly where helipads/ landing zones are situated.

All of the above CAAs shall be kept free of obstructions and related safety concerns, particularly tall to very tall buildings and antennae towers. As applicable, the requisite clearances for height clearance i.e. building height limits (BHL) from the Civil Aviation Authority of the Philippines (CAAP, formerly the DoTC Air Transportation Office/ATO) must be secured by the concerned development proponents, particularly in the case of tall buildings i.e. located directly under or very close to the above defined CAAs.

Air Rights pertain to rights/privileges to develop, occupy and use the air space above the public domain i.e. RROWs, utility/service ROWs, MLEs, parks and open spaces, City Waters Area (CWA), public amenities and facilities, and the like, mainly for the purpose of public good and public service, safety and general convenience. If such purposes are amply addressed by the proposed private usage of the air rights, the City/LGU may lease the said air rights, partly to service the requirements of the generated TGFA, if used for attendant commercial or business purposes.



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The rate of lease payable to the City/LGU by the private project proponent requiring air rights utilization shall be comparable with commercial lease rates in a commercial zone in Pasig City for each square meter (sqm) of total gross floor area (TGFA) to be generated by the private project proponent, including the TGFA at deck roof level spaces, if provided.

**Article XIII. FIRE ZONES**

Fire zones are areas within which only certain types of buildings are permitted to be constructed based on their use or occupancy, type of construction, and resistance to fire (Sec. 501 of P.D. No. 1096, 1977 NBCP).

With the assistance of the Local Fire Marshal and the Local Building Official (LBO), the following fire zone classifications in full accordance with Chapters 4 and 5 of P.D. No. 1096, the 1977 NBCP, may be instituted:

- 1) Type I Fire Zone, with buildings of wood construction; this is the least restrictive Fire Zone;
- 2) Type II Fire Zone, with buildings of wood construction, but with protective fire-resistant materials and one (1)-hour fire-resistive throughout; except that permanent non-bearing partitions may use fire-retardant treated wood within the framing assembly;
- 3) Type III Fire Zone, with buildings of masonry and wood construction; provided, that the building shall be one (1)-hour fire-resistive throughout; exterior walls shall be of incombustible fire-resistive construction;
- 4) Type IV Fire Zone, with buildings of steel, iron, concrete or masonry construction; the walls, ceiling and permanent partitions shall be of incombustible fire-resistive construction; except that permanent non-bearing partitions of one (1)-hour fire-resistive construction may use fire-retardant treated wood within the framing assembly; and
- 5) Type V Fire Zone, where buildings shall be fire-resistive; the structural elements shall be of steel, iron, concrete or masonry construction; the walls, ceilings, and permanent partitions shall be of incombustible fire-resistive construction; this is the most restrictive fire zone.

A building or structure which is located partly in one fire zone and partly in another shall be considered to be in the more highly restrictive fire zone, when more than one-third (1/3) of its total gross floor area (TGFA) is located in such zone (Sec. 502 of P.D. No. 1096, 1977 NBCP).



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Alleys with a clear width of 3.5 m or less are to be designated as fire lanes. Alleys with a clear width of from 3.51 m up to 5.59 m shall have one (1) permanent lane designated as the fire lane and cleared of parked vehicles on a 24-hour basis. As such, there should be no parked vehicles within such alleys (or portions of such alleys) at any time of the day or night, to allow for the free ingress and egress of fire trucks and emergency vehicles.

**Article XIV. PARKING PROVISIONS AND PARKING ZONES**

The parking provisions for **all** classes of developments in Pasig City shall be as per **Rule VII** of the 2004 Revised Implementing Rules and Regulations (IRR) of P.D. No. 1096, the 1977 National Building Code of the Philippines or NBCP (reference **Annex "E.1"**), which are the **minimum** national standards and development controls. Per recent Supreme Court pronouncements, such IRR are to be regarded as laws insofar as the same do not contradict the enabling law.

While the said Rule **may be made stricter or more stringent** by the City and/or by other Government agencies which may exercise certain jurisdiction over parking matters and/or by all owners, administrators and developers of public or private buildings or subdivisions within Pasig City, including the associations of occupants, homeowners and locators, the said **minimum** national standards and development controls **cannot be relaxed or made less strict** by said entities.

There shall be three (3) main types of dedicated public parking zones, which may be sited within the public domain i.e. RROW/MLE (with esplanade) or within private and public properties. The Pasig City parking zones and their permitted uses shall only be as follows:

- 1) on-street parking at the carriageway portion of the duly-designated RROW i.e. closest to the curb and gutter and intended for use only as pay parking slots inasmuch as the parking of a private vehicle within any part of the RROW constitutes the private use and enjoyment of the public domain; the parking rates to be charged, collected and receipted by the barangay shall be comparable with the hourly rates charged in RROWs at commercial zones in Pasig City;
- 2) off-street parking using leased vacant or idle lands, intended for use as off-street pay parking, off-street terminals and long-term impounding/towing yards; and
- 3) off-street parking buildings, intended for use as commercial pay parking facilities and/or temporary impounding/towing facilities;

The minimum number of on-street and/or off-street parking slots for MUDs shall be as per Rule VII of the NBCP (reference **Annex "E.1"**).



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The key restrictions on public parking zones shall be as follows:

- 1) the term private vehicle shall refer to all types of motor-operated, animal-drawn or human-powered contraptions designed to transport people, animals, services and goods;
- 2) for public domain parking zones i.e. at duly designated on-street parking slots at RROWs and MLEs (with esplanades), overnight parking shall only be from 8:00 pm through 6:00 am, after which the vehicle should be moved elsewhere so as not to contribute to traffic congestion during rush hour; daytime parking at RROWs and MLEs (with esplanade) shall only be allowed from 9:00 am through 5:00 pm; there shall be no on-street parking at RROWs during the rush hour windows i.e. 6:01 am through 8:59 am and 5:01 pm through 7:59 pm; violations shall merit fines equivalent to a full day parking rate payable to the barangay or result in apprehension and detention for repeated and deliberate violations or in towing activities for which the vehicle owner shall pay towing rates comparable with commercial towing rates in Metro Manila;
- 3) extended term parking i.e. longer than overnight parking shall only be at duly designated areas where the parked vehicle shall not cause traffic congestion on the RROW; the rates shall be prorated and shall be payable to the barangay;
- 4) the public domain shall not be used as a depository for stalled, wrecked, abandoned or scrap vehicles as the same constitute a constant danger to public health and safety; the same shall be removed immediately after the lapse of a four (4) working day notice; if brought to a towing facility/ yard, the claimant shall pay the necessary charges comparable with commercial towing rates elsewhere in Metro Manila; such vehicles brought to the towing yard shall be auctioned and sold as scrap after a lapse of fourteen (15) calendar days, with the proceeds (less deductible expenses) to go to the barangay;
- 5) the use of the public domain as on-street terminals for tricycles, *jeepneys*, mega-taxis, express taxi services, taxis, city buses, and the like shall be strictly regulated; only the CPDO, with the concurrence of the ZA shall designate on-street terminals in Pasig City and the same shall be located in areas where these shall cause the least traffic congestion and public inconvenience/ nuisance;
- 6) Alleys with a clear width of 3.5 m or less are to be designated as fire lanes. Alleys with a clear width of from 3.51 m up to 5.59 m shall have one (1) permanent lane designated as the fire lane and cleared of **all** parked vehicles (including bicycles, tricycles, carts and other 3-wheeled transporters, and 4-wheeled vehicles or larger vehicles) on a 24-hour basis; as such, there should be **no** parked vehicles within such alleys (or portions of such alleys) at any time of the day or night, to allow for the free ingress and egress of fire trucks and emergency vehicles; **no parking**



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signs along such streets shall be posted at a maximum height of 4.27 m, and removal of the same shall constitute an act punishable under this Ordinance; vehicles parked at such RROWs with a clear width of from 3.51 m up to 5.59 m, shall be reported to the City, immediately towed at owner's expense and the owner assessed the appropriate fines; and

7) major thoroughfares which have very high vehicle volumes shall be **no parking zones** along their entire lengths, and are hereby also declared **mandatory tow zones** during peak hours, to wit:

- a) Pres. Carlos Garcia Ave./Circumferential Road 5/C-5;
- b) Ortigas Ave./Ortigas Ave. Extension;
- c) Marcos Highway;
- d) Pasig Blvd.;
- e) Meralco Ave.;
- f) Julia Vargas Ave.;
- g) C. Raymundo Ave.;
- h) Amang Rodriguez Ave.;
- i) East Manggahan Floodway Road;
- j) Imelda Ave.;
- k) Market Ave.;
- l) Caruncho Ave.;
- m) Urbano Velasco Ave.;
- n) Mercedes Ave.;
- o) Sandoval Ave.;
- p) Pioneer St.;
- q) Sheridan St.;
- r) Capitol Drive; and
- s) Elisco Road.

**Article XV. IMPLEMENTING RULES AND REGULATIONS (IRR)**

This ZO shall utilize its accompanying Annexes (with Attachments) and Appendices as its implementing rules and regulations, guidelines and standards, references (i.e. referral codes/RCs), as well as its manual of procedure (MoP), as applicable (collectively the "IRR-ZO.15"), composed of:



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1) **ZO.15 Annexes**

**Annex A - Official Zoning Map (OZM)**

- Annex B.1 - Geographic Macro Zone (GMZ) 1 Map**
- Annex B.2 - Geographic Macro Zone (GMZ) 2 Map**
- Annex B.3 - Geographic Macro Zone (GMZ) 3 Map**
- Annex B.4 - Geographic Macro Zone (GMZ) 4 Map**
- Annex B.5 - Geographic Macro Zone (GMZ) 5 Map**

**Annex C. - NAIA Extended Runway Center Line Passing Through Pasig City**

**Annex D-Land Use Development and Management Guidelines (LUDMGs)**

**Annex E.1 - Excerpts from the 2004 Revised IRR of P.D. No. 1096 (the 1977 National Building Code of the Philippines/ NBCP, its 2004 Revised IRR and its 2008 ARR (with Attachments)**

**Annex E.2 - List of NBCP Referral Codes (RCs) and Derivative Regulations (DRs)**

**Annex E.3A - Interpretations of Key Zoning Classifications and Permissible Buildings/ Structures that are Fully/ Substantially Compliant with P.D. No. 1096 (the 1977 National Building Code of the Philippines/ NBCP, its 2004 Revised IRR, its 2008 ARR, its Referral Codes/ RCs and Derivative Regulations/ DRs)**

**Annex E.3B - Interpretations of Key Zoning SUB-Classifications Showing Buildings/ Structures that are NON-COMPLIANT with P.D. No. 1096 (1977 National Building Code of the Philippines/ NBCP, its 2004 Revised IRR, its 2008 ARR, its Referral Codes/ RCs & Derivative Regulations/ DRs)**

**Annex E.4 - Interpretations of Natural Light and Ventilation Provisions Along Road Rights-of-Way (RROWS) that are Fully/ Substantially Compliant with P.D. No. 1096 (the 1977 National Building Code of the Philippines/ NBCP, its 2004 Revised IRR, its Referral Codes/ RCs and Derivative Regulations/ DRs)**

**Annex F-Generic Development Guidelines and Design Guidance (DGDGs)**

**Annex G-Generic Minimum Performance Standards and Guidelines (MPSS) for Public Buildings**

2) **ZO. 15 Appendices**

**Appendix A - MMDA Procedures and Guidelines on Non-Mobile Billboards and Billboard Structures**

**Appendix B - List of Acronyms Used**



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**Appendix C - Supplemental Definition of Terms**

**Appendix D - Makati City 2015 Billboard Ordinance (with Attachments)**

**Appendix E - Legal Bases for the Prohibition of/ Ban Against the Erection of Non-Mobile Billboards and Their Support Structures Along Road Rights-of-Way (RROWs), Rights-of-Way (ROWs) and Mandated Legal Easements (MLEs)**

**Article XVI. MISCELLANEOUS PROVISIONS**

The key miscellaneous provisions of ZO.15 shall be as follows:

- 1) having the full potential to host extensive commercialization, the following RROWs shall have mandated commercial zoning classifications along their frontages, thereby being levied a commercial property tax on said frontages, with the rest of the properties to be levied a different property tax based on a non-commercial zoning classification, to wit:
  - a) a fifteen meter (15.0 m) deep C-3 zone frontage along both sides of Pres. Carlos P. Garcia Ave./C-5 (except for R-4 zones) and along both sides of Marcos Highway and other RROWs that may have the same/similar widths now and in the future;
  - b) a ten meter (10.0 m) deep C-2 zone frontage along frontage along both sides of corner C-5 Ortigas Ave. to Ortigas Avenue Extension, Among Rodriguez Ave., Pasig Blvd., and C. Raymundo Ave. (except for GI and residential zones) and other RROWs that may have the same/ similar widths now and in the future;
  - c) a five meter (5.0 m) deep C-1 zone frontage along both sides of F. Legaspi St. and Eusebio Ave. (except for PRE and residential zones) and other RROWs that may have the same/similar widths now and in the future.

**Table 1. Prescribed Commercial Zone Front Setbacks  
 Along Major Road Rights-of-Way (RROWs)/ Streets**

<p><b>A. Road Right-of-Way (RROW)/ Street</b></p>	<p><b>B. Required Commercial Zone Front Setback (more stringent than the <u>minimum</u> setbacks prescribed under the 2004 Revised IRR of P.D. No. 1096, the 1977 National Building Code of the Philippines/NBCP as shown in <b>Table 2</b> below)</b></p>
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1. Pres. Carlos P. Garcia Ave./C-5 (except for R-4 zones) and along both sides of Marcos Highway and other RROWs that may have the same/similar widths now and in the future	15.0 meters (m) for C-3 Zone at grade level only, up to a height of 5.0 m above grade; thereafter apply the NBCP prescribed minimum setback at beyond 5.0 m above grade (as applicable)
2. along both sides of corner C-5 Ortigas Ave. to Ortigas Avenue Extension,, Amang Rodriguez Ave., Pasig Blvd., and C.Raymundo Ave. (except for GI and residential zones) and other RROWs that may have the same/similar widths now and in the future	10.0 m for C-2 Zone at grade level only, up to a height of 5.0 m above grade; thereafter apply the NBCP prescribed minimum setback at beyond 5.0 m above grade (as applicable)
3. along both sides of F. Legaspi St. and Eusebio Ave. (except for PRE and residential zones) and other RROWs that may have the same/similar widths now and in the future	5.0 m for C-2 Zone at grade level only, up to a height of 5.0 m above grade; thereafter apply the NBCP prescribed minimum setback at beyond 5.0 m above grade (as applicable)

**Table 2. Prescribed Minimum Setbacks for All Zone Classifications**  
 (prescribed under the 2004

Revised IRR of P.D. No. 1096, the 1977 National Building Code of the Philippines/NBCP)

**Table 2.1 Minimum Setbacks for Residential Buildings/Structures**

YARD	Type of Residential Use/ Occupancy						
	R - 1 (meters)	R - 2		R-3		R - 4 (individual lot/unit) (meters)	R - 5**** (meters)
		Basic (meters)	Maximum (meters)	Basic (meters)	Maximum (meters)		
Front	4.50	3.00	8.00 *	3.00	8.00 *	4.50	6.00
Side	2.00	2.00 **	2.00 **	***	2.00 (optional)	2.00 (optional)	3.00
Rear	2.00	2.00	2.00	***	2.00	2.00	3.00

**Notes:**

a) The setback requirements in Table 2.1 above are for newly-developed subdivisions.



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- b) \* Total setback only at grade (or natural ground) level, i.e., 3.00 meters + 5.00 meters = 8.00 meters (to accommodate part of the minimum parking requirement outside the designated area for the front yard). The second and upper floors and mezzanine level shall thereafter comply with the minimum 3.00 meters setback unless otherwise provided under P.D. No. 1096, the 1977 National Building Code of the Philippines (NBCP) and/or its 2004 Revised IRR.
- c) \*\* Setback required for only one (1) side. Setbacks on two sides shall be optional.
- d) \*\*\* Abutments on two sides and rear property lines may be allowed with conditions as enumerated under Section 804, Subsection 10 of Rule VIII of the 2004 Revised IRR of P.D. No. 1096.
- e) \*\*\*\* Mixed-Use Buildings/Structures in R-5 lots shall be considered a commercial use or occupancy if a substantial percentage, i.e., 55% of the Gross Floor Area (GFA) is commercial.
- f) In cases where yards/setbacks are impossible to attain or where frontage and depth of lots are similar to that of Open Market or Medium Cost Housing Projects, abutments on the sides and rear property lines may be allowed and 1.50 meters front yard is left open as transition area.

**Table 2.2. Setbacks for Commercial\*, Industrial, Institutional and Recreational Buildings**

Road Right-of-Way (RROW) Width (meters)	Front (meters)	Side (meters)	Rear (meters)
30.00 & above	8.00	5.00	5.00
25.00 to 29.00	6.00	3.00	3.00
20.00 to 24.00	5.00	3.00	3.00
10.00 to 19.00	5.00	2.00	2.00
Below 10.00	5.00	2.00	2.00

Note:

\* Mixed-Use Buildings/Structures in R-5 lots may be considered a commercial development if a substantial percentage of the GFA is commercial.

- 1) The prescribed setbacks inside a property/ lot shall be measured (reckoned) from the outer edge of the sidewalk of Road Right-of-Way (RROW) or property line that is farthest from the centerline of the median (island) or of the carriageway of the RROW (as applicable).



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2) with the aim of making the main commercial zones of Pasig City as walkable and bikeable communities, the following RROWs are designated as **arcaded RROWs**, with a minimum six meter (6.0 m) wide and minimum four point eight meter (4.8 m) tall covered walkway (i.e. arcade within property lines) and the sidewalks covered into bicycle lanes, to wit:

- a) Pres. Carlos P. Garcia Ave.(formerly E. Rodriguez, Jr. Avenue)/ C-5, both sides;
- b) Ortigas Ave. Extension, both sides;
- c) Marcos Highway, both sides;
- d) Pasig Blvd., both sides; and
- e) Julia Vargas Avenue.

With the arcades in place, the project proponent may build the upper levels (above the arcade) up to the front property line but in consideration of the restrictions on GFA/ TGFA imposed by incremental setback application.

3) With Pasig City already heavily built up and with an objective of making the City a virtual ecopolis, the following RROWs are initially designated as **view corridors**, to wit:

- a) Pres. Carlos P. Garcia Ave.(formerly E. Rodriguez, Jr. Avenue)/ C-5;
- b) Ortigas Ave. Extension;
- c) Marcos Highway;
- d) Pasig River (view from north bank);
- e) Marikina River (views from both banks and above the river);
- f) Napindan River (views from both banks and above the river); and
- g) Manggahan Floodway (views from both banks and above the floodway).

Being view corridors, portions of the air rights of said RROWs or MLEs along/ above waterways that are not reserved for transit use, may be developed to host elevated (i.e. above-grade) activity areas e.g. view platforms/ decks with amenities, including adjoining land or spaces that can host parked visitor cars, that shall capitalize on the views offered by the RROW widths or the MLEs/ banks. These developments may also serve to connect various developments surrounding such RROW or MLE/ waterway air rights utilization. Non-mobile billboards (NMBs) and billboard structures shall be strictly regulated if sited within these view corridors (reference **Annexes "A", "D" and "E"**).





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- 4) the MMDA impounding area at Julia Vargas Ave. (with a C-2 zoning classification) can become an income-generating park, recreational and entertainment (PRE) zone, which can feature elevated or sub-grade pedestrian linkages to the Ortigas Center (across Meralco Ave.); the same may also host high capacity parking structures with commercial areas;
- 5) after proper study and due processes, a limit of one million square meters (1,000,000.00 sqm) of TGFA may be imposed for the approval for development of proposed new R-5 and MUD developments in Pasig City; and
- 6) being presently at the center of the Metropolitan Manila Area (MMA) and the Greater Manila Area (GMA), a Pasig City Transportation Plan must be undertaken in the near future and must fully address the following:
  - a) public transportation routes, stops, terminals, intermodals, garages and depots;
  - b) nationally-initiated mass transit systems and services traversing Pasig City i.e. C-5 high quality city bus (HQCB) or express bus, to be later replaced by a bus rapid transit (BRT) at C-5, BRT from Gilmore, Quezon City to Tikling junction in Taytay, Rizal (via Ortigas Ave, and Ortigas Ave. Extension), ferry transit at Marikina, Pasig and Napindan Rivers, etc.;
  - c) traffic management at major RROWs;
  - d) public parking policy, including the construction of strategically located parking buildings/ structures and the use of idle or vacant land;
  - e) footbridge locations, flyovers, viaducts and other forms of air rights utilization at the public domain for the transportation sector; and
  - f) road widening and new road construction.
- 7) in the event of clear showing that full compliance with the provisions of ZO.15 shall result in extreme hardship or material prejudice on the part of the land/ lot/ property owner and/or the project proponent to comply, the necessary representations shall be made, citing the Civil Code of the Philippines.
- 8) in the case of contiguous lots, lots not directly adjoining and facing the RROW shall automatically assume the zoning classification of the lot abutting the RROW, provided the lot owners are one and the same entity;

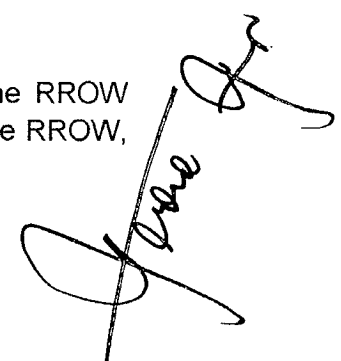
  


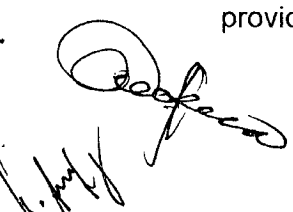














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- 9) cellular/ mobile phone towers shall only be sited atop commercial buildings and shall not be sited on vacant land or on top of residential buildings; the original and a copy of a DoH certification as to the effects of radiation on health shall be presented for each tower permit application or renewal to operate;
  
- 10) non-mobile billboards (NMBs) and billboard structures not conforming or complying with the 2008 DPWH Additional Rules and Regulations (ARR) shall be dismantled in full accordance with the prescribed procedures and processes; NMBs and/or billboard structures that violate the BHL and setback requirements under the 2004 Revised IRR and the 2008 ARR of the NBCP shall be immediately adjusted to fully comply with said IRR and ARR;
  
- 11) a fifteen meter (15.0 m) wide esplanade shall be developed at the west bank of the Marikina River between Pasig River and Rosario Bridge; of this, the 3.0 m mandated legal easement (MLE) shall be the promenade while the 12.0 m shall host a 9.0 m wide carriageway and a 3.0 m wide sidewalk; property owners may then utilize the edge of the esplanade for commercial developments or activity areas, provide no part of their structures shall utilize any part of the air rights above said esplanade (which shall double as a grade level view corridor); for the east bank in the same Marikina River stretch, an eight meter (8.0 m) wide esplanade shall be developed, where the 3.0 m shall be the promenade and the remaining 5.0 m shall be an outdoor mall (i.e. open air walkway); similarly, property owners may then utilize the edge of the esplanade for commercial developments or activity areas, provide no part of their structures shall utilize any part of the air rights above said esplanade (which shall double as a grade level view corridor); these 2 esplanades shall form part of the Pasig City network of green and open spaces, to help attain the ultimate objective of making the City a virtual ecopolis;
  
- 12) for all new buildings/structures and for existing buildings to be renovated/expanded/ retrofitted/rehabilitated, etc., the **no-build zones** (NBZs) situated directly above the RROWs and MLEs, as well as the affected yards of such buildings shall be observed in full compliance with the mandated minimum national development controls under P.D. No. 1096, the 1977 NBCP (*reference Annexes "E.1" and "E.4"*);
  
- 13) the prescribed LGU responses/programs/projects to laws addressing **climate change adaptation (CCA)** and **disaster risk reduction (DRR)** shall be fully complemented by responses/ programs/projects that are **gender and development (GAD)**-responsive and GAD-sensitive;



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14) pursuant to R.A. No. 7279, both banks of the Manggahan Floodway are hereby declared **danger zones**; as such, no habitable structures should continue to occupy said area; the appropriate relocation/resettlement plan shall be operationalized to address the needs of the affected stakeholders; and

15) for real property tax (RPT) purposes, the following shall apply:

- a) RPT on land shall be based on actual land use, whereby the front and the rear portions of the property can have different tax classifications;
- b) RPT on improvements on land shall be based on actual building use, whereby the different buildings inside the property or the different floors within a building/ structure can have different tax classifications; the tax on the major or dominant use of the TGFA shall not be applied to tax on the minor use of the TGFA; and
- c) the tax rates on land and improvements shall be as prescribed under the Local Government Code or under any other applicable law.

16) special requirements for identified commercial areas/strips along major RROWs shall be as follows:

- a) Fifty meters (50.0 m) depth of **commercial 3 (C-3 or metropolitan-level commercial)** zones along Marcos Highway and C-5 (Pres. Carlos P. Garcia Ave.), except where zoned as institutional (I) or as residential 4 (R-4), shall be reserved for commercial development (including the upper levels); in cases where such a C-3 lot is already zoned as C-3 under an earlier ordinance, the zoning classification extends to the entire lot (and not just the 50.0 m deep portion measured from the RROW);
- b) Twenty five meters (25.0 m) depth of **commercial 2 (C-2 or city-level commercial)** zones along Ortigas Ave., Ortigas Ave. Extension, Pasig Blvd., East and West Capitol Drive, Imelda Ave., the portion of Santa Monica St. (between East and West Capitol Drive and the Pasig River), similar-sized RROWs, etc. shall be reserved for commercial development (including the upper levels), except where zoned as institutional (I); in cases where such a C-2 lot is already zoned as C-2 under an earlier ordinance, the zoning classification extends to the entire lot (and not just the 25.0 m deep portion measured from the RROW); in the case of Ortigas Ave., the twenty five meters (25.0 m) depth of **commercial 2 (C-2 or city-level commercial)** zones do not apply to the R-4 and R-1 areas at Valle Verde along both sides of Ortigas Ave.;

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c) Twelve meters (12.0 m) depth of **commercial 2 (C-2 or city-level commercial)** zones along Amang Rodriguez Ave., Mercedes Ave., Raymundo Avenue, Carunco Avenue, Market Avenue, Urbano Velasco Ave., Elisco Road, F. Banaag St. Christian Route-McKenly St. (Canley Road), Riverside Drive, similar-sized RROWs, etc. shall be reserved for commercial development (including the upper levels), except where zoned as institutional (I); in cases where such a C-2 lot is already zoned as C-2 under an earlier ordinance, the zoning classification extends to the entire lot (and not just the 12.0 m deep portion measured from the RROW); and

d) Six meters (6.0 m) depth of **commercial 1 (C-1 or community-level commercial)** zones along Dr. Sixto Antonio Ave., Legaspi St., Eusebio Avenue, Alfonso Sandoval Ave., Evangelista Ave., Kaginhawaan St.-Magsaysay St., Juliana St., De Castro St., both sides of Manggahan Floodway (away from the banks), A. Luna St.- Jabson St., similar-sized RROWs, etc. shall be reserved for commercial development (including the upper levels), except where zoned as institutional (I); in cases where such a C-1 lot is already zoned as C-1 under an earlier ordinance, the zoning classification extends to the entire lot (and not just the 12.0 m deep portion measured from the RROW).

17) owners of Development-Committed Lands (DCLs) that are still idle must allow temporary uses of their lands on a lease or rent basis to solve certain planning requirements such as open parking spaces, spaces for terminals or for flea/ weekened markets, and the like and to generate income for both its owner and for the City. Incentives for interim use and/or possible penalties for continued non-use shall be considered in the short through medium term planning horizons by the City.

18) properties/lots and improvements thereon whereby the mimimum land uses, building occupancies or building types fully satisfy the prescriptions for zoning classifications under the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP, shall be under the responsibility and jurisdiction of the City's Office of the Building Official (OBO);

19) properties/lots and improvements thereon whereby the mimimum land uses, building occupancies or building types decidedly exceed i.e. relax or make less stringent, the prescriptions for zoning classifications under the 2004 Revised IRR of P.D. No. 1096, the 1977 NBCP, shall be evaluated under much lower national development, physical planning or building standards such as *B.P. Blg. 220*, which shall be under the exclusive jurisdiction of the CPDO; and

20) unless the provisions of this ZO.15 are decidedly stricter or clearly more stringent than the minimum building standards prescribed under P.D. No. 1096, the 1977 National Building Code of the Philippines (NBCP) and its 2004 Revised IRR, the latter shall be specifically considered the primary development control for the implementation and



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enforcement of this ZO.15 and shall be generally considered in suppletory application; for instance, the reckoning point or levels for officially establishing the applicable Building Height Limit (BHL) for any building in the City shall be as specified under Rule VIII of the 2004 Revised IRR of P.D. No. 1096 [refer also to **Annex D** - Land Use Development and Management Guidelines (LUDMGs) of this ZO.15]

21. existing **highly** pollutive/ non-hazardous manufacturing/ production activities as defined under the HLURB 2014 MZO must be phased out within ten (10) years from enactment of the ZO.15. Existing **highly** pollutive/ hazardous manufacturing/ production activities as defined under the HLURB 2014 MZO must be phased out within ten (10.0) years from enactment of ZO.15.

**Article XVII. ADMINISTRATION AND ENFORCEMENT**

**Chapter 1. General Provisions**

Section 50. **Responsibility for Administration and Enforcement.** The ZO shall be enforced, implemented and administered by the Local Chief Executive through the ZA.

For check and balance i.e. policy-making as against executive functions, the CPDC, in charge of policy-formulation shall **not** act in a concurrent capacity as the ZA.

The ZA, a permanent and fulltime position, shall be directly supported by a fulltime staff (permanent or otherwise) based on the pertinent 2002 City ordinance. The ZA shall be the equivalent of the Zoning Officer 4 and shall serve as the head of office of the Office of the Zoning Administrator (OZA). The OZA shall be directly under the Office of the City Administrator (OCA).

Section 51. **Powers and Functions of a Zoning Administrator (ZA).** Pursuant to the provisions of Executive Order (E.O.) No. 72, implementing R.A. No. 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of E.O. No. 648 dated 07 February 1981, the ZA shall perform the following functions, duties and responsibilities:

1. Enforcement
  - a. Act on all applications for Locational Clearances (LC) for all projects.
    - Issuance of LC for projects conforming to the regulations of ZO.15 (and its LUDMG and IRR ZO.15).
    - Recommend to the LZBAA the grant or denial of applications for Variances and Exceptions and the issuance of Certificate of **Non-Conformance** for **non-conforming** projects lawfully existing at the time of the adoption of ZO.15, including clearances for repairs/ renovations on **non-conforming** uses consistent with the guidelines thereof.





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- b. Monitor ongoing/ existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are in violation of the provisions of ZO.15 and if necessary, pursuant to Section 3 of Executive Order No. 71 refer subsequent actions thereon to the HLURB.
  - c. Call and coordinate through the CA, with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of ZO.15.
  - d. Coordinate with the City Legal Officer for other legal actions/remedies relative to the foregoing.
2. Planning
- a. Coordinate with the Regional Office of the HLURB regarding proposed amendments to ZO.15 prior to adoption by the *Sangguniang Panlungsod*.

Being the primary implementor and enforcer of the Ordinance, the ZA and the Office of the ZA shall be under the direct administrative control and supervision of the Office of the City Administrator (OCA). *Provided however*, that pending the appointment of the ZA, the City Administrator (CA) shall temporarily exercise the duties and authorities of the ZA, until such time that the ZA shall have been officially appointed and sworn in by the City Mayor. The Zoning Administration Office is hereby transferred to the Office of the City Administrator thus Section 54, City Ordinance No. 17 s. 2002 is modified accordingly. The staffing pattern and duties of the Zoning Administration Office is adopted in this ordinance.

Section 52. **Administration and Enforcement**. – The administration and enforcement of ZO.15 shall be indirectly under the control and supervision of the Mayor of Pasig City. While the City Planning and Development Officer (CPDC)'s function in relation to the ZO is primarily policy-making, certain acts relating to the administration and enforcement of ZO.15 may also be vested in the CPDC, in full accordance with the Local Government Code (LGC), noting however that the CPDC shall **not** act in a concurrent capacity as the Zoning Administrator (ZA).

The ZA shall have the following duties and functions:

1. Shall evaluate, process and act on the following applications for Locational Clearance (LC) in accordance with ZO.15, classified as follows:
  - a. Applications that are conforming;
  - b. Applications that are **non**-conforming;
  - c. Applications which require clearance from other government agencies;
  - d. Application for special use unit permit, exceptions and variances;
  - e. Application for renovation and/or expansion of existing **non**-conforming uses; and
  - f. Requests for reclassification/rezoning.



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2. Shall endorse to the LZBAA thru the innovative development techniques provision, special use permits, exceptions and variances.
3. Shall endorse to the *Sangguniang Panlungsod* thru the LZRC requests for reclassification/re-zoning which will be subject to another ordinance if favorably considered. All applications for zoning reclassification shall undergo the prescribed processes under the *Sangguniang Panlungsod*, the MMDA and the HLURB.
4. Shall act on complaints concerning violations of the provisions of ZO.15.

Thereupon, any person who plans to erect, construct or move any building or structure within Pasig City and all projects requiring clearance from any national government agency and the Metropolitan Manila Development Authority (MMDA), including the development projects on government owned lands are required to secure the LC from the ZA who shall be responsible for the evaluation of all applications for LC and for non-conforming use, which responsibilities shall be exercised to the fullest flexibility in a logical, practical manner whereby it shall **not** be detrimental to the public nor discriminatory in its evaluation of each and every application notwithstanding the provisions set forth in ZO.15.

Section 53. **Official Zoning Maps (OZM).** – The location and extent of the various zones identified in ZO.15 shall hereby be reflected in the Official Zoning Map (OZM) in a manner that corresponds accurately with the technical description of zone boundaries, which shall be made an integral part hereof duly signed by the Vice Mayor in his capacity as Presiding Officer of the *Sangguniang Panlungsod*, the ZA and the City Mayor and the seal of Pasig City affixed thereon.

The preparation, completion and publication of the Official Zoning Map by Lot (OZML), which shall be a joint undertaking of the offices of the CPDC, ZA, Local Building Official (LBO), City Engineer (CE), Community Environment and Natural Resources Officer (CENRO), City Legal Officer, City Assessor, City Treasurer and the City Administrator, which shall show, collate and integrate detailed information on zoning boundaries and actual lot/property usage (which shall form the bases for actual zoning classification), shall be undertaken by the CPDO at a later period **not** to exceed two (2.0) calendar years from the date of promulgation of this ZO. The OZML shall form part of the IRR-ZO.15.

The cadastral map/ survey, satellite information in the form of maps and visual observation/photographs. Video footage on the ground (from portions the RROW, RROW or any part of the public domain, as well as inspection of premises from within the property (as applicable) shall be the primary bases for the crafting of the OZML.



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The OZML and the actual zoning classification of each lot shall become the final basis for taxation on land and property, as well as the possible future annotation of NBCP violations on the titles of said lots/ properties. Future City action on the NBCP violations may be the subject of a separate study, recommendation, resolution or ordinance, as these may involve acts by the Register of Deeds as well as hefty fines or even imprisonment, whereby the fines may be collected on behalf of the City, with the community being the one primarily prejudiced by such violations.

Section 213 of P.D. No. 1096 prescribes the fines and imprisonment for each violation of the NBCP, whereby the fines prescribed in 1977 (i.e. 37 years ago) shall be adjusted to present day values. While the LBO and the OBO may exercise quasi-judicial functions by virtue of their regulatory functions (extended to them by the DPWH Secretary in his capacity as the National Building Official/ NBO), a special court may still be needed to try such violations of the NBCP in some cases.

Any changes or amendment or reclassification duly enacted by the *Sangguniang Panlungsod* and approved by the City Mayor shall be reflected on the OZM or on the OZML if it has already been completed by the CPDC and the ZA.

Section 54. **Construction and Interpretation.** – The words and terms employed in this ZO shall be interpreted and understood liberally in generic sense unless otherwise indicated and shall as far as practicable be construed in favor of applicants seeking to comply the provision hereon.

Section 55. **Issuance of Zoning Classification.** An applicant may request from the ZA the status of their land/ property in relation to ZO.15. Such document shall **not** be used as a LC but as reference only for planning and may be amended by the Local Zoning Review Committee (LZRC) without any prior notice from the owner or applicant as the need arises based on the reasons/ situations stated herein.

**Chapter 2. Non-Conformance**

Section 56. **Non-Conforming Uses and Buildings.** – The lawful use/s of any building, structure or land at the time of adoption or amendment of this ZO may be continued, although such use/s do not conform with the provisions of ZO.15, provided:

1. That **no** such **non-conforming** use shall be enlarged or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of ZO.15 or moved in whole or in part, to any other portion of the lot or parcel or land where such **non-conforming** use exists at the time of the adoption of ZO.15;



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2. That **no** such **non-conforming** use, which has generally ceased operation for at least six (6) months (regardless whether the **non-use** thereof was continuous or intermittent) since the adoption of this ZO, be again revived as **non-conforming** use;
3. That an idle/vacant structure may **not** be used for **non-conforming** activity;
4. That any **non-conforming** structure, or structures under one ownership which has been damaged may be reconstructed and used as before provided that such reconstruction is **not** more than fifty percent (50.0%) of the replacement cost, i.e. distinct from reproduction cost;
5. That should such **non-conforming** portion of structure be destroyed by any means to an extent of more than fifty percent (50.0%) of its replacement cost, i.e. distinct from reproduction cost, at the time of destruction, it shall **not** be reconstructed except in conformity with the provisions of ZO.15;
6. That **no** such **non-conforming** use maybe moved to displace any conforming use;
7. That **no** such **non-conforming** structure may be enlarged or altered in a way which increases its **non-conformity**, but any structure or portion thereof may be altered to decrease its **non-conformity**;
8. That should such 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;

That in case the **non-conforming** use is **not** an industrial use:

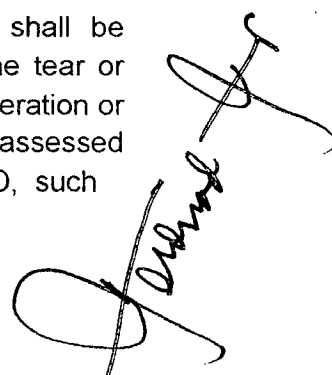
**No** such **non-conforming** use shall be enlarged, increased or extended to occupy a greater area of land than that actually occupied by the buildings or structures thereon at the time of the adoption of ZO.15, or moved in whole or part in any other portion of the lot or parcel of land where it existed at the time of the adoption of this ZO, unless such act shall decrease its **non-conformity**.

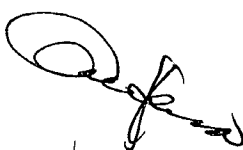
- a. **No** building or structure devoted to a **non-conforming** use shall be repaired, altered to remedy the effects of ordinary wear and the tear or remodeled unless the total aggregate value of all such repairs, alteration or remodeling, shall **not** exceed twenty five percent (25%) of the assessed value of such building at the time of the adoption of this ZO, such

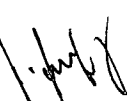














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aggregate value referring to all the repairs undertaken throughout the entire remaining period of useful life of such building or structure, regardless whether they were undertaken at the time, successively or intermittently, provided repairs exceeding such value shall be allowed if they decrease the **non-conformity** of the use;

- b. No building or structure devoted to a **non-conforming** use which has been damaged or destroyed, in whole or part, by or as a result of fire, earthquake, typhoon, flood, lightning, war, riot, strike, or other forms of disorder shall be rebuilt or reconstructed, unless the total aggregate cost of all such rebuilding and reconstruction activities, shall **not** for the entire period of the remaining useful life of such building or structure exceed fifty percent (50%) of the assessed value thereof at the time of the adoption of this ZO; provided that rebuilding or reconstruction which depresses the **non-conformity** of the use shall be allowed;
- c. No building or structure devoted to a **non-conforming** use shall be repaired, improved or altered in any way that will increase its **non-conformity** but such repairs and alterations will be encouraged if the purpose is to convert it to a conforming use;
- d. **Non-conforming** uses shall be subject to the same limitations and conditions imposed on permitted uses with reference to height, area and yard regulations; however they shall be subject to stricter performance standards appropriate to this use.

That in case of **non-conforming** use is an industrial use:

- a. Such **non-conforming** use shall be allowed to expand, enlarge, increase or extend irrespective of the cost involved, so as to allow it to maximize the production potential of its existing presently installed machinery and equipment at the time of the adoption of this ordinance provided that such act shall **not** require the use or occupancy of additional parcels of land other than the existing structure at the time of the adoption of this ZO;
- b. Repairs, alteration and improvements, whether brought about as a result of normal wear and tear as a result of natural or man-made calamities shall be allowed so as to enable the use to become more efficient and modernized; provided that buildings or structures totally and/or permanently destroyed/damaged shall **not** be rebuilt;



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- c. Such **non-conforming** use shall be allowed to increase the scope of its operations, and install new equipment and processes, increase its capital stock, labor force, and production output, provided that such increase shall **not** entail the addition of another **non-conforming** structure or a new heavy line of industrial operations;
- d. No new industry, process or operation which is **not** necessary for the maximization of the capacity of the machinery presently installed at the time of the adoption of this ZO shall be allowed;
- e. The provisions of paragraphs c) and e) above, applicable to **non-industrial, non-conforming** uses, shall also be applicable to industrial **non-conforming** uses.

Section 57. **Certificate of Non-Conformance.** Upon approval of this ZO, the ZA shall immediately notify owners of known existing **non-conforming** use to respectively apply for Certificates of **Non-Conformance**. Within one (1) month upon receipt of this official notification, all property owners involved shall secure a Certificate of **Non-Conformance** from the ZA.

In case of the ZA's failure to issue the pertinent notice/s, the certificate of **non-conformance** of all **non-conforming** uses shall nonetheless be applied for by the owner or the authorized agent of the property involved within a **non-extendable** period of six (6.0) calendar months from the promulgation of this ZO.

Applications shall be accepted/processed at the City Administrator's Office (CAO) by the ZA. Failure to make such application within the aforementioned periods shall be presumptive evidence that the property was of a conforming use at the time of the promulgation, or amendment of this ZO, and if found otherwise will be considered as a violation thereof, for which the appropriate fines and/or penalties are prescribed, reckoned from the date of discovery.

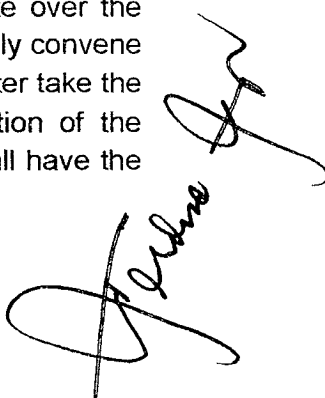
In the event of the expiry of the **non-extendable** period of six (6.0) calendar months, the pertinent business permits or certificates of occupancy shall be deemed void.

Section 58. **Dispute Over Non-Conformance Status.** In case of any dispute over the **non-conformance** classification of any property, the City Mayor shall immediately convene the Local Zoning Board of Adjustment and Appeals (LZBAA) which will thereafter take the necessary steps culminating in the issuance of the covering public resolution of the dispute and thereafter enforce the said resolution. The lot/ property owner shall have the option to contest the enforcement in the proper venue or court.

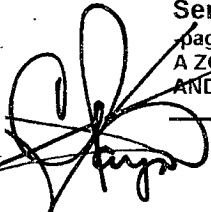




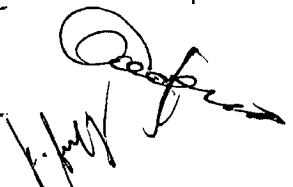














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Section 59. **Phasing-Out of Temporary Use Permits.** Temporary Use Permits (TUPs) shall no longer be renewed nor issued upon the effectivity of ZO.15. All grantees of TUPs that are in effect at the time of the passage of ZO.15 are required to apply for Locational Clearance or Certificate of Non-Conformance on or before the expiration of the said TUP. In meritorious instances, the TUP may be extended for one (1) year. However, no more than 2 such extensions can be granted.

**Chapter 3. Applications and Permit Issuance**

Section 60. **Locational Clearance (LC).** All land owners/ developers shall secure the Locational Clearance (LC) from the ZA or, in case of Variances and/or Exceptions, from the LZBAA, prior to conducting any activity or construction on their property/ land.

Section 61. **Processing Fees for Locational Clearance (LC).** The following fees for LC for land use within Pasig City are based on MMDA Regulation No. 003 Series of 2000. The processing fee shall be collected by the City Treasurer or the duly authorized deputies from the owners and/or contractors of land development, construction, renovation and expansion projects, as follows:

1. **Application/ Filing Fee.** For every application for Locational Clearance (LC) irrespective of whether approved or not, for application for inspection, for motions for reconsideration, for reclassification, for filing of complaint and for appeal are as follows:

- |   |            |
|---|------------|
| a. For Application for Locational Clearance (LC)    | PhP 400.00 |
| b. For Application for Inspection of Property (AIP) | 700.00     |
| c. For Motion for Reconsideration (MR)              | 2,000.00   |
| d. For Petition/ Request for Reclassification (PRR) | 4,000.00   |
- This excludes the cost of reclassification proceedings such as production/ reproduction of maps and other documents; public hearings and publication which shall likewise be charged to the account of the applicant/ proponent.
- |  |              |
|--|--------------|
| e. For filing complaint, except those involving pauper-litigant<br>(which shall be free of charge) ..... | PhP 2,000.00 |
| f. For Appeal.....   | PhP 2,000.00 |

2. **Locational Clearance Fee.** For any application for LC whether the project or activity to be undertaken is conforming or non-conforming, the fee shall be in accordance with the following schedule:



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a. Residential (single-detached, single-attached/ zero lot line and duplex type)	PhP 6.00/sq.m. of the total gross floor area (TGFA)
b. Commercial establishment including apartments, mass housing, townhouses, residential condominium, etc. constructed primarily for gain purposes	(a) (b) PhP 10.00/ sq.m. of the TGFA
c. Industrial establishments	PhP 10.00/ sq.m. of the TGFA
d. Institutional (schools, hospitals, etc.)	PhP 5.00/ sq.m. of the TGFA
e. Memorial Parks/Cemeteries	PhP 5.00/ sq.m. of the TGFA
f. Agro-Industrial	(c)
i. Manufacturing	PhP 6.25/ sq.m. of the TGFA
ii. Non-manufacturing	PhP 6.25/sq.m. of the TGFA
g. Telecommunications/ Towers	PhP 20,000.00 per unit (d)
h. Special Uses (helipad/ landing area, gas station, <i>abattoir</i> , thermoselect/ gasification plant, etc.)	(e) PhP 16.00/sq.m. of the TGFA
i. Yards utilized for commercial purposes	PhP 4.00/sq.m. of the total lot area (TLA)
j. Yards utilized for industrial purposes	PhP 8.00/ sq.m. of the TLA
k. Yards utilized for institutional purposes	PhP 1.20/ sq.m. of the TLA
l. All types of renovation	Seventy five (75.0%) percent of the corresponding rates prescribed above
m. Billboards (all types)	PhP 20.00/ sq.ft. of billboard surface area

Noting that the total gross floor area (TGFA), total lot area (TLA) and surface area are the units of measurement for the LC, the same must be fully consistent with the prescriptions under P.D. No. 1096, the 1977 NBCP and its latest IRR, RCs and DRs (reference Annexes "E").





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Provided that commercial activities and auxiliary uses that form part of a residential building or, customarily conducted in dwelling on houses, shall be treated as application for the construction of a residential house and shall pay the amount corresponding to such use, except when the maximum floor area devoted to such commercial activities or auxiliary uses exceeds thirty percent (30.0%) of the TGFA of the whole residential building.

3. **Inspection Fee.** For any application for inspection whether the project or activity to be undertaken is conforming or **non-conforming**, the fee shall be in accordance with the following schedule:

a. Residential (single-detached, single-attached/ zero lot line and duplex type)	(f) PhP 400.00
b. Commercial establishment including apartments, mass housing, townhouses, residential condominium, etc. constructed primarily for gain purposes	(g) (h) PhP 600.00
c. Industrial establishments	PhP 800.00
d. Institutional (schools, hospitals, etc.)	PhP 400.00
e. Memorial Parks/ Cemeteries	PhP 700.00
f. Agro-Industrial	(i)
i. Manufacturing	PhP 800.00
ii. <b>Non-manufacturing</b>	PhP 800.00
g. Telecommunications/ Towers	PhP 600.00
h. Special Uses (helipad/ landing area, gas station, <i>abattoir</i> , thermoselect/ gasification plant, etc.)	(j) PhP 800.00
i. Yards utilized for commercial purposes	PhP 600.00
j. Yards utilized for industrial purposes	PhP 800.00
k. Yards utilized for institutional purposes	PhP 400.00
l. All types of renovation	(k) Twenty five (25.0%) percent of the corresponding rates prescribed above
m. Billboards (all types)	PhP 400.00



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Provided that commercial activities and auxiliary uses that form part of a residential building or, customarily conducted in dwelling on houses, shall be treated as application for the construction of a residential house and shall pay the amount corresponding to such use, except when the maximum floor area devoted to such commercial activities or auxiliary uses exceeds thirty percent (30.0%) of the total gross floor area (TGFA) of the whole residential building.

4. **Processing Fee.** For processing the application for LC (whether the project or activity to be undertaken is conforming or non-conforming), the processing fee shall be twenty five percent (25.0%) of the corresponding prescribed LC fee as stated in the previous paragraph.
5. **Certificate of Occupancy (CoO) – No** building or structure shall be used or occupied and **no** change in the existing use or occupancy classification of a building or structure or portion thereof shall be made until the CPDC/ ZA has signed a certificate of occupancy (CoO). The schedule of occupancy fees are as follows:

a. Residential..... (Occupancies shall be dwellings) (l)	PhP 500.00
b. Residential, Hotel and Apartments..... (Occupants shall be multiple dwelling units, boarding or lodging houses, hotels, apartment buildings, row-houses and other similar building each of which accommodates more than 10 persons) (m)	PhP 800.00
c. Institutional..... (n)	PhP 400.00
d. Business and Mercantile:	(o)



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- (p) i) Division PhP 600.00
- (q) 1.....  
 (Wholesale and Retail Stores, Office Buildings, Dining Establishments having and occupant load of less than 10 persons, printing shops, paint stores without bulk Handling)
- (r)  
 ii) Division PhP 90.00  
 2.....  
 (Gasoline filling and Service Stations, warehouse, open parking garages, drinking & dining establishments having an occupant load of more than 50 persons, memorial parks, cemeteries, cellular mobile base stations)
- (s)  
 e. Industrial..... PhP 1,000.00
- (t) i) Division PhP 800.00  
 1.....  
 (Occupancies shall include wood working establishments, planning mills, garment factories, steel fabrication)
- (u)  
 (v) ii) Division PhP 1,000.00  
 2.....  
 (Occupancies shall include: ice plants, power plants, Pumping plants, creameries, storage and sales room for incombustible materials)
- f. Special Uses..... PhP 1,000.00
- g. Accessory..... PhP 500.00  
 (Occupancies shall include: Private Garage, Carports, sheds, fences over 1.80 meters, tanks)

6. **Certificate Fee.** For each Certificate of Conformance/ **Non-conformance** and for all other related certifications issued, the Certificate Fee shall be PhP 100.00.

Section 62. **Non-User of Locational Clearance.** Upon issuance of a LC, the grantee thereof shall have one (1) year within which to commence or undertake the use, activity or development covered by such clearance on his/ her property.



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Non-use of said clearance within said period shall result in its automatic expiration and cancellation. The grantee shall **not** proceed with his/ her project without applying for a new LC.

Section 63. **Escalation Clause.** Upon recommendation of the ZA, the City Mayor may increase by **not** more than fifty percent (50.0%) or may decrease by **not** more than twenty five percent (25.0%) and **not** more often than once a year, rates prescribed in the preceding Section.

Section 64. **Time of Payment.** The prescribed processing fees shall be paid to the City Treasurer or the duly authorized deputies before any land development construction or renovation project is lawfully begun or pursued within the territorial jurisdiction of Pasig City.

Section 65. **Exemption.** Except for Government Owned or Controlled Corporations (GOCC), all government projects whether national or local are exempted from the payment of the prescribed fees. Provided, however, that the LC must be secured prior to the finalization of plans and issuance of the corresponding Building Permit (BP).

Section 66. **Building Permit Pre-Requisites.** The Locational Clearance, the Environmental Compliance Certificate (ECC), the Project Traffic Impact Assessment (TIA), the Project Infrastructure-Amenities-Facilities-Services-Utilities Impact Assessment (IAFSU IA), which all relate to the carrying capacity of the site and the host community, shall be basic requirements that must be satisfied prior to the issuance of a LGU Building Permit (BP) for a project, particularly major ones with total gross floor areas (TGFAs) in excess of 2,500.0 square meters (excluding basement levels).

Only duly-registered and licensed architects (RLAs) and/or Environmental Planners (RLEnPs) as applicable i.e. duly registered with the PRC and appearing in the roster of the Professional Regulatory Board of Environmental Planning (PRB-BoEP) may sign and seal the subdivision plans (or subdivision site development plans) as may be called for under the HLURB's latest IRRs for P.D. No. 957 and for B.P. No. 220.

Section 67. **Application for Business and License Permit.** – Any person applying for issuance of business and license permit shall secure from the ZA the Certificate of Conformance or Certificate of Non-Conformance prior to the issuance of business and license permit. In addition to the payment of a P125.00 business permit Application Fee for first-time applicants, the schedule of Business Permit Fees is as follows:

(Planck P. Bernal)



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- |   |  |
|---|--|
| a. Residential for rent/ lease (single-detached, single-attached/zero lot line and duplex type) .....   | PhP 600.00<br><b>(w)</b>               |
| b. Commercial establishment including apartments, mass housing, townhouses, residential condominium, etc. operated primarily for gain purposes..... | (x)<br>(y)<br>PhP 600.00<br><b>(z)</b> |
| c. Industrial establishments .....  | PhP 800.00                             |
| d. Institutional (schools, hospitals, etc.) .....   | PhP 500.00<br><b>(aa)</b>              |
| e. Memorial Parks/ Cemeteries.....  | PhP 800.00<br><b>(bb)</b>              |
| f. Agro-Industrial  | <b>(cc)</b>                            |
| a. Manufacturing .....  | PhP 800.00<br><b>(dd)</b>              |
| b. Non-manufacturing .....  | PhP 800.00<br><b>(ee)</b>              |
| g. Telecommunications/ Towers .....   | PhP 800.00<br><b>(ff)</b>              |
| h. Special Uses (helipad/ landing area, gas station, <i>abattoir</i> , thermo-select/ gasification plant, etc.) .....                               | PhP 1,000.00<br><b>(gg)</b>            |
| i. Yards utilized for commercial purposes .....   | PhP 800.00<br><b>(hh)</b>              |
| j. Yards utilized for industrial purposes .....   | PhP 800.00<br><b>(ii)</b>              |
| k. Yards utilized for institutional purposes .....  | PhP 500.00                             |

Section 68. **Business Permit Pre-Requisite.** The Certificate of Conformance shall be an annual requirement to the issuance of a Business Permit. A P2,000.00 application fee shall be charged for annual renewal of the business permit.

**Appeal, Review and Rezoning**

Section 69. **Procedure for Appeals.** – Any person aggrieved by the decision or action of the ZA concerning the interpretation, administration or enforcement of this ZO may appeal to the Local Zoning Board of Adjustment and Appeals (LZBAA) copy furnished the ZA, within THIRTY (30) calendar days from official receipt of the decision or action upon payment of the appeal fee. The ZA shall transmit all the records upon which the decision or action appealed from was taken to the LZBAA which shall decide the same within THIRTY (30) calendar days from receipt of the records and other papers that may be submitted by the appellant, whose decision is final and executory.



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Section 70. **Review of the Zoning Ordinance (ZO).** – This ZO shall be reviewed every five (5) years or sooner, when the need arises, by the ZA or the City Mayor on their initiative, jointly with the City Zoning Review Committee, or upon petition by a group of persons, association or any local *Barangay* unit. This ZO may be amended or repealed in parts but that the same shall be duly covered by a resolution an ordinance.

Section 71. **Procedure for Rezoning.** – Any association or group of persons or the *barangay* which wishes to propose a rezoning or reclassification of a certain area, may file a petition with the ZA of Pasig City for initial evaluation.

The ZA shall then endorse the proposal together with its preliminary findings to the Local Zoning Review Committee (LZRC) for final evaluation and submit its recommendation to the *Sangguniang Panlungsod* for amendment, alteration or repeal of this ZO or portions thereof.

Section 72. **Action on Complaints and Oppositions.** A complaint for violation of any provisions of ZO.15 or any clearance or permits issued pursuant thereto shall be filed with the LZBAA which shall issue a decision on the matter. The decision of the LZBAA, on the other hand, may be appealed by any affected party to the HLURB within a period of ninety (90) calendar days from the issuance of the same.

Section 73. **Functions and Responsibilities of the Local Zoning Board of Adjustments and Appeals (LZBAA).** There is hereby created a LZBAA which shall be a sub-committee of the City Development Council (CDC). The LZBAA shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
  - a. Variances
  - b. Exceptions
  - c. Complaints and oppositions to application/s
2. Act on appeals on Grant or Denial of Locational Clearance by the ZA.

Section 74. **Composition of the LZBAA.** The LZBAA shall be composed of the following:

1. City Mayor as Chair;
2. City Administrator;
3. City Legal Officer;
4. City Assessor;
5. City Building Official;
6. City Planning and Development Officer;
7. Zoning Administrator;
8. Two (2) representatives from the private sector to be confirmed by the Mayor; one (1) representative shall be nominated by the applicant and the other by the Office of the Mayor; the cost of *per diems*, honorarium and/or allowances of these representatives shall be borne by the applicant; and



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9. Two (2) representatives from non-government organizations (NGOs) to be confirmed by the Mayor; one (1) representative shall be nominated by the applicant and the other by the Office of the Mayor; the cost of *per diems*, honorarium and/or allowances of these representatives shall be borne by the applicant

Section 75. **Review of the ZO and LUDMG.** The City Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review ZO.15 and the LUDMG considering the CLUP and IRR-ZO.15 as the need arises, based on the following reasons/situations:

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

Section 76. **Composition of the Local Zoning Review Committee (LZRC).** The LZRC shall be composed of the following:

1. City Planning and Development Coordinator (CPDC);
2. City Health Officer;
3. President, Association of *Barangay* Captains;
4. City Building Official;
5. Community Environment and Natural Resources Officer (CENRO);
6. District School Supervisor;
7. Three (3) Private Sector Representatives (Local Chamber of Commerce, Housing Industry and Homeowner's Association, Architects, Engineers, etc.); and
8. Two (2) non-government organization (NGO) Representatives;

Section 77. **Functions of the LZRC.** The Local Zoning Review Committee shall have the following powers and functions:

1. Review ZO.15 for the following purposes:
  - a. Determine amendments or revisions necessary in ZO.15 because of changes that might have been introduced in the CLWUP;



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- b. Determine changes to be introduced in the CLWUP in the light of permits given, and Variances and Exceptions granted; and
  - c. Identify provisions of ZO.15 that are difficult to enforce or are unworkable.
2. Recommend to the *Sangguniang Panlungsod* necessary legislative amendments and to the local planning and development staff the needed changes in the plan as a result of the review conducted.
  3. Provide information to the HLURB that would be useful in the exercise of its functions.

**Miscellaneous Provisions**

Section 78. **Administrative Penalties**. Any applicant, proponent, proprietor, operator, owner or representative who commits any of the following acts shall after due notice be punished by a fine in accordance with the following schedule:

1. For undertaking any activity or project in violation of ZO.15 such as:
  - a. Unauthorized expansion or alteration of any activity formerly covered by a certificate of **non-conformance**, a fine equivalent to one hundred percent (100.0%) of the prescribed LC fee.
  - b. For commencing or undertaking any project without having first secured a LC, a fine of Five Thousand Pesos (P5,000.00) according to any of the following phases of construction:
    - i. Excavation for foundation
    - ii. Construction of foundation (including pile driving, as applicable and (jj) laying of reinforcing bars) 6,000.00
    - iii. Construction of structure up to two meters (2.0 m) above established grade
    - iv. Construction of structure more than two meters (2.0 m) and completed structures (100% finished). 20,000.00





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2. For committing fraud or misrepresentation:
  - a. Fraud or misrepresentation as to use ..... PhP 5,000.00
  - b. Fraud or misrepresentation as to TGFA or GFA ..... 5,000.00
  - c. Fraud or misrepresentation as to location ..... 5,000.00
  - d. **Non-disclosure** or any material fact ..... 5,000.00
  
3. For refusing admission within any premises subject to inspection by a duly authorized inspector:
  - a. First Refusal ..... not exceeding PhP 2,500.00
  - b. Subsequent Refusal ..... 5,000.00
  
4. For failing or refusing, without justifiable reason, to appear during a proceeding before the Pasig City ZA or the duly authorized officers, a fine of **not more than PhP 4,000.00.**

If the violation is committed by a firm, corporation, partnership, cooperative or association, the managing partners, directors or any person in charge with the management thereof shall be held responsible. Professionals who are in charge of the project, if found to be constructing any structure without the necessary LC in violation of this ZO, shall be held liable and an administrative complaint will be referred to the Professional Regulation Commission (PRC) for appropriate action. The Building Official, if found to be issuing Building Permits (BPs) without the required LC or ECC shall likewise be held administratively liable and the case will be referred to the City Mayor for appropriate action.

**Article XVIII. MITIGATING DEVICES**

Section 79. **Deviation.** The Local Zoning Board of Adjustment and Appeals (LZBAA) may allow Variances and Exceptions from the provisions of this ZO only when all of the following conditions exist:

1. Variance
  - a. Conforming to the provisions of the ZO will cause undue hardship on the part of the owner or occupant of the property due to conditions which are **not** self-created, i.e. physical conditions of the property (topography, shape, etc.), when the property is unique and different from other properties in the locality, etc.;
  - b. The Variance is the minimum deviation necessary to permit reasonable use of the property;
  - c. The Variance will **not** alter the essential character of the area where the property for which the variance sought is located and the Variance will **not** substantially or permanently injure 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;



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- d. The Variance will **not** weaken the general purposes of this ZO and will **not** adversely affect public health and safety;
- e. The variance will be harmony with the spirit of this ZO; and
- f. The variance is **not** sought solely for additional financial advantage.

2. Exceptions

- a. The Exception shall support economic based activities and provide livelihood opportunities;
- b. The Exception shall **not** cause excessive requirements at public cost for public services and will not be detrimental to the economic welfare of Pasig City;
- 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 other nuisances;
- d. The Exception will **not** adversely affect public health, safety and welfare and is in keeping with the general pattern of development in the community;
- e. The Exception will **not** alter the essential character of the area where the exception sought is located, and will be in harmony with the general purposes of this ZO;
- f. The exception will **not** weaken the general purpose of the regulations established for specific area;
- g. The exception will promote innovative techniques or create or protect a beneficial economic trend that would otherwise **not** be possible;

If the appeal for Exception seeks further relief from the dimensional and performance requirements of ZO.15, the following should be complied with:

- a. The Variance is the minimum deviation necessary to permit reasonable use of the property;
- b. The Variance will **not** substantially or permanently injure 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; and
- c. The Variance will not adversely affect public health and safety.



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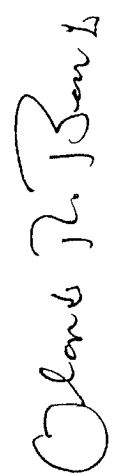
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Section 80. Procedures for Granting Variances and Exceptions. The procedure for the granting of Variances and/or Exceptions is as follows:

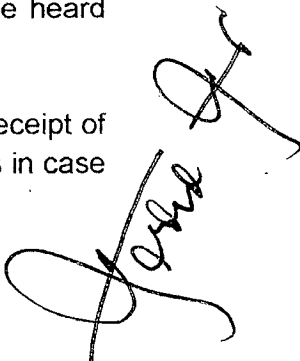
1. If an applicant should appeal the decision of the ZA regarding the latter's decision on the application for LC, a written application for a Variance or Exception shall be filed with the Local Zoning Board of Adjustment and Appeals (LZBAA). The written application should cite the section of ZO.15 under which the same is sought and stating the ground/s thereof. Upon receipt of the said application, the LZBAA shall require the ZA to turnover all pertinent documents of the proposal.
2. Upon receipt of the written application for Variance and/or Exception, the LZBAA shall require the following from the proponent:
  - a. To post a visible project sign indicating the name and nature of the proposed project at the project site and indicating that comments regarding the proposal are being solicited by the LZBAA. Comments will be solicited within a period of fifteen (15) calendar days from the date of posting.
  - b. To submit duly notarized Affidavits of No Objection to the Project by the owners of the properties adjacent to the project site (as well as by the owner/s of properties facing the project site and the owners of properties directly facing the properties immediately adjacent to the project site in case of the presence of a RROW), the Homeowners' Association (if applicable) and the *Barangay* Chairman.
3. The LZBAA shall conduct preliminary studies on the application. These studies shall be based on the ability of the proposal to meet the criteria indicated in Section 77 of this Article.
4. During the course of its studies, the LZBAA may request the applicant for a conference/s to fully discuss issues in the application.
5. In case objections from the public are received by the LZBAA, it shall hold a public hearing. The notice for the hearing shall be published at least once in a newspaper of local circulation. It shall also be posted at the main entrances of the City and *Barangay* Halls. All costs to be incurred in the publication shall be to the account of the applicant. 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.
6. The LZBAA shall render a decision within thirty (30) calendar days upon receipt of all required documents, exclusive of the time spent for the public hearing/s in case of any objection to the granting of exception/variance.

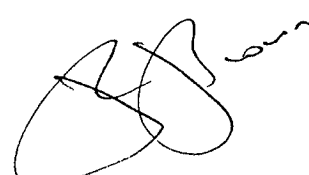


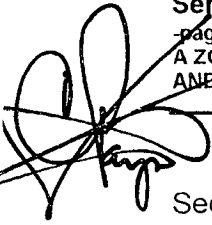




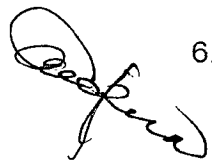
















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Section 81. **Conflict within the ZO or Between ZO and its Support Documents.** Should the provisions of this ZO come into conflict or should there be a discrepancy between this ZO or its attendant documents i.e. the LUDMG, the OZM, the IRR-ZO, the OZML, etc. unintentionally come into conflict with one another, the provision that support the least level of development, the least intensity of land use, the least disturbance to the general public, the least cost to the city and the least negative effect on both the natural and build environments must always govern;

Section 82. **Suppletory Effect of Other Laws and Decrees.** The provisions of this ZO shall be without prejudice to the application of other laws, presidential decrees, letter of instructions and other valid executive or administrative orders vesting national agencies with jurisdiction over specific land areas or development-related activities or building uses/ occupancies, which shall remain in force and effect.

Section 83. **Amendments.** – The amendment, alteration and/or repeal of this ZO, parts hereof accompanying LUDMG and IRR-ZO.15 particularly in accommodation of requests for reclassification/ HLURB, SP and variances, shall be subject to the review and evaluation of LZRC and public hearing, to be approved through a three- fourths vote of the Sangguniang Panlungsod. Any amendment shall take effect only after the approval by the City Mayor and ratification by the HLURB. Amendment for re-zoning and exceptions need not be submitted to the HLURB for ratification.

Section 84. **Violation and Penalty .** Unless otherwise provided in this Ordinance, any person who violates any of its provisions shall upon conviction, be punished by a fine of Five Thousand Pesos (P5,000.00) or an imprisonment not exceeding one (1) year or both at the discretion of the Court. In case of violation by a corporation, partnership, cooperative or association, the manager, managing partner, director or the person charged with the management of such corporation, partnership cooperative or association shall be responsible therefore. In case of a government employee, an additional penalty of suspension from the service for six (6) months shall be imposed.

Section 85. **Separability Clause.** Should any section or provision of the ZO be declared by the Court to be unconstitutional or invalid, such decision shall **not** affect the validity of the ZO as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

Section 86. **Repealing Clause.** The 2002 Pasig City Zoning Ordinance, Ordinance No. 10 s. 2013, Section 1 (a & b), Chapter IV, Ordinance No. 56 s. 1993 and all ordinances, rules or regulations or parts thereof which are contrary to or inconsistent with any provision of this ZO are likewise repealed or modified accordingly, provided that the rights that have been vested upon the effectivity of the ZO shall **not** be impaired.



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Section 87. **Effectivity Clause.** This ZO covering Pasig City, including its LUDMG and OZM shall become effective three (3) weeks after publication in a newspaper of local circulation in Pasig City. Simultaneously, a notice shall also be posted at the main entrances of the City and *Barangay* Halls to the effect that the pertinent documents shall be available for examination at the CPDO.

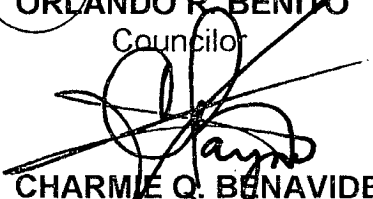
Electronic copies of this ZO and its Appendices and Annexes/Attachments in CD form shall be made available at a cost of Php500.00 per copy at the CPDO at a later time, but not to exceed one (1) calendar month from its effectivity date.

APPROVED, this 25th day of May 2015 at Pasig City.

  
**REYNALDO R. SAN BUENAVENTURA III**  
Councilor

  
**ORLANDO R. BENITO**  
Councilor

  
**AUGUSTIN ALEXEE C. SANTIAGO**  
Councilor

  
**CHARMIE Q. BENAVIDES**  
Councilor

  
**FERDINAND A. AVIS**  
Councilor

  
**ROSALIO D. MARTIRES**  
Councilor

  
**GREGORIO P. RUPISAN, JR.**  
Councilor

  
**WILFREDO F. SITYAR**  
Councilor

  
**RHICHIE GERARD T. BROWN**  
Councilor

  
**CELESTINO V. CHUA**  
Liga President


**CHRISTIAN G. SIA**  
Councilor  
Minority Floor Leader



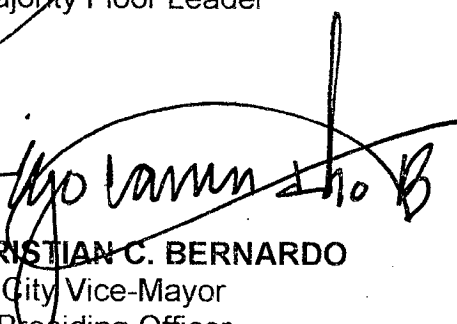
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**RICHARD C. EUSEBIO**  
Councilor  
Majority Floor Leader

Attested by:

  
**IYO CHRISTIAN C. BERNARDO**  
City Vice-Mayor  
Presiding Officer

APPROVED:

  
**MARIA BELEN A. EUSEBIO**  
City Mayor

Attested by:

  
**LOIDA U. VILLANUEVA**  
Acting City Councilor Secretary



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**Annexes**

- approx. **440** pages

**Annex A** - Official Zoning Map (OZM)

**Annex B.1** - Geographic Macro Zone (GMZ) 1 Map

**Annex B.2** - Geographic Macro Zone (GMZ) 2 Map

**Annex B.3** - Geographic Macro Zone (GMZ) 3 Map

**Annex B.4** - Geographic Macro Zone (GMZ) 4 Map

**Annex B.5** - Geographic Macro Zone (GMZ) 5 Map

**Annex C.** - NAIA Extended Runway Center Line Passing Through Pasig City

**Annex D - Land Use Development and Management Guidelines (LUDMGs)** -  
 approx. **30** pages

**Annex E.1** - Excerpts from the 2004 Revised IRR of P.D. No. 1096 (the 1977 National Building Code of the Philippines/NBCP, its 2004 Revised IRR and its 2008 ARR

(with Attachments)- approx. **250** pages

**Annex E.2 - List of NBCP Referral Codes (RCs) and Derivative Regulations (DRs)** -  
 approx. **3** pages

**Annex E.3A** - Interpretations of Key Zoning Classifications and Permissible Buildings/Structures that are ....Fully/ Substantially Compliant with P.D. No. 1096 (the 1977 National Building Code of the Philippines/ NBCP, its 2004 Revised IRR,

Its 2008 ARR, its Referral Codes/ RCs and Derivative Regulations/ DRs) -  
 approx. **20** pages

**Annex E.3B** - Interpretations of Key Zoning SUB-Classifications Showing Buildings/Structures that are NON-COMPLIANT with P.D. No. 1096 (1977 National Building Code of the Philippines/NBCP, its 2004 Revised IRR, its 2008 ARR, its Referral Codes/RCs & Derivative Regulations/DRs)

**Annex E.4** - Interpretations of Natural Light and Ventilation Provisions Along Road Rights-of-Way (RROWs) that are Fully/Substantially Compliant with P.D. No. 1096 (the 1977 National Building Code of the Philippines/NBCP, its 2004 Revised IRR,

its Referral Codes/RCs and Derivative Regulations/DRs) - approx. **30** pages

**Annex F - Generic Development Guidelines and Design Guidance (DGDGs)**-  
 approx. **60** pages

**Annex G**-Generic Minimum Performance Standards and Guidelines (MPSS) for Public Buildings- approx. **40** pages



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**Appendices**  
- approx. 50 pages

**Appendix A - MMDA Procedures and Guidelines on Non-Mobile Billboards and Billboard Structures** - .....  
approx. 17 pages

**Appendix B - List of Acronyms Used** - approx. 4 pages

**Appendix C - Supplemental Definition of Terms** - approx. 8 pages

**Appendix D - Makati City 2015 Billboard Ordinance (with Attachments)** - approx. 30 pages

**Appendix E - Legal Bases for the Prohibition of/Ban Against the Erection of Non-Mobile Billboards and Their Support Structures Along Road Rights-of-Way (RROWs), Rights-of-Way (ROWs) and Mandated Legal Easements (MLEs)** - approx. 4 pages