

ORDINANCE NO. 161
Series of 2006

ORDINANCE ADOPTING THE 2006 COMPREHENSIVE ZONING REGULATIONS FOR MARIKINA CITY AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH.

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WHEREAS, the implementation of Comprehensive Land Use Plans would require the enactment of regulatory measures to translate the planning goals and objectives into reality; and a Zoning Ordinance is one such regulatory measure which is an important tool for the implementation of the comprehensive land use plan;

WHEREAS, the Local Government Code authorizes local government units to enact zoning ordinances subject to and in accordance with existing laws;

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

WHEREAS, the city government of Marikina enacted Ordinance No. 111, Series of 2000 entitled "*Adopting the Revised Zoning Regulations for Marikina City and Providing for the Administration, Enforcement and Amendment Thereof and for the Repeal of all Ordinances in Conflict therewith*";

WHEREAS, it is necessary for the city government to revise said Ordinance No. 111 to consider amendments based on specific comments by the HLURB, the Metro Manila Development Authority (MMDA) and the Honorable Marikina City Mayor Bayani P. Fernando;

NOW THEREFORE, the Sangguniang Panglungsod of Marikina City in a session duly assembled, hereby adopts the following Zoning Ordinance.

ARTICLE I

TITLE

SECTION I. **Title of the Ordinance.** This ordinance shall be known as the Revised Comprehensive Zoning Ordinance of the City of Marikina and shall be referred to as the Ordinance.

ARTICLE II

AUTHORITY AND PURPOSE

SECTION 2. Authority. This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, otherwise known as RA 7160 particularly of Sections 458 a.2 (7-9) and 447 a.2 (7-9), "Authorizing the City/Municipality through the Sangguniang Panglansod/Bayan to adopt Zoning Ordinance subject to the provisions of existing laws," and in conformity with Executive Order No. 72.

SECTION 3. Purposes. This ordinance is enacted to achieve the following purposes:

1. Guide, control and regulate future growth and development of Marikina City in accordance with its Comprehensive Land Use Plan.
2. Protect the character and stability of residential, commercial, industrial, institutional, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.
3. Promote and protect the health, safety, peace, comfort, convenience and general welfare of inhabitants in the locality.
4. Regulate the location, use, and density of buildings and land in such a manner as to avoid unnecessary congestion and demand on utilities and services, and to enhance convenience of access to property and to safety from fire and other dangers.
5. Encourage and develop the participation and cooperation of the City's residents in the development of their communities.

SECTION 4. General Zoning Principle. This Zoning Regulations are based on the approved Land Use Plan for Marikina City as per Resolution No. 290 dated June 23, 2000.

ARTICLE III

DEFINITION OF TERM

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

SECTION 5. Definition of terms. Words and phrases used in this Ordinance are hereby defined in Annex "A" which is attached hereto and made an integral part of this Ordinance.

SECTION 6. Construction and Interpretation of terms. The words and terms employed in this Ordinance shall be interpreted as follows:

1. Generic terms, such as others, and the like, etc. shall be construed to mean as including all specific terms similar to or compatible with those enumerated.

2. The singular includes the plural, subject to density regulations;
3. The present tense includes the future tense;
4. The word "person" includes both natural and juridical persons;
5. The word "lot" includes the phrase "plot parcel";
6. The term "shall" is always mandatory; and
7. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended", "arranged", designed to be "used or occupied".

ARTICLE IV

ZONE CLASSIFICATIONS

SECTION 7. Division into Zone or District. To effectively carry out the provisions of the Ordinance, the City is hereby divided into the following zones as shown in the official Zoning Maps.

1. Residential:
 - a. Low Density Residential (R-1)
 - b. Medium Density Residential (R-2)
 - c. High Density Residential (R-3)
2. Socialized Housing Zone
3. Commercial:
 - a. Low Density Commercial (C-1)
 - b. Medium Density Commercial (C-2)
 - c. High Density Commercial (C-3)
4. Industrial:
 - a. Low Density Industrial (I-1)
 - b. Medium Density Industrial (I-2)
 - c. High Density Industrial (I-3)
5. Institutional (Infs.)
6. Park/Open Space/Recreation
7. Cemeteries
8. Cultural Heritage Zone

SECTION 8. Zoning Maps. It is hereby adopted as an integral part of this Ordinance, the Official Zoning Map for Marikina City is hereby adopted, wherein the designation, location, and boundaries of the zones herein established are shown and indicated. Such Official Zoning Map shall be signed by the City Mayor and duly authenticated by the HLRB/Sangguniang Panglungsod.

SECTION 9. Zone Boundaries. The locations and boundaries of the above mentioned zones and sub-zones are hereby defined in the list of Zone Boundaries which is hereto attached as Annex B and made an integral part of this Ordinance.

SECTION 10. Interpretation of Zone Boundaries. In the interpretation of the boundaries of any of the zones indicated on the Zoning Map, the following rules shall apply:

1. When zone boundaries are so indicated that they approximately follow the center line of streets or highway right-of-way lines, such center lines, street lines, or highway right-of-way lines, shall be construed to be such boundaries.
2. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way line, it shall be construed as being parallel thereto and at such distance there from as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in the zoning map.
3. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.
4. Where the boundary of a zone follows a river, stream or creek, said boundary line shall be deemed to be at the limit of the political jurisdiction of the City, unless otherwise indicated. Boundaries indicated as following the bank or side of a river, stream or creek, shall be construed to follow such banks or sides, provided that uses along such boundaries shall have to comply with the easements and setbacks imposed by the Water Code and other applicable laws or regulations. Should there be alteration in the existing banks or sides of rivers or creeks, the boundaries shall be construed as moving with the actual banks or sides.
5. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.
6. Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a city boundary line, only that portion falling within the city boundary line shall be covered by this Ordinance.
7. Where a lot of one ownership, as of record at the effective date of this Ordinance, is divided by a zone boundary line, the lot shall be construed to be within the zone where the major portion of the lot is located. In case the lot is bisected by the boundary line, it shall fall in the zone where the principal structure lies.
8. Should there be any discrepancy between the zoning boundaries indicated in the Zoning Map, the description of the zoning boundaries shall govern.

ARTICLE V

ZONE REGULATIONS

SECTION 11. General Provisions. The allowable land uses and maximum building densities/heights in the zones defined in this Ordinance are enumerated in the succeeding sections.

1. Allowable land uses are specified according to Principal Uses and Accessory Uses.
 - a. A Principal Use shall be the dominant use or activity in a lot. An Accessory Use should support the Principal Use/s allowed in a lot or in a zone.
 - b. Unless otherwise specified, an Accessory Use may be established in a lot without the presence of a Principal Use, provided that the Accessory Use is only temporary until the lot is further developed and a Principal Use is established in the lot.
 - c. The land or building area occupied by a Principal Use may be converted into an accessory Use in the future, provided that in zones where an Accessory Use is allowed only with the presence of a Principal Use, the lot conforms with Section 11, Number 1-c of this Ordinance.
2. In zones where no maximum Floor Area Ratio is prescribed, building density is limited by maximum building height and yard/setback restrictions.
3. Park, Cemetery and Utilities zones do not have maximum FARs or building height restrictions because these zones are only allowed a minimum of structures above the ground level.

SECTION 12. Height Regulations. In all cases, building height must conform to the height restrictions and requirements of the Air Transportation Office (ATO) as well as the requirements of the National Building Code, the Structural Code as well as all laws, ordinances, design standards, rules and regulations related to land development and building construction and the various safety codes.

SECTION 13. Low Density Residential Zone (R-1). An R-1 zone shall be used principally for single detached dwellings with customary ancillary uses, and compatible accessory uses on a neighborhood scale so as to maintain the peace and tranquility of the area within the zone with a density of 20 dwelling units and below per hectare.

A. Principal Use :

1. Single family dwelling
2. Customary accessory uses like :
 - a. Servants quarter
 - b. Private garage
 - c. Guardhouse

B. Accessory Uses which can be established in individual lots within the zone only with the presence of the Principal Use :

1. Professional home occupation/office for the practice of one's profession or for engaging an in-house business such as dressmaking, tailoring, baking, running, a sari-sari store and the like, provided that:
 - a. The number of persons engaged in such business/industry shall not exceed five (5) inclusive of the owner.
 - b. The area allotted for commercial use shall be opened to the public while maintaining the residential nature of the area not allotted to such use.

- c. The amount of traffic generated by the professional home office will not inconvenience or disrupt access to adjacent properties and its vicinity and any need for parking generated by the office shall be met off the street and in a place other than in a required front yard; in accordance with the requirements of P.D. 1096 and City Ordinance No. 192, Series of 1994;
- d. No equipment or process shall be used in such professional home office which creates noise, vibration, glare fumes, odors or electrical interference in any radio, television or other electronic home device or appliance, or causes fluctuation in line voltage of the premises.
- e. Such business shall have the clearance/recommendation of the Homeowner's Association President (having been deputized as Building Official) prior to the issuance of building permit in order to protect their interest. In the absence of a legitimate Homeowners Association the Community Relations Office (CRO) shall issue the required clearances.

Failure however by the Homeowner's Association of the CRO to act on the application within five (5) days of receipt shall be considered as no objection to the application. The Building Official, however may exercise his discretion to decide on the building permit application should the affected party fail to secure said clearance/recommendation.

2. Pre-school/kindergarten school (maximum of two classrooms)
3. Convenience store (neighborhood use only)
4. Day Care Center

B: Accessory Uses

Additional: Business that can be permitted abutting the property line as provided under Sec. 41 of this ordinance.

- # 5 Internet Computer Service
- # 6 Water Refilling Station
- # 7 Beauty Parlor

Provided that:

1. Area to be used on business shall be strictly specified. Expansion of the business without prior approval from the Business Permit & Licensing Office will result to the revocation nullification of business license.
2. Garage can be converted for any commercial purposes.
3. Videoke, video games is not allowed in R-1 zones.
4. One side parking is allowed
5. All new business license shall secure clearance from the City Engineer & CRO prior to approval of BPLC.

C. Accessory Uses which can be established in individual lots of the appropriate size within the zone without the presence of Principal Use:

1. All customary uses allowed in C-1 and C-2 zones and buildings incidental to any of the above permitted uses.

1 for deletion

2. Barangay hall/village association office

3. Fire/police station
4. Place of religious worship
5. Health center/clinic
6. Clubhouse/multi-purpose hall/function room (neighborhood use only)
7. Park, playground
8. Sports/recreation facility (neighborhood use only)
9. Memorial, shrine, other park structure except cemeteries or interment
10. Botanical garden/nursery, arboretum, aviary
11. Utility installation for use of zone/lot occupants

D. Maximum Building Height :

Maximum allowable height of structures is ~~seven (7)~~ ^{TEN 10} meters or two (2) storey above natural grade line in the property or front sidewalk.

Exempted from the imposition of height regulations in R-1 Zone are the following: towers, church steeples, watertanks and other utilities and such other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

D. Maximum allowable height of structure is ~~nine (9)~~ ^{TEN 10} meters or two (2) storey above natural grade line in the property or front sidewalk.

SECTION 14. Medium Density Residential Zone (R-2). An R-2 Zone shall be used primarily for medium-density housing, with support commercial, service and institutional uses on a barangay scale i.e. 21 to 65 dwelling units per hectare.

A. Principal Uses:

1. Principal Uses allowed in R-1
2. Semi-detached family dwelling (e.g. duplex, rowhouse)
3. Multi-family dwelling
4. Boarding/pension house, dormitory
5. Residential apartment/condominium

B. Accessory Uses which can be established in individual lots within the zone only with the presence of Principal Uses:

1. All customary uses allowed in C-1 and C-2 zones and buildings incidental to any of the above permitted uses.
2. Convenience store (neighborhood use only)
3. Food store
4. Retail store (not department store)
5. Drugstore/Pharmacy
6. Restaurant, canteen, other food-serving establishment
7. Personal service/repair shop
8. General service/repair shop (in case of auto shop, maximum of 2 cars at a time only)
9. Office support service
10. Construction materials store (except lumber yard and gravel/sand dealer)
11. Health Club/gym.

11 Health Club Gym

Provided that:

1. Space intended for massage shall be limited to five (5) beds only.
Space intended for massage must be transparent, with no private rooms.

12. Showroom/display

13. Place of religious worship

~~14. Warehouse~~

14 Warehouse

Provided that:

1. The structure is purely for storage only. No manufacturing production will be permitted on the area.
2. Parking space for containerized vans shall be provided.
3. Prior consent of immediate neighbors shall be secured.
Area to be used on business shall be strictly specified. Expansion of the business without prior approval from the Permit & Licensing Office will result to revocation nullification of business license.

15. Office (including professional home office), provided that :

- a. The amount of traffic generated by the office will not inconvenience or disrupt access to adjacent properties and its vicinity and any need for parking generated by the office shall be provided by the property/office owner in accordance with the requirements of the National Building Code.
- b. Such office conforms to Section 13, B-1-d of this ordinance.

16. Computer/information technology-related industry, provided that such industry conforms to Section 14, B-12-a and B-12-b of this ordinance, and all other government requirements.

~~17. Small-scale or cottage industry~~, provided that such industry conforms to Section 14, B-12-a and B-12-b of this ordinance and all other government requirements.

C. Accessory uses which can be established in individual lots of the appropriate size within the zone ~~residential medium density~~

1. Accessory Uses in Section 13, C of this Ordinance
2. Day Care Center
3. Pre-School, kindergarten school, elementary school (maximum of 12 classrooms)
4. Library, museum, exhibit area, art gallery
5. Welfare/charitable institution/rehabilitation center
6. Sanitarium, nursing/convalescent home
7. Public utility facility -

D. Maximum Building Height :

Maximum allowable height of structure is ~~thirteen (13) meters or four (4) storey~~ above highest natural grade line. in the property or front sidewalk

Exempted from the imposition of height regulations in R-2 Zone are the following: towers, church steeples, water tanks and other utilities and such other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

SECTION 15. High Density Residential Zone (R-3). An R-3 zone shall have a mix of neighborhood scale commercial uses and high density/high rise dwellings i.e. 66 or more dwelling units per hectare. The following are the allowable uses:

A. Principal Uses :

1. All uses permitted in R-1 and R-2 with the conditions deemed appropriate by the zoning administrator and applicable to R-3 zoning district.
2. Tenements and mass housing
3. Multi-storey apartment
4. Boarding houses, provided that said buildings rooming/boarding should not exceed nine (9) persons.
5. Elementary schools and high schools, provided that the number of classrooms for high schools shall not exceed twenty (20).
6. Hotels, Homotels
7. Dormitories
8. Pre-school, kindergarten/elementary/high school/college and universities
9. Government Offices, library, museum, exhibit area and art gallery
10. Auditorium/theater/performance center
11. Sign & billboard shop
12. Restaurants, drive-in restaurants, canteens, ice cream houses
13. Bookstores, Art Supplies & Novelties
14. Engraving and Photo developing shop
15. Fire/police station
16. Welfare/charitable institutions/rehabilitation center
17. Mailing services
18. Specialty school
19. Vocational/training facility
20. Jewelry Shop
21. General/specialized hospital
22. Medical center
23. Health club/gym
24. Food store
25. Supermarkets
26. Telephone & Telegraphics Exchange & related services
27. Liquor Store
28. Showroom/Display
29. Bank, finance, insurance service
30. Lottery, authorized betting station/activity
31. Radio/television station
32. Transit station/transport infrastructure
33. Auto-related shop (parts, sales, repair/service, storage)
34. Vulcanizing Shop
35. Small scale home industry

B. Accessory Use :

1. Place of religious worship
2. Convent, seminary and related uses
3. Park, playground
4. Memorial, shrine, monument, other park structure
5. Botanical garden, nursery, arboretum, aviary

PAW! SHOP
R-3

6. Public utility facility
7. All accessory uses allowed in C-1 and C-2 zones and buildings incidental to any of the above permitted uses.

SECTION 16. Socialized Housing Zone (SHZ). A Socialized Housing Zone shall be used principally for residential purposes for the underprivileged and homeless as defined in RA 7279 i.e. there shall be no commercial activity of any form in the area which would require employment of non-members of the immediate family and which would require a working and storage space of more than six (6) square meters of land area.

Maximum allowable height of structures is 10 meters or three (3) storey above the highest natural grade line in the property or front sidewalk.

Commercial activities conforming to this provision are strictly prohibited from conducting business emitting fumes and dust. The use and storage of toxic and hazardous materials in this area are likewise strictly prohibited. The city government shall, pursuant to the provisions of the New Civil Code, summarily abate nuisance of all kinds, such as noise, odor, and the like, that will cause danger or inconvenience to the community.

SECTION 17. Low Density Commercial Zone (C-1). In this zone only the following uses are permitted, provided that the sale of operations must be for a neighborhood size population of approximately 100 families and the establishment is a part of an overall plan for the community.

A. Principal Uses :

1. All uses permitted in R-1, R-2 and R-3 zones
2. Hotels, Hometels
3. Dormitories
4. Pre-school, kindergarten/elementary/high school/college and universities
5. Government Offices, library, museum, exhibit area and art gallery
6. Auditorium/theater/performance center
7. Sign & billboard shop
8. Restaurants, drive-in-restaurants, canteens, ice cream houses
9. Bookstores, Art Supplies & Novelties
10. Scientific, cultural, academic research center
11. Engraving and Photo developing shop
12. Fire/police station
13. Welfare/charitable institutions/rehabilitation center
14. Mailing services
15. Sanitarium, nursing/convalescent home
16. Specialty school
17. Vocational/training facility
18. Jewelry Shop
19. General/specialized hospital
20. Medical center
21. Health club/gym
22. Food store
23. Supermarkets
24. Telephone & Telegraphics Exchange & related services
25. Liquor Store
26. Showroom/Display
27. Entertainment/amusement center
28. Cinema
29. Bank, finance, insurance service
30. Lottery, authorized betting station/activity

31. Radio/television station
32. Transit station/transport infrastructure
33. Auto-related shop (parts, sales, repair/service, storage)
34. Vulcanizing Shop
35. Small scale home industry

B. Accessory Uses:

1. Place of religious worship
2. Convent, seminary and related uses
3. Park, playground
4. Memorial, shrine, monument, other park structure
5. Botanical garden, nursery, arboretum, aviary
6. Zoo, other nature center
7. Utility installation for use of zone/lot occupants
8. Public utility facility

SECTION 18. **Medium Density Commercial Zone (C-2)**. This zone shall be used primarily for medium density commercial development.

A. Principal Uses:

1. All principal Uses allowed in C-1 zone
- # 1 All principal uses allowed in R-1, R-2, R-3 and C-1 Zone*
2. Gasoline Service Station, Petrol filling/service station, Tire & Vulcanizing Shop
3. Meat, Fish & Poultry Stores, Fruit Stand
4. Food-serving establishment
5. Supper club/night club/dance hall/videoke/karaoke
6. Footwear Shops
7. Hardwares & Auto Supply
8. Local Open Market (Talipapa), Major Wet & Dry Market
9. Telephone & Telegraphics Exchange & related services
10. Transit station/depot/transport infrastructure
11. Auto-related shop (parts, sales, repair/service, storage)
12. Machine/welding/metal/junk/furniture shop
13. Construction materials store, lumber yard, gravel/sand dealer
14. Bus Terminal, taxi, car barn
15. Warehouse/storage facility
16. Wholesale store/distributor
17. Gravel and Sand dealer
18. Other Commercial activities not elsewhere classified

B. Accessory Uses:

1. All accessory uses allowed in C-1 zone and buildings incidental to any of the above permitted uses.

SECTION 19. **High Density Commercial Zone (C-3)**. This zone shall be used primarily for high density commercial developments on a metropolitan scale of operations, as well as miscellaneous support uses.

A. Principal Uses:

1. All principal uses allowed in C-1 and C-2 zones

1 All principal uses allowed in R-1, R-2, R-3, C-1, and C-2 Zones

2. Supermarkets, superstores, shopping and commercial centers
3. Telephone & Telegraphics Exchange & related services
4. Liquor Store
5. Showroom/Display
6. Entertainment/amusement center
7. Cinema
8. Bank, finance, insurance service
9. Lottery, authorized betting station/activity
10. Radio/television station
11. Transit station/depot/transport infrastructure
12. Auto-related shop (parts, sales, repair/service, storage)
13. Musical Instrument stores
- ~~14. Printing, books binding shops, publishing shops and other related activities~~
15. Commercial parking lots and garages facilities
16. Repair of House appliances
17. Motor vehicles and accessory
- ~~18. Home furnishing shops~~
19. Small scale home industry
20. Other commercial/business activities not elsewhere classified

B. Accessory Uses:

1. All accessory uses allowed in C-1 and C-2 zones and buildings incidental to any of the above permitted uses.

SECTION 20. Light Industrial Zone (I-1). This zone shall be for non-pollutive/non-hazardous and non-pollutive/hazardous manufacturing/processing establishments.

1. All customary uses allowed in C-1 zone and buildings incidental to any of the above permitted uses.

1 All Customary Uses allowed in R-1, R-2, R-3, C-1, C-2, C-3 and I-1 Districts.

2. All customary support facilities and services.
3. Ice cream (apa) and wafer factory, manufacturing of macaroni, spaghetti and vermicelli and other noodles
4. Manufacture of made-up textile goods and fabric except wearing apparel
Manufacture of house furnishing, textile bags, canvas bags, life belts
Manufacture of miscellaneous made-up textile goods except embroideries and weaving apparel
5. Manufacture of products of leather and leather substitutes, except footwear and wearing apparel.
Manufacture of luggage, handbags, wallets and small leather goods
Manufacture of miscellaneous products of leather and leather substitutes
6. Manufacture of footwear, except vulcanized or molded rubber or plastic footwear
Manufacture of shoes
Manufacture of slippers and sandals.

Major repair of optical instruments and equipment except cameras.

17. Manufacture of watches and clocks
Major repair of time clocks and time watches
Manufacture or assembly of radio and TV transmitting, signaling and detection equipment.
18. Manufacture of jewelry and related articles of precious metals
Manufacture of jewelry or precious metals, semi-precious metals and pearls
Manufacture of silverware and plated-ware goldsmithing and goldplating
Manufacture of articles of coral
19. ~~Manufacture of musical instruments, warehouses and storage facilities, heavy equipment or contractor's yard, iron-work assembly, ice plants and cold storage~~
20. Patis making on commercial scale.

SECTION 21. Medium Industrial Zone (I-2). This zone shall be for pollutive/non-hazardous and pollutive/hazardous manufacturing and processing establishments.

1. All uses permitted in I-1 district.
1 All principal uses permitted in R-1, R-2, R-3, C-1, C-2, C-3, I-1 and I-2 district
2. All customary support facilities and services to the area
3. Manufacture of cocoa, chocolate and sugar confectionery, chocolate and cocoa factory, ~~popcorn factory~~, chewing gum factory, peanuts and other nuts factory, other chocolate and sugar confectionery products
4. Manufacture of food products
Manufacture of desiccated coconut
Manufacture of starch and its products, coffee roasting and grinding, egg processing
Manufacture of flavoring extracts, steamed native food products (puto, siopao, etc.)
Manufacture of food products (vinegar, vetsin)
5. Manufacture of prepared animal foods, production of prepared feeds for animals and fowls.
Manufacture of fish meal, oyster grinding, dog and cat food factory
6. Tobacco manufacturer, cigar factory, cigarette factory
Manufacture of chewing and smoking tobacco, curing and redrying of tobacco leaves
Miscellaneous processing of tobacco leaves
7. Manufacture of furniture and fixture
Manufacture of wood furniture including upholstered furniture
Manufacture of box beds and mattresses
Manufacture of wood and cane blinds, screens and shades
Manufacture of rattan furniture including upholstered furniture
Miscellaneous furniture and fixture except those primarily of metal
8. Manufacture of containers and boxes of paper and paperboard
9. Manufacture of drugs and medicines

- Manufacture of medicinal and pharmaceutical preparations
10. Manufacture of soap and cleaning preparations, perfumes, cosmetics and other toilet preparations.
 11. Manufacture of pottery, china and earthenware
Manufacture of table and kitchen articles except coarse earthenware
Manufacture of coarse clay products
 12. Manufacture of structural clay products
Manufacture of clay bricks and hollow clay tiles but not sundried
Manufacture of clay tiles except hollow clay tiles
Manufacture of miscellaneous structural clay products
 13. Manufacture of cutlery, hand tools and general hardware
Manufacture of cutlery except table flatware
Manufacture of general hardware and blacksmith shops
Manufacture of razor blade
Manufacture of miscellaneous cutlery, handtools and general hardware
 14. ~~Manufacture of electrical appliances and housewares~~
Manufacture of industrial and commercial electrical appliances
Manufacture of household cooking, heating and laundry appliances
Manufacture of other electrical appliances
 15. Manufacture of electrical apparatus and supplies not elsewhere classified
Manufacture of dry cells, storage battery and other batteries
 16. Manufacture of motorcycles and bicycles
Manufacture or assembly of motorcycles, scooters, pedicabs and tricycles
~~Manufacture of motorcycles, scooters, pedicabs and tricycles~~
Manufacture of bicycle parts
Major repair of bicycles, major repair of motorcycles
 17. Manufacture of non-metallic mineral products
 18. Manufacture of mineral products not elsewhere classified
 19. Power plants and related activities
 20. Water plants and related activities
 21. Custom slaughtering service activities
 22. Slaughtering service only
 23. Meat processing, curing, preserving except processing and canning of ham, bacon, sausage and chicharon
 24. Other slaughtering, preparing and preserving meat products
 25. Quick freezing and cold packing of fruits and vegetables
 26. Patis factory
 27. Jute spinning and weaving

28. Embroidery of made-up textile goods
29. Manufacture of candles
30. Manufacture of statuary, art goods and cut stone
31. Blacksmith and welding shop products
32. Assembly and repair of food and beverage making machinery
33. Assembly and repairing of textile machinery and equipment
34. Assembly and repairing of paper industry machinery
35. Assembly and repairing of printing trade machinery and equipment
36. Machine shop service operations (repairing, rebuilding of custom job orders)
37. Boat building and repairing
38. Assembly of rowboat, bancas and sailboats
39. Assembly of cars, buses, trucks and trailers
40. Manufacture of bodies of jeeps, buses and coaches
41. Manufacture of animal drawn vehicles
42. Customary agricultural operations including livestock and dairy farms
43. Processing of agricultural and commercial food products
44. Manufacture of wooden and cloth-based toys and dolls
45. Manufacture of pens, pencils and other office and art materials
46. Manufacture of umbrellas and canes
47. Manufacture of buttons except plastic
48. Manufacture of brooms, brushes and fans
49. Manufacture of paper, metal and textile based insignias, badges and similar emblems
50. Repair/rebuilding of motor vehicle engine

SECTION 22. Heavy Industrial Zone (I-3). This zone shall be for highly pollutive/non-hazardous; highly pollutive/extremely hazardous; non-pollutive/extremely hazardous; and pollutive/extremely hazardous manufacturing and processing establishments.

1. All customary support facilities and services to the area
2. All uses permitted in I-2 district

2 All principal uses permitted in R-1, R-2, R-3, C-1, C-2, C-3, I-1, I-2 and I-3 district

3. Slaughtering, preparing and preserving meat, poultry processing and canning, chicharon factory
4. Sherbets, icedrops, ice, candy and other ices
Milk processing plants, (manufacturing filled, reconstituted or recombined milk, condensed or evaporated)
Butter and cheese processing plants,
Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling or natural animal milk and cream and related products),
Natural cheese production, other dairy products
5. Canning and preserving of fruits and vegetables,
Canning and preserving of fruits and fruit juices, Canning and preserving of vegetables and vegetable juices, Canning and preserving of vegetable sauces,
Miscellaneous canning and preserving of fruits and vegetables
6. Canning, preserving and processing of fish, crustaceans and similar foods,
Fish canning, Drying fish, Smoking fish, Curing fish and other marine products,
Bagoong factory, Quick freezing and cold packing of fish and other seafoods
7. Manufacture of vegetable and animal oils and fats,
Coconut oil mill, Vegetable oil mill, except coconut
Manufacture of refined cooking oil and margarine,
Manufacture of fish, marine and other animal oils,
8. Grain mill products, Rice mill, Corn mill, Flour mill, Cassava flour mill,
Manufacture of synthetic coffee (made of corn, rice and other cereals)
9. Distilling, rectifying and blending spirits, ethyl alcohol distillery, other distilleries
10. Wine industries
Manufacture of wines from grapes or grape must,
Manufacture of other wines or local wines from juices of local fruits
11. Manufacture of malt and malt liquors
12. Softdrinks and carbonated water industries
Manufacture of softdrinks and carbonated water,
Manufacture of instant beverages and syrups
Other non-alcoholic beverages
Manufacture of unprepared animal feeds, Other grain milling
13. Sugar factories and refineries
Sugar cane milling (centrifugal and refines)
Sugar refining, Muscovado sugar mill
14. Sugar, weaving and finishing textiles
Weaving hemp textile,
Cotton textile mill, Ramie textile mill, Rayon and other man-made fiber textile mills,
Bleaching and dyeing mills,
Manufacture of narrow fabrics
Miscellaneous spinning and weaving mills

15. Hosiery mill,
Underwear and outerwear knitting mills, Fabric knitting mills,
Miscellaneous knitting mills
16. Manufacture of carpets and rugs
Manufacture of mats and mattings
17. Cordage, rope and twine industries
Manufacture of cordage, rope and twine,
Manufacture of related products from abaca, sisal, henequen, hemp, cotton, paper,
etc.
18. Manufacture of textiles not elsewhere classified,
Manufacture of linoleum and other hard-surfaced coverings,
Manufacture of artificial leather, oil cloth and other fabrics except rubber
Manufacture of coil
Manufacture of fiber batting, padding, and upholstery filling except coil
Manufacture of miscellaneous textiles, not elsewhere classified
19. Tanneries and leather finishing
Tanneries and leather finishing plants
20. Sawmills, planing and other finishing
Manufacture of rough lumber, unworked
Manufacture of worked lumber, sawmills with logging operations
Manufacture of veneer, plywood and hardwood
Manufacture of doors, windows and sashes
Manufacture of miscellaneous fabricated millwork
Treating and preserving of wood
21. Manufacture of pulp, paper and paperboard
Pulp mill, Paper and paperboard mills
22. Manufacture of basic industrial chemicals except fertilizers
Manufacture of inorganic acids, alkaline and chlorine
Manufacture of inorganic salts and compounds
Manufacture of compressed and liquefied gases
Manufacture of industrial alcohol
Manufacture of organic acids and compounds, except industrial alcohol
Manufacture of dry ice, Other basic industrial chemicals
23. Manufacture of fertilizers and pesticides
Manufacture of fertilizers
Manufacture of pesticides
24. Manufacture of synthetic resins, plastic materials and man-made fibers except
glass
25. Manufacture of paints, varnishes and lacquers,
Manufacture of paints
Manufacture of varnishes, shellac and stains
Manufacture of fiberboard
26. Manufacture of pulp, paper and paperboard articles not elsewhere classified
Paper stationery, envelopes and related articles
Miscellaneous pulp and paper products

27. Manufacture of chemical products
 - Manufacture of waxes and polishing preparations
 - Manufacture of matches
 - Manufacture of explosives and fireworks
 - Manufacture of inks
 - Manufacture of miscellaneous chemical products
28. Tire and tubing industries
 - Manufacture of tires and inner tubes
 - Tire re-threading and rebuilding
29. Manufacture of rubber products
 - Manufacture of rubber shoes and slippers
 - Manufacture of processed natural rubber, not in rubber plantation
 - Manufacture of industrial and molded rubber products
 - Manufacture of miscellaneous rubber products
30. Manufacture of plastic products
 - Manufacture of plastic footwear
 - Manufacture of plastic furniture
 - Manufacture of other fabricated plastic products
31. Manufacture of glass and glass products
 - Manufacture of flat glass
 - Manufacture of miscellaneous glass and glass products
32. Manufacture of cement, lime and plaster
 - Manufacture of hydraulic cement
 - Manufacture of lime in lime kilns
33. Manufacture of non-metallic mineral products
 - Manufacture of asbestos products
 - Manufacture of abrasive products
 - Manufacture of miscellaneous non-metallic products
34. Iron and steel industries
 - Products of blast furnaces, steel works and rolling mills
 - Products of iron and steel foundries
35. Non-ferrous metal basic industries
 - Manufacture of smelted and refined non-ferrous metal
 - Manufacture of rolled, drawn or extruded non-ferrous metal
 - Manufacture of non-ferrous foundry products
36. Manufacture of furniture and fixtures primarily of steel
 - Manufacture of household metal furniture
 - Manufacture of office, store and restaurant metal furniture
 - Manufacture of metal blinds, screens and shades
 - Manufacture of miscellaneous furniture and fixtures primarily of metal
 - Manufacture of structural metal products
 - Manufacture of fabricated structural iron and steel
 - Manufacture of boilers, tanks and other structural sheet metal works
37. Manufacture of fabricated metal products except machinery and equipment
 - Manufacture of metal cans, boxes and containers
 - Manufacture of stamps, coated and engraved metal products
 - Manufacture of fabricated wire and cable products

Manufacture of metal sanitary ware and plumbing fixtures
Manufacture of heating, cooking and lighting equipment except electrical
Sheet metal works generally manual operation
Manufacture of other fabricated metal products, machinery and equipment
Manufacture of engines and turbines
Manufacture of engines and turbines except motor vehicles, marine and aircraft
Repair/rebuilding of other motor engines

38. Manufacture of agricultural machinery and equipment
 - Native plow and harrow factory
 - Major repair of agricultural machinery
39. Manufacture of metal and wood working machinery
 - Manufacture of metal cutting, shaving and finishing machinery
 - Manufacture of wood working machinery and equipment
 - Manufacture, rebuilding of food and beverages making machinery
 - Manufacture, rebuilding of textile machinery and equipment
 - Manufacture, rebuilding of paper industry machinery
 - Manufacture, rebuilding of printing trade machinery and equipment
 - Manufacture of rice mill equipment
 - Manufacture of machines for clay, stove and glass industries
 - Manufacture of machines for leather and leather products
 - Manufacture of construction machinery
 - Manufacture, assembly, repair, rebuilding of miscellaneous special industrial machinery and equipment
40. Machinery and equipment except electrical not elsewhere classified (repairing/rebuilding, or custom job orders)
 - Manufacture or assembly of service industry machines
 - Manufacture or assembly of water pumps
 - Refrigeration industry
 - Manufacture or assembly of other machinery and equipment except electrical
 - Manufacture of electrical motors and generators
 - Manufacture of electrical distribution and control apparatus
 - Manufacture of electrical welding apparatus
 - Repair and construction of electrical transformers
 - Manufacture of other electrical industry machinery and apparatus
41. Manufacture of motor vehicles
42. Manufacture of electrical and industrial machinery and apparatus
43. Manufacture of engines and turbines
44. Manufacture of industries.
 - Manufacture of needles, pins, fasteners and zippers
 - Miscellaneous manufacturing industries
 - Manufacturing of other structural metal products

SECTION 23. Parks and Recreational Zone. This zone shall be used primarily for parks, playgrounds, gardens, open spaces and outdoor recreational activities, sports and other recreational land uses. Some vertical structures may be allowed provided that these are required by and/or consistent with park and other recreational uses (such as park office, garden gazebo and covered court) and that the overall open space character of the park is maintained.

A. Principal Uses:

1. Park/playground
2. Botanical garden/nursery, aviary
3. Zoo, other nature center
4. Sports/recreation facility (outdoor with minimal and low-rise structures)
5. Place of religious worship
6. Plazas
7. Arboretum
8. Play fields or athletic fields
9. Campsites and resorts
10. Parking Lots
11. Clubhouse/multi-purpose hall/function room
12. Customary facilities and accessory uses and building incidental to any of the above permitted uses

B. Accessory Uses:

1. Public utility facility
2. Restaurant, canteen, food-serving establishment
3. Memorial, shrine, monument other park structure
4. Sporting goods/souvenir shop
5. Underground Parking structure/facilities

SECTION 24. Cultural Heritage Zone. This zone shall be used primarily for mixed institutions and structures that contribute to the nation's cultural heritage, and all such other uses which have historical significance to the community, such as museums, amphitheaters, old houses, the preservation or restoration of which is practical and desirable.

A. Principal Use:

- a. Metropolitan cultural centers
- b. Museum, library, art galleries
- c. Civic centers, auditorium, convention centers, halls and exhibition areas
- d. Antique and curio shops
- e. Customary facilities and accessory uses and buildings incidental to any of the above permitted uses

SECTION 25. Institutional Zone. This zone shall be used primarily for government and private institutions providing services for the entire community, for the region, or for the country as a whole, and which are governed by specialized regulations, including mental hospitals, rehabilitation and training centers, military and security services, and other services of the same nature and character.

A. Principal Uses:

1. Barangay health centers
2. Day-care centers
3. Puericulture centers
4. Clinics, family planning clinics and children's clinics
5. Nursery and kindergarten schools
6. Elementary school's
7. Elementary and high schools
8. Local civic centers, local auditoriums, halls and exhibition centers
9. Churches, temples and mosques
10. Chapels
11. Barangay centers
12. Barangay hospitals

13. National executive judicial, legislative and related facilities and activities
14. Government buildings
15. Tertiary and provincial hospitals and medical center
16. National museums and galleries
17. Art galleries
18. Planetarium
19. Colleges or universities
20. Vocational and technical schools, special trainings
21. Convents and seminaries
22. Welfare and charitable institutions ✓
23. Municipal Buildings
24. Fire and police station buildings
25. Local museum and libraries
26. University complexes
27. Penal institutions

SECTION 26. Area for Priority Development Zone (APD). Consist of those areas identified by the Housing and Land Use Regulatory Board (HLURB) as Areas for Priority Development under its urban land reform program.

SECTION 27. Cemetery Zone (CEM). This zone shall be used primarily for public and private burial areas.

A. Principal Uses:

1. Cemetery
2. Crematorium
3. Place of religious worship
4. Mausoleum
5. Memorial, shrine, monument, other similar structure
6. Parks, playground
7. Botanical garden/nursery, aviary

B. Accessory Uses:

1. Parking structure
2. Public utility facility

ARTICLE VI

GENERAL ZONE REGULATIONS

Section 27

Additional provision.

P.D. 1216 - Defining open space in residential subdivision

Section 28. Area Regulations. Area regulations in all zones shall conform with the minimum requirements of existing codes such as:

1. **P.D. 957** - the "Subdivision and Condominium Buyers' Protection Law" and the revised implementing rules and regulations;

2. **B.P. 220** - "Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects" and its revised implementing rules and regulations;
3. **PD 1096** - National Building Code and its Implementing Rules and Regulations;
4. Fire Code;
5. Sanitation Code;
6. Plumbing Code;
7. Structural Code;
8. Executive Order 648;
9. Other relevant guidelines promulgated by the national agencies concerned.

SECTION 29. 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 constructed or structurally altered except in conformity with the provisions of this Ordinance.

SECTION 30. 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 31. 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 the Zoning Administrator based on Presidential Decree No. 1096.

Section 32. Advertising and Business Signs. Advertising and business signs to be displayed or put for public view in any of the districts herein enumerated must comply with existing laws, rules and regulations. Further, they shall not be allowed along scenic areas of parks and recreation zones. The following provisions shall also be applied:

- a. Installation of any type of signages on the streets and sidewalks is prohibited.
- b. Any signages should be installed within the private property of the owner and not as portion thereof should encroach the sidewalk.
- b. *Any signages should be installed within the property line of the owner and not as portion thereof should encroach the sidewalk, the minimum distance of which shall not be less than five (5.0) meters from the property line.*
- c. The height of the signage should not exceed six (6) meters. Installation of any form of signages should secure a sign permit from the City Engineering Office.
- d. Any signage (hang-type) should not be lower than three (3) meters from the ground floor or the sidewalk and should not extend beyond the property line.

- e. A sign permit should be secured from the City Engineering Office.
- f. Signages of buildings/structures with arcaded sections should not exceed one (1) meter from the wall. Signages installed perpendicular to the walls shall be no less than four (4) meters from the sidewalk level.
- g. Posting of signages on electric posts or any posts on the sidewalks is prohibited.
Private utility poles shall allow government signages free of charge and shall require government permission to be removed.
- h. Painting of signages on the wall is prohibited unless a permit is granted by the City Engineer's Office

SECTION 33. Erection of More Than One Principal Structure. In any district where more than one structure may be permitted to be erected on a single lot, the yard and other requirements of this Ordinance shall be met for each structure as though it were to be erected on an individual lot.

SECTION 34. Dwelling on Rear Lots. No building used or designed to be used as residence shall be allowed in any rear lot unless such lot has a right-of-way easement over a path of at least four (4) meters leading to a street. Two (2) or more buildings, however, may be allowed on a common path if the road right-of-way easement is at least six (6) meters wide.

No building used or designated to be used as residence shall be allowed in any rear lot unless such lot has a right-of-way of at least two (2) meters leading to a street. Two (2) or more buildings however, may be allowed on a common path if the road right-of-way easement is at least three (3) meters wide.

SECTION 35. Structure to Have Access. Every building hereafter erected or moved shall have access to a public street or to private street open to the public. All structures shall be so located on lots in order to provide safe and convenient access for fire and other emergency units.

SECTION 36. Yard Requirements. Every structure existing or hereafter built shall comply with the requirements of this ordinance as well as P.D. 1096. This provision shall apply to structures built-in areas converted into a higher zoning classification.

Every structure existing or hereafter built, repaired, renovated, altered, shall comply with the requirements of this ordinance as well as P.D. 1096. This provision shall apply to structures built-in areas converted into a higher zoning classification.

SECTION 37. Fences and Walls. The standard height of fences or walls allowed under this ordinance are as follows:

- (1) Fences including gates on the front yard including perimeter walls of compounds and subdivision fronting any roadway shall be no more than one (1) meter in height. Fences including gates in excess of one (1) meter shall be of an open fence type, at least eighty percent (80%) see-thru.
- (2) Fences on the side and backyard – shall be in accordance with the provision of P.D. 1096 otherwise known as the National Building Code.

No fence of any kind shall be allowed in areas specifically reserved or classified as parks. In no case shall walls and fences be built within the five (5) meter parking area allowance located between the front monument line and the building line of commercial establishments. Sidewalls or fences (wing walls) abutting the front property line shall have a setback of five (5) meters with this requirement.

No fence of any kind shall be allowed in areas specifically reserved or classified as parks. In no case shall walls and fences be built within the five (5) meter parking area allowance located between the front monument line and the building line of commercial, industrial and institutional establishments. Sidewalls or fences (wing walls) abutting the front property line shall have a setback of five (5) meters with this requirement.

SECTION 38. Farm Land (Kalumpang Agricultural Strip). This is a living museum of Marikina's agricultural past. The area shall be tilled and planted to crops to preserve it as a "Tumana" of the native Marikeño. It is bounded by the dike of the now Provident Subdivision and the river from the pump house to that area of Melbourne St. of the same subdivision.

This area shall be managed by the Parks Development Office to be leased by the city to the farmers. It shall not be used for any other purposes than what is stated above. Each farmer should be limited to 1,200 sq. mts.

No more farming shall be allowed except in the identified area. The use of waste water in farming, however, shall not be allowed.

Livestock farming, including commercial breeding of fighting cocks shall not be allowed anywhere in Marikina.

SECTION 39. Public Market Zone. Consistent with the sanitation code, keeping of live animals/pets shall not be allowed within the market zone. Likewise, existing dilapidated or obsolescent structures shall no longer be issued permit or license to operate as market stalls.

~~Construction of new residential structures or repair/renovation of existing ones within the area shall not be issued building permit. Existing residential buildings within this area shall be given a phase-out period of ten (10) years from the adoption of this zoning ordinance.~~

~~Construction of new commercial structures or repair/renovation of existing ones within the area and to be converted for commercial purposes shall be exempted from the payment of the building permit and other ancillary fees. Existing residential buildings within the area shall be given a phase-out period of ten (10) years from the adoption of this zoning ordinance.~~

SECTION 40. Socialized Housing. These relocation areas are intended to provide settlements to informal settlers and afford them an environmentally wholesome living conditions.

The minimum lot size is 24 square meters and the maximum is 50 sq. meters for every beneficiary. Ownership of lot in socialized housing cannot be transferred, leased, sold, conveyed or disposed of by the beneficiary without the consent of the government unless the title over the lot has been issued to the beneficiary.

In these areas keeping of any kind of animals/pets shall be strictly prohibited.

SECTION 41. Marikina Business, Food and Commercial Triangle (C-3). This area is bounded by A. Bonifacio, Marcos Hi-way, Evangelista St., and the western boundary of Noah's Paper Mills and the perimeter of Provident Villages.

It is named triangle because it is one such area where Marikina City, Pasig City and Quezon City meet. It is a new concept in commercial center development which integrates intelligent business, residential shopping and leisure facilities with the natural setting by the river.

SECTION 42. Residential Areas. Specific Setback Requirements by street for residential areas are provided under Annex B of this Ordinance. As a general rule however, a five (5) meter setback for parking, ventilation, light and utilities shall be required on all structures facing the main roads in R1, R2 and R3 classifications except in areas declared as Socialized Housing.

Specific Setback Requirements by street for residential areas as provided for under Annex B (as amended) of this ordinance. As a general rule however, a five (5) meter setback for parking, ventilation, light and utilities shall be required on all structures facing Commercial, Industrial and Institutional Roads.

A structure within R-1, R-2 and R-3 zones which is utilized solely for sari-sari store may abut.

Structures within R-1, R-2 and R-3 zones which is utilized solely for sari-sari store and the like may abut the front property line with the following conditions.

- *On R-1 (please refer on Amended Accessory Uses)*
- *Except on corner lots wherein abutment cannot be followed for traffic safety.*
- *Residential structure - follow setback regulations by streets.*

Upon filing an application for building permit or business permit, the homeowner shall be required to sign a waiver to voluntarily conform to the existing laws in the event that the business is converted from sari-sari to another commercial activity, without need of any court litigation.

SECTION 43. Commercial Areas. Residential structures which shall be built in commercial areas should comply with the requirements of the existing ordinance or the National Building Code in a commercial zone. Likewise, all perimeter fences in the area shall be constructed in accordance with P.D. 1096 and Ordinance no. 192, Series of 1994, as amended.

All existing structures (whether commercial or residential) in this area which are not in compliance thereof shall comply within fifteen (15) years from the adoption of these regulations.

No part of the structure shall go beyond the boundary line from the ground to the highest floor of the structure and no part of the structure on the ground floor and/or three (3) meters from the ground floor line shall go beyond the easement or setback including wing walls.

The city can, without need for court action, demolish any illegal structures.

Residential houses which shall be built within the commercial areas shall conform to the requirements applicable to commercial zoned areas, specifically on setback/easements. They shall be taxed as commercial establishments.

The aforementioned setback/easements (residential and commercial) are viewed as fundamental and necessary measures to provide the city more elbow room to effect future physical change and development. It is a progress-oriented measure with positive impact on the city's future and would far outweigh the negative repercussions on some structure owners.

The city has to take the initiative now or face the specter of losing the latitude or momentum for progress and to prevent the decay of the city. This, in a nutshell, is the philosophy behind the setback requirements.

It should be noted that in order to rationalize setback requirements, a street by street zoning was made and is provided in Annex D hereof. This is the first of such detailed zoning in the country that will guide private developers and builders as well as government infrastructure offices and utilities providers.

SECTION 44. Arcaded Area. Sumulong highway is declared as an arcaded area. Subject property owners are given five (5) years to comply from the adoption of this zoning ordinance. Failure on their part to do so shall result to cancellation of their permit to operate as commercial establishments. These establishments were originally residential houses and converted to commercial use without change of use permits from the city.

SECTION 45. Buffer Regulations. A buffer strip of a minimum of one (1) lot depth between zoning districts.

SECTION 46. River/Stream, Fault Line and Utility Easement Regulations. Easement regulations of the National Building Code and other applicable laws, rules and regulations shall be applied in all zones. The following provisions shall also be applied:

1. The banks of rivers and streams, pursuant to the provisions of the Water Code, throughout their entire length and within a zone of ten (10) meters minimum for rivers/streams and three (3) meters minimum for creeks/esteros along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build any other structure of any kind. The whole stretch of the Marikina River is not buildable within 96 meters from the centerline of the water, this being a very vital floodway for the valley.

ADOPT SECTION 4 OF CITY ORDINANCE # 020 Series of 2003.

Section 45, Item 1, of Ordinance No. 303, Series of 2000 is hereby amended to read as follows:

- # 1 The banks of the river and streams, pursuant to the provisions of the Water Code, throughout their entire length and within a zone of ten (10) meters minimum for rivers/streams and three (3) meters minimum for creeks/esteros along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for space and recreation, navigation, floatage, fishing or salvage or to build any other structure of any kind. The whole stretch of Marikina River is not buildable within 96 meters from the center line of the water, this being a very vital floodway for the valley. **HOWEVER, said 96 meters easement shall not apply if the properties are located above the 96 meters flood level as determined by the City Engineering Department or if it is a government project or if it involved properties covered by Community Mortgage Program (CMP) where the level of the land is below the proposed Marikina Road Dike.**

2. There shall be a mandatory five (5) meters easement on both sides of the Marikina fault trace and such other fault traces on the ground identified by Philippine Institute of Volcanology or its successor agency. The city government may require clearance from the PHIVOLCS for the construction of building suspected to be within the faultline.
3. All buildings and structures shall be subject to a permanent easement in favor of duly authorized public utilities or service entities, their successors and assigns, for the installation of electric poles and metal alley arms and all the accessories and appurtenances connected therewith for the exclusive purpose of carrying utility lines

(electric, telephone, etc.) including free access for repairs, inspections, and all other acts necessary to public safety and preservation of the utility lines. Installations of any kind are subject to the approval of the city. The city reserves the right to alter, remove, and/or transfer any utility installation at no cost to the city. No service connections, i.e. poles and metering for water, light, power and communications shall be placed on the easements, preferably all installations shall be attached to the building structures without need for additional poles or structures.

SECTION 47. Applicability of the Phase-Out Period. The phase-out period shall apply to all structures for compliance with the setback requirement, as well as with land use upgraded into a higher zoning classification in accordance with the provision of this ordinance and all other existing laws, rules and regulations, particularly P.D. 1096.

SECTION 48. Performance Standards. All land uses, developments or constructions shall conform to the noise, vibration, smoke, dust, dirt and fly ash, odors and gases, glare and heat, industrial wastes, sewage disposal, storm drainage, pollution control, and other similar environmental standards of the National Building Code, the Clean Air Act, and other applicable laws, rules and regulations.

SECTION 49. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D.1096) as amended and its implementing rules and regulations, thereto relevant to traffic generators, erection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

ARTICLE VII

MISCELLANEOUS PROVISIONS

SECTION 50. Environmental Compliance Certificate (ECC). Notwithstanding the issuance of the locational clearance under Section 57 of this Ordinance, no environmentally critical project nor projects located in environmentally critical areas shall be commenced, developed or operated unless the requirements of ECC have been complied with.

SECTION 51. Subdivision Projects. All owners and/or developers of subdivision projects shall secure preliminary approval/locational clearance (PA/LC) under Section 57-Locational Clearance of this Ordinance, be required to secure a development permit pursuant to provisions of PD 957 and its implementing rules and regulations or BP 220

and its implementing rules and regulations in the case of socialized housing projects in accordance with the procedures laid down in EO 71, Series of 1993.

All owners and or developers of subdivision projects shall secure Locational Clearance from The City Planning Office and preliminary approval final approval under Section 51 from the City Council. They are also required to secure a development permit pursuant to provisions of PD 957 and its implementing rules and regulations or BP 220 and its implementing rules and regulations in the case of Socialized Housing Projects in accordance with the procedures laid down in EO 71, Series of 1993.

*Addendum: Owner/developer may turn over the open space and roads of the subdivision not later than five years from the approval of the Certificate of Completion.
All subdivision roads shall be inter-connected with the adjacent subdivision road.*

ARTICLE VIII

MITIGATING DEVICES

SECTION 52. Deviation. Variances or Deviations from the provisions of this Ordinance may be allowed by the City Council only when the following terms and conditions are fulfilled:

1. Variance may be granted subject to the condition that:
 - a. The property is unique and different from other properties in the adjacent locality thus because of its uniqueness, the property owner cannot obtain a reasonable return on the property.
 - b. This condition (Section 51,1-a of this Ordinance) shall include the following provisions:
 - ❖ Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property due to physical conditions of the property (topography, shape, etc.) which is not self-created.
 - ❖ The proposed variance is the minimum deviation necessary to permit reasonable use of the property.
 - ❖ The variance will not alter the physical character of the zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of other properties in the same district or zone.
 - ❖ The variance will be in harmony with the intent and objectives of this Ordinance; it will not weaken the general purposes of this Ordinance and will not adversely affect public health, safety and welfare.

SECTION 53. Procedures for Granting Variances. The procedure for the granting of variances is as follows:

1. A written application for a variance shall be filed with the City Development Council (CDC) citing the section of this Ordinance under which the same exception or variance is sought, stating the ground/s thereof, and describing the proposed exception or variance in terms of boundaries, plans, nature of operation or use, and the like.

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. All adjacent property owners shall be furnished a copy of such application.
3. A written affidavit of non-objection to the project by the owners of the properties adjacent to the project shall be filed in support of the application by the applicant with the CDC within (15) days from the application for variance.
4. Objections by interested parties shall be filed with the board within fifteen (15) days from receipt of the application.
5. The City Development Council shall conduct preliminary studies on the application.
6. In case of objection, the City Development Council shall hold public hearing/s.
7. At the hearing, any interested party may appear in person, or be represented by agent/s. They shall be accorded the opportunity to be heard and present evidences and testimonies in support of their position.
8. The CDC shall render a decision within thirty (30) days from the filing of the application, exclusive of the time spent for public hearing in case of any objection to the granting of exception /variance.
9. Granting of any exception/variance shall be referred by the CDC to the City Council for final approval.

ARTICLE IX

SPECIAL PROVISIONS

SECTION 54. **Maintaining a linear park along Marikina River.** A minimum setback of ninety six (96) meters from the centerline of the river shall be maintained as easement in accordance with ordinance no. 10 series of 1994 and the study of DPWH as contained in their letter dated 01 December 1993. Fencing along the river shall conform to Ordinance No. 192, series of 1994 as amended.

ADOPT SECTION 4 OF CITY ORDINANCE # 020 Series of 2003.

Section 45, Item 1, of Ordinance No. 303, Series of 2000 is hereby amended to read as follows:

*1. The banks of the river and streams, pursuant to the provisions of the Water Code, throughout their entire length and within a zone of ten (10) meters minimum for rivers/streams and three (3) meters minimum for creeks/eseros along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for space and recreation, navigation, floatage, fishing or salvage or to build any other structure of any kind. The whole stretch of Marikina River is not buildable within 96 meters from the center line of the water, this being a vital floodway for the valley. **HOWEVER**, said 96 meters easement shall not apply if the properties are located above the 26 meters flood level as determined by the City Engineering Department or if it is a government project or if it*

involved property situated in a community where the level of the land is below the proposed minimum ground level.

SECTION 55. Maintaining an easement of Right-Of-Way along Nangka River. In consonance with the provisions of PD No. 1096 (National Building Code of the Philippines) a minimum setback of ten (10) meters shall be maintained as easement/access for the clearing/dredging of natural waterways. Fencing along the river shall conform to Ord. No. 192, series of 1994.

Should there be change in the existing shoreline or banks of the rivers, the setback shall be construed as moving with the actual river banks or shoreline.

SECTION 56. Construction along or within the linear park. In order to achieve the objectives of these provisions, any type of construction, alteration, physical development along the linear park must be coursed through the Planning Office, Parks Development Office and the City Engineering Office for approval.

SECTION 57. Maintenance of the Park. The maintenance of the linear park shall be the responsibility of the Barangay Captains and under the supervision of the Parks Development Office.

ARTICLE X

ADMINISTRATION AND ENFORCEMENT

SECTION 58. Locational Clearance. All owners/developers shall secure locational clearances from the City Zoning Administrator or in cases of variances and exemptions, from the City Development Council (CDC) prior to conducting any activity or construction on their property/land.

All owners/developers shall secure locational clearances from the City Zoning Administrator or in cases of variances and exemptions, from the City Development Council (CDC) and/or the City Technical Committee.

** City Technical Committee is composed of the following:*

- 1. City Planning Office*
- 2. City Assessors Office*
- 3. City Legal Office*
- 4. City Engineering Office*
- 5. City Council*

SECTION 59. Building Permit. No building permit shall be issued by the Marikina City Building Official without a valid locational clearance in accordance with this Ordinance. Condominium projects : no building permit will be issued without development permit.

No building permit shall be issued by the Marikina City Building Official without a valid locational clearance in accordance with this Ordinance. Condominium Projects subject to the approval of the City Council.

No building permit will be issued without a Development Permit.

SECTION 60. Non-Use of Locational Clearance. Upon issuance of a locational clearance, the grantee thereof shall have one (1) year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of said clearance within said period shall result in its automatic expiration and/or cancellation. Hence the grantee shall not proceed with his project without applying for a new locational clearance.

SECTION 61. **Minimum Lot Area Requirement for Town Houses.** Measurement of a townhouse unit should not be less than 100 square meters. Non-compliance to said area requirement shall not be issued building permit. This is to discourage the proliferation of densely-populated areas in the city.

SECTION 62. **Minimum Area Requirement for Residential Lot.** Residential lots in the existing/approved subdivisions cannot be further subdivided if the lot size would be less than 100 square meters. This is equally intended to prevent the deterioration of residential areas in the city into depressed communities and in consideration of its impact on health, sanitation and utility requirements.

SECTION 63. **Existing Non-Conforming Uses and Building.** The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued although such uses do not conform with the provisions of this ordinance provided that:

1. No such non-conforming use shall be enlarged or extended to occupy a greater area of land that is 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 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. No such non-conforming use which has ceased operations for more than one (1) year shall be revived as non-conforming use.

3. An idle/vacant structure may not be used for non-conforming use.

Any non-conforming structure or structures under one ownership 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. If such non-conforming portion of structure be destroyed by any means, of more than fifty percent (50%) of its replacement cost at the time of the destruction, it shall not be reconstructed except in conformity with the Ordinance.

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ne maybe moved to displace any conforming use.

maybe enlarged or altered in a way which
structure or portion thereof maybe

The City
review
amendments

whatsoever, it shall thereafter
moved or relocated.

SECTION 7
Zoning Ordin.
Council shall be

if a non-conforming use shall
conforming use within ten (10) years

As a minimum, a
review and evaluation
Panglungsod. The City
of the Comprehensive
drainage, waste disposal
acceptable; and the propo
or community associations.

A certificate of Non-Conformity shall
operator of the activity involved within six
Zoning Ordinance' by the Sangguniang
such use to continue during the ten (10) year

Failure on the part of the owner to register/apply for a Certificate of Non-Conformity shall be considered as a violation of the Zoning Ordinance and shall be subject to fines/penalties and shall disqualify him/her to continue occupation of the structure.

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

SECTION 66. Compensation. A lot owner whose setback requirements are taken by the city government for public use shall be compensated accordingly. Public use refers to road widening, installation of utilities and the like.

SECTION 67. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered through the Zoning Administrator.

SECTION 68. Powers and Functions of the City Zoning Administrator. Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Sec. 5, paragraph a and d, and Section 7 of EO 648, dated 07 February 1981, the City Zoning Administrator shall perform the following functions, duties and responsibilities.

Enforcement :

A. Act on all applications for locational clearances for all projects.

1. Issue of Locational Clearance for projects conforming with Zoning Regulations.
2. Recommend to the City Development Council the granting or denial of applications for variances and exemptions and the issuance of Certificate of Non-Conformity for non-conforming projects lawfully existing at the time of the adoption of the Zoning Ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines thereof.

A # 2. Recommend to the City Development Council and/or City Technical Committee the granting or denial of application for variances and exemptions and the issuance of Certificate of Non-Conformity for non-conforming projects lawfully existing at the time of the adoption of the Zoning Ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines thereof.

B. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause order to owners, developers, or managers of projects that are violative of this Zoning Ordinance and, if necessary, pursuant to Sec. 3 of EO 72 AND Sec. 2 of EO 71, refer subsequent actions thereon to the HLRB.

C. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.

D. Coordinate with the City Legal Officer for other legal actions/remedies relative to the foregoing as well as seek advice on decisions to be made with respect to applications for variances and exemptions.

SECTION 69. Action on Complaints and Oppositions. A complaint for violations of any provision of the Zoning Ordinance or of any clearance or permits issued pursuant thereto shall be filed with the City Development Council (CDC).

A complaint for violations of any provision of the Zoning Ordinance or of any clearance or permits issued pursuant thereto shall be file with the City Development Council (CDC) and/or City Technical Committee.

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

SECTION 70. Functions and Responsibilities of the City Development Council:

A. Act on applications of the following nature :

1. Variances;
2. Exemptions;
3. Non-conforming use;
4. Complaints and Opposition to Applications

B. Act on appeals on the granting or denial of locational clearance by the City Zoning Administrator.

In acting on an application or appeal, the City Development Council shall consider, among other thing, the development goals, objectives and strategies of the Comprehensive Land Use Plan; traffic utility (water, power, sewerage, drainage, waste disposal etc.), environmental and other impacts of the proposal; and consent/objections of neighborhood, homeowners' or community associations affected by the application or appeal.

B. Paragraph # 2

In acting on an application or appeal, the City Development Council and/or the City Technical Committee shall consider among other thing, the development goals, objectives and strategies of the Comprehensive Land Use Plan; traffic utility (water, power, etc.) environmental and other impacts of the proposal; and consent/objections of neighborhood, homeowners or community associations affected by the application or appeal.

SECTION 71. The City Development Council. The composition of the CDC shall be pursuant to the provisions of the Local Government Code of 1991.

SECTION 72. Review of the Zoning Ordinance. The City Development Council shall, from time to time, review the Zoning Ordinance and recommend to the City Council the necessary amendments.

The City Development Council and/or City Technical Committee shall, from time to time, review the Zoning Ordinance and recommend to the City Council the necessary amendments.

SECTION 73. Amendments to the Zoning Ordinance. Any amendment to the Zoning Ordinance or any of provisions thereof as proposed by the City Development Council shall be subject to public hearing.

As a minimum, any proposal to amend the Zoning Ordinance shall be submitted for review and evaluation to the CDC which shall make the proposal to the Sangguniang Panglungsod. The CDC shall consider the development goals, objectives, and strategies of the Comprehensive Land Use Plan; the traffic, utility (water, power, sewerage, drainage, waste disposal, etc.), environmental and other impacts of the proposal are acceptable; and the proposal has the consent of the affected neighborhood, homeowners' or community associations.

ATTESTED & CERTIFIED
TO BE DULY APPROVED

MARION S. ANDRES, M.D.
City Vice-Mayor / Presiding Officer

APPROVE on _____

MA. LOURDES C. FERNANDO
City Mayor

SECTION 74 Update of Zoning Maps. As soon as proposals have been finalized and all amendments have been duly approved, the necessary changes shall be reflected on the official Zoning Maps.

SECTION 75. Violation and Penalty. Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding **Five Thousand Pesos (P5,000.00)** or by imprisonment for a period not exceeding **one (1) year**, or both at the discretion of the Court. In case of violation by a corporation, partnership, or association, the penalty shall be imposed upon the erring officers thereof.

SECTION 76. Administrative Sanctions. Upon discovery of any violation after the expiration of the period provided in this Ordinance, the City Engineering Department shall issue a notice of violation requiring the structure owner to comply with the notice or undertake corrective measures within seven (7) days from receipt thereof. His failure to do so shall cause the demolition of the illegal structure with costs against him and without a need for any court order. Such demolition, however, shall not prejudice the filing of the necessary charges in court for violation of this ordinance.

SECTION 77. Suppletory Effect of Other Laws Decrees and Restrictions. The provisions of this Ordinance shall be without prejudice to the application of existing laws, presidential decrees, letters of instructions and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas. Nothing in this Ordinance prohibits or shall be construed as prohibiting the establishment and existence of homeowner's or lot owners associations, their collection of dues, development charges and other assessments and the performance of powers and functions to be exercised or undertaken by them, to the extent authorized by their charter and by-laws or allowed by covenants entered into with home or lot owners (or their respective successors in-interest).

SECTION 78. Separability Clause. Should any section or provision of this Ordinance be declared by the Courts to be unconstitutional or invalid, such decision shall not affect the validity of the Ordinance as a whole or any part thereof other than the part so declared to be unconstitutional or invalid.

SECTION 79. Repealing Clause. All ordinances, rules or regulations, including Ordinance No. 111 Series of 2000, in conflict with the provisions of this Ordinance are hereby repealed; provided that the rights that are vested upon the effectivity of this ordinance shall not be impaired.

SECTION 80. Effectivity Clause. This Ordinance shall take effect upon its approval by the Housing and Land Use Regulatory Board.

Approved by the SANGGUNIANG PANLUNGSOD of MARIKINA this 13th day of December 2006.

I hereby certify to the passage of the foregoing Ordinance which was duly approved by the Sangguniang Panlungsod of Marikina during its 47th Regular Session held on December 13, 2006

LOLITA E. DE LEON
Secretary to the Sanggunian

ANNEX A
Definition of Terms

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

1. **Accessory Use** - a use customarily incidental and subordinate to the principal use of the building and located on the same lot with such principal use of the building.
2. **"Accessoria" or row houses** - a house of not more than two (2) storeys, composed of a row or of dwelling units entirely separate from one another by party wall or walls and with as independent entrance for each dwelling unit.
3. **Alteration, structural** - any change in the supporting members of a building such as bearing walls, columns, beams or girders.
4. **Alley, lane or callejon** - a public space or thoroughfare affording generally a secondary means of access to abutting property.
5. **Apartment building** - a building arranged, intended or designed to be occupied by three or more families living independently of each other.
6. **Areas for Priority Development (APD)** - identified specific sites in the Metropolitan Manila Area covered by the Urban Land reform Zone as Areas for Priority development usually blighted or depressed areas.
7. **Arboretum** - a large tract of land treated as a natural outdoor museum, or started as a natural wooded site, the existing trees or shrubs being preserved or planted to entirely new plantings and arranged by family and generic groups for specific study. It is considered as a reserved and preserved nature park.
8. **Auditorium/Theater/Performance Center (not commercial cinema)** - facility and support services needed for stage and film presentations.
9. **Auto-related Shop (parts, sales, repair/service, storage)** - refers to shops that specifically services motor vehicles and sell motor vehicle parts and accessories.
10. **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.
11. **Barangay** - the basic political unit in the Philippines composed of all persons who have been residents of the barrio, districts 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.
12. **Barangay Hall/Village Association Office** - structure located within a barangay or village which houses the barangay or village office.
13. **Block** - the combine area of one or more lots forming a street block bounded by more than two (2) streets.

14. **Boarding/Pension House/Dormitory** – an institutional building where boarders are provided with board and lodging, sleeping and eating in common halls and consisting of at least ten (10) or more persons.
15. **Botanical garden/Nursery/Aviary** – a park opened to the public where specimen trees, plants and shrubs of native or imported varieties are grown, exhibited and maintained with their scientific and local names in well landscaped gardens for the education, enjoyment and relaxation of the public. Sometimes combined with the zoological garden to give the natural setting needed for confined birds, reptiles and animals.
16. **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.
17. **Buffer Area** – these are yards, parks or open spaces intended to separate incompatible elements or uses to control pollution/nuisance and for identifying and defining development areas or zones where no permanent structures are allowed.
18. **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.
19. **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 residential district is a main building. Accessory building is subordinate building, the use of which is incidental and accessory to the principal use on the same lot. The term building includes the term structure.
20. **Building accessory** – a building subordinate to the main building or 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.
21. **Buildable area** – the remaining space in a lot after deducting the required minimum open spaces.
22. **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.
23. **Building density** – the quantity of a building distributed over a lot area controlled by a maximum Floor Area Ratio (FAR).
24. **Building existing** – a building erected prior to the adoption of this Code or one for which a legal building permit has been issued.
25. **Bus Terminal, Taxi/Car Barn** – a facility that includes passenger handling, storage, service and maintenance of public transportation vehicles.
26. **Business** – commercial activity customarily engaged in as a means of livelihood and typically involving some independence of judgment and power division.
27. **Car Barn** – terminals 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 outside of any street.

28. **Cockfighting** – shall embrace and mean the commonly known game or term “cockfighting derby”, “pintakasi” or “tupada”, or its equivalent term in different localities.
29. **Cockpit** - a pit or enclosure within a building or portion thereof where cockfightings are held. Money betting may or may not be made.
30. **Commercial breeding** – breeding of more than five (5) fighting cocks.
31. **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.
32. **Cemetery Zone (CEM)** – an area intended as burial ground/graveyard with support services such as chapels.
33. **Cinema** – facility primarily used for the public presentation of motion pictures.
34. **Clubhouse/Multi-Purpose Hall/Function Room** - residential support facility used for small gatherings and activities such as meetings, parties, etc.
35. **College, University, Post-graduate School** – an institutional facility for tertiary or higher levels of education.
36. **Central Business District Zone** – the largest, most intensively developed, mixed-use area within a city, usually containing, in addition to major retail use, government offices; service uses; professional, cultural, recreational, and entertainment establishments and uses; residences, hotels, and motels; and transportation facilities.
37. **Compatible Use** – uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.
38. **Cottage Industry** - an economic activity carried on in the homes or in other places for profit with capitalization not exceeding P 100,000 at the time of registration. The definition provided for in P.D. 817 is hereby adopted for zoning purposes.
39. **Comprehensive Land Use Plan (CLUP)** – a document embodying specific proposals for guiding, regulating growth and/or development. The main components of the Comprehensive Land Use Plan in this usage are the sectoral studies i.e. Demography, Socio-Economic, Infrastructure and Utilities, Local Administration and Land Use.
40. **Computer/Information Technology-Related Industry** – activity associated with or in support of computer/information technology such as computer hardware, software, accessories, telecommunication equipment and gadgets, etc.
41. **Condominium building** – a multi-rise structure usually used for commercial or residential purposes and generally, owned by the occupants thereof.
42. **Conflicting uses** – uses or land activities with contrasting characteristics situated adjacent to each other e.g. residential units adjacent to industrial plants.
43. **Conforming Use** – a use which is in accordance with the zone classification as provided for in the Ordinance.

44. **Construction Materials Store** – a commercial establishment that furnishes construction materials.
45. **Covered Walk** – a pedestrian walkway that is roofed.
46. **Dance/Voice/Music, other Specialty Studio** – a facility that contains specialized equipment and other support services for the performing arts.
47. **Day Care Center** – a facility used for child care.
48. **District** – a division of a city.
49. **Dominant land use** – land use which accounts for at least 70% of the area within 1,000 meter radius from the periphery of the lot being applied for.
50. **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.
51. **Dry cleaning** – the cleaning of textile, 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.
52. **Dwelling** – a building designed or used exclusively as the living quarters for one or more families.
53. **Dwelling, One-family** – a house accommodating a single family and having two side yards.
54. **Dwelling, One-Family Semi-Detached** – a one-family house having one party wall and one side yard.
55. **Dwelling, Row or Group** – a building consisting of a series of one-family sections having a common wall between each two adjacent sections.
56. **Dwelling, Multiple** – a building used as a home or residence of three (3) or more families living independently from one another each occupying one or more rooms as a single housekeeping unit.
57. **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 a household.
58. **Easement** – open space imposed on any land use/activities situated along waterways, road-right-of-ways, cemeteries/memorial parks and utilities.
59. **Embassy/Consulate** – facility intended as office and/or residence of diplomatic representatives of various countries.
60. **Entertainment/Amusement Center** – a commercial facility having various devices for entertainment, booths for food and drink and other support facilities.
61. **Environmentally Critical Areas** – refers to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 14, 1981.

62. **Environmentally Critical Projects** – refers to those projects which have high potential for negative environmental impacts and are listed in Presidential Proclamation 2146 dated December 14, 1981.
63. **Exception** – a device which grants property owner relief from certain provisions of a Zoning 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.
64. **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.
65. **Fire/Police Station** – an institutional facility that functions as a dispatch for the City's Fire and Police services.
66. **Food Store** – a commercial facility that sells processed, packed and/or fresh food.
67. **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 may be displayed in memory of the deceased person.
68. **Garage, commercial** – a garage where automobile and other vehicles are housed, cared for, equipped, repaired or kept for remuneration, hired or sold, other than service permitted at an automobile station defined herein.
69. **Garment factory** – a factory producing garment of cloth or plastic such as ready-made dresses, hats, shirts, underclothes, children's clothes, raincoats, etc. of commercial quantity.
70. **Gasoline Service Stations/Petrol Filling/Service Station** – 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 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.
71. **General Service/Repair** – a commercial facility that repairs and services household appliances, personal effects, electronics and furniture.
72. **General/Specialized Hospital** – unless otherwise specified, the term "hospital" shall be deemed to include sanitarium, preventorium, clinic, rest house, nursery home, convalescent home and any other place for diagnosis, treatment or other cases of human ailment.
73. **Government Office/Facility** – offices and other support services functioning under the City of Marikina.

87. **Housing and Land Use Regulatory Board** – the office which shall serve as the final appellate body for all decision which might result from the implementation of this Ordinance.
88. **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 individuals room or suite.
89. **Hotel Apartment** – an apartment which may furnish dining room service and other services for the exclusive use of its tenants.
90. **Hotel Residential** – a dwelling occupied by permanent guests only and not by transients. It may include restaurants, newsstands and other accessory services primarily for servicing its occupants and only incidental to the public.
91. **Innovative Design** – introduction and/or application of new/creative designs and techniques in development projects e.g. Planned Unit Development (PUD), New Town Development, etc.
92. **Institutional Zone (INST)** – a division of an area principally for institutional establishments and characterized by government and protective uses as well as institutional and social services for the entire community providing institutional, protective, security and social services for Marikina City or the entire country and which are governed by specialized regulations including mental hospital, rehabilitation and training centers, military and security services.
93. **Junk Yard** – a lot or part thereof, used primarily for the collection, storage and sale of waste or discarded materials or for the collecting, dismantling storage and salvaging of machinery or vehicles not in running condition and for the sale of parts thereof.
94. **Laundromat** – a business activity provided with individual clothes washing machines for the use of retail customers.
95. **Library, Museum, Exhibit Area, Art Gallery** – a facility intended for the exhibit, repository and sale of literature and artworks.
96. **Light Industrial Zone (I-1)** – a subdivision of an area principally for the following types of industries:
 - a. non-pollutive/non-hazardous
 - b. non-pollutive/hazardous
97. **Liquor Store** – a commercial facility primarily for the sale of intoxicating and fermented liquors and malt drinks.
98. **Loading and Unloading Areas** – vehicular loading and unloading of passengers or goods in specific, limited areas or zones along the street or driveway system.
99. **Local Government Code** – legal documents authorizing the City of Marikina to enact Zoning Ordinances.
100. **Locational Clearance** – a clearance issued to a project that is allowed under the provisions of this Zoning Ordinance as well as other standards, rules and regulations on land use.

101. **Lodging house** – a building or part thereof containing sleeping rooms where lodging is provided for a fixed compensation in accordance with previous arrangements.
102. **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.
103. **Lot area per family** – a portion of an area of a lot allocated for one family.
104. **Lot, Depth** – the average horizontal distance between the front and the rear property lines.
105. **Lot, inside** – a lot fronting one street or public alley with remaining sides bounded by lot lines.
106. **Lot lines** – the line of demarcation between either public or private property on all sides.
107. **Lot, open** - a lot bounded on all sides by a street lines.
108. **Lot, width** – the average horizontal distance between the side lot lines.
109. **Low Density Commercial Zone (C-1)** – an area within a city or municipality principally for trade, services and business activities ordinarily referred to as the Central Business District.
110. **Low Density Residential Zone (R-1)** – an area within a city or municipality principally for dwelling/housing purposes with a density of 20 dwelling units and below per hectare.
111. **Machine/Welding/Metal/Junk/Furniture Shop** – a facility intended for the assembly, repair and/or service of metal and/or wood components.
112. **Mausoleum** – a sepulchral chapel located within a Cemetery zone that contains tombs.
113. **Medical Center** – an institutional facility providing primary services and medical or surgical care to persons, primarily inpatients and including, as an integral part of the facility, laboratories, outpatients facilities, training facilities, medical offices and staff residences.
114. **Medium Density Commercial Zone (C-2)** - an area within a city or municipality with quasi-trade business activities and service industries performing complementary/supplementary functions to principally commercial zone (CBD).
115. **Medium Density Residential Zone (R-2)** – an area within a city or municipality principally for dwelling/housing purposes with a density of 21 to 65 dwelling units per hectare.
116. **Medium Density Industrial Zone (I-2)** - an area within a city or municipality for the following types of industries:
 - a. pollutive/non-hazardous
 - b. pollutive/hazardous
117. **Memorial/Shrine/Monument** – an area devoted to a person, event or place or has visual, historic or cultural significance.

118. **Military Base/Camp/Reservation** – an institutional facility reserved for the armed forces.
119. **Mitigating Device** – a means to grant relief in complying with certain provisions of the Ordinance.
120. **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.
121. **National Building Code** – legal document that provides the framework of minimum standards and requirements to regulate and control the location, site, design, quality of materials, construction, use, occupancy and maintenance of all buildings and structures.
122. **New Town** – shall refer to a town deliberately planned and built which provides, in addition to houses, employment, shopping, education, recreation, culture and other services normally associated with a city or town.
123. **Night Club** – a restaurant open at night usually serving liquor, having a floor show and providing music and space for dancing.
124. **Non-Conforming Use** – existing non-conforming uses/establishments in an area allowed to operate despite the non-conformity to the provisions of the Ordinance and conditions stipulated in this Zoning Ordinance.

The term shall also include the ~~burdening of~~
occupancy is not intended to include change of tenants or proprietors.

126. **Office building** – commercial buildings used to house offices for lease or rent. It may concern a single occupancy use or mixed occupancy uses not involving retail merchandising except professional services.
127. **Off-street parking** – the stopping or parking of any vehicle along any street, except at designated areas located in the premises either at the front side and rear yards of the same or any nearby lot.
128. **Official Zoning Map** – a duly authenticated map delineating the different zones in which the whole city/municipality is divided.
129. **Open Market** – a public place, government or privately owned, where dry and perishable goods are sold. Usually, no refrigeration facilities are available.
130. **Open Space** – an unoccupied space open to the sky on the same lot with the building.
131. **Open Use** – any use of a lot that is not conducted within a building.
132. **Parks/Open Space (PARK)** – a tract of land, designated and used by the public for active and passive recreation.
133. **Parking Structure** – a building of 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.

134. **Parking Space** – an off-street space available for the parking of one motor vehicle and having an area of not less than two hundred square feet (200 sq. ft.) exclusive of passage ways and driveways appurtenant thereto and giving access thereto, and having direct access to a street or alley.
135. **Parking lot** – an off-street open area, the principal use of which is for the parking of automobile the public, whether for compensation, or not, or as an accommodation to client or customers.
136. **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.
137. **Pedestrian Underpass** – an underground pedestrian walkway.
138. **Personal Service/Repair Shop** – facility primarily engaged in providing services involving the care of a person or his or her personal goods or apparel.
139. **Place of Religious Workship** – an institutional facility that is architecturally designed and particularly adapted for the primary use of conducting on a regular basis formal religious services by a religious congregation.
140. **Portecochers** – a passageway through a building or screened wall designed to let vehicles pass from the street to an interior, courtyard.
141. **Pre-school, Kindergarten school, Elementary school** – facility used primarily for pre-elementary education.
142. **Principal Use** – the primary or dominant use of any lot or parcel.
143. **Public Utility Facility** – building, structure or facilities, including generating and switching stations, poles, lines, pipes, pumping stations, repeaters, antennas, transmitters and receivers, valves, and all buildings and structures relating to the furnishing of utility services, such as electric, gas, telephone, water, sewer, and public transit, to the public.
144. **Radio/Television Station** – a facility engaged in transmitting oral and visual programs to the public and that consists of a studio, transmitter and antennas.
145. **Recreational Zone (REC)** – facilities intended for leisure-time activities, usually of a normal nature and often performed with others, requiring equipment and taking place at prescribed places, sites or fields.
146. **Residential Condominium** – a multi-rise structure for residential purposes and generally owned by the occupants thereof.
147. **Restaurant, Canteen or other Food-serving Establishment** – facility where food and drink are prepared, served and consumed primarily within the principal building.
148. **Retail Store** – a facility selling manufacturers product.
149. **Rezoning** – a process of introducing amendments to or a change in the text and maps of the Zoning Ordinance. It also includes amendments or change in view of reclassification under section 20 of RA 7160.

150. **Rural Area** – a sparsely developed area, where the land is underdeveloped or primarily used for agricultural purposes.
152. **Setback** – the required space between the building and the lot line.
153. **Slum (Blighted Areas)** – an area where the values of real estate tend to deteriorate because of the dilapidated, obsolescent, and unsanitary condition of the building within the area.
154. **Small-scale or Cottage Industry** – an economic activity carried on in the homes or in other places for profit, with capitalization not exceeding P100,000 at the time of registration. The definition provided for P.D. 817 is hereby adopted by zoning purposes.
155. **Special Government Zone (SGZ)** – area identified and designated by the City of Marikina intended for special use by the city.
156. **Special Institutional Zone (SIZ)** – an area within a city or municipality principally for particular types of institutional establishments e.g. welfare homes, orphanages, home for the aged, rehabilitation and training centers, military camps/reservation/bases/training grounds, etc.
157. **Specialty School** – facility primarily used for specialized training or education such as computer schools, professional business schools, etc.
158. **Sports/Recreational Facility** – a facility designed and equipped for the conduct of sports and leisure-time activities.
159. **Stable, Private** – an accessory building in which horses are kept for private use and not for hire, remuneration or sale.
160. **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.
161. **Street** – a public thoroughfare including public roads or highways which afford principal means of access to abutting property.
162. **Supermarket** – a retail facility primarily selling food as well as other convenience and household goods.
163. **Supper Club/Night Club/Disco/Dance Hall** – any establishment where food and drinks are served to its patrons the accompaniment of music furnished by the management and where patrons are allowed to dance with partners, whom they bring along. No hostesses are provided for by the management.
164. **Tenement Housing** – refers to the multi-storey buildings composed of single dwelling units designed and erected with public funds to house low-income families or low rentals.
165. **Transfer of Development Rights** – the removal of the right to develop or build, expressed in FAR, from one area to another where such transfer is permitted.

166 Transit Data

ANNEX B

ZONING BOUNDARIES

1. LOW DENSITY RESIDENTIAL (R-1)

1.1. Cinco Hermanos Subd.

- bounded on the
- N - one block depth of Taurus St. and Aquarius St.
 - W - one lot depth of Libra St. (Q.C.-Mkna. boundary)
 - E - one lot depth of Pisces St. (Sitio Olandes boundary)
 - S - one lot depth of Aries St. (Q.C.-Mkna. boundary)

1.2. Monte Vista Subd. (except the areas designated as parks, open space & recreational)

- bounded on the
- N - one lot depth of Narra St.
 - W - Tanguile St.
 - E - along the centerline of Marcos Hi-way
 - S - along the centerline of Kamagong St.

1.3. Industrial Valley Complex (except the areas designated as parks, open space and recreational)

- bounded on the
- N - along the centerline of J. Abad Santos St.
 - W - one lot depth of Pres. Laurel St.
 - E - along the centerline of Marcos Hi-way
 - S - one lot depth of Pres. M.L. Quezon St.

1.4. Provident Village (except the areas designated as parks, open space and recreational)

- bounded on the
- N - A. Bonifacio Ave.
 - NW - one lot depth of St. Bernadette St & Domitilla St.
 - S - Marikina River Park
 - E - Marikina River Park
 - NE - one lot depth of Austin St.

1.5. Loyola Grand Villas Phase 1, 2, 3, 4 & 5 (except the areas designated as parks, open space and recreational)

- bounded on the
- N - by the political bdry. of Q.C. and Marikina
 - W - by the political bdry. of Q.C. and Marikina
 - E - Marikina River Park
 - S - along the perimeter fence of Loyola Memorial Park, Manila Bay Spinning Mills and Ateneo

2. MEDIUM DENSITY RESIDENTIAL (R-2)

2.1. Vista Valley Subd. (except the areas designated as parks, open space & recreational)

Residential (R-1)

bounded on the	N	-	Don Abdon Homes
	W	-	Concepcion Creek
	E	-	Balanti Creek
	S	-	Sumulong Hi-way

2.2. Parkland Subd. (except the areas designated as parks, open space & recreational)

bounded on the	N	-	one lot depth of Rainbow Drive
	W	-	one lot depth of Yellowstone Park
	E	-	one lot depth of Grandview Park
	S	-	one lot depth of Richwood Drive

2.3. MBLA Court (except the areas designated as parks, open space & recreational)

bounded on the	N	-	C. Mejia St
	E	-	C. Benitez St.
	W	-	one lot depth of J.P. Rizal St.
	S	-	C. Benitez St.

2.4. Valentino Subd.

bounded on the	N	-	one lot depth of Mendoza St.
	E	-	J.P. Rizal St.
	S	-	one lot depth of G. Fernando St.
	W	-	Malaya St.

2.5. Sampaguita Village

bounded on the	N	-	one lot depth of Sampaguita St.
	E	-	one lot depth of Santan St.
	S	-	one lot depth of Rosal St.
	W	-	one lot depth of Dhalia St.

2.6. Filipinas Village

bounded on the	N	-	one lot depth Mindanao St.
	E	-	one lot depth of J.P. Rizal St.
	W	-	Malaya St.
	S	-	one lot depth of Luzon St.

2.7. Rancho Estate

2.7.a Rancho I

bounded on the	N	-	one lot depth of Panorama St.
	E	-	political boundary of Marikina and Antipolo
	W	-	one lot depth of Lilac St.
	S	-	Mkna.-Antipolo bdry.

2.7.b Rancho II

bounded on the	N	-	Rancho Ave.
	W	-	one lot depth of Lilac St.
	S	-	one lot depth of Panorama St.
	E	-	political bdry of Mkna & Antipolo

2.7.c Rancho III

bounded on the	NE	-	Centerline of Champagnat St.
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W - one lot depth of Lilac St.
 S - Rancho Avenue
 NW - one lot depth of Molave St.

2.7.d Rancho IV (except the areas designated as Parks/Open Space/Recreational and Institutional)

bounded on the N - one lot depth of Molave St.
 E - one lot depth of Lilac St.
 W - La Mancha St.
 S - Oxford St.

2.8 La Milagrosa Subd

bounded on the NE - one lot depth of Monserrat Hills
 E - political bdry. of Marikina and Antipolo
 NW - Fatima St.

2.9 Simeona Subd.

bounded on the N - Gemini St.
 W - Perimeter Fence of Philrock (now Suburbia East)
 E - La Consolacion Village
 S - Perimeter Fence of Philgloves

2.10 Suburbia East (formerly Philrock)

bounded on the N - Tinio Compound
 NW - A. de Guzman St.
 SW - Concepcion Creek
 S - Benedicto Compound
 E - Simeona Subd.

2.11 Midtown Subd. Phase I (except the area designated as Parks/Open Space/Recreational)

bounded on the N - one lot depth of Dragon St.
 E - along the centerline of Dasdasan St.
 W - one lot depth of Dragon St.
 S - by the political bdry. of Mkna. & Pasig

2.12 Midtown Subd. Phase II (except the areas designated as Commercial/ Parks/Open Space/Recreational)

bounded on the N - one lot depth of Dragon St.
 E - along the centerline of Pambuli St.
 W - one lot depth of Martilyete St.

2.13 Marikina East Subd. (except the areas designated as Commercial, Parks/Open Space/Recreational)

bounded on the N - along the centerline of Falcon St.
 W - one lot depth of Walnut St.
 E - one lot depth of Flamingo St.
 S - Sta. Ana St.

2.14 New Marikina Subd. (except the areas designated as Commercial & Institutional)

bounded on the N - Oriole St.
W - one lot depth of Sparrow St.
E - one lot depth of Eagle St.
S - along the centerline of Falcon St.

2.15 Mountain View Village (except the areas designated as Commercial)

bounded on the N - one lot depth of Mt. Vernon St.
E - Usiw Creek
W - Sapang Baho
S - Sapang Baho

2.16 Royal Ville Subd.

bounded on the N - Deguangco St.
E - J.P. Rizal St.
W - Marikina River Park
S - I. Mendoza St.

2.17 San Roque Area

bounded on the N - I. Mendoza St.
E - one lot depth of J.P. Rizal St.
W - Purefoods Avenue
S - Parks/Open Spaces/Recreational of Barangay Kalumpang

2.18 SSS Village (except the areas designated as Commercial, Institutional and Parks/Open Spaces/Recreational)

2.18.a SSS Village I

bounded on the N - one lot depth of Purple St.
W - one lot depth of Katipunan St.
E - Russet St.
S - Balanti Creek

2.18.b SSS Village II

bounded on the N - Rainbow St.
W - Russet St.
E - one lot depth of Carmine St.
S - Balanti Creek

2.19 Hacienda Heights

bounded on the N - Sierra Madre St.
E - Mt. Sinai St.
W - Jersey St.
S - Rainbow St.

2.20 Bonita Homes

bounded on the N - Scarlet St.

- | | | | |
|--|---|---|-------------------|
| | E | - | Tangerine St. |
| | S | - | Aquamarine St. |
| | W | - | Magat Salamat St. |
- 2.21 Oro Vista Subd.
- | | | | |
|----------------|---|---|---------------------------------|
| bounded on the | N | - | J. Molina St. |
| | E | - | Concepcion Creek |
| | S | - | Property of Francisco Delgado |
| | W | - | one lot depth of Corinthian St. |
- 2.22^o Concepcion Subd. (except the areas designated as Parks/Open Space/Recreational)
- | | | | |
|----------------|----|---|------------------------------|
| bounded on the | NE | - | one lot depth of Opal St. |
| | E | - | Concepcion Creek |
| | NW | - | one lot depth of Garnet St. |
| | S | - | one lot depth of Emerald St. |
- 2.23 San Isidro Village I
- | | | | |
|----------------|----|---|--------------------------------|
| bounded on the | N | - | one lot depth of P. Gomez St. |
| | E | - | Concepcion Creek |
| | NW | - | P. Burgos St. |
| | SE | - | one lot depth of P. Burgos St. |
- 2.24 Teodora Park
- | | | | |
|----------------|---|---|-----------------------|
| bounded on the | N | - | Bayan-bayanan Avenue |
| | W | - | Marikit Subd. |
| | S | - | San Isidro Village II |
| | E | - | Opal St. |
- 2.25 Friendly Village (except the areas designated as Parks/Open Space/Recreational)
- | | | | |
|----------------|----|---|---------------------------------|
| bounded on the | NE | - | one lot depth of Friendship St. |
| | W | - | Concepcion Creek |
| | SE | - | 1 st St. |
| | E | - | Corinthian St. |
- 2.26 Friendly Village II (except the areas designated as Parks/Open Space/Recreational)
- | | | | |
|----------------|----|---|---------------|
| bounded on the | NE | - | Tricarben St. |
| | W | - | Roman St. |
| | E | - | Ephesian St. |
| | S | - | Rainbow St. |
- 2.27 Countryside Subd.
- | | | | |
|----------------|---|---|----------------|
| bounded on the | N | - | OLOPSS |
| | E | - | Mohawk St. |
| | W | - | St. Claire St. |
| | S | - | Strip 70 Subd. |
- 2.28 Summer Homes

bounded on the	N	-	Rainbow St.
	W	-	Roman St.
	E	-	one lot depth of Spring St.
	S	-	7 th St.

2.29 Zenaida Subd. (except the areas designated as Parks/Open Space/Recreational)

bounded on the	N	-	7 th St.
	W	-	1 st Avenue
	NE	-	one lot depth of Sampaguita St.
	S	-	Waling-Waling St.

2.30 Maria Cristina Subd.

bounded on the	N	-	one lot depth of Narra St.
	SE	-	Benedicto Compound
	SW	-	P. Burgos St.
	S	-	San Isidro Village I

2.31 Pangilinan Subd.

bounded on the	N	-	one lot depth of Tricarben St.
	SE	-	Friendly Village I
	SW	-	Concepcion Creek

2.32 Marikina Village

bounded on the	NW	-	one lot depth of Apo St.
	E	-	one lot depth of Sierra Madre St.
	S	-	Arayat St.

2.33 Mira Verde Subd. (except the areas designated as Parks/Open Space/Recreational)

bounded on the	N	-	Nangka River
	E	-	Nangka River
	W	-	Nangka River
	S	-	Tierra Vista Subd.

2.34 Tierra Vista Subd. (except the areas designated as Parks/Open Space/Recreational)

bounded on the	N	-	Mira Verde Subd.
	W	-	Mira Verde Subd.
	E	-	Nangka River
	S	-	Marikina Village

2.35 Anastacia Village (except the areas designated as Parks/Open Space/Recreational).

bounded on the	NE	-	Nangka River
	NW	-	Tierra Vista
	E	-	Nangka River
	S	-	Boystown

2.36 La Colina Subd. (except the areas designated as Parks/Open Space/Recreational)

bounded on the	NE	-	Santan St.
	NW	-	East Drive
	S	-	Champaca St.
	W	-	Tanguile St.

2.37 Monterey Subd.

bounded on the	N	-	Victory Hills
	E	-	Nangka River
	W	-	one lot depth of Rolling Hills Drive
	S	-	Political bdrv. of Marikina and Antipolo

2.38 Meteor Homes

bounded on the	N	-	one lot depth of Venus St.
	E	-	political bdrv. of Marikina and Antipolo
	W	-	Park 30/Echoville
	S	-	Champaca

2.39 Echoville

bounded on the	N	-	Park 30
	E	-	Azucena St.
	W	-	Santan St.
	S	-	Champaca St.

2.40 El Rosario Ville

bounded on the	N	-	Park 27
	E	-	Champaca St.
	W	-	Countryside Home
	S	-	Sunnyville III

2.41 Sunny Ville Ph. III (except the areas designated as Parks/Open Space/Recreational)

bounded on the	NE	-	El Rosario Village
	NW	-	Vista Nila Homes
	SE	-	Champaca St.
	SW	-	Property of Mariano Robles

2.42 Vista Nila

bounded on the	NE	-	Park 27/El Rosario Village
	SE	-	Sunnyville III
	SW	-	Azucena St.

2.43 Countryside Homes

bounded on the	NE	-	Permaline
	N	-	East Drive
	W	-	Azucena St.
	S	-	Sunnyville III

- 2.44 J. dela Peña Area
- bounded on the N - one lot depth of A Bonifacio Ave.
 E - Marikina River Park
 W - Leodegario Victorino School
 SE - Provident Village
- 2.45 Manotoc Subd.
- bounded on the N - Homeowner's Drive
 W - J.P. Rizal St.
 E - Shoe Avenue
 S - one lot depth of Agricultores St.
- 2.46 Sto. Niño Area
- bounded on the N - one lot depth of Exequiel St.
 E - 6th St.
 W - one lot depth of 3rd St./Col. Divino St.
 S - one lot depth of Guerilla St.
- 2.47 Jem Subd.
- bounded on the NE - one lot depth of Dahlia St.
 SE - one lot depth of Sampaguita St.
 SW - Victoria Compound
 NW - one lot depth of Rosas St.
- 2.48 Twinriver Subd. II (except the areas designated as Commercial, Parks/Open Spaces/Recreational)
- bounded on the NE - one lot depth of Kaolin St.
 SE - Calcite/Fortune Redrying
 S - one lot depth of Slate
 NW - one lot depth of Kaolin St.
- 2.49 Twinriver Subd. I
- bounded on the NE - Nangka River
 E - J.P. Rizal St.
 W - Balubad Settlements Site
 S - one lot depth of Balubad St.
- 2.50 St. Mary's Subd. (except the areas designated as Institutional/Parks/Open Space/Recreational)
- bounded on the N - one lot depth of Del Carmen St.
 E - Marikina Village
 W - one lot depth of Desamporados St.
 SE - one lot depth of Divina Gracia St.
- 2.51 Twinville Subd.
- bounded on the NE - Rosas St.
 E - Fairlane Subd.
 W - Balubad Settlement Sites

- S - Doña Petra/Noritake
- 2.52 Fairlane Subd.
- bounded on the N - Kingsway St.
E - J.P. Rizal St.
W - Twinville Subd.
S - Fairlane St.
- 2.53 Jayvee Subd.
- bounded on the NE - St. Benedict Subd.
SE - J.P. Rizal St.
SW - Fairlane Subd.
NW - Twinville Subd.
- 2.54 St. Benedict Subd.
- bounded on the N - along perimeter fence of Permaline Metal (Fortune)
E - J.P. Rizal St.
W - Twinville Subd.
S - Jayvee Subd.
- 2.55 Greenland Subd.
- bounded on the N - one lot depth of Kingston St.
E - J.P. Rizal St.
W - Balubad
S - Permaline Metal (Fortune)
- 2.56 Permaline Housing
- bounded on the N - Twinriver I Subd.
E - J.P. Rizal St.
W - Balubad Settlement Site
- 2.57 Nangka Area
- bounded on the N - Nangka River
E - Nangka River
W - one lot depth of Mabuhay St.
S - one lot depth of Mithi St.
- 2.58 Marikina Greenheights
- 2.58.a Phase I
- bounded on the N - Cuba St.
W - one lot depth of Chile St.
E - one lot depth of Brazil St.
S - one lot depth of Panorama
- 2.58.b Phase II
- bounded on the N - Italy St.

- | | | | |
|---------------------------------------|----|---|---|
| | W | - | one lot depth of Chile St. |
| | E | - | one lot depth of France St. |
| | S | - | one lot depth of Sweden St. |
| 2.58.c Phase III | | | |
| bounded on the | N | - | along the centerline of Japan St. |
| | W | - | one lot depth of Chile St. |
| | E | - | one lot depth of Senegal St. |
| | S | - | one lot depth of Egypt St. |
| 2.58.d Phase IV | | | |
| bounded on the | N | - | Nangka River |
| | W | - | Chile St. |
| | E | - | one lot depth of Libya St. |
| | S | - | along the centerline of Japan St. |
| 2.59 Lopez Jaena St. | | | |
| bounded on the | NE | - | Loyola Memorial Park and Manila Bay
Spinning Mills |
| | NW | - | Tañong Elem. School |
| | SE | - | one lot depth of A. Boni Ave. |
| 2.60 Daang Bakal Area | | | |
| bounded on the | NE | - | one lot depth of G. Molina St. |
| | W | - | Lazaro Subd., San Diego Compd., Sta. Teresita
Village, Rodriguez Subd., J.P. Rizal St.,
Bangkaan St., |
| | S | - | Guerilla St. |
| 2.61 Bagong Silang Area | | | |
| bounded on the | NE | - | Nangka River |
| | W | - | Marikina Greenheights |
| | E | - | Twinriver St., St. Mary Subd. |
| | S | - | one lot depth of G. Molina St. |
| 2.62 A. de Guzman St. Area | | | |
| bounded on the | NE | - | P. Paterno St. |
| | E | - | Suburbia East, Ma. Cristina Subd., San Isidro
Village I, Paraiso St. |
| | SE | - | Bayan-bayanan Avenue |
| | W | - | Shoe Avenue |
| 2.63 Parang and Marikina Heights Area | | | |
| bounded on the | N | - | Tanguile St. |
| | NE | - | Champaca St. |
| | S | - | along the centerline of Molave St. |
| | W | - | along the centerline of Paraluman St. |

3. HIGH DENSITY RESIDENTIAL ZONE (R-3)

3.1 Parang Area

bounded on the	NE	-	Tandang Sora St.
	E	-	M. Tuazon St.
	SW	-	A. Luna St.
	SE	-	Magsaysay St./Sumulong St./Paterno St.

4. LOW DENSITY COMMERCIAL ZONE (C-1)

4.1 Sto. Niño area (except designated as Institutional)

bounded on the	N	-	Agricultores St.,
	E	-	E. de la Paz St./Shoe Ave.
	W	-	J.P. Rizal St.
	S	-	Sumulong Highway

4.2 Villa de Buenviaje (except designated as Institutional)

bounded on the	N	-	Paramount Chemicals
	E	-	Usiw Creek
	W	-	one lot depth of Sheff St.
	S	-	City Hall Annex

5. MEDIUM DENSITY COMMERCIAL ZONE (C-2)

5.1 A. Tuazon Area

bounded on the	N	-	Oriole St.
	E	-	Sapang Baho Creek & New Marikina Subd., Triple C Subd., Midtown Subd.
	W	-	New Marikina Subd., Marikina East Subd.
	NE	-	Marcos Highway

5.2 Sto. Niño, Sta. Elena, San Roque Area

bounded on the	N	-	Sumulong Highway
	W	-	Marikina River Park
	E	-	J.P. Rizal St., one lot deep of M. Cruz St., one lot depth of F. Paz St. (South side)
	S	-	one lot depth of J.P. Rizal St. (both side)

5.3 A. Bonifacio Area - both side (Barangay Barangka and J. dela Peña)

bounded on the	N	-	one lot depth of A. Bonifacio Avenue
	S	-	UBB, Riverbank Center, Landless Tañong, Provident Village, Leodegario Victorino Elem. School
	E	-	Marikina River Park
	W	-	Political boundary of Marikina and Q.C.

5.4 J.P. Rizal St. - both side (Barangay Malanday, Concepcion I and Nangka)

bounded on the	N	-	Nangka River
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- E - Marikina Greenheights, Rodriguez Subd., Sta. Teresita Village, Emerald Village, Manotoc Subd., M. Cruz St.
- W - Permaline Homes, Greenland Subd., St. Benedict Subd., Noritake, Tumana Resettlement Site, Araneta Subd., Filipinas Village, Sampaguita Village, Ever Mfg., Marikina River Park
- S - Sumulong Highway

5.5 Concepcion Market

- bounded on the NE - Bayan-bayanan Avenue
- W - Shoe Avenue
- SE - J. Molina St.
- E - L. de Guzman St.

5.6 Marikina Heights Area

- bounded on the NE - Molave St.
- E - Champaca St.
- W - La Consolacion Subdivision
- S - Molave St.

5.7 Bayan-bayanan Avenue Area

- bounded on the N - San Isidro Village I, Immaculate Concepcion Church, Benedicto Compound, Concepcion Creek
- E - Marikina Heights
- W - Shoe Avenue
- SE - Concepcion Market, Strip 70, San Isidro Village II, Teodora Park

6. HIGH DENSITY COMMERCIAL ZONE (C-3)

6.1 Riverbank Center

- bounded on the NE - A. Bonifacio Ave.
- W - Urban Bliss Barangka
- E - Provident Village
- S - Marikina River

6.2 Proposed Shoemart Mall

- bounded on the N - Marikina River
- E - Marikina River
- W - Marikina River
- S - Noah's Paper Mills

6.3 Marcos Highway (Kalumpang Area)

- bounded on the NE - Proposed Shoemart
- SW - Foremost Farm, Evergreen

6.4 Market Zone

bounded on the	N	-	Sumulong Highway
	E	-	Marikina Sports Park
	W	-	J.P. Rizal St.
	S	-	F. Paz St.

6.5 Sumulong Hi-Way (Sto. Niño Area)

bounded on the	N	-	Guerilla St., Vista Valley Subd.
	W	-	Rodriguez Medical Hospital, Marikina Sports Park
	E	-	Marikina-Cainta political boundary
	S	-	Oriole St., Sapang Baho

6.6 Marikina Shoe Trade Fair

bounded on the	N	-	Oriole St.
	E	-	MIST
	W	-	Shoe Avenue
	S	-	V. Gomez St.

6.7 Marcos Highway (San Roque Area)

bounded on the	N	-	Midtown Subd., A. Tuazon St.
	E	-	Sapang Baho Creek
	S	-	Midtown Subd.

7. LIGHT INDUSTRIAL ZONE (I-1)

7.1 Sto. Niño Area (except areas designated as Institutional)

bounded on the	N	-	one lot depth of Exequiel St.
	E	-	Concepcion Creek
	S	-	one lot depth of Guerilla St.
	W	-	along the centerline of 6 th St.

8. MEDIUM INDUSTRIAL ZONE (I-2)

8.1 Ever Mfg.

bounded on the	N	-	one lot depth of G. Fernando St.
	W	-	Malaya St.
	E	-	one lot depth of J.P. Rizal St.
	S	-	Malaya St.

8.2 Holland Milk

bounded on the	N	-	Oro Vista
	SE	-	Paramount
	NW	-	one lot depth of Abarilla St.
	E	-	Concepcion Creek

8.3 Paramount Chemical

bounded on the	NE	-	Holland Milk
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	SE	-	one lot depth of Exequiel St.	
	NW	-	one lot depth of Abarilla St.	
	E	-	Concepcion Creek	
8.4	Fortune Tobacco			
	bounded on the	N	-	Champaca St.
		E	-	Marikina-Antipolo political bdry.
		SE	-	La Milagrosa Subd.
		NW	-	Tanguile St.
8.5	Noritake			
	bounded on the	N	-	Fairlane St.
		E	-	J.P. Rizal St.
		SW	-	Tumana Settlements Site
8.6	Far East Marble			
	bounded on the	N	-	Tumana Settlements Site
		E	-	Tumana Settlements Site
		W	-	Tumana Settlements Site
		S	-	Tumana Settlements Site
8.7	Permaline			
	bounded on the	N	-	Greenland Subd.
		E	-	J.P. Rizal St.
		W	-	Balubad Settlement Site
		S	-	St. Benedict Subd.
8.8	Noah's Paper Mills			
	bounded on the	NE	-	Marikina River Park
		SE	-	one lot depth of Old J.P. Rizal
		NW	-	Proposed Shoemart Mall
8.9	Foremost Farm			
	bounded on the	NE	-	one lot depth of Marcos Highway
		NW	-	Evangelista St.
		S	-	political bdry. of Marikina-Pasig
8.10	Evergreen Mfg.			
	bounded on the	NE	-	one lot depth of Marcos Highway
		S	-	political bdry. of Marikina-Pasig
		NW	-	C-5 by Pass
		E	-	Evangelista St.
8.11	Purefoods Corp.			
	bounded on the	N	-	I. Mendoza St.
		E	-	Purefoods Ave.
		W	-	Marikina River Park
		S	-	Open Space/Parks & Rec. of Kalumpang

8.12 Manila Bay Spinning Mills and J & P Coats

bounded on the	N	-	Loyola Grand Villas
	E	-	Marikina River Park
	S	-	one lot depth of Lopez Jaena St.
	W	-	Loyola Memorial Park

9. HEAVY INDUSTRIAL ZONE (I-3)

9.1 Parang Area (except the areas designated as Socialized Housing & Institutional)

bounded on the	N	-	Nangka River
	E	-	San Miguel Realty Settlement Site
	W	-	M. Tuazon St./Kaolin St.
	S	-	along the centerline of Tanguile St.

10. SOCIALIZED HOUSING ZONE

10.1 Tumana Settlement Site

bounded on the	NE	-	Doña Petra (APD)
	E	-	J.P. Rizal St.
	W	-	Marikina River
	SE	-	Bulelak Minahan (APD)

10.2 Malanday Area

bounded on the	N	-	Tumana Settlement Site
	E	-	Kabayani Road
	W	-	Marikina River
	S	-	Homeowner's Drive

10.3 San Miguel Realty

bounded on the	N	-	ARMSCOR
	E	-	Nangka River
	W	-	Fortune Plant C & D
	S	-	Victory Hills

10.4 Park 8

bounded on the	N	-	C.M. Recto
	E	-	Permaline Metals/PTC Warehouse
	W	-	Pentagon/Asia Brewery
	S	-	East Drive

10.5 Park 10

bounded on the	NE	-	Champaca St.
	W	-	Fortune Plant C & D
	S	-	East Drive

10.6 Park 11,12 and 13

bounded on the	N	-	ARMSCOR
	E	-	Nangka River
	W	-	C.W. Tan
	S	-	Fortune Plant C&D

10.7 Victory Hills

bounded on the	N	-	Duplex Compound
	E	-	Nangka River
	W	-	El Rosario Ville/Sunny Ville III
	S	-	Monterey Hills

11. INSTITUTIONAL

11.a Ateneo de Manila University

bounded on the	N	-	Loyola Grand Villas
	E	-	dela Costa Homes
	W	-	Marikina-Q.C. political boundary
	S	-	Barangka Cemetery/Ateneo Housing Project

11.b I.V.C. Elementary School

bounded on the	N	-	O. de Guzman St.
	E	-	Marikina River Park
	W	-	O. de Guzman St.

11.c Kalumpang Elementary School

bounded on the	N	-	M.A. Roxas St.
	SE	-	Kagitingan St.
	W	-	M.H. del Pilar St.
	S	-	M.H. del Pilar St.

11.d San Roque Elementary School

bounded on the	NE	-	M.A. Roxas St.
	E	-	J. Abad Santos St.
	W	-	N. Roxas St.
	SE	-	Diego Silang St.

11.e MIST (Marikina Institute of Science and Technology)

bounded on the	N	-	Oriole St.
	E	-	one lot depth of Sparrow St.
	W	-	one lot depth of Munding de Guzman Ave.
	S	-	Falcon St.

11.f MES (Marikina Elementary School)

bounded on the	N	-	W. Paz St.
	E	-	Munding de Guzman Ave.
	W	-	F. Paz St.
	S	-	V. Gomez St.

11.g Leodegario Victorino Elementary School

bounded on the N - A. Bonifacio Ave.
E - one lot depth of Gen. Malvar St.
NW - Provident Village

11.h Tañong Elementary School

bounded on the N - Loyola Memorial Park
E - Lopez Jaena St.
W - Open Space/Rec. of Brgy. Tañong
S - one lot depth of A. Bonifacio Avenue

11.i Barangka Elementary School

bounded on the N - dela Costa Homes
E - Gen. Julian Cruz St.
W - Ateneo Housing Project
S - A. Bonifacio Avenue

11.j Sto. Niño Elementary School

bounded on the N - Agricultores St.
E - one lot depth of Lazaro St.
W - one lot depth of E. dela Paz St.
S - Guerilla St.

11.k Roosevelt College

bounded on the NW - J.P. Rizal St.
E - Rodriguez Subdivision
S - Sta. Teresita Village

11.l Concepcion Elementary School

bounded on the NE - J. Molina St.
E - F. Torres St.
W - E. Santos St.
S - Cepeda St.

11.m H. Bautista Elementary School

bounded on the N - Greenheights Subd.
E - Bantayog St.
W - J.P. Rizal St.
S - C. Cruz St.

11.n Infant Jesus Academy

bounded on the N - Gen. Ordoñez St.
E - Rancho Estate IV
W - Russet St.
S - CITC

11.o OLOPSS

bounded on the	NE	-	Gen. Ordoñez St.
	W	-	Countryside Subd., St. Claire Subd., San Isidro Village II, Marikit Subd.
	S	-	Katipunan St.

11.p Marist School

bounded on the	N	-	Tanguile St., Apitong St.
	E	-	Fatima St.
	W	-	Champagnat St.
	S	-	Rancho Estate 2 & 3

11.q St. Scholastica's Academy

bounded on the	NE	-	Narra St.
	E	-	East Drive
	W	-	West Drive
	S	-	Champagnat St.

11.r V.E. Fugoso Mem. School (Boystown)

bounded on the	N	-	Marikina village, Anastacia Village
	E	-	Nangka River
	SW	-	Fortune Redrying

11.s Nangka Elementary School

bounded on the	N	-	Nangka River
	E	-	J.P. Rizal St.
	W	-	Balite St.
	S	-	Permaline Homes

11.t Parang Elementary School

bounded on the	N	-	Paterno St.
	E	-	Burgos St.
	W	-	Gomez St.
	S	-	Sumulong St.

bounded on the	N	-	Calcite
	E	-	J. Cruz St.
	W	-	G. del Pilar St.
	S	-	Tandang Sora St.

11.v SSS Elementary School

bounded on the	N	-	Rainbow St.
	E	-	Lilac St.
	W	-	Open Space
	S	-	Sapphire St.

11.w Fortune Elementary School

bounded on the	N	-	Balite St.
	E	-	Arm Scor
	W	-	Champaca St.
	S	-	Park 11

11.x St. Mary Elementary School

bounded on the	N	-	Concepcion St.
	E	-	Socorro St.
	W	-	Lourdes St.
	S	-	Socorro St.

11.y Maranatha Christian Academy

bounded on the	NE	-	1 st St.
	W	-	E. Rodriguez Ave.
	S	-	1 st St.

11.z Marikina Catholic School

bounded on the	N	-	Kapt. Moy St.
	E	-	one lot depth of E. de la Paz St.
	W	-	Our Lady of the Abandoned Church
	S	-	V. Gomez St.

11.z.a Victoria Academy Foundation

bounded on the	N	-	Champagnat St.
	E	-	Ipil St.
	W	-	Gen. Ordoñez St.
	S	-	Park 22

12. PARK/OPEN SPACE/RECREATIONAL

12.1 Monte Vista Subd. (Open Space)

bounded on the	N	-	Marikina – Q.C. political bdry.
	E	-	Tanguile St.
	W	-	Marikina – Q.C. political bdry.
	S	-	Kamagong St.

12.2 Monte Vista Subd. (Clubhouse/Basketball Court)

bounded on the	N	-	Marikina – Q.C. political bdry.
	E	-	Marcos Hi-way
	W	-	Marikina – Q.C. political bdry.
	S	-	Narra St.

12.3 IVS (Basketball Court)

bounded on the	N	-	Major Dizon St.
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SE - Aginaldo St.
 SW - J.P. Laurel St.

12.4 Ateneo Housing Project (Open Space)

bounded on the N - Ateneo University
 W - Barangka Cemetery
 E - De la Costa Homes
 S - A. Boni Ave.

12.5 Loyola Grand Villas (Clubhouse)

bounded on the N - B. Soliven II
 E - Columbia St.
 W - Marikina - Q.C. political bdry.
 S - Peru St.

12.6 Midtown Subd. (Open Space)

bounded on the N - Dragon St.
 E - Dasdasan St.
 W - Ditchoy
 S - Marcos Hi-way

12.7 Marikina East Subd. (Open Space)

bounded on the N - Almond St.
 E - Sapang Baho Creek
 W - Betelnut St.
 S - Dragon St.

12.8 New Marikina Subd. (Open Space)

bounded on the N - Sapang Baho Creek
 W - Chestnut Extension
 E - Sapang Baho Creek
 S - Almond St.

12.9 Manotok Subd., Sto. Niño (Open Space)

bounded on the N - Emerald Village
 SE - Daang Bakal St.
 W - Emerald Village

12.10 Vista Valley Subd. (Open Space)

bounded on the N - J.P. Laurel St.
 E - M. Roxas St.
 W - Aginaldo St.
 S - M.L. Quezon St.

12.11 Parkland Subd. (Parks and Playground)

bounded on the N - Bernardo's Parkway St.
 E - Silverspring Park St.
 W - Hornet Woodspark
 S - Richwood Drive

12.12 Rancho Estate Phase 3 (Open Space)

bounded on the	NE	-	Palomino St
	NW	-	Pony St.
	SE	-	Stallon St.

12.13 Rancho Estate Phase 4 (Open Space)

bounded on the	NE	-	Rancho St.
	E	-	Lilac St.
	S	-	La Mancha St.

12.14 Rancho Estate Phase 1 (Basketball Court)

bounded on the	N	-	Midland St.
	E	-	Marikina-Antipolo political boundary
	W	-	Laredo St.
	S	-	Laredo St.

12.15 Rancho Estate Phase 4 (Open Space)

bounded on the	N	-	Gallop St.
	E	-	Mohair St.
	W	-	Morgan St.
	S	-	Shorthorn St.

12.16 SSS Village (Open Space)

bounded on the	N	-	Green St., Olive St.
	E	-	Lilac St.
	W	-	Katipunan St.
	S	-	Marikina-Cainta political boundary

12.17 SSS Village (Open Space)

bounded on the	N	-	Aquamarine St.
	E	-	Tangerine St.
	W	-	Magat Salamat St.
	S	-	Tangerine St.

12.18 Grand Villas (Clubhouse)

bounded on the	N	-	Benito Soliven II
	E	-	Guatemala St.
	W	-	Venezuela St.
	S	-	Brgy. J. dela Peña

12.19 Greenland Phase 2 (Open Space/Basketball Court)

bounded on the	NE	-	Berlin St.
	W	-	London St.
	S	-	Buenmar St.

12.20 Tierra Vista Subd. (Open Space)

bounded on the	N	-	Nangka River
	E	-	Marikina-San Mateo political boundary
	W	-	Lily St.
	S	-	Boystown

12.21 La Milagrosa Subd.

bounded on the	N	-	Sta. Elena St.
	E	-	Sta. Isabel St.
	W	-	Marist School
	S	-	Sta. Bernardita, Fatima Lane

13 CULTURAL HERITAGE ZONE

13.4 San Isidro Labrador Parish Church

bounded on the	N	-	A. Bonifacio Ave.
	E	-	P. Zamora St.
	W	-	A. Flores St.
	S	-	Gen. Malvar St.

13.5 Sentrong Pangkultura

bounded on the	N	-	Chanyungco Residence
	E	-	J.P. Rizal St.
	W	-	C. Cruz St.
	S	-	Deguangco St.

13.6 Shoe Museum

bounded on the	N	-	Deguangco St.
	E	-	J.P. Rizal St.
	W	-	Marikina River Park
	S	-	I. Mendoza St.

14. CEMETERY

14.1 Loyola Memorial Park

bounded on the	N	-	Loyola Grand Villas
	E	-	Manila Bay Spinning Mills
	W	-	Loyola Subd./Grand Villas
	S	-	Lopez Jaena St.

14.2 Catholic Cemetery

bounded on the	N	-	one lot depth of M. Mendoza St.
	W	-	Dancel St.
	E	-	one lot depth of E. dela Paz St.
	S	-	Kapitan Moy St.

14.3 Aglipay Cemetery

bounded on the	N	-	J.P. Rizal St.
	NE	-	J. Molina St.
	W	-	Rodriguez Subd.
	S	-	Rodriguez Subd.

14.4 Barangka Cemetery

bounded on the	N	-	Ateneo University
	E	-	Ateneo Housing
	W	-	Marikina - Q.C. political bdry.
	S	-	A. Boni Ave.

14.5 Holy Child Memorial Park

bounded on the	N	-	J. Molina St.
	E	-	E. Rodriguez Ave.
	W	-	J.P. Rizal St.
	S	-	Rodriguez Subd.

15. APD (AREA FOR PRIORITY DEVELOPMENT)

15.1 Sitio Olandes (IVC)

bounded on the	N	-	Marikina River Park
	E	-	Marikina River Park
	W	-	Cinco Hermanos, Industrial Valley Subd.
	S	-	Marikina-Pasig political boundary

15.2 UBB (Barangka)

bounded on the	N	-	A. Bonifacio Ave.
	E	-	River Bank Center
	W	-	Marcos Highway
	S	-	Marikina River

15.3 Landless Tañong

bounded on the	N	-	A. Bonifacio Ave.
	E	-	Manggagan St.
	W	-	River Bank Center
	S	-	Provident Subd.

15.4 Bulelak (Malanday Area)

bounded on the	N	-	Tumana
	E	-	J.P. Rizal St., Malaya St., Ever Electrical
	W	-	Marikina River Park
	S	-	Homeowner's Drive

15.5 Balubad (Nangka)

bounded on the	N	-	Nangka River
	E	-	Twinriver Subd., Marikina Greenland,

Permaline Homes, Twinville

Subd.

W - Marikina River Park
S - Cattleya St.

16. AGRICULTURAL ZONE

16.1 Tañong & J. de la Peña Area

bounded on the

N	-	Riverside Drive
E	-	Marikina River Park
W	-	Marikina River Park
S	-	Marikina River Park