

**☞ ORDINANCE NO. 0790 S. 2018 ☞**  
**(PROPOSED ORDINANCE NO. 10-144)**

**AN ORDINANCE REVISING AND/OR UPDATING THE 2003 COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF CALOOCAN IN CONSONANCE WITH AND FOR THE EFFECTIVE IMPLEMENTATION OF THE ZONING REGULATIONS OF THE 2016-2025 COMPREHENSIVE LAND USE PLAN OF THE CITY OF CALOOCAN, PROVIDING FOR ITS ADMINISTRATION AND ENFORCEMENT THEREFOR, AND FOR OTHER PURPOSES.**

*SPONSORED BY:*

Hon. MA. MILAGROS “ROSE” S. MERCADO and Hon. MARYLOU “ALOU” NUBLA

*CO-SPONSORED BY:*

Hon. DEAN ASISTIO, Hon. CARMELO F. AFRICA III, Hon. AURORA “ONET” A. HENSON, JR.,

Hon. CHRISTOPHER E. MALONZO, Hon. ANNA KARINA TEH-LIMSICO,

Hon. LUIS. O. ASISTIO III, Hon. EDGARDO N. ARUELO, Hon. TOLENTINO J. BAGUS, Hon. CAROLYN C. CUNANAN,

Hon. ROBERTO R. SAMSON Hon. JOSE LORENZO T. ALMEDA and Hon. ORVINCE HOWARD A. HERNANDEZ

**WHEREAS**, Section 458 (a) (2) paragraphs vii, viii, and ix of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, provides that *“The sangguniang panlungsod, as the legislative body of the city, shall enact ordinances, approve resolutions and appropriate funds for the general welfare of the city and its inhabitants pursuant to Section 16 of this Code and in the proper exercise of the corporate powers of the city as provided for under Section 22 of this Code, and shall:*

*(vii) Adopt a comprehensive land use plan of the city:*

*(viii) Reclassify land within the jurisdiction of the city, subject to the pertinent provisions of this Code;*

*(ix) Enact integrated zoning ordinances in consonance with the approved comprehensive land use plan, subject to existing laws, rules and regulations; establish fire limits or zones, particularly in populous centers; and regulate the construction, repair or modification of buildings within said fire limits or zones in accordance with the provisions of the Fire Code;”*

**WHEREAS**, in its general assembly held on 31 August 2016 at the Mo. Consuelo Convention Center, 4<sup>th</sup> Floor La Consolacion College, Caloocan City, the members of the Caloocan City Development Council adopted and unanimously approved CDC Resolution No. CM-OGM 16-010,

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endorsing to the Sangguniang Panlungsod the proposed Caloocan City 2016-2025 Comprehensive Land Use Plan – Integrating Disaster Risk Reduction and Climate Change Adaptation for review, adoption and approval of the same;

**WHEREAS,** on 05 October, 2016, the Sangguniang Panlungsod adopted and approved City Development Council (CDC) Resolution No. CM-OGM 16-010 entitled “ A RESOLUTION ENDORSING TO THE SANGGUNIANG PANLUNGSOD THE PROPOSED CALOOCAN CITY 2016-2025 COMPREHENSIVE LAND USE PLAN – INTEGRATING DISASTER RISK REDUCTION AND CLIMATE CHANGE ADAPTATION FOR REVIEW, ADOPTION AND APPROVAL OF THE SAME;”

**WHEREAS,** Housing and Land Use Regulatory Board (HLURB) Resolution No. 906 Series of 2013 established the period to review, update and amend the CLUPs and Zoning Ordinances (ZOs) so as to allow local government units to respond to new development trends, alleviate uncontrolled land developments, increase in demand for land for housing, include/integrate aspects that were not considered during plan formulation such as climate change and disaster risk reduction, coastal/water uses, and heritage conservation;

**WHEREAS,** HLURB Resolution No. 906 further resolved to establish a maximum time frame (planning period) of Nine (9) Years for a CLUP subject to review, updating and amendment by the concerned local government units (LGUs) after three (3) years from its date of approval without prejudice to an earlier review, updating and amendment, as the need arises, with the Zoning Ordinance so amended in accordance with the updates or changes in the updated CLUP;

**WHEREAS,** the Sangguniang Panlungsod (SP) recently adopted the New City’s Comprehensive Land Use Plan under SP Resolution No. 2559 dated October 5, 2016, updating the thirteen (13) year old currently enforced CLUP and Zoning Ordinance under **City Ordinance No. 0369 S. 2003**, that would require the enactment of regulatory measures to translate the updated CLUP’s planning goals and objectives into reality;

**WHEREAS,** this amended Integrated Zoning Regulations is one such regulatory measure which is an important tool for the implementation of the approved Comprehensive Land Use Plan.

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**WHEREAS, the ZONING BOUNDARIES defining the land use and/or classification of all areas and/or zones in every barangay described under Annex "A" is hereto attached and forms part of this Ordinance.**

**NOW THEREFORE, BE IT ORDAINED AS IT IS HEREBY ORDAINED, BY THE SANGGUNIANG PANLUNGSOD OF THE CITY OF CALOOCAN, IN SESSION DULY ASSEMBLED, THAT:**

Article I

**TITLE**

**SECTION 1. Title of the Ordinance** - This Ordinance shall be known as the **Revised Integrated Zoning Ordinance of the CITY OF CALOOCAN(S.2018)** and shall hereinafter be referred to as the "**Zoning Ordinance**".

Article II

**AUTHORITY AND PURPOSE**

**SECTION 1. Authority.** This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, R.A. 7160 Sections 447, 448 and 458 (a) (2), (vii-ix) dated 10 October 1991, "Authorizing the City, through the Sangguniang Panlungsod, to adopt a Zoning Ordinance subject to the provisions of existing laws" and in accordance with related laws such as but not limited to Commonwealth Act 141 or the "Public Land Act", P.D. 1067 or the "Water Code", P.D. 1096 or the "National Building Code", and Executive Order No. 72 series of 1993.

**SECTION 2. Purpose.** The "**Zoning Ordinance**" is enacted for the following purposes:

- a. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the City of Caloocan;
- b. Guide, control and regulate the growth and development of public and private lands in the City of Caloocan in accordance with its updated Comprehensive Land Use Plan (CLUP);
- c. Provide the proper regulatory environment to maximize opportunities for creativity, innovation and make ample room for development within the framework of good governance and community participation;
- d. Enhance and protect the character and stability of residential, commercial, industrial, institutional, open space and other functional areas within the City and promote the orderly and beneficial development of the same and the protection of the environment.

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- e. To provide adequate light, air, privacy and convenience of access to property and to insure safety of local communities from risks brought by natural and anthropogenic hazards;
- f. To prevent overcrowding and urban sprawl and the undue concentration of population on slums and blighted areas; and
- g. To regulate the location and use of buildings and land in such a manner as to obviate the danger to public safety caused by undue interference with existing or prospective traffic movements on streets and thoroughfares.

**SECTION 3. General Zoning Principles.** These Zoning Regulations are based on the principles provided for in the approved Comprehensive Land Use Plan as per Sangguniang Panlungsod Resolution No. 2559 dated October 5, 2016, as follows:

- a. The Zoning Ordinance reflects Caloocan City’s Vision to be ***“The Historic City of Caloocan, center of sustainable economic growth, peopled by resilient, peace-loving and dynamic communities, living in a safe and ecologically balanced environment, served by a government that gives the highest value to the needs of its citizens”***;
- b. The **CITY OF CALOOCAN** recognizes that any land use is a use by right but provides however that the exercise of such right shall be subject to the review standards of this Zoning Ordinance;
- c. Zoning is the division of a City into zones (e.g. commercial, residential, industrial, institutional, etc.) according to present and potential uses of land, to maximize, regulate and direct their use and development in accordance with the Comprehensive Land Use Plan, and takes the form of a locally enacted ordinance which provides, among others, regulations affecting uses allowed or disallowed in each zone, conditions for allowing them, and procedures on evaluating deviations.
- d. Zoning is concerned primarily with the use of land and the regulation of development through imposition of building heights, bulk, open space, and density provisions in a given area;
- e. The Zoning Ordinance gives the free market the maximum opportunity to spur the City’s development within a framework of environmental integrity and social responsibility;
- f. The Zoning Ordinance has been designed to encourage the evolution of high-quality developments rather than regulating against the worst type of projects;
- g. The Zoning Ordinance has been crafted in a manner that is fully responsive to the ever-changing conditions that the City continually face;
- h. The Zoning Ordinance functions as a tool for informed decision-making on the part of land use administrators by way of providing specific criteria to judge the acceptability of developments;

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- i. The Zoning Ordinance provides a direct venue for community empowerment where the stakeholders become involved especially in critical development decisions; and
  - j. The regulations in the Zoning Ordinance are considered as land use management tools that are necessary to provide a clear guidance to land development in order to ensure the community's common good.

Article III

**DEFINITION OF TERMS AND RULES OF CONSTRUCTION**

**SECTION 1. Definition of Terms.** - Words, terms and phrases used in this ordinance are hereby defined, and they shall be construed as being covered by such terms and shall carry the same meaning given to them in already approved codes and regulations, such as but not limited to the National Building Code, Water Code, Philippine Environmental Code and other Implementing Rules and Regulations promulgated by the Housing and Land Use Regulatory Board, as follows:

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

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

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

**Alterations, structural** -any change in the supporting members of a building such as bearing walls, columns, beams or girders.

**Alley, lane or callejon** -a public space or thoroughfare affording generally a secondary means of access to abutting property.

**Apartment building** -a building arranged, intended or designed to be occupied by three or more families living independently of each other.

**Areas for Priority Development (APD)** - identified 244 specific sites in Metropolitan Manila covered by the Urban Land Reform Zone as Areas for Priority Development usually blighted or depressed areas.

**Bar**-any place where intoxicating and fermented liquors or malt drinks are sold or disposed of for a price, hired hostesses occasionally dancing to music.

**Barangay** -the basic political unit in the Philippines composed of persons who have been residents of the barrio, district or barangay for at least six months, citizens of the Philippines and duly registered in the list of barangay members kept by the barrio, district or barangay secretary.

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**Base Flood Elevation** – the elevation to which floodwater is expected to reach during flood events as calculated by the regional office of the DPWH.

**Base Zones** – refers to the primary zoning classification of areas within the City and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

**Billboard** - A panel for posting bills or posters.

**Billboards Overlay Zone (BB-OZ)** – an area in a City designated for the regulated placement of billboards.

**Block** -the combine area of one or more lots forming a street block bounded by more than two (2) streets.

**Boarding House** -A boarding house is a house (frequently a family home) in which lodgers rent one or more rooms for one or more nights, and sometimes for extended periods of weeks, months, and years. The common parts of the house are maintained, and some services, such as laundry and cleaning, may be supplied. They normally provide "room and board," that is, at least some meals as well as accommodation.

**Boundary Line** -the abstract line formed by the technical description, of bearings and distances given on the certificate of title of the property or as defined herein.

**Buffer/Greenbelt Zone (B/GZ)** – an area within a City that are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/ nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.

**Buffer Strip** -a strip established to separate and protect one type of land use from another, for example, as a screen to objectionable noise, smoke or visual aspects of an industrial zone adjacent to a residential zone where no permanent structures are allowed.

**Building** -any structure having a roof supported by columns or walls. A main building is one in which the principal use of the lot upon which it is situated is conducted. Every dwelling in a residential district is main building. Accessory building is a subordinate building, the use which is incidental and accessory to the principal use on the same. The term building includes the term structure.

**Building accessory** -a building subordinate to the main building, the same lot, the use of which is either (1) necessary to the enjoyment or operation of a lawful principal use, transitional use or conditional use, or (2) appropriate, incidental and subordinate to any such as servant's quarters, garage, pump house, laundry, etc.

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**Building area** -the combined (roofed) covered area of a building measured at the ground floor excluding the projection of roof-caves. Similar to buildable area.

**Building Bulk** - The overall size of a proposed building/structure as initially characterized by the expanse of its gross floor area (GFA) or total gross floor area (TGFA), by the overall dimensions of its allowable maximum building footprint (AMBF), by its height as dictated by the building height limit (BHL) and also by the extent of allowable building projections (if these are large enough to host certain types of activities). The building bulk, expressed in cubic meters, must not exceed the established AMVB above grade. All measurements pertaining to building bulk shall be made from the outermost faces of the exterior walls and roof or from the most bottom surface of the lowermost floor of the building/structure (including those below grade).

**Building, existing** - a building erected prior to the adoption of this Code or one for which a legal building permit has been issued.

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

**Building/Structure** - A three-dimensional physical development erected within a lot or property or any combination of or all of its three different levels (at grade, below grade, above grade). The term buildings/structures as used in the Code shall invariably refer to both proposed and existing physical developments within a lot.

**Business** -commercial activity customarily engaged in as a means of livelihood and typically involving some independence of judgement and power of division.

**Car barn**-terminal or garage for public utility vehicles for hire, such as jeepneys, taxicabs, trucks and animal drawn vehicles, where such vehicles are stored, repaired and maintained within its own premises.

**Cemetery/Memorial Park Zone (C/MP)** – an area in a City intended for the interment of the dead.

**Certificate of Non-Conformance** -certificate issued to owners of all uses existing prior to the approval of the Zoning Ordinance which do not conform in a zone as per provision of the said Ordinance.

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**Class "AA" Slaughterhouse / Abattoir** – those with facilities and operational procedures sufficiently adequate that the livestock and fowls slaughtered therein is suitable for sale in any market within the country.

**Class "A" Slaughterhouse / Abattoir** – those with facilities and procedures of minimum adequacy that the livestock and the fowls slaughtered therein are suitable for distribution and sale only within the city or municipality where the slaughterhouse is located.

**Cockpit**-a pit or enclosure within a building or a portion thereof where cock fightings are held. Money betting may or may not be made.

**Commercial-1 (C-1) Zone** – a low density commercial area within a City intended for neighborhood or community scale trade, service and business activities.

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

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

**Columbarium** - A sepulcher with niches for cinerary remains.

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

**Commercial Zone** -an area predominantly used for commerce.

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

**Comprehensive Land Use Plan (CLUP)** – is a technical document embodying specific proposals and strategies for guiding, regulating growth and/or development that is implemented through the Zoning Ordinance. The main components of the Comprehensive Land Use Plan in this usage are the land use plan and sectoral studies including Demography, Ecosystems Analysis (Terrestrial and Coastal), and Special Area Studies such as Climate Change Adaptation, Disaster Risk Reduction and Management, Ancestral Domain, Biodiversity, Heritage Conservation and Green Urbanism.



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**Condominium building-** a multi-rise structure usually used for commercial or residential purposes and generally owned by the occupants thereof.

**Condominium project** - entire parcel of real property divided or to be divided primarily for residential purposes into condominium units, including all structures thereon.

**Condominium unit** - part of the condominium project intended for any type of independent use or ownership, including one or more rooms or spaces located in one or more floors (or part of parts of floors) in a building or buildings and such accessories as may be appended thereto.

**Condotel-** a lodging that is a hybrid of a condominium and hotel, by being operated as a commercial hotel even though the units are individually owned. A condotel has rental and reservation desks, short-term occupancy, food and telephone services, and daily cleaning services. Rooms in hotels are sold individually to buyers who typically continue renting them to vacationers. In-house management companies rent out the units on behalf of their owners in exchange for a percentage of the rental income. Condotels buyers pay for limited use of a resort, because buyers of a condotel own their residence outright and can stay in it, rent it out, or sell it according to their own wishes.

**Conflicting Uses** – uses or land activities with contrasting characteristics and adjacent to each other e.g. residential units adjacent to industrial plants.

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

**Cottage industry**-an economic activity carried on in the homes or in other places for profit, with capitalization not exceeding P100,000.00 at the time of registration. The definition provided for in P.D. 817 is hereby adopted for zoning purposes.

**Crematorium** - Any designated place duly authorized by law to cremate dead persons.

**District** - a division of a city.

**Dormitories** -an institutional building where boarders are provided with board and lodging, sleeping and eating in common halls and consisting of at least ten (10) or more persons.

**Dry cleaning** -the cleaning of textiles, fabrics, garments and other articles by the use of cleaning solvents other than water, extracting of the solvents therefrom, drying and ironing the same. The activity is usually housed in a building and consisting of one or more dry cleaning units of machinery or equipment where said articles are carried through a complete cleaning process.

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**Dwelling** -a building design or used exclusively as the living quarters for one or more families.

**Single-Family Detached** - a dwelling for one family which is completely surrounded by permanent open spaces, with independent access, services and use of land.

**Single- Family Attached** - a dwelling containing two or more separate living units each of which is separated from another by party or lot lines walls and provided with independent access, services and use of land. Such dwellings shall include duplexes, row-houses or terraces, and cluster housing.

**Multi- Family Dwelling**- a dwelling on one lot containing separate living units for 3 or more families, usually provided with common access, services and use of land.

**Dwelling, row or group** -a building consisting of a series of one-family sections having a common wall between each two adjacent sections.

**Dwelling, two-family** -a house or structure divided into two separate and independent living quarters by a wall extending from the floor to the ceiling. Each portion provides complete living facilities for household.

**Easement** – open space imposed on any land use/activities sited along waterways, fault lines, road-right-of-ways, cemeteries/memorial parks and utilities.

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

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

- a. All areas declared by law as national parks, watershed reserves, wildlife preserves and sanctuaries;
- b. Areas set aside as aesthetic potential tourist spots;
- c. Areas which constitute the habitat for any endangered or threatened species of indigenous Philippine wildlife (flora and fauna);
- d. Areas of unique historic, archaeological, or scientific interests;
- e. Areas which are traditionally occupied by cultural communities or tribes;
- f. Areas frequently visited and/or hard-hit by natural calamities (geologic hazards, floods, typhoons, volcanic activity, etc.);
- g. Areas with critical slopes;
- h. Areas classified as prime agricultural lands;
- i. Recharge areas of aquifers;

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- j. Water bodies characterized by one or any combination of the following conditions:
  - tapped for domestic purposes;
  - within the controlled and/or protected areas declared by appropriate authorities; and
  - which support wildlife and fishery activities.

Proponents of Projects within ECAs are required to submit Initial Environmental Examinations to DENR Regional Offices. They may later be required by the DENR to submit an EIS, if necessary.

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

- a. Heavy industries
  - non-ferrous metal industries;
  - iron and steel mills;
  - petroleum and petro-chemical industries including oil and gas; and
  - smelting plants.
- b. Resource extractive industries
  - major mining and quarrying projects; and
  - forestry projects such as logging, major wood processing, introduction of fauna (exotic animals) in public/private forests, forest occupancy, extraction of mangroves and grazing
  - fishery projects (dikes for / and fishpond development projects)
- c. Infrastructure projects
  - major dams;
  - major power plants (fossil-fuelled, nuclear-fuelled, hydroelectric or geothermal);
  - major reclamation projects, and
  - major roads and bridges.
- d. Golf course projects

Proponents of ECPs are required to submit an EIS to the Environmental Management Bureau (EMB) of the DENR.

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

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

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

**Filling station**-any area of land, including structures thereon, that is used or designed to be used for the supply of gasoline or oil or other fuel for the propulsion of motor vehicles and which may include facilities used or designed to be used for polishing, greasing, washing, spraying, dry cleaning or other cleaning or servicing such motor vehicles.

**Flood Overlay Zone (FLD-OZ)** – an area in a City that have been identified as prone to flooding and where specific regulations are provided in order to minimize its potential negative effect to developments.

**Flood Protection Elevation** – the minimum elevation to which developments are required by this Ordinance to be elevated, with reference to the Base Flood Elevation, in order to be flood proofed.

**Funeral Chapels** -private non-denominational funeral chapels located at or near or attached to cemeteries for the purpose of spiritual meditation and vigil before burial of deceased persons. The display or sale of coffins or flower wreaths is not conducted therein although dedicated wreaths may be displayed in memory of the deceased person.

**Funeral Establishment**- includes funeral parlors, funeral chapels and any similar place used in the preparation, storage and care of a body of a deceased person for burial or cremation.

**Garment factory** -a factory producing garment of clothes such as ready-made dresses, hats, skirts, under clothes, children's clothes, raincoats, etc. of commercial quantity.

**Gasoline service stations** - a place where gasoline or any other motor fuel, lubricating oil or grease for operation of automobile is offered for sale to the public. Deliveries are made directly into the vehicle including lubrication on the premises, the washing of the automobiles where no mechanical conveyor, blower or steam cleaning device is involved and including only such other service and minor adjustments as are customarily permitted at gasoline supply station. Gasoline stations shall be:

- a. **Service Station** - petroleum products retail outlet with a building and driveway located on premises near or abutting a street or highway where gasoline, kerosene, diesel, lubricants and any of their derivatives including car care products may be dispensed and sold and car care services rendered to motorists and the general public.

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b. **Filling Station** - petroleum retail outlet with building, driveway and pump island. Its business is generally confined to the sale of gasoline, kerosene, diesel, lubricants and any of their derivatives. It includes marine outlets, whether mobile or stationery.

c. **Curb Pumps** - petroleum products retail outlet which generally has no separate building and driveway and offers no other services except to sell gasoline, kerosene, diesel, lubricants and any of their derivatives. Filling of the customer's vehicle or a purchaser's receptacle is done at the curb side of a road.

**Grade** - The lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a point 1.50 meters distant from said wall, or the lowest point of elevation of the finished surface of the ground between the exterior wall of a building and a property line, if it is less than 1.50 meters distant from said wall. In case walls are parallel to and within 1.50 meters of a public sidewalk, alley or other public way, the grade shall be the elevation of the sidewalk, alley or public way.

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

- Office areas
- Residential areas
- Corridors
- Lobbies
- Mezzanine
- Vertical penetrations, which shall mean stairs, fire escapes, elevator shafts, flues, pipe shafts, vertical ducts, and the like, and their enclosing walls
- Rest rooms or toilets
- Machine rooms and closets
- Storage rooms and closets
- Covered balconies and terraces
- Interior walls and columns, and other interior features

But excluding:

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

**Heritage Act** – shall mean the National Cultural Heritage Act of 2009 or RA 10066.

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**Historic Center** – 1) historic zone, district, core, precinct, town, legacy zone, heritage area, zone or town; 2) a designated area with historical and other special significance, consisting of buildings or group of buildings and their environs that collectively contribute to the area’s importance and character; 3) a place where a significant event in history occurred; 4) any town, district, or ancient settlement site with specific history and/or cultural significance. Historic centers are sometimes called living museums, outdoor museums, or museum preserves. Whether inhabited or un-inhabited, historic centers are preservation areas. (Heritage Act)

**Homotel** -any establishment offering room and board usually for tourists and transients on a daily or monthly basis.

**Hospital** -unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, sanatorium, preventorium, clinic, rest house, nursery home, convalescent home and any other place for the diagnosis, treatment or other cases of human ailment.

**Hotel** -a building or part thereof with rooms occupied or intended to be occupied for hire as temporary aboding place of individuals with a general kitchen and public dining room service, but no provisions for cooking in any individual suite or room.

**Hotel Apartment** -an apartment which may furnish dining room service and other services for the exclusive use of its tenants.

**Hotel Residential** -a dwelling occupied by permanent guests only and not by transients. It may include restaurants, newsstands and other accessory services primarily for serving its occupants and only incidental to the public. Not found in NBC

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

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

**Industrial-2 Zone (I-2)** – an area within the City intended for medium intensity manufacturing or production industries that are:

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

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

**Institutional Zone (Inst)** – An area within a city intended principally for general types of institutional establishments, (e.g. schools, and government offices, hospitals/clinics, academic/research and convention centers, welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservation/bases/training grounds and the like.

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**Junk Shop** - a place where discarded recyclable materials are brought or bought, sorted, stored and sold.

**Laundromat:** a business activity provided with individual clothes washing machines for the use of retail customers.

**Linear Park** -a long and narrow park at least three (3) or more meters wide.

**Loading and Unloading Areas** -vehicular loading and unloading of passengers or goods in specific, limited areas or zones along the street or driveway system.

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

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

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

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

**Lodging House** -a building or part thereof containing sleeping rooms where lodging is provided for a fixed compensation in accordance with previous arrangements.

**Lot** -a parcel of land on which a principal building and its accessories are placed or may be placed together with the required open spaces.

**Lot area per family** -a portion of an area of a lot allocated for one family.

**Lot, Depth** -the average horizontal distance between the front and the rear property lines.

**Lot, inside** -a lot fronting one street or public alley with remaining sides bounded by lot lines.

**Lot lines** -the line of demarcation between either public or private property on all sides.

**Lot, Open** -a lot bounded on all sides by street lines.

**Lot, Width** -the average horizontal distance between the side lot lines.

**Mausoleum** - A large stately tomb to accommodate one or more interments, usually with provisions for an ossuary and/or a cinerarium.

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**Memorial** - A monument, marker, tablet, headstone, tombstone, private mausoleum or tomb for family or individual use.

**Memorial Park** - A cemetery with well-kept landscaped lawns and wide roadways and footpaths separating the areas assigned for ground interments, tombs, mausoleums and columbaria, with or without a mortuary chapel; and provided with systematic supervision and maintenance and where park-like atmosphere is an outstanding quality.

**Monument** - A tombstone, or memorial of concrete, granite, marble or other durable stone extending above the surface of the ground, usually with decorative urns or symbolic statuary.

**Mitigation Device** - a means to grant relief in complying with certain provisions of the Ordinance.

**Money Shop** -an extension service unit of a bank, usually operating within or near a public place with authority to accept money for specific purposes.

**Motel** -a hotel for motorists. A group of furnished rooms near or along a highway that offer accommodations for highway travellers for short time periods.

**New Development** - New physical development (consisting mainly of new construction and fit-out work) within a lot that is open for development, vacant, unutilized, development-committed or within other lots that are similarly situated, provided that such a lot and/or adjacent/contiguous lots which are similarly situated have a common continuous frontage along the main road right-of-way (RROW) of at least 200.00 meters. If the frontage or combined frontage along the main RROW of such lot or lots is less than 200.00 meters, the existing building lines of adjoining properties on the same side of the RROW may be followed.

**Night Club** -a restaurant open at night usually serving liquor, having a floor show and providing music and space for dancing.

**Non-conforming building Use** -the use of a building or land or any portion of such building or land which does not conform with the use regulations of the district where it is situated.

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

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



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**Nursing or convalescent home** -any dwelling with less than 15 sleeping rooms where persons are housed or lodged and furnish with meals and nursing care for hire.

**Occupancy** -the purpose for which a building is used or intended to be used. The term shall also include the building or room housing such use. Change of occupancy is not intended to include change of tenants or proprietors.

**Office Building** -commercial buildings used to house offices for lease or rent. It may concern a single occupancy use or mixed occupancy uses not involving retail merchandising except professional services.

**Off-street parking** -the stopping or parking of any vehicle along any street, except at any designated areas located in the premises either at the front side and rear yards of the same or any nearby lot.

**Official Zoning Map** -a duly authenticated map delineating the different zones into which CLUP the whole City is divided.

**Open market** -a public place, government or privately owned, where dry and perishable goods are sold. Usually, no refrigeration facilities are available

**Open Space (OS)** – an occupied space open to the sky on the same lot with the building. As used in this Ordinance, an area where permanent buildings shall not be allowed and which may only be used as forest, buffer / greenbelts, parks and playgrounds.

**Open storage/Open Shed** -a roofed structure without side walls used for the safekeeping of goods.

**Open Use** -any use of a lot that is not conducted within a building.

**Ossuary** - The interment space for bones of the dead.

**Overlay Zones (OZ)** – a “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.

**Parking building** -a building several floors used for temporary parking of private vehicles on various floors and provided with the following services, gasoline filling stations, washing, greasing, cleaning and other maintenance services, except vulcanizing of tires and repair of vehicles.

**Parks and Recreation Zone (P&R)** – an area in a City designed for diversion/ amusements and for the maintenance of ecological balance.

**Parking lot** -an off-street open area, the principal use of which is for the parking of automobile by the public, whether for compensation or not, or as an accommodation to client or customers.

**Parking Slot** - Spaces to be used mainly for parking motor vehicles of all types (private and public).

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**Parkways** -elongated or "ribbon" parks featuring a motor and for non-commercial traffic, connecting parks, monuments, beaches and recreational areas or otherwise affording opportunity for a pleasant safe driving.

**Percentage of Site Occupancy (PSO)** - A quantity related to the Allowable Maximum Building Footprint (AMBF) and the Total Lot Area (TLA) via the equation "PSO equals AMBF divided by TLA". The PSO is expressed as the percentage (%) of the maximum allowable enclosed floor area of any building/structure at the ground floor/ grade level in relation to the TLA.

**PNR** -the property of the Philippine National Railway including railroad right-of-ways, stations and yard. Include MRT / LRT Facilities

**Planetarium** -a public or private building designed or erected as a circular and domed audio room to depict and project the location and movements of the planets around the sun and the moon for educational and scientific study for a certain fee.

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

**Portecochers** -a passageway through a building or screened wall designed to let vehicles pass from the street to an interior, courtyard.

**Required open space** -any front, side or rear yards, courts, usable, open space, or off-street parking space provided about a building in order to meet the requirements of this ordinance.

**Residential-2 Zone (R-2)** – an area within the City where the number of allowable storeys/ floors above established grade is five (5) and the BHL is 15.00 meters above highest grade (NBC).

**Residential R-3 Zone (R-3)** – an area within the City where the number of allowable storeys /floors above established grade is twelve (12) and the BHL is 36.00 meters above established grade (NBC).

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

**Rowhouse** - a single-attached dwelling containing 3 or more separate living units designed in such a way that they abut each other at the sides, as in a row, and are separated from each other by party walls; provided with independent access, and use of land. There shall be a maximum of 20 units per block or cluster but in no case shall this be beyond 100 meters in length.

**Setback** -easement from the property line as per the National Building Code.

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

**Socialized Housing Zone. (SHZ)** - shall be used principally for socialized housing/dwelling purposes for the under privileged and homeless as provided under RA 7279.

**Storage house or rooms-** certain room areas either part of a building or detached accessory building to store limited stock of goods in connection with the nature of retail business or store. The area being restricted according to the nature of zoning uses.

**Street** -a public thoroughfare including public roads or highways which afford principal means of access to abutting property.

**Sustainable Urban Drainage System (SUDS)** – a low impact system intended to drain surface water run-off through a series of collection, storage and cleaning stages before it is released back into the environment.

**Total Lot Area (TLA)** - The total surface area of a lot on which a proposed building/structure is to be erected. If the proposed building or structure is erected on two or more lots, the TLA shall be equal to the surface area of such number of lots. The TLA is expressed in square meters and is equivalent to the combined total of the MACA.

**Tourism Act** – shall mean the Tourism Act of 2009 or RA 9593.

**Tourist Cabins** -a group of buildings, including either separate cabins or a row of cabins which a) contain living and sleeping accommodations for transient occupancy and b) have individual entrances.

**Tourist Home** -a dwelling in which overnight accommodation are provided or offered for transient guests for compensation.

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

**UDHA** – shall mean the Urban Development and Housing Act of 1992 or RA 7279.

**Urban Heat Island-** is an urban area or metropolitan area that is significantly warmer than its surrounding rural areas due to human activities.

**Utilities, Transportation and Services Zone (UTS-Z)** – an area in a city/municipality designated for “a range of utilitarian/ functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g. terminals, inter-modals, multi-modals, depots, power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like”

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

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

**Water Code** – shall mean the Water Code of the Philippines (Presidential Decree 1067)

**Water Refilling Station** – establishments where water is purified, sold and placed in water containers.

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

**Zone** – an area within a City for specific land use as defined by manmade or natural boundaries.

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

**Zoning Certificate** – a document issued by the Zoning Administrator citing the zoning classification of the land based on this Ordinance.

**Zoning Ordinance** – a city legal measure which embodies regulations affecting land use.

**SECTION 2. Construction and Interpretation of Terms.**- The words and terms employed in this ordinance shall be interpreted and understood liberally in the generic sense unless otherwise indicated and shall as far as practicable be construed in favor of applicants seeking to comply with the provisions hereof. The listing of uses shall unless otherwise indicated be similarly construed. In addition the following rules shall be observed:

- a. generic terms, such as others, and the like, etc. shall be construed to mean as including all specific terms similar to or compatible with those enumerated;
- b. the singular includes the plural, subject to density regulations;
- c. the present tense includes the future tense;

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- d. the word "person" includes both natural and juridical persons;
- e. the word "lot" includes the phrase plot parcel;
- f. the term "shall" is always mandatory; and
- g. the word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended", "arranged", designed to be "used or occupied".

**SECTION 3. Interpretation of Zone Boundaries.** Whenever it is or becomes difficult or impracticable to determine the accurate location of zone boundaries, or to determine the land use zone to which lots located at or near such boundaries belong, the following rules shall be applicable:

- a. When zone boundaries are indicated as approximately following the center line of streets or highway right-of-way lines, such as center lines, street lines, or highway right-of-way lines, shall be construed to be such boundaries.
- b. Where zone boundaries are so indicated that they are approximately parallel to the center lines or street lines of streets, such district boundaries shall be construed as being parallel thereto and at such distance there from as indicated on the zoning map drawn to a scale of 1:10,000 meters.
- c. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be said boundaries.
- d. When the boundary of a zone follows a railroad line, such boundary shall be deemed to be located 15 meters on either side of the center line of the main tracks of said railroad line.
- e. Where the boundary of a zone follows a run stream, said boundary line shall be deemed to be at the limits of the political jurisdiction of the city, if such limits be located along such body of water; otherwise, such boundary shall be construed as being located at the edge of the high-water line of such body of water; provided that uses along such boundaries shall have to comply with the easements and setbacks imposed by the Water Code. Should there be a change in the existing banks of rivers, streams or canals, the boundaries shall be construed as moving with the actual easement of river stream or canal.
- f. Boundaries indicated as parallel to or are extension of features not specifically indicated in the zoning map, shall be determined by the zoning map drawn to the scale of 1:10,000 meters.

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- g. Where a boundary line divides a lot or crosses unsubdivided property, the location of such boundary shall be indicated on the zoning map drawn to the scale of 1:10,000 meters.
- h. Where a lot of one ownership, as of record at the effective date of Comprehensive Zoning Regulation, is divided by a district boundary line, the lot shall be construed to be within the district where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall on the district where the principal use falls.
- i. Where the district boundary is indicated as one-lot deep, said depth shall be construed to be the average lot depth of the lots in the district's immediate vicinity. Where, however, any lot has a depth greater than said average the remaining portions of said lot shall be construed as covered by the one-lot deep zoning district if the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot, then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.
- j. Where the district/zone boundaries are inaccurate or have discrepancies as to the indication on the zoning map of scale 1:10,000 meters, the description of the zoning boundaries appended shall govern.

**SECTION 4. Interpretation of Mixed Uses in Any Single Lot and/or Structure within a Zone.** In case it appears that in any given lot or structure within a zone there is a variety or plurality of uses to which it is devoted, the following rules of interpretation shall apply:

- a. The lot and/or building shall be classified as a conforming use that complies with the regulations of the zone in which it is located provided that the main or principal use of the land and/or building is consistent with the allowable uses for such zone;
- b. The use of the lot and/or building shall be classified as being that to which it is principally devoted, for which purpose, the principal use shall be determined in accordance with the following guidelines:
  - 1. the use which causes the most significant social, economic and/or environmental impact, in terms of revenue raising capacity, population density, resource potential, or physical effect on the adjacent and surrounding areas shall be considered as the principal use of the

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structure, regardless of the area of the land or building that is occupied by such use;

2. in the absence of or in the event of any difficulty in interpreting the principal use as above provided, then the principal use shall be considered as that to which the greater portion or area of such land or building is devoted;
3. in case the mixed uses consist of two uses of similar nature but classified under different zones due to density differences, the higher density use shall be considered as the use of the property; in the event any use belongs to a higher category zone with more strict regulations; the lot, building shall be construed as being devoted to such use.

#### Article IV

### ZONE CLASSIFICATIONS

**SECTION 1. Division into Zones.** - In order to effectively carry out the purposes and objectives of this zoning ordinance, the City of Caloocan is hereby divided into the following zones or districts as shown in the Official Zoning Maps

The following are designated as Zones:

- a. Residential–2 Zone (R-2)
- b. Residential–3 Zone (R-3)
- c. Socialized Housing Zone (SH-Z)
- d. Commercial–1 Zone (C-1)
- e. Commercial–2 Zone (C-2)
- f. Commercial–3 Zone (C-3)
- g. Industrial–1 Zone (I-1)
- h. Industrial–2 Zone (I-2)
- i. Institutional Zone (Inst)
- j. Parks and Recreation Zone (P&R)
- l. Cemetery/Memorial Park (C/MP)
- m. Utilities, Transportation and Services Zone (UTS)

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**SECTION 2. Overlay Zones.** – refers to a “transparent zone” that is overlain on top of the Basic Zone or another Overlay Zone that provides an additional set (or layer) of regulations.

The following are designated as Overlay Zones:

- a. Landslide Overlay Zone (LSD-OZ)
- b. Flood Overlay Zone (FLD-OZ)
- c. Billboards Overlay Zone (BB-OZ)

**SECTION 3. Technical Description of Zone Boundaries.** -The location, and extent of the above named zones in the City are hereby identified in accordance with the principles of dominant land use and compatibility between uses, and are hereby reflected in the attached list of Zone Boundaries which is herewith attached as Annex ‘A’ and made an integral part of this Ordinance. In case any, all or part of such list are lost, damaged, destroyed, mutilated or difficult to interpret, the City of Caloocan through the Mayor upon recommendation of the City Planning and Development Coordinator and the City Zoning Administrator may adopt a new list/or lists under such terms as are similar for the adoption of new zoning maps.

**SECTION 4. Official Zoning Maps.** -The location and extent of the various zones identified in this Comprehensive Zoning Regulation shall hereby be reflected in the Official Zoning Map of Caloocan City in a manner that corresponds accurately with the technical description of zone boundaries as well as promotes the objectives, policies and strategies of the city. This zoning map shall hereby be made an integral part hereof. Each zoning map shall be duly signed by the City Mayor and authenticated by Housing and Land Use Regulatory Board. The seal of the City of Caloocan shall likewise be affixed to said map.

In the event any or all of such maps or parts thereof became lost, damaged, mutilated or destroyed, or the number of additional amendments or regulations has made it difficult to interpret or enforce, the City Development Planning Office may upon its own motion, or upon the request of any interested party with the favorable recommendation of the City Zoning Administrator, adopt a new set of maps, which shall conform accurately with the original and at the same time incorporate the changes, amendments or reclassifications. The remainder of the existing zoning maps or portions thereof shall be preserved together with the new maps.



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Article V

**ZONE REGULATIONS**

**SECTION 1. General Provisions.** - Zone Regulations refers to Use and Building Regulations as described below:

- a. **Allowable Uses** - uses that conform to those allowed in a specific zone.
- b. **Building Regulations** - Building regulations specify whether buildings/structures may be allowed in specific zones. When allowed, buildings/structures shall be designed, constructed and operated in accordance with the requirements of each zone’s governing authority as well as with the relevant provisions of the National Building Code (NBC) and this Ordinance.

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

**SECTION 2. Regulations in Specific Zones** – Specific Zones refer to the primary zoning classification of areas within the City and that are provided with a list of allowable uses and regulations on building density and bulk, among others.

**SECTION 2.1 Regulations in Residential 2 (R-2) Zone** - a medium density residential use or occupancy, 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 residential communities which are not subdivisions.

**a. Allowable Uses**

1. All uses allowed in R-1 as provided in the National Building Code (NBC)
2. Single-attached or duplex or townhouses, each privately owned
3. School dormitories (on campus)
4. Convents and monasteries
5. Military or police barracks/dormitories
6. Pre-schools, elementary and high schools, provided that they do not exceed sixteen (16) classrooms
7. Outpatient clinics, family planning clinics, lying-in clinics, diagnostic clinics, medical and clinical laboratories
8. Branch library and museum
9. Steam/dry cleaning outlets or Laundromats
10. Party needs and accessories (leasing of tables and chairs, etc.)

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**b. Building Regulations**

1. Per the relevant provisions of the NBC, PD 957 and this Ordinance.
2. The number of allowable storeys / floors above established grade is five (5) as provided in the NBC.
3. The Building Height Limit is 15.00 meters above highest grade as provided in the NBC.

**Accessory Uses**

1. Customarily incidental home occupations such as tailoring & dress shops such as barber & beauty shops neighbourhood convenience stores, retail drugstore
2. Plant nurseries and track gardens
3. Cottage or home industries
4. Offices with no actual display, sale, transfer or handling of office commodities in the premises not exceeding 30% of the building GFA
5. Police and Fire Sub-Stations and other protective service facilities.

**Conditional Uses**

1. Ballet dance and voice studios provided that the classes or instructions are held in a soundproofed and air conditioned buildings
2. Sanitaria, nursery or convalescent homes
3. Philanthropic or charitable institutions
4. Apartment hotels/hometels
5. Processing, refilling and retailing of bottled drinking water provided that clearances from local health department and certification of adequate supply from the water supply concessionaire shall be secured.
6. Home occupation for the practice of one's profession or for engaging in an in-house business such as dressmaking, tailoring, baking, barber and beauty shops and the like, provided that; the area in use shall not exceed 30% of the gross floor area (GFA) of the dwelling unit with the number of persons engaged in such business/industry not exceeding ten (10) persons inclusive of owner there shall be no change in the outside appearance of the building or premises, no home occupation shall be conducted in any customary accessory use 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

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a required front yard no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuation in line voltage of the premises

7. Car Barns for not more than three (3) units.
8. LPG retailing with a maximum of twenty (20) units of LPG tanks at any given time
9. Recreational facilities such as resorts, swimming pools, clubhouses and similar uses except carnivals and fairs
10. Bank branches, savings/ loans/lending shops.
11. Driving range

**SECTION 2.2. Regulations in Residential - 3 (R-3) Zone-** a high-density residential use or occupancy, 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.

**a. Allowable Uses**

1. All uses permitted in R-1, R-2 zones with the conditions deemed appropriate by the zoning administrator and applicable to R-3 zoning district
2. Leased single-detached dwelling unit, cottage with more than one (1) independent unit and duplexes.
3. Boarding and lodging houses
4. Multiple-housing units for lease or still for sale
5. Townhouses, each privately owned
6. Accessories (shop-houses), row houses, townhouses, tenement and apartments
7. Multiple privately-owned condominium units or tenement houses (residential building for the exclusive use of non- leasing occupants not exceeding ten (10) persons and of low-rise type (up to five (5) storeys maximum building height)
8. Hotel, motels, inn, pension houses and apartels.
9. Private or off-campus dormitories.
10. Elementary schools and high schools provided that these will not exceed twenty (20) classrooms

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**b. Building Regulations**

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

**Accessory Uses**

1. All customary accessory uses allowed in for R-1 class and R-2 class buildings/structures.
2. Branch library and museum
3. Hometel
4. Vocational School/Senior High School

**Conditional Uses**

1. All conditional uses in R-1 and R-2 zones with appropriate regulations
2. Per the relevant provisions of the NBC, PD 957 and this Ordinance.
3. The number of allowable storeys/floors above established grade is three (3) as provided in the NBC.
4. The Building Height Limit is 10.00 meters above highest grade as provided in the NBC.

**SECTION 2.3. Regulations in Socialized Housing Zone** - An area within cities and municipalities designated to housing programs and projects covering houses and lots or home lots only undertaken by the Government or the private sector for the underprivileged and homeless citizens (UDHA).

**a. Allowable Uses**

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

**b. Building Regulations**

1. Applicable provisions of BP 220.

**SECTION 2.4. Regulations in Commercial-1 (C-1) Zone** ( Commercial One or Light Commercial) - a neighborhood or community level of commercial use or occupancy, characterized as a low -rise building/structure for low intensity commercial/trade, service and business activities ,e.g. one to three (1 to 3) storey, shopping centers, small offices or mixed-use/occupancy buildings and the like.

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**a. Allowable Uses**

1. All permitted and conditional uses in R-1, R-2 and R-3 zones;
2. Pawnshops, photo and portrait studios, shoeshine/repair stands, retail drugstores, tailoring and dress shops, bakeshops and bakery goods stores;
3. Personal service shops such as watch repair shops, locksmith, laundries and laundromats, repair of business machines, repair of household appliances and other small service establishments;
4. Carinderias, food stores, take-home kiosks, ice-cream parlors, soda fountains, fruit stands, frozen meat, fish and poultry stores, dairy products, candies and other related goods stores;
5. Radio, television and other electrical appliance repair shops;
6. Printing and other small establishments;
7. Blacksmith on neighborhood scale;
8. Tire and vulcanizing shops;
9. Gasoline station
10. Hometels, inns and pension houses, motels, reducing saloon, health studios and massage and sauna parlors, tourist cabins and tourist homes;
11. Building material stores such as electrical and electronic stores, plumbing supply stores, ceramic, clay element and other similar products except CHBs, gravel and sand and other concrete products
12. Glassware and metalware shops, household equipment and appliance shops, employment services, news syndicate services, branch offices, office equipment and repair shops;
13. General retail establishments such as curio or antique shops, pet shops and aquarium stores, book stores, art supplies and novelties, jewelry shops, liquor wine stores and flower shops;
14. Other stores and shops for conducting retail business and all shopping establishments;
15. Funeral/memorial service (excluding funeral parlors, mortuaries and embalming services);
16. Messengerial services, telephone and telegraphic exchanges;
17. Gasoline filling and service stations.
18. Storage garage and boat storage
19. Commercial garages and parking buildings, display for cars, tractors, etc.
20. Bus and railways depots and terminals and offices
21. Heliport facilities
22. All other types of transportation complexes
23. All other types of large complexes for public services

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24. Funeral establishments with chapels offering funeral services without embalming facilities with a minimum land area of 420 square meters.

Minimum facility requirements:

1. Administration offices
2. Chapels
3. Family room
4. Comfort room
5. Garage
6. Parking area

25. Funeral establishments offering only funeral services from the house of the deceased to the burial place with a minimum land area of 280 square meters.

Minimum facility requirements:

1. Casket display area
2. Business area
3. Storage room
4. Garage

#### **b. Building Regulations**

1. Per the relevant provisions of the NBC and this Ordinance.
2. The number of allowable storeys/floors above established grade is five (5) as provided in the NBC.
3. The Building Height Limit is 15.00 meters above highest grade as provided in the NBC.
4. Subject to national locational guidelines and standards of concerned agencies.

#### **Accessory Uses**

1. Office building
2. Office Condominium
3. Department store/shopping center
4. Bookstore and office supply shop
5. Car shop
6. Homes appliances store
7. Photo shop
8. Flower shop
9. Bakery and bake shop

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10. Wine store
11. Grocery
12. Supermarket
13. Beauty parlor
14. Barber shop
15. Sauna bath and massage clinic
16. Dressmaking and tailoring shops
17. Movie house/theater
18. Playcourt, e.g. tennis, bowling, billiards
19. Swimming pool
20. Day/night club
21. Stadium, coliseum, gymnasium
22. Other sports and recreational establishments
23. Restaurants and other eateries
24. Short term special education like dancing schools, schools for self-defense, driving schools, speech clinics
25. Storeroom and warehouse but only as may be necessary for the efficient conduct of the business
26. Commercial housing like hotel, apartment, apartel, boarding house, dormitory, pension house, clubhouse, motel
27. Commercial condominium with residential units in upper floors)
28. Embassy/consulate
29. Library/museum
30. Filling station/service station
31. Clinic
32. Vocational/technical school
33. Convention center and related facilities
34. Messengerial service
35. Security agency
36. Janitorial service
37. Bank and other financial institution
38. Radio and television station
39. Building garage
40. Commercial job printing
41. Typing and photo engraving services
42. Repair of optical instrument and equipment and cameras
43. Repair of clocks and watches
44. Manufacture of insignia, badges and similar emblems except metal

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45. Transportation terminal/garage

46. Plant nurseries

47. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities

**Conditional Uses**

1. Garage for jeepneys and taxis not greater than six (6) units in number
2. Garage for bus and trucks not greater than three (3) units in number
3. Retailing of CHBs. Gravel and sand and other concrete products

**SECTION 2.5. Regulations in Commercial-2 (C-2) Zone** - (Commercial Two or Medium Commercial) - a city level of commercial use or occupancy, characterized mainly as a medium-rise building/structure for medium to high intensity commercial/trade, service and business activities, e.g., (3 to 5) storey shopping centers, medium to large office or mixed use/occupancy buildings/structures and the like.

**a. Allowable Uses**

1. All uses permitted in R-1, R-2, R-3 and C-1 zones
2. Wholesale and retail stores
3. Shopping centers, malls and supermarkets
4. Wet and dry markets
5. Restaurants, drinking and dining establishments with less than one hundred (100) occupancies.
6. Day/night clubs, bars cocktails sing-along lounges, bistros, pubs, beer gardens
7. Bakeries, pastry and bake shops.
8. Office buildings
9. Financial institutions
10. Printing & publishing plants and offices
11. Engraving, photo developing and printing shops.
12. Photographer and painter studios, tailoring and haberdashery shops
13. Factories and workshops, using less flammable or non-combustible materials.
14. Battery shops and repair shops
15. Paint stores without bulk handling
16. Funeral parlors.
17. Memorial and mortuary chapels, crematories
18. Columbarium



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19. Telephone and telegraph exchanges
20. Telecommunications, media and public information complexes including radio and tv broadcasting studios.
21. Cell (mobile) phone towers
22. Battery shops and auto repair shops
23. Bakeries, pastry and bakeshops
24. Police and fire stations
25. Glassware and metal ware stores, household equipment and appliance shops
26. Manufacture of insignia, badges and similar emblems except metal
27. General retail establishments such as curio or antique shops, bookstores, art supplies and novelties, jewellery shops, liquor wine stores and flower shops, liquor wine stores and flower shops
28. Employment/recruitment agencies news syndicate services and office equipment and repair shops and other offices
29. Watch sales and services, locksmith and other related services
30. Other stores and shops for conducting retail business and local shopping establishments
31. Radio, television and other electrical appliance repair shops
32. Furniture, repair and upholstering job
33. Computer stores and video shops, including repair
34. Internet cafes and cyber stations
35. Garment manufacturing with no more than twenty (20) machines
36. Signboard and streamer painting and silk screening
37. Car barn for jeepneys and taxis not more than six (6) units
38. Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations
39. Gardens and landscaping supply/ contractors
40. Printing, typesetting, copiers and duplicating services
41. Photo supply and developing
42. Restaurants, canteens, eateries, delicatessen shops, confectionery shops and automats/fastfoods
43. Groceries
44. Laundries and Laundromats
45. Recording and film laboratories
46. Auto repair shops, tire vulcanizing shops and carwash with minimum 100 sq. meters service area
47. Physical fitness gyms/centers

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48. Funeral establishments with chapels and embalming facilities and offering funeral services with a minimum land area of 600 square meters.

Minimum facility requirements:

1. Administration offices
2. Chapels
3. Family room
4. Preparation room
5. Selection room/casket display room
6. Comfort room
7. Garage
8. Parking area
9. Viewing room (optional)
10. Embalming room

**b. Building Regulations**

1. Per the relevant provisions of the NBC and this Ordinance.
2. The number of allowable storeys/floors above established grade is fifteen (15) as provided in the NBC.
3. The Building Height Limit is 45.00 meters above highest grade as provided in the NBC.
4. Subject to national locational guidelines and standards of concerned agencies.

**Accessory Uses**

All uses in C-1 class buildings/ structures may be allowed in C-2 class building/structures

1. Repair shops like house appliances, motor vehicles and accessory, home furnishing shops
2. Transportation terminals/garage with repair shops
3. Publishing
4. Medium scale junkshop
5. Machinery display shop/center
6. Gravel and sand
7. Lumber/hardware
8. Manufacture of ice, ice blocks, cubes, tubes, crushed except dry- ice
9. Manufacture of signs and advertising displays (except printed)
10. Chicharon factory

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11. Welding shops
12. Machine shops service operations (repairing/rebuilding or custom job orders)
13. Motorcycles/bicycle repair shops
14. Lechon stores
15. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products
16. Doughnut and hopia factory
17. Factory for bakery products not elsewhere classified (n.e.c.)
18. Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products
19. Funeral parlors, mortuaries and crematory services and memorial chapels
20. Parking lots, garage facilities
21. Buildings/structures for other commercial activities not elsewhere-classified (n.e.c.)

**Conditional Uses**

1. Institutional uses as colleges and universities, vocational and technical schools, general hospitals and specialized general welfare, charitable and government institutions
2. Hauling services and garage terminals for trucks, tow trucks and buses not exceeding three (3) units and storage facilities in support commercial establishments
3. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft, aircraft and sales yards
4. Junk shops, scrap dealer shops

**SECTION 2.6. Regulations in Commercial - 3 (C-3) Zone** - (Commercial Three or Metropolitan Commercial) means a metropolitan level of commercial use/occupancy, characterized mainly as a medium-rise to high-rise building/structure for high to very high intensity commercial/trade, service and business activities, e.g., large to very large shopping malls, very large office or mixed-use/occupancy buildings and the like.

**a. Allowable Uses**

1. All uses allowed in R-1, R-2, R-3, C-1 and C-2 Zones
2. Regional shopping malls/centers
3. Supermarkets, superstores, shopping and commercial centers

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4. Commercial recreations such as bars and nightclubs, boxing, wrestling, stadia, cinema, cockfighting arenas and racetracks, jai-alai
5. Machinery equipment supply and related wholesale trade;
6. Radio-phonographs and record shops;
7. Printing book binding shops, publishing shops and other related activities;
8. Lumber yards;
9. Institutional uses as university complexes;
10. Commercial parking lots and garages;
11. Other commercial/business activities not elsewhere classified;

**b. Building Regulations**

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

**Accessory Uses**

1. Parks and Recreation and Entertainment class buildings/ structures

**SECTION 2.7. Regulations in Industrial–1 (I-1) Zone-** - a light industrial use or occupancy, characterized mainly as a low-rise but sprawling building/structure for low intensity manufacturing or production activities. Covers those industries that are non-pollutive/non-hazardous and non-pollutive/hazardous manufacturing/processing establishments.

**a. Allowable Uses**

**Non-Pollutive/Non-Hazardous Industries**

1. Drying fish
2. Biscuit factory -manufacture of biscuits, cookies, crackers and other similar dried bakery products
3. Doughnut and hopia factory

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4. Manufacture of macaroni, spaghetti and vermicelli and other noodles
5. Other bakery products not elsewhere classified (n.e.c.)
6. Life belts factory
7. Manufacture of luggage, handbags, wallets and small leather goods
8. Manufacture of miscellaneous products of leather and leather substitute and n.e.c
9. Manufacture of shoes except rubber, plastic and wood
10. Manufacture of slipper and sandal except rubber and plastic
11. Manufacture of footwear parts except rubber and plastic
12. Printing, publishing and allied industries and those n.e.c
13. Manufacture or assembly of typewriters, cash registers, weighing, duplicating and accounting machines
14. Manufacture or assembly of electronic data processing machinery and accessories
15. Renovation and repair of office machinery
16. Manufacture or assembly of miscellaneous office machines and those n.e.c.
17. Manufacture of rowboats, bancas, sailboats
18. Manufacture of animal drawn vehicles
19. Manufacture of children vehicles and baby carriages
20. Manufacture of laboratory and scientific instruments, barometers, chemical balance, etc.
21. Manufacture of measuring and controlling equipment, plumb bomb, rain gauge, taxi meter, thermometer, etc.
22. Manufacture or assembly of surgical, medical, dental equipment and medical furniture
23. Quick freezing and cold packaging for fish and other seafoods
24. Quick freezing and cold packaging for fruits and vegetables
25. Popcorn. rice factory
26. Manufacture of medical/surgical supplies: adhesive tapes, antiseptic dressing, sanitary napkins, surgical gauge, etc.

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27. Manufacture of orthopedic and prosthetic appliances (abdominal supporter, ankle supports, arch support, artificial limb, kneecap supporters, etc.)
28. Manufacture of photographic equipment and accessories
29. Manufacture or assembly of optical instruments
30. Manufacture of eyeglasses and spectacles
31. Manufacture of optical lenses
32. Manufacture of watches and clocks
33. Manufacture of pianos
34. Manufacture of string instruments
35. Manufacture of wind and percussion instruments
36. Manufacture or assembly of electronic organs
37. Manufacture of sporting gloves and mitts
38. Manufacture of sporting balls (not of rubber or plastic)
39. Manufacture of gym and playground equipment
40. Manufacture of sporting tables (billiards, ping pong, pool)
41. Manufacture of other sporting and athletic goods, n.e.c.
42. Manufacture of toys and dolls except rubber and mold plastic
43. Manufacture of pens, pencils and other office and artist materials
44. Manufacture of umbrella and canes
45. Manufacture of buttons except plastic
46. Manufacture of brooms, brushes and fans
47. Manufacture of needles, pens, fasteners and zippers
48. Manufacture of insignia, badges and similar emblems (except metal)
49. Manufacture of signs and advertising displays (except printed)
50. Small-scale manufacture of ice cream
51. Warehouse and storage facilities
52. Storage and shipping vans
53. Heavy equipment or contractor's yard

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**Non-Pollutive/Hazardous Industries**

1. Manufacture of house furnishing
2. Textile bag factories
3. Canvass bags and other canvass products factory
4. Jute bag factory
5. Manufacture of fiber batting, padding and upholstery filling except coir
6. Manufacture of miscellaneous textile goods, embroideries and weaving apparel
7. Men's and boy's garment factory
8. Women's and girl's and ladies' garment factory
9. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories
10. Manufacture of raincoats and waterproof outer garments except jackets
11. Manufacture of miscellaneous wearing apparel except footwear and those n.e.c.
12. Manufacture of miscellaneous fabricated mill work and those n.e.c.
13. Manufacture of wooden and cane containers
14. Sawali, nipa and split cane factory
15. Manufacture of bamboo, rattan and other cane baskets and wares
16. Manufacture of cork products
17. Manufacture of wooden shoes, shoe lace and other similar products
18. Manufacture of miscellaneous wood products and those n.e.c.
19. Manufacture of miscellaneous furniture and fixture except primarily of metals and those n.e.c.
20. Manufacture of paper stationary, envelopes and related articles
21. Manufacture of dry ice
22. Re-packing of industrial products e.g. paints, varnishes and other
23. Iron-work assembly
24. Ice Plants and Cold Storage.

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**b. Building Regulations**

1. Per the relevant provisions of the NBC and this Ordinance.
2. The Building Height Limit is 15 meters above highest grade as provided in the NBC or but not exceed the duly-approved BHL in the major zone it is part of.
3. Subject to national locational guidelines and standards of concerned agencies.

**Accessory Uses** - Customary support facilities for industries such as housing, community, utilities and services.

1. Police and Fire Sub-Stations and other protective service facilities.

**Conditional Uses** - Building/structure with lesser negative environmental impact.

**SECTION 2.8. Regulations in Industrial –2 (I-2) Zone-** a medium industrial use or occupancy, characterized mainly as a low-rise but sprawling/structure for medium intensity manufacturing or production activities. Covers those industries that are pollutive/non-hazardous, and pollutive/ hazardous manufacturing and processing establishments.

**a.Allowable Uses**

**Pollutive/Non-Hazardous Industries**

1. Manufacture and canning of ham, bacon and native sausage
2. Poultry processing and canning
3. Large-scale manufacture of ice cream
4. Corn mill/Rice mill
5. Chocolate and cocoa factory
6. Candy factory
7. Chewing gum factory
8. Peanuts and other nuts factory
9. Other chocolate and confectionery products
10. Manufacture of flavoring extracts
11. Manufacture of food products n.e.c (vinegar, vetsin)
12. Manufacture of fish meal
13. Oyster shell grading



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14. Manufacture of medicinal and pharmaceutical preparations
  15. Manufacture of stationary, art goods, cut stone and marble products
  16. Manufacture of abrasive products
  17. Manufacture of miscellaneous non-metallic mineral products n.e.c.
  18. Manufacture of cutlery, except table flatware
  19. Manufacture of hand tools
  20. Manufacture of general hardware
  21. Manufacture of miscellaneous cutlery hand tools and general hardware n.e.c.
  22. Manufacture of household metal furniture
  23. Manufacture of office. Store and restaurant metal furniture
  24. Manufacture of metal blinds, screens and shades
  25. Manufacture of miscellaneous furniture and fixture primarily metal n.e.c.
  26. Manufacture of fabricated structural iron and steel
  27. Manufacture of architectural and ornamental metal works
  28. Manufacture of boilers, tanks and other structural sheet metal works
  29. Manufacture of other structural products n.e.c.
  30. Manufacture of metal cans, boxes and containers
  31. Manufacture of stamped coated and engraved metal products
  32. Manufacture of fabricated wire and cable products
  33. Manufacture of heating, cooking and lighting equipment except electrical
  34. Sheet metal works generally manual operation
  35. Manufacture of other fabricated metal products except machinery and equipment n.e.c.
  36. Manufacture or assembly of service industry machines
  37. Manufacture or assembly of sewing machine
  38. Manufacture or assembly of elevators and escalators
  39. Manufacture or assembly of cooking ranges
  40. Manufacture or assembly of water pumps
  41. Refrigeration industry

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42. Manufacture or assembly of other machinery and equipment except electrical n.e.c.
43. Manufacture and repair of electrical apparatus
44. Manufacture and repair of electrical cables and wires
45. Manufacture of electrical cables and wires
46. Manufacture of other electrical industrial machinery and apparatus n.e.c.
47. Manufacture or assembly of electric equipment radio and television, tape recorders, stereo
48. Manufacture or assembly of radio and television transmitting, signaling and detection equipment
49. Manufacture or assembly of telephone and telegraphic equipment
50. Manufacture of other electronic equipment and apparatus n.e.c.
51. Manufacture of industrial and commercial electrical appliances
52. Manufacture of household cooking, heating and laundry appliances
53. Manufacture of other electrical appliances n.e.c.
54. Manufacture of electric lamp fixtures

**Pollutive/Hazardous Industries**

1. Flour mill
2. Cassava flour mill
3. Manufacture of coffee
4. Manufacturing of unprepared animal feeds, other grain milling n.e.c.
5. Production prepared feeds for animals
6. Grains and cement silos
7. Cigar and cigarette factory
8. Curing and re-drying tobacco leaves
9. Miscellaneous processing tobacco leaves n.e.c.
10. Textile and fiber spinning mills
11. Weaving hemp textile
12. Jute spinning and weaving
13. Miscellaneous spinning and weaving mills n.e.c.
14. Hosiery mill
15. Underwear and outwear knitting mills
16. Garment and undergarment factories

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17. Fabric knitting mills
18. Miscellaneous knitting mills n.e.c.
19. Manufacture of mats and mattings
20. Manufacture of carpets and rugs
21. Manufacture of cordage, rope and twine
22. Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper, etc.
23. Manufacture of linoleum and other surface coverings
24. Manufacture of artificial leather, oil cloth and other fabrics except rubberized
25. Manufacture of coir
26. Manufacture of miscellaneous textile n.e.c.
27. Manufacture of rough lumber, unworked
28. Manufacture of worked lumber
29. Re-sawmills
30. Woodworking establishments, lumber and timber yards
31. Planning mills and sawmills, veneer plants
32. Manufacture of veneer, plywood and hardwood
33. Manufacture of doors, windows and sashes
34. Treating and preserving of wood
35. Wood drying kilns
36. Manufacture of charcoal
37. Manufacture of wood and cane blinds, screens and shades
38. Pulp, paper and paperboard factories
39. Manufacture of containers and boxes of paper and paper boards
40. Wood and cardboard box factories
41. Manufacture of miscellaneous pulp and paper products n.e.c.
42. Manufacture of perfumes, cosmetics and other toilet preparations
43. Manufacture of waxes and polishing preparations
44. Manufacture of candles
45. Manufacture of inks
46. Manufacture of miscellaneous chemical products n.e.c.
47. Tire rethreading and rebuilding
48. Manufacture of rubber shoes and slippers
49. Manufacture of industrial and molded rubber products
50. Manufacture of plastic footwear
51. Manufacture of plastic furniture
52. Manufacture of other fabricated plastic products n.e.c.
53. Manufacture of table and kitchen articles

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- 54.Manufacture of pottery, china and earthen ware n.e.c.
  - 55.Manufacture of flat glass
  - 56.Manufacture of glass containers
  - 57.Manufacture of miscellaneous glass and glass products n.e.c.
  - 58.Manufacture of clay bricks, clay tiles and hollow clay tiles
  - 59.Manufacture of miscellaneous structural clay products n.e.c
  - 60.Manufacture of structural concrete products
  - 61.Manufacture of asbestos products
  - 62.Manufacture of engines and turbines except motor vehicles, marine and aircraft
  - 63.Manufacture of metal cutting, shaving and finishing machinery
  - 64.Manufacture of wood working machinery
  - 65.Manufacture, assembly, rebuilding, repairing of food and beverage making machinery
  - 66.Manufacture, assembly, rebuilding, repairing of textile machinery and equipment
  - 67.Manufacture, assembly, rebuilding, repairing of paper industry machinery
  - 68.Manufacture, assembly, rebuilding, repairing of trade machinery and equipment
  - 69.Manufacture of rice mills
  - 70.Manufacture of machines for leather and leather products
  - 71.Manufacture of construction machinery
  - 72.Manufacture of machines for clay, stove and glass industries
  - 73.Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c.
  - 74.Manufacture of dry cells, storage battery and other batteries
  - 75.Boat building and repairing
  - 76.Ship repairing industry, dock yards, dry dock, shipways
  - 77.Miscellaneous shipbuilding and repairing n.e.c.
  - 78.Manufacture of locomotives and parts
  - 79.Manufacture of railroad and street cars
  - 80.Manufacture or assembly of automobiles, cars, buses, trucks and trailers
  - 81.Factories for engines and turbines and attached testing facilities
  - 82.Hangars
  - 83.Manufacture and assembly plants of aircraft engine
  - 84.Repair and testing shops for aircraft engines and parts
  - 85.Manufacture of wood furniture including upholstered
  - 86.Manufacture of rattan furniture including upholstered
  - 87.Manufacture of box beds and mattresses

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- 88. Dry cleaning plants using flammable liquids
- 89. Paint stores with bulk handling
- 90. Paint shops and spray painting rooms
- 91. Signs and billboards painting shops
- 92. Warehouses where highly combustible materials are stored
- 93. Factories where loose combustible fiber or dirt are manufactured, processed or generated
- 94. Warehouse for pollutive/hazardous
- 95. Parks, playgrounds, pocket parks, parkways and promenades
- 96. Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/quarters
  - Offices
  - Eateries/canteens
  - Parking lots/garage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses
- 97. Class "A" slaughterhouse/abattoir
- 98. Class "AA" slaughterhouse/abattoir

**b. Building Regulations**

- 1. Per the relevant provisions of the NBC and this Ordinance.
- 2. The Building Height Limit is 21 meters above highest grade as provided in the NBC or but not exceed the duly-approved BHL in the major zone it is part of.
- 3. Subject to national locational guidelines and standards of concerned agencies.

**Accessory Uses** - Customary support facilities for industries such as housing, community, utilities and services.

**Conditional Uses** - Building/structure with lesser negative environmental impact.

**SECTION 2.9. Regulations in Institutional Zone** - An area within a city intended principally for general types of institutional establishments, e.g. government offices, hospitals/clinics, academic/ research and convention centers.

**a. Allowable Uses**

- 1. Government or civic centers to house national, regional or local offices in the area

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2. Police and fire stations
3. Other types of government buildings
4. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
5. Learning facilities such as training centers, seminar halls and libraries
6. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
7. Museums, exhibition halls and art galleries
8. Convention center and related facilities
9. Community centers
10. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,
11. Places of worship, such as churches, mosques, temples, shrines, chapels
12. Seminaries and convents
13. Embassies/consulates
14. Parking buildings
15. Parks, playgrounds, pocket parks, parkways, promenades and playlots
16. Welfare home, orphanages, boys and girls town, nursing homes, homes for the aged and the like
17. Rehabilitation and vocational training centers for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, ex-sanitaria inmates and similar establishments
18. Military camps/reservations/bases and training grounds
19. Jails, prisons, reformatories and correctional institution
20. Penitentiaries and correctional institutions
21. Leprosaria
22. Psychiatric facilities, such as mental hospitals, mental sanitaria/asylums,
23. Parks, playgrounds, pocket parks, parkways, promenades and playlots

**Accessory Uses**

1. Customary accessory uses incidental to any of the above uses such as:
  - Staff houses/quarters
  - Offices
  - Eateries/canteens
  - Parking lots/garage facilities
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

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**b. Building Regulations**

1. Per the relevant provisions of the NBC and this Ordinance.
2. The Building Height Limit is 15 meters above highest grade as provided in the NBC or must follow the duly-approved BHL in the major zone it is a part of.
3. Subject to national locational guidelines and standards of concerned agencies.

**SECTION 2.10. Regulations in Parks and Recreation Zone** - An area designed for diversion/amusements and for the maintenance of ecological balance in the community.

**a. Allowable Uses**

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

**b. Building Regulations**

1. Per the relevant provisions of the NBC and this Ordinance.
2. The Building Height Limit is 15 meters above highest grade as provided in the NBC or must complement the duly-approved BHL in the major zone it is a part of.

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3. Subject to national locational guidelines and standards of concerned agencies.

**SECTION 2.11. Regulations in Cemetery/Memorial Park Zone** - An area in the City intended for the interment of the dead.

**a. Allowable Uses**

1. Memorial Parks
2. Cemetery
3. Columbarium
4. Crematorium
5. Ossuary
6. Customary accessory uses such as crypts, chapels, parks, playgrounds, pocket parks, parkways, promenades, parking, and toilet facilities

**b. Building Regulations**

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

**SECTION 2.12. Regulations in Utilities, Transportation, and Services Zone** - a range of utilitarian/ functional uses/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/ waste water and sewerage facilities, solid waste handling facilities and the like excluding terminals/ intermodals/ multi-modals and depot.

**a. Allowable Uses**

1. Bus and railway depots and terminals
2. All other types of transportation complexes
3. Power plants (thermal, hydro, geothermal, wind, solar)
4. Pumping plants [water supply, storm drainage, sewerage, irrigation and waste treatment plants ]
5. Liquid and solid waste management facilities
6. Climate monitoring facilities



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7. Telecommunication facilities such as cell (mobile) phone towers
8. All other types of large complexes for public services
9. Customary accessory uses incidental to any of the above uses such as:
10. Staff houses/quarters
  - Offices
  - Parking lots/garage facilities
  - Eateries/canteens
  - Storerooms and warehouses but only as may be necessary for the efficient conduct of the business
  - Pump houses
  - Generator houses

**b. Building Regulations**

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

**SECTION 3. Regulations in Overlay Zones** – refers to a “transparent zone” that is overlain on top of the specific zone or another Overlay Zone that provides an additional set (or layer) of regulations. These additional layers of regulations may pertain to additionally allowable uses, building density and bulk and building/structure design that are deemed necessary to achieve the objectives for the Overlay Zone.

**SECTION 3.1. Rain- Induced Landslide Overlay Zone (LSD-OZ)** - areas identified in the CLUP as highly susceptible to landslides established to avoid/minimize potentials for landslide occurrence, and to protect lives and properties from its impacts.

**a. Allowable Uses**

Allowable uses shall be as provided in the specific zone, subject to the following additional regulations

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**b. Building Density and Bulk Regulations**

The Maximum Allowable Percentage of Site Occupancy (MAPSO) defined in the NBC as the area of ground coverage of Allowable Maximum Building Footprint, expressed as a percentage of the total lot area, shall be:

- 20% for Parks and Recreation uses
- 30% for all other uses/ activities

The MAPSO shall include all buildings and structures built or to be built on the lot.

The Unpaved Surface Area (USA) of developments shall:

- Not be less than 70% for Parks and Recreation uses
- Not be less than 60% for all other uses/ activities

As defined in the NBC, USA is the “true open space which should be of exposed soil and planted.” The USA is located outside the building envelope.

**c. Building/Structure/Site Design Regulations**

Site development shall be designed with consideration to avoiding/minimizing (1) risks that it will be affected by landslides; (2) its adverse impacts to the soil; (3) and risks that it will cause landslides to nearby areas/properties.

1. Buildings and structures should be laid out and designed to harmonize with the terrain to minimize earth moving activities
2. Appropriate slope, erosion and soil stabilization measures shall be applied, either through hard or soft engineering measures
3. Indigenous and mature vegetation should be retained
4. Natural drainage patterns should not be altered; and
5. Use sustainable drainage systems to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

**SECTION 3.2. Flood Overlay Zone (FLD-OZ)** - areas that have been determined in the CLUP as flood-prone in order to protect lives and properties from the harmful effects of flood.

**a. Allowable Uses**

Allowable uses shall be as provided in the respective Base Zone, subject to the following additional regulations

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**b. Building Density and Bulk Regulations**

- 1. MAPSO: 30 % of TLA
- 2. USA: not less than 5 % of TLA

**c. Building/Structure/Site Design Regulations**

Buildings shall be made flood proof through any or combination of the following means:

- 1. Raising the lowest floor line at or above the Flood Protection Elevation (FPE) as determined by the DPWH either through fill or by using stilts;
- 2. Providing roof decks that can be used for evacuation purposes;
- 3. Building utility connections such as those for electricity, potable water and sewage shall be located at elevations higher than the FPE;
- 4. Natural drainage patterns should not be altered; and
- 5. Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

**SECTION 3.3. Billboards Overlay Zone (BB-OZ)** – refers to all lots fronting the National Road designated for the regulated placement of billboards to (1) rationalize the location of billboards, signages and minimize their potentials in creating hazards to lives and properties; (2) ensure that billboards do not obstruct the view of any scenic spot and sites or structures with historical or cultural significance; (3) ensure that billboards would not constitute nuisance to adjoining property owners, distract motorists or constitute as hazard to public safety; and (4) ensure that billboards are in harmony with the intended urban character of the Base Zone.

**Design Regulations**

Regulations in this Ordinance shall adopt MMDA Memorandum Circular No. 10 Series of 2011 or regulations concerning clearances and permits for Billboards and Advertising signs along major and secondary thoroughfares, avenues, streets, roads, parks and open spaces within Metropolitan Manila;

- a. Setback Requirements. Regulated Signs shall be subject to the following front, side and rear Setback Requirements:
- b. Minimum Distance Between Signs. No billboard or billboard structure shall be located within the distance of one hundred (100.00) meter radius from another; Provided: That in determining compliance with this Section 4.2, Non-obstruction of Traffic Signs. No Regulated Sign shall be erected in such a manner as to confuse or obstruct the view or interpretation of any official Traffic Sign, signal, or device.

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- c. Non- obstruction of Landscape. No Regulated Sign shall be constructed as to unduly obstruct the natural view of the landscape, distract or obstruct the view of the public as to constitute a traffic hazard, or otherwise defile, debase or offend aesthetic and cultural values and traditions.
- d. Restrictions on Combustible Materials. All Regulated Signs erected in highly restrictive Fire Zones as defined in the NBC and its IRRs shall have structural members of incombustible materials. Ground Signs may be constructed of any material meeting the requirements of the NBC. Combination signs, Roof Signs, Wall Signs, Projecting Signs, and Signs on marquees shall be constructed of incombustible materials. No combustible material other than approved plastics shall be used in the construction of electric signs.
- e. Display Surfaces. Display surfaces in Regulated Signs may be made of metal, glass or approved plastics.
- f. Clearances from Fire Escapes, Exits or Standpipes. No Regulated Sign shall be erected in such a manner that any portion of its surface or supports will interfere in any way with the free use of any fire escape, exit, or standpipe.
- g. Obstruction of Openings. No Regulated Sign shall obstruct any opening to such an extent that light or ventilation is reduced to a point below that required by the NBC. Regulated Signs erected within 1.50 meters of an exterior wall in which there are openings within the area of the Regulated Sign shall be constructed of incombustible material or approved plastics.
- h. Roof Signs. Roof Signs shall not be allowed.
- i. Material Requirements. Sign Structures carrying Signs and signboards made of banners, pennants, tarpaulins and other similar non-rigid materials shall not be installed near power lines, and shall maintain a horizontal clearance from such power lines in accordance with Rule XIII, Table XIII.1 of the NBC IRRs.
- j. Clearances from High Voltage Power Lines. Clearances of Regulated Signs from high voltage power lines shall be in accordance with the Philippine Electrical Code. In areas near electric distribution facilities including that of any power substations, the minimum horizontal distance measured from the property line abutting the RROW and all the adjoining properties to the nearest base of the sign structure shall be the height of the structure plus one (1.00) meter.

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- k. All Regulated Signs, Temporary Signs and LED Signs, installed over or across and along Public Thoroughfares, center islands and Road Rights-Of-Way, whether it be National Road or Secondary Road are strictly prohibited. MMDA Regulation No. 96-009 (Anti-Littering Regulation) must be strictly observed specifically, Sec. h, which states that: “It is unlawful for any person/s private and public corporations, advertising and promotion companies, movie producers, professionals and service contractors to post, install display any kind or form of Billboards, Signs, posters and other visual clutters in any part of the roads, sidewalk, center island, posts, trees and open spaces”.
- l. Regulated Signs shall not be allowed within sidewalks, flyovers, interchanges, traffic signages, communications posts, LRT, and MRT structures (such as terminal stations, carriageways, columns and beams), Road Rights-Of-Way, posts, waiting sheds or any part thereof.
- m. Markers of historical sites and tourist destinations including directional signs shall not be combined with Advertisement signs even if these Signs are sponsored by private businesses. Sponsors may put their Advertisement in the periphery of the historical sites upon acceptance and permission of the sites’ administrators and upon signing of a Memorandum of Understanding or Agreement (MOU/MOA) witnessed by the LGU concerned and the MMDA.
- n. No signs shall be installed in trees, electric or lighting posts, center islands, side strips and fences that will destroy, alter or deface the natural landscape or seascape of historical sites and tourist destinations.
- o. No Sign shall be allowed to cross or straddle along Carriageways.
- p. All Regulated Signs, Temporary Signs and LED Signs along Covered Areas shall automatically be put down or turned off by the owners and advertisers upon the announcement by the Philippine Atmospheric, Geophysical and Astronomical Services Administration (PAGASA) that there would be a low pressure area or other weather disturbance in Metropolitan Manila. In case of failure of the owners and advertisers to comply with this Section, the MMDA shall put down the aforesaid at the expense of the owners.
- q. Advertising and business signs shall not be allowed along scenic areas of parks and recreation zones and historical landmarks within one hundred (100) meters radius.

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**SECTION 4. Zoning Incentives** - Allowable building height increases, may be provided as incentives for projects that use CCA/DRRM technology or innovations, i.e. use of solar panels, rainwater harvesting, smart urban drainage systems, green architecture/ building systems. Similar incentives may also be given to projects that provide wider setbacks, increased ground level open spaces, provides public infrastructure or conserve heritage sites.

Article VI

**GENERAL ZONE REQUIREMENTS**

**SECTION 1. Building or Structure Use.** - No building, structure or land shall hereafter be occupied or used and no building or structure or part thereof shall be erected, constructed, moved or structurally altered except in conformity with the provisions of this Comprehensive Zoning Ordinance.

**SECTION 2. 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 this Ordinance, be included 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 the free or non-abutting sides will be required.

**SECTION 3. Traffic Generators.** - All Traffic generating buildings and structures allowed in any of the districts must provide for adequate parking spaces for their employees, clients and visitors. "Such shall, however, be subject to additional parking requirements as evaluated by the Office of Land Use and Zoning Administration based on Presidential Decree No. 1096". A Traffic Impact Assessment (TIA) shall be required if a proposal falls under the Deviations clause of the Zoning Ordinance. The Zoning Administrator shall prepare a list of Significantly Sized Projects (SSP) with the corresponding thresholds. The project proponent shall, in turn, submit information that corresponds to the required threshold criteria. Proposals within the list of SSP's and exceed the specified threshold criteria shall be required to conduct TIA regardless of conformance with the use or land use intensity provisions of the Zoning Ordinance.

**SECTION 4. Advertising and Business Signs.** - Advertising and business signs to be displayed or put up for public view in any of the district herein enumerated must comply with existing laws, rules and regulations.

- a. Advertising and Business Signs shall not be allowed along scenic areas of parks and recreation zones and historical landmarks within one hundred (100) meters radius;

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- b. No advertising, billboards or business signs whether on or off premises of an establishment shall be displayed or put up for public view without locational clearance from the Zoning Administrator/Zoning Officer. Locational clearance for such signs or billboards may be granted only when the same is appropriate for the permitted use for a zone and the size thereof is not excessive, taking into account the bulk or size of the building or structure and the business practices or usages of the locality and the same shall in no case obstruct the view of any scenic spot;
- c. Obnoxious signs that would constitute nuisance to adjoining property owners, distract motorists or constitute as hazards to public safety shall not be allowed in any area. No sign should project to public property unless expressly allowed by the Zoning Administrator/ Zoning Officer. Temporary signs and billboards for not more than two months may be allowed by the Zoning Officer/Administrator upon payment of corresponding fees to the City. The permit for such sign shall indicate the location, size, slope, contents and type of construction;
- d. It shall be unlawful to maintain an obsolete sign by reason of discontinuance of business, service or activity for more than 60 days there from.

Article VII

**Performance Standards**

**SECTION 1. Environmental Conservation and Protection Standards.** It is the intent of the Zoning Ordinance to protect the natural resources of the City. In order to achieve this objective, all developments shall comply with the following regulations:

- 1. Views shall be preserved for public enjoyment especially in sites with high scenic quality by closely considering building orientation, height, bulk, fencing and landscaping;
- 2. Deep wells shall not be allowed unless a Water Permit is obtained from the National Water Resources Board;
- 3. Land use activities shall not cause the alteration of natural drainage patterns or change the velocities, volumes, and physical, chemical, and biological characteristics of storm water. Streams, watercourses, wetlands, lakes or ponds shall not be altered, re-graded, developed, piped, diverted or built upon;

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4. All developments shall ensure that storm water runoff shall be controlled through appropriate storm water drainage system design;
5. All developments shall undertake the protection of rivers, streams, lakes and ponds from sedimentation and erosion damage;
6. The internal drainage systems of developments shall be so designed as not to increase turbidity, sediment yield, or cause the discharge of any harmful substances that will degrade the quality of water. Water quality shall be maintained according to DENR's latest Revised Water Usage and Classification/Ambient Water Quality Criteria;
7. City and industrial wastewater effluents shall not discharge into surface and groundwater unless it is scientifically proven that such discharges will not cause the deterioration of the water quality. Effluents shall be maintained according to DENR's latest Effluent Quality Standards for Class "C" Inland Waters;
8. Developments that generate toxic and hazardous waste shall provide appropriate handling and treatment facilities which should be in accordance with the requirements of and approved by the DENR;
9. Floodplains shall not be altered, filled and/or built upon without proper drainage design and without proper consideration of possible inundation effects on nearby properties;
10. All developments, particularly those in sloping areas, shall undertake adequate and appropriate slope and erosion protection as well as soil conservation measures;
11. Facilities and operations that cause the emission of dust, dirt, fly ash, smoke, gas or any other air polluting material that may have harmful effects on health or cause the impairment of visibility are not permitted. Air quality at the point of emission shall be maintained at specified levels according to DENR's latest Air Quality Standards.
12. Developments that generate a significant volume of solid waste shall provide appropriate solid waste collection and disposal systems and facilities;
13. Industrial processes/activities should not cause negative impacts to the environment. The Zoning Administrator/Zoning Officer may request for descriptions of these as part of the requirements for Locational Clearance.



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**SECTION 2. Network of Green and Open Spaces.** The City intends to develop a network of green and open spaces as a way to minimize the occurrence of urban heat islands. Developments shall conform to the following provisions, as applicable:

1. All residential, commercial, industrial and mixed-use subdivisions, in compliance with the rules and regulations of PD 1216, PD 953, PD 957 and BP 220, are respectively required to provide tree-planted strips along their internal roads.
2. Similar developments shall also be required to provide landscaped tree parks that may be made part of the open space requirements mandated by PD 957, BP 220 and related laws. These mandated open spaces shall be classified as non-alienable public lands, and non-buildable.
3. Roof decks of buildings shall be landscaped, as applicable.
4. Parking lots having at least 20 car parking slots shall be:

Landscaped with suitable trees. The minimum height of trees at the time of securing an Occupancy Permit shall be 1.80 meters from the base to the crown 50% paved with permeable or semi-permeable materials such as grass, gravel, grass pavers and the like.

**SECTION 3. Site Development Standards.** 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 design principles and the subsequent development must be visually pleasing as well as efficiently functioning especially in relation to the adjacent properties and bordering streets.

Further, designs should consider the following:

1. The height and bulk of buildings and structures shall be so designed that it does not impair the entry of light and ventilation, cause the loss of privacy and/or create nuisances, hazards or inconveniences to adjacent developments.
2. Abutments to adjacent properties shall not be allowed without the neighbor's prior written consent which shall be required by the Zoning Administrator/Zoning Officer prior to the granting of a Locational Clearance;

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3. The capacity of parking areas/lots shall be per the minimum requirements of the National Building Code. These shall be located, developed and landscaped in order to enhance the aesthetic quality of the facility. In no case shall parking areas/lots encroach into street rights-of-way.
4. The parking slot requirements shall be an integral part of building/ structures and any parking slot provided outside the building/ structure will be quantified only as buffer parking.
5. Developments, such as shopping malls, schools, places of worship, markets, sports stadia and the like, which attract a significant volume of transportation, such as PUVs and, private vehicles shall provide adequate on-site parking for the same. These should also provide vehicular loading and unloading bays so as through street traffic flow will not be impeded.
6. No building shall be constructed unless it adjoins or has direct access to public spaces, yard or street/ road on at least one (1) of its side. All buildings shall face a public street, alley or a road, which has been duly approved by the proper authorities for residential, institutional, commercial and industrial groups.
7. Buffers, silencers, mufflers, enclosures and other noise-absorbing materials shall be provided to all noise and vibration-producing operations. Noise levels shall be maintained according to levels specified in DENR's latest guidelines on the Abatement of Noise and Other Forms of Nuisance.
8. Glare and heat from any operation or activity shall not be radiated, seen or felt from any point beyond the limits of the property.
9. Fencing along roads shall be see-through. Side and rear fencing between adjacent lots (not facing a road) may be of opaque construction materials.

**SECTION 4. Infrastructure Capacities.** All developments shall not cause excessive requirements at public cost for public facilities and services. All developments shall exhibit that their requirements for public infrastructure (such as roads, drainage, water supply and the like) are within the capacities of the system/s serving them.

The Zoning Administrator shall require the following:

**1. Drainage Impact Assessment Study**

All development proposals in flood prone areas and all major proposals likely to affect the existing drainage regime, including commercial-residential buildings or condominiums, shopping malls, public markets, schools, universities, residential

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and industrial, and other similar developments shall be required to submit Drainage Impact Assessment Studies. These should be prepared, signed and sealed by duly licensed Civil Engineers, Sanitary Engineers or Environmental Planners.

## **2. Traffic Impact Statement**

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

**SECTION 5. Pollution Control.** -For effective pollution control, all locational clearance granted for industrial activities must be subject to the condition of compliance with the local Environment and Natural Resources Office, Laguna Lake Development Authority and Department of Environment and Natural Resources rules and regulations.

**SECTION 6. Provision for a Buffer strip.** A minimum of five (5) meters planting strip is required along the periphery of all industrial zones.

## **SECTION 7. Petition to Homeowner's Association or Barangay.**

Where a person plans to establish a certain use/activity which will necessarily affect the character of a residential zone in terms of traffic to be generated and/or opening the area to outsiders which may result in loss of privacy of its residents, the prior approval of a majority of the household heads of the homeowner's association or in its absence the barangay, most especially the persons immediately adjacent to the proposed site, will have to be secured as one of the pre-requisites for locational clearance and building permit.

## **SECTION 8. Area Regulations**

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

- a. PD 957, "Subdivision and Condominium Buyers' Protective Law" and its revised implementing rules and regulations.

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- b. Batas Pambansa 220, “Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects” and its revised implementing rules and regulations.
- c. RA 7279 – Urban Development and Housing Act
- d. PD 1096 – National Building Code
- e. PD 1185 – Fire Code
- f. PD 856 – Sanitation Code
- g. RA 6541 – Structural Code
- h. Batas Pambansa 344 – Accessibility Law
- i. Rules and Regulations – HLURB Locational Guidelines and CLUP Guidebook 2013- 2014
- j. PD 1076 or Water Code of the Philippines – inland and coastal waters, shorelines and riverbank easements;
- k. RA 8749 – Clean Air Act
- l. RA 9003 – Ecological Solid Waste Management Act
- m. RA 7586 or National Integrated Protected Areas Act – protected areas in both land and seas;
- n. RA 9593 or Philippine Tourism Act – tourism zones and estates
- o. RA 9729 or Philippine Climate Change Act, as amended;
- p. RA 10066 or Philippine Cultural Heritage Act – cultural and heritage zones/areas; and,
- q. RA 10121 or Disaster Risk Reduction and Management Act – disaster-prone and geo-hazard areas.
- r. Other relevant guidelines promulgated by the national agencies concerned.

**SECTION 9. Easement**

- a. Pursuant to the provisions of the Water Code: 1) the banks of rivers and streams and the shores of the seas and lakes throughout their entire length within a zone of three (3) meters in urban areas, twenty (20) meters in agricultural areas and forty (40) meters in forest areas, along their margins, are subject to easements of public use in the interest of recreation, navigation, floatage, fishing and salvage.
- b. No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build structures of any kind.

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**SECTION 10. Buffer Regulations**

- a. A buffer of five (5) meters (or as declared by the LGU) shall be provided along entire boundary length between two or more conflicting zones/sub-zones allocating two (2) meters from each side of the zone/sub-zone boundary. Such buffer strip should be open and not encroached upon by any building or structure and should be a part of the yard or open space.

Article VIII

**Mitigating Devices**

**SECTION 1. Deviation.** - Exceptions and variances or deviations from the provisions of these Zoning Regulations may be allowed only when all the following terms and conditions are obtained:

a) **In case of variances:**

1. The property is unique and different from other properties in the adjacent locality and because of its uniqueness, the imposition of the regulations of this ordinance would cause undue hardship on the part of the owner;
2. The hardship is not self-created;
3. The proposed variance is the minimum deviation necessary to permit a reasonable use of the property;
4. The variance will not alter the essential character of the district or zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of other property in the same district or zone;
5. The variance will not weaken the general purposes of these Zoning Regulations and will not adversely affect the public health, safety and welfare;
6. The variance will be in harmony with the spirit of these Zoning Regulations;
7. The variance is not sought solely for additional financial advantage.

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**b) In case of exceptions:**

1. The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community;
2. The exception will not adversely affect the appropriate use of other property in the same zone;
3. The exception will not alter the essential character of the district where the exception sought is located, and will be in harmony with the general purposes of these Zoning Regulations;
4. The exception will not weaken the general purpose of the regulations established for specific district;
5. The exception will promote innovative techniques or create or protect a beneficial economic trend that would otherwise not be possible;
6. In cases of pollutive/hazardous or high category of industries, they shall not be allowed in a residential area unless they cannot feasibly be located elsewhere and the consent of adjacent homeowners is secured; and
7. For industries, a feasibility “study” should be submitted to the Office of Land Use and Zoning Administration for evaluation and approval.

**SECTION 2. Procedures for Evaluating Variances and/or Exceptions.** The procedure for evaluating applications for Variances and/or Exceptions is as follows:

1. The project proponent shall file a written application for Variance and/or Exception with the LZBA citing the section(s) of this Ordinance under which the same is sought and stating the ground/s thereof.
2. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site. This sign shall be maintained until the LZBA has rendered a decision on the application.
3. The LZBA shall conduct preliminary studies on the application. These application papers shall be made accessible to the public.
4. A written affidavit of no objection to the project by the owners of the properties immediately in front of and abutting the project site shall be filed by the applicant with the LZBA within fifteen (15) days upon filing of application.

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5. The LZBA shall hold public hearing(s) to be held in the concerned barangay.
  6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
  7. The LZBA shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for the preparation of written affidavit of non-objection and the public hearing(s).
  8. All expenses to be incurred in evaluating proposals for Variances and/ or Exceptions shall be shouldered by the project proponent.

Article IX

**Administration and Enforcement**

**SECTION 1. Approved Zoning Maps**

The Approved City Zoning Maps for North and South Caloocan City printed in standard color codes and with minimum dimensions of 1.20m x 1.20m, shall be posted at the following offices:

- Office of the Mayor
- Office of the Zoning Administrator
- City Planning and Development Department
- City Assessor's Office
- City Engineer's Office
- City Agriculture Office
- City Environmental Management Department
- Office of City Building Official

Zoning maps for each barangay shall be posted at respective barangay halls for public information and guidance of barangay officials. These should similarly be printed in standard color codes and minimum dimensions of 1.20m x 1.20m.

**SECTION 2. Locational Clearance.** All owners/developers shall secure Locational Clearance from the Zoning Administrator/ Zoning Officer or, in cases of Variances and/or Exceptions, from the LZBA prior to conducting any activity or construction on their property/land. This will include property/ land located in Forestlands, Special Economic Zones and other areas administered by national and special agencies, except for facilities for national security as certified by the Department of National Defense.

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

**SECTION 4. Major and/or Innovative Projects.** The Zoning Administrator/Zoning Officer or the LZBA, as the case may be, may seek the assistance of the HLURB or external consultants in the evaluation of proposed Major and/or Innovative Projects such as, shopping malls, special economic zones, tourism enterprise zones, and the like.

**SECTION 5. Subdivision Projects.** All owners and/or developers of subdivision projects shall, in addition to securing a Locational Clearance, be required to secure a Development Permit pursuant to the provisions of PD 957 and its Implementing Rules and Regulations or BP 220 and its Implementing Rules and Regulations and in accordance with the procedures laid down in EO 71, Series of 1993.

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

**SECTION 6. Planned Unit Development Projects.** Proposed Planned Unit Developments (PUD) projects shall be accompanied by Comprehensive Development Master Plans (CDMPs) showing, at the minimum, proposed land uses, building density and bulk, road network layout, road and sidewalk section details, and master layouts of all utilities such as those for potable water, storm drainage, sewerage, power supply, telecommunication and solid waste management. CDMPs shall also be provided with Deed Restrictions where, upon approval of the Zoning Administrator/Zoning Officer or LZBA, as the case may be, proof of compliance of future projects on the said PUD site shall form part of the requirements for Locational Clearance.

**SECTION 7. Environmental Compliance Certificate.** No Locational Clearance shall be issued to proposals covered by the EIS System unless the requirements of ECC have been complied with.



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**SECTION 8. Building Permit.** No Building Permit shall be issued by the City Building Official without a valid Locational Clearance in accordance with the integrated ZO.

**SECTION 9. Issuance of Business Permit.** The Business Permits and Licensing Office/Services shall require a Locational Clearance for new developments. Should there be any change in the activity or expansion of the area subject of the Locational Clearance, the owner/developer shall apply for a new Locational Clearance.

**SECTION 10. Monitoring.** -The City Mayor in his capacity as head of Office of Land Use and Zoning Administration shall have the power to monitor all projects granted Locational Clearances, variances, exceptions and special use permits as well as projects granted business/license permit. For this purpose, the City Mayor or a duly authorized representative is empowered to enter the premises where aforementioned projects are being undertaken, during reasonable hours of the day.

**SECTION 11. Procedure for Appeals.** -Any person aggrieved by the decision or action concerning the interpretation, administration or enforcement of this ordinance may appeal with the City Zoning Board of Adjustment & Appeals. Such appeal shall be taken within a reasonable time but not to exceed thirty (30) calendar days from the receipt of the notice of the decision or action taken by the Office of Land Use and Zoning Administration. The person concern shall file the appeal with the Office of Land Use and Zoning Administration and pay the corresponding appeal fee as provided in Section 7 of this article. The City Zoning Administrator shall transmit all papers constituting the record upon which the action appealed from was taken. The City Zoning Board of Adjustment and Appeals shall fix the date, time and place for the hearing of the appeal, give due notice to the parties and decide the same within a reasonable time but not exceeding thirty (30) calendar days from filing of the notice of appeal. Decision of the City Zoning Board of Adjustment and Appeals may in turn be appealed to the Housing and Land Use Regulatory Board within the period provided for in the regulations and implementation of Executive Order No. 90. Original decisions or actions of the City Zoning Board of Adjustment and Appeals may likewise be appealed to the Housing and Land Use Regulatory Board. Failure of the aggrieved party to make any appeal within the time specified shall cause the decision to become final and executory. The City Mayor may call on the City Sheriff as well as law enforcement agencies for assistance in the exercise of their functions.

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**SECTION 12. Occupancy Permit.** No occupancy permit shall be issued by the local building official without certification from the Zoning Administrator /Zoning Office if there is a change of use as stated in the Locational Clearance for the building permit.

**SECTION 13. Validity of Locational Clearance.** Upon issuance of a Locational Clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of LC within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

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

**SECTION 14. Notice of Non-Conformance.** Upon approval of this Ordinance, the Zoning Administrator/Zoning Officer shall immediately issue Notices of Non-Conformance to existing non-conforming uses, buildings or structures. The said Notice of Non-Conformance shall cite provisions of this Ordinance to which the existing use, building or structure does not conform to. The same Notice shall also inform the owner of said non-conforming use, building or structure of the conditions for the continued use of the same as provided in the following section. It may also provide conditions by which the non-conforming use can reduce its non-conformity.

**SECTION 15. Existing Non-Conforming Uses, Buildings and Structures.** The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued, although such uses do not conform with the provisions of the integrated ZO, provided:

- 1. That no such non-conforming use shall be expanded or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance or moved in whole or in part, to any other portion of the lot or parcel of land where such non-conforming use exists at the time of the adoption of this Ordinance.
- 2. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as non-conforming use.
- 3. A vacant/idle building or structure may not be used for non-conforming activity;

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4. That any non-conforming building/structure which has been damaged maybe reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost.
5. That should such non-conforming portion of any building/structure be destroyed by any means to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
6. That no such non-conforming use maybe moved to displace any conforming use;
7. That no such non-conforming use and/or structure may be expanded or altered in a way which increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
8. That should such use and/or structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the zone in which it is moved or relocated.
9. That such non-conforming use and/or structure should not cause nuisance effects to its neighborhood, such as but not limited to pollution of whatever form (air, noise, land, water, etc.), undesirable traffic (whether vehicular or pedestrian) and the like and should further not pose health and safety hazards and as further provided in the Performance Standards provision of this Ordinance.
10. The owner of a non-conforming use and/or structure shall program the phase-out and relocation within ten (10) years from the effectivity of this Ordinance.

**SECTION 16. Responsibility for Administration and Enforcement.** –The administration and enforcement of this Ordinance shall be vested with the City Mayor. The Office of Land Use and Zoning Administration which shall be headed by the City Zoning Administrator shall be directly under the administration and supervision of the City Mayor. All owners/ developers/ government agencies shall secure Locational Clearance prior to conduction of any activity or construction on their property / land. They will apply for said clearance to the Office of Land Use and Zoning Administration which shall evaluate the application and submit recommendation to the City Mayor without prejudice to the City Chief Executive’s own evaluation. The locational clearance shall be issued by the City Mayor.

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**SECTION 17. Qualifications of the Zoning Administrator/Zoning Officer.** The Zoning Administrator/Zoning Officer must comply with the requirements of RA No. 10587, also known as the Environmental Planning Act of 2013.

**SECTION 18. Powers and Functions of a Zoning Administrator / Zoning Officer.** Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, Paragraph a and d, and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following:

**1. Enforcement**

- a. Act on all applications for Locational Clearance
- b. Issuance of Notice of Non-Conformance to owners/ operators of uses, buildings or structures that are non-conforming to the applicable provisions of this Ordinance.
- c. Monitor on-going/existing projects and issue Notices of Violation and Show Cause Order to owners, developers, or managers of projects that are in violation of the provisions of the integrated ZO.
- d. Coordinate with the Philippine National Police (PNP) for enforcement of all orders and processes issued in the implementation of this Ordinance.
- e. Coordinate with the City Fiscal and/or City Legal Officer for other legal actions/remedies relative to the foregoing.
- f. Coordinate with the Regional Office of the HLURB regarding proposed amendments to the Integrated ZO prior to adoption by the Sangguniang Panlungsod.
- g. endorse to Sangguniang Panlungsod the following:
  - i. requests for reclassification/rezoning which had been reviewed by the City Zoning Review Committee
  - ii. requests for approval of all residential subdivision and condominium plans.
- h. Act on complaints concerning violations of the provision of the zoning ordinance;

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- i. Serve notices requiring the removal of any use in violation of this Ordinance upon the owner, agent, or tenant of the building or land, or other persons who commits or assists in any such violation; and
- j. Order the discontinuance of the occupancy or use of any building or structure or portion thereof found to be used contrary to the provisions of this Ordinance.

**1. Planning**

Coordinate with the Regional Office of the HLURB regarding proposed amendments to the Integrated Zoning Ordinance prior to the adoption by the Sangguniang Panlungsod.

For purposes of information, the Area of Jurisdiction of other agencies is as follows;

- a. All industrial activities, which shall be subject to pollution clearance from local CEMD, LLDA and DENR.
- b. All historical landmarks and restoration projects, which shall be subject to approval by the National Historical Commission.
- c. All tourism-oriented projects, e.g. hotels, motels, etc. which shall be subject to the approval by the Department of Tourism.
- d. All national assembly security projects within the city and the implementation of fire code which shall be subject to approval by the PNP and Fire Marshall, respectively.
- e. All projects that fall within watershed areas which shall be subject to a permit from the NWRC, MWSS and LLDA as the case may be.
- f. All higher learning institutions which shall be subject to the approval by the DEPED.
- g. All industrial activities, sports complexes, commercial complexes, markets and shopping centers, residential subdivisions and hospitals that fall within the Laguna Lake watershed boundaries shall be subject to the approval of the LLDA.

**3 Period of Processing:**

- a) Processing period for conforming projects/activities. The processing, evaluation and issuance of locational clearance including plumbing, sanitary,

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mechanical, electrical, structural, fire, line and grade and building permit by the City Zoning Administrator and the City Building Official, respectively, shall not exceed fifteen (15) days as provided for under Presidential Decree No. 1096.

- b) Processing period for non-conforming projects/activities. The processing, evaluation and issuance of locational clearance shall not exceed ten (10) working days except with respect to appeals and request for reconsiderations.
- c) Processing period on appeals. The processing period on appeals as covered by Section 4 of this article shall not exceed thirty (30) working days.

**Locational Clearance Process.** -The process on the application for locational clearance as Appendix C forms part of this Zoning Ordinance.

**Collection of Processing Fee.** -The administration and collection of processing fee for locational clearance in the city by the Office of Land Use and Zoning Administration for its personnel, maintenance and operating expenses shall be as follows:

**a) Application/Filing Fee**

Application for locational clearance irrespective of whether approved or not, motions for reconsideration and filing of complaint are as follows.

- 1. Locational Clearance . . . . . P 250.00
- 2. Motion for Reconsideration . . . . . P 1,000.00
- 3. Petition, requests for reclassification . . . . . P 2,000.00
- 4. Subdivision. . . . . P 1,000.00

This excludes the costs 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.

- 5. Complaints, except those involving pauper litigant, which shall be free of charge. P 1,000.00

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**b) Zoning and Land Use Verification Fee**

- 1. Residential Fee..... P 200.00
- 2. Commercial and Industrial ..... P 400.00
- 3. Social, Educational and Institutional establishment.....P 300.00
- 4. Inspection on Land Use Conformity..... P 200.00

**c) Processing Fee**

Applications for locational clearance whether the project or activity to be undertaken is conforming or non-conforming in accordance with the following schedules:

- 1. Residential (single detached and ..... P 3.00/sq. m.  
duplex type) of TFA

Commercial establishments which shall not exceed 30% of TFA of residential structures

- 2 Commercial establishments including.....P 5.00/sq. m.  
apartments, mass housing, townhouses of TFA  
constructed primarily for gain purposes

- 3. Industrial establishments .....P 10.00/sq. m.  
of TFA

- 4. Social, Educational and Institutional Establishments... P 3.00/sq. m.  
of TFA

- 1. Subdivisions and memorial parks/cemeteries.....P 5.00/sq. m  
of TLA

- 2. Telecommunications towers .....P 20.00/sq. m.  
of total base

- 3. Billboards .....P 20.00/sq. m.  
or a fraction thereof

- 4. Yards utilized for commercial/industrial.....P 10.00/sq. m.  
purposes of TLA

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- 5. Other ancillary structures according to category of principal building/structure
  
- 10. All types of renovation ..... 75% of the corresponding prescribed rate
  
- 11. Payment under schedule (b) shall be made prior to the release of approved applications.
  
- 12. Government projects except government- owned or controlled corporations are exempted from paying the prescribed fees.

**d.) For each certificate of non-conformance/conformance and all other certification issued.....P200.00**

Surcharge of twenty five (25%) percent based and added to the corresponding processing fee plus interest of fourteen (14%) percent per annum shall be imposed on all structures/operations without any locational clearance or certificate of conformance/non-conformance upon implementation of this Ordinance. Upon recommendation of the City Zoning Administrator, the City Mayor may increase by not more than fifty (50%) percent nor may decrease by not more than twenty-five (25%) percent and not oftener than once a year all rates herein prescribed.

**SECTION 19. Complaints and Oppositions.** A complaint for violation of any provision of the integrated ZO or any clearance or permit issued pursuant thereto shall be filed with the LZBA. Oppositions to applications for Locational Clearance, Variance or Exception shall be treated as a complaint and shall likewise be filed with the LZBA.

**SECTION 20. Functions and Responsibilities of the Local Zoning Board of Appeals.** There is hereby created a LZBA which shall perform the following functions and responsibilities:

- 1. Act on applications of the following nature:
  - a. Variances
  - b. Exceptions
  - c. Non – Conforming Uses



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2. Act on appeals on Grant or Denial of Locational Clearance by the Zoning Administrator/ Zoning Officer.
3. Act on appeals regarding the non-conformity of existing uses, buildings or structures to the applicable provisions of this Ordinance.
4. Decisions of the LZBA shall be carried by an absolute majority vote (50% + 1) of its members.

**SECTION 21. Appeals to LZBA Decisions.** Decisions of the LZBA shall be appealable to the HLURB.

**SECTION 22. Composition of the Local Zoning Board of Appeals (LZBA).** The LZBA shall be composed of the following members:

1. City Mayor as Chairman
2. SP Committee Chairperson on Land Use/Zoning (If said committee is non-existent, the SP may elect a representative)
3. City Legal Officer
4. Land Use and Zoning Administrator
5. City Building Official
6. City Planning and Development Coordinator (if other than the Zoning Administrator/Zoning Officer)
7. City Environmental Management Officer/Disaster Risk Reduction and Management Officer
8. Two (2) representatives from the private sector (Business and Home Owner's Association-HOA) nominated by their respective organizations
9. Two (2) representatives from non-government and civil society organizations nominated by their respective organizations.

The OLUZA shall serve as the Secretariat to the LZBA. The LZBA shall promulgate its own rules and regulations in support of the performance of its functions.

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**SECTION 23. Review of the Zoning Ordinance.** The Local Zoning Review Committee (LZRC) is hereby created under the City Development Council, to review the integrated ZO considering the CLUP, based on the following reasons/situations:

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

**SECTION 24. Composition of the Local Zoning Review Committee (LZRC).** The Local Zoning Review Committee shall be composed of the following:

1. Sangguniang Panlungsod Chairperson on Land Use/Zoning (or equivalent committee)
2. City Planning and Development Coordinator
3. City Zoning Administrator/Zoning Officer
4. City Assessor
5. City Legal Officer
6. City Engineer
7. Office of City Building Official
8. City Environmental Management Officer/Disaster Risk Reduction and Management Officer
9. City Agriculturist
10. President, Association of Barangay Captains
11. Three (3) Private Sector Representatives such as from Local Chamber of Commerce, local housing industry, federation of homeowner's associations, and academe.
12. Two (2) non-government and civil society organization representatives

The OLUZA shall serve as the Secretariat to the LZRC. The LZRC may invite resource persons in support of the performance of its functions.

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**SECTION 25. Functions of the Local Zoning Review Committee.** The Local Zoning Review Committee shall have the following functions:

1. Review the Zoning Ordinance for the following purposes:
  - a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
  - b. Recommend changes to be introduced in the Comprehensive Land Use Plan and the Zoning Ordinance in the light of permits granted such as variances and exceptions, and increasing applications for rezoning and reclassification.
2. Recommend to the Sangguniang Panlungsod/Bayan necessary legislative amendments on the needed changes in the integrated ZO as a result of the review conducted.
3. Coordinate with HLURB of the recommended changes to the integrated ZO as a result of its review.

**SECTION 26. Amendments to the Zoning Ordinance.** Changes in the integrated ZO, as a result of the review by the LZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and shall be carried out through a three-fourths vote of the Sangguniang Panlungsod. Any amendment shall take effect only after approval and authentication by HLURB.

**SECTION 27. Violation and Penalty.** Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine or imprisonment as provided under the Local Government Code or both at the discretion of the Court. In case of violation by a corporation, partnership or association the penalty shall be imposed upon the erring officers thereof.

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**SECTION 28. Suppletory Effect of Other Laws and Decrees.** The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of the locality.

**SECTION 29. Non-Diminution of National Standards.** The rules and standards provided in this Zoning Ordinance shall conform to the rules and standards provided by national agencies and shall not in any way diminish those that have been set by national laws and regulations.

**SECTION 30. Consistency between National and Local Plans, Programs and Projects.** Plans, programs and projects of national agencies that will be implemented within the locality, shall as much as practicable, be consistent with the provisions of the Zoning Ordinance.

**SECTION 31. Separability Clause.** Should any section or provision of this Zoning Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Zoning Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

**SECTION 32. Repealing Clause.** All ordinances, rules or regulations or part thereof which are contrary or in conflict with the provisions of this Zoning Ordinance are hereby repealed, provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

**SECTION 33. Effectivity Clause.** This Zoning Ordinance shall take effect upon approval by the Sangguniang Panlungsod (SP)/Housing and Land Use Regulatory Board (HLURB) and after compliance with the publication and posting requirements as provided for under Republic Act No. 7160 otherwise known as the Local Government Code.

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**ENACTED BY THE SANGGUNIANG PANLUNGSOD, CITY OF CALOOCAN IN ITS  
REGULAR SESSION HELD ON THE 12<sup>TH</sup> DAY OF DECEMBER, 2018.**

**HON. CARMELO F. AFRICA III**  
CITY COUNCILOR

**HON. EDGARDO N. ARUELO**  
CITY COUNCILOR

**HON. DEAN ASISTIO**  
CITY COUNCILOR

**HON. LUIS O. ASISTIO III**  
CITY COUNCILOR

**HON. AURORA "ONET" A. HENSON, JR.**  
CITY COUNCILOR

**HON. TOLENTINO J. BAGUS**  
CITY COUNCILOR

**HON. CHRISTOPHER E. MALONZO**  
CITY COUNCILOR

( ON OFFICIAL BUSINESS )  
**HON. CAROLYN C. CUNANAN**  
CITY COUNCILOR

**HON. MARYLOU "ALOU" NUBLA**  
CITY COUNCILOR

**HON. MA. MILAGROS "ROSE" S. MERCADO**  
CITY COUNCILOR

( ON LEAVE )

**HON. ANNA KARINA TEH-LIMSICO**  
CITY COUNCILOR

**HON. ROBERTO R. SAMSON**  
CITY COUNCILOR

**HON. JOSE LORENZO T. ALMEDA**  
CITY COUNCILOR

**HON. ORVINCE HOWARD A. HERNANDEZ**  
CITY COUNCILOR

**APPROVED BY HIS HONOR, THE CITY MAYOR ON \_\_\_\_\_, 2018.**

APPROVED BY:

CERTIFIED BY:

**HON. OSCAR G. MALAPITAN**  
*City Mayor*

**HON. LUIS MACARIO E. ASISTIO**  
*City Vice Mayor and Presiding Officer*

ATTESTED BY:

**LILIBETH M. LUAKIAN**  
*Secretary to the Mayor*  
*Sangguniang Panlungsod*

**LORENZO O. SUNGA, JR.**  
*Secretary*