SANGGUNIANG PANLUNGSOD
City of Mandaluyong

ORDINANCE NO. 475, S-2011
AN ORDINANCE ADOPTING THE NEW ZONING REGULATIONS
OF MANDALUYONG CITY FOR THE YEAR 2011

WHEREAS, the City Government of Mandaluyong continues to formulate strategic
developmental policies in its pursuit for excellence in governance and in pursuant to
Sections 16 General Welfare and Section 17 Basic Services and Facilities of Republic Act
No. 7160 otherwise known as the Local Government Code of 1991;

WHEREAS, Ordinance No. 164, S-1997, established the areas bounded by EDSA,
Shaw Blvd, the Mandaluyong–Pasig Boundary and the Pasig River as the Mandaluyong
Central Business District;

WHEREAS, Ordinance No. 238, S-2000, established the zoning rules and
regulations for the city based on the Approved City Comprehensive Development Plan as
per Resolution No. 485, S-1996;

WHEREAS, Ordinance No. 244, S-2001, prescribed rates of filing and processing
fees for zoning clearances in the city of Mandaluyong based on development trends
deemed current for that year and which, ten years after, are no longer reflective of the
fast-paced and innovative trends in development today;

WHEREAS, Ordinance No. 356, S-2005, adopted an Integrated Zoning
Regulations for the City to facilitate cross-referencing between and among the approved
zoning ordinances;

WHEREAS, Ordinance No. 446, S-2010 adopted new setback regulations and
parking requirements in consideration of difficulties encountered in the imposition of
such regulations and requirements prescribed in the earlier ordinances and with the view
of utilizing space in its highest value;

WHEREAS, to become resilient to disasters and the consequences of climate
change, disaster risk reduction and management must be of prime consideration in
determining land use policies and allocation, what with the present trends in development
vis-à-vis the socio-economic characteristics of local population;

NOW, THEREFORE, BE IT ORDAINED by the Sangguniang Panlungsod of
Mandaluyong, in session assembled:

ARTICLE I
TITLE OF THE ORDINANCE

SECTION 1. TITLE OF THE ORDINANCE. This Ordinance shall be known as the New
Zoning Ordinance of the City of Mandaluyong and shall be referred to as the Ordinance.
ARTICLE II
AUTHORITY AND PURPOSE

SECTION 2. AUTHORITY. This Ordinance is enacted pursuant to the provision of the Local Government Code of 1991 (Republic Act 7160) Section 458 (a) (2) (IX) and (a) (2) (X) "authorizing the City through the Sangguniang Panliungsod to adopt a Zoning Ordinance subject to the provisions of existing laws".

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

A. Guide, control and regulate future growth and development of the City of Mandaluyong in accordance with its Comprehensive Development Plan.
B. Protect the character and stability of residential, commercial, institutional, open space and other functional areas within the locality and promote the orderly and beneficial development of the same.
C. Promote and protect the health, safety, peace, comfort, convenience and general welfare of the inhabitants in the locality.
D. Promote and ensure the sustainable growth of the city as a premier commercial, business, financial and residential center of Metro Manila.

SECTION 4. GENERAL ZONING PRINCIPLE. These Zoning Regulations are based on the following:

A. Mandaluyong City Medium-Term Development Plan 2010–2015 adopted through Sanggunian Resolution No. 1563, S–2009
B. Mandaluyong Annual Investment Program 2011
C. Mandaluyong Annual Investment Program 2010
E. Central Business District Master Plan
F. Approved Comprehensive Development Plan (CDP) as per Resolution No. 485, S–1996 dated February 15, 1996 for the City of Mandaluyong.

ARTICLE III
DEFINITION OF TERMS AND PHRASES

The definition of the 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 Housing and Land Use Regulatory Board. The words, terms and phrases enumerated hereunder shall be understood to have the meaning correspondingly indicated as follows:
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.

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

BLOCK. The combined area of one or more lots forming a street block bounded by more than two (2) streets.

BOUNDARY LINE. The abstract line formed by the technical description of bearing and distances given on the certificate of title of the property or as defined herein.

BUFFER AREA. These are linear open spaces designed to separate incompatible elements or uses, to control pollution/nuisance and for identifying and defining development area or zones.

BUILDING. Any structure having a roof supported by columns or walls. A main building is one in which the principal use of the lot upon which it is situated is conducted. Every dwelling in a residential district is a main building. The term building includes the term structure.

BUILDABLE AREA. The remaining space in a lot after deducting the required minimum open spaces.

BUILDING ACCESSORY. A building subordinate to the main building on 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.

BUILDING AREA. The combined covered (roofed) area of a building measured at the ground floor excluding the projection of roof–eaves. Similar to buildable area.

BUILDING, EXISTING. A building erected prior to the adoption of this Ordinance or one for which a legal building permit has been issued.

BUSINESS. Commercial activity customarily engaged in as a means of livelihood and typically involving some independence of judgment and power of decision.

CAR BARN. Terminals or garage for public utility vehicles for hire, such as jeepsneys, taxicabs, where such vehicles are stored, repaired and maintained within its own premises outside of any street.

CENTRAL BUSINESS DISTRICT (C–4). Shall refer to areas designated for office, commercial, business, financial, and high–rise residential and related uses.
COMMERCIAL DISTRICT. An area predominantly used for commerce.

COMPATIBLE USE. Uses or land activities capable of existing together harmoniously e.g. residential use and parks and playground.

COMPREHENSIVE DEVELOPMENT PLAN. A document embodying specific proposals for guiding, regulating growth and/or development. The main requirements of the Comprehensive Development Plan in this usage are the sectoral studies i.e. Socio–Economic, Infrastructure, Local Administration and Land Use.

CONDOMINIUM BUILDING. A multi-rise structure usually used for commercial or residential purpose and generally owned by the occupants thereof.

CONFLICTING USES. Uses or land activities with contrasting characteristics sited next to each other e.g. residential unit next to industrial plants.

CONFORMING USE. A use that is in conformity with the zone classification as provided for in the Ordinance.

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.

DORMATORIES. 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.

DWELLING. A building designed or used exclusively as living quarters for one or more families.

DWELLING, SINGLE DETACHED. A dwelling unit having two side yards.

DWELLING, SEMI-DETACHED. A dwelling unit having one party wall and one side yard.

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.

DWELLING, ROW OR GROUP. A building consisting of a series of one family sections having a common wall between each two adjacent sections.

DWELLING, TWO–FAMILY. A house or structure divided into two separate and independent living quarters by a wall extending from the floor to the ceiling. Each portion provides complete living facilities for a household.

EASEMENT. Open space imposed on any land use/activities sited along waterways, road–right-of–ways, cemeteries/memorial parks and utilities.

ENVIRONMENTALLY CRITICAL AREAS. Refers to those areas which are environmentally sensitive and are listed in Presidential Proclamation 2146 dated December 14, 1981.
ENVIROMENTALLY 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.

EXCEPTION. A device which grants a property owner relief from certain provisions of a Zoning Ordinance subject to the terms and conditions set forth in the Ordinance.

FAMILY, EXTENDED-FAMILY. A social unit consisting of parents, their children and their children's families, living together in the same house.

FAMILY, SINGLE-FAMILY. A social unit consisting of parents and the children that they rear.

FLOOR AREA RATIO. The ratio between the gross floor area of a building and the area of the lot on which it stands.

GARAGE, COMMERCIAL. A garage where automobile and other vehicles are housed, cared for, equipped, repaired or kept for remuneration, hire or sale, other than service permitted at an automobile station defined herein.

GARMENT FACTORY. A factory producing garment of cloth or plastic such as ready-made dresses, hats, shirts, under clothes, children's clothes, rain coats, etc. of commercial quantity.

GASOLINE SERVICE STATIONS. A place where gasoline or any other motor fuel, lubricating oil or grease for operation of automobile is offered for sale to the public. Deliveries are made directly into the vehicle including lubrication on the premises, the washing of 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.

GENERAL ZONING MAP. A duly authenticated map delineating the different zones into which the whole city is divided.

GOVERNMENT HOUSING ZONE (GHZ). Characterized mainly by housing/dwelling purposes exclusively for employees of the city government of Mandaluyong including those who have reached retirement from service at the time of the adoption of this Ordinance.

GOVERNMENT INFRASTRUCTURE. Physical projects by the government in support of socio-economic development such as road networks including widening, reopening and recovery, bridges, structures for education, health, welfare, police and fire protection, recreation, housing, drainage and sewerage, water impoundments, river bank stabilization and similar structures for the protection of the environment and reduction of vulnerability to disasters and calamities.
GROSS FLOOR AREA. Shall mean the total floor space within the building computed by measuring to the exterior face of the permanent external building walls subject to the provisions of Section 26 of this Ordinance. The gross floor area of any building should not exceed the prescribed floor area ratio (FAR) multiplied by the lot area.

HELIPORT. An area of land or water or structural surface which is used or intended for use, for the landing and take off of helicopters, and any appurtenant areas which are used or intended for use, for heliport buildings, and other heliport facilities.

HIGH DENSITY COMMERCIAL ZONE (C-3: A, B, C). A metropolitan level of commercial use/occupancy, characterized mainly as a medium-rise to high-rise building/structure for high to very high intensity commercial/trade, service and business activities, e.g. large to very large shopping malls, very large office or mixed use/occupancy buildings and the like.

HIGH DENSITY RESIDENTIAL ZONE (R-3: A, B). Characterized mainly as high-rise building/structure for exclusive use as multiple family dwellings with mixed housing types, may include low, medium or high rise residential condominium buildings that are already commercial in nature or scale.

HLURB/BOARD. Shall mean the Housing and Land Use Regulatory Board.

HOME OCCUPATION. Occupation conducted within a dwelling and not in any accessory building provided no person who is not a resident in the premises is employed, no mechanical equipment is used, except such as is permissible for purely domestic or household purposes; does not require internal or external alteration, or involve construction features or use of equipment not customary in dwellings.

HOMETEL. Any establishment offering room and board usually for tourists and transients on a daily or monthly basis.

HORTICULTURAL NURSERY. A large tract of public land for the purpose of cultivating and raising cooperative specimens and exotic trees, shrubs and plants, whether native or foreign, for sale to the public, or for the use of street plantings and landscaping of public plazas, parks and the like.

INNOVATIVE DESIGN. Introduction and/or application of new/creative designs and techniques in development projects, e.g., Newtown, URAs, etc.

INSTITUTIONAL ZONES. Characterized by Government and protective uses as well as institutional and social services for the entire community and shall be characterized further by specialized governmental agencies providing institutional, protective, security and social services for the region or the country as a whole, and which are governed by specialized regulations, including mental hospitals, rehabilitation and training centers and security services.
LAND USE PLAN. A proposal for the future use of land and the structures built upon the land.

LAND USE PLANNING. The rational and deliberate allocation of the major physical resource of the community, which is land, to different uses based on a comprehensive plan for the area. This task further includes consideration of socio-economic and politico-legal elements.

LINEAR PARKS AND OTHER LANDSCAPED DEVELOPMENT. A division of an area designed for the maintenance of ecological balance and characterized by scenic areas and parks facilities but not necessarily with playground and other sports facilities.

LOCATIONAL CLEARANCE. 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.

LOW DENSITY COMMERCIAL ZONE (C-1). A neighborhood or community level of commercial use or occupancy, characterized mainly as a low-rise building/structure for low intensity commercial trade, service and business activities, e.g. 1 to 5 storey shopping centers, small offices or mixed-use/occupancy buildings and the like.

LOW DENSITY RESIDENTIAL ZONE (R-1). Characterized mainly by single family, single detached dwellings with the usual community ancillary uses on a neighborhood scale, such as executive subdivisions and relatively exclusive residential communities which are not subdivisions.

MEDIUM DENSITY COMMERCIAL ZONE (C-2). A city level of commercial use or occupancy, characterized mainly as a medium-rise building/structure for medium to high intensity commercial trade, service and business activities e.g. 3 to 6 storey shopping centers, medium to large office of mixed use/occupancy buildings/structure and the like.

MEDIUM DENSITY RESIDENTIAL ZONE (R-2). Characterized mainly as a low-rise single-attached, duplex or multi-level building/structure for exclusive use as multiple family dwellings.

MIXED-USE DEVELOPMENT. Medium to high rise buildings predominantly used for residential purposes and with limited provisions for commercial use.

MITIGATING DEVICE. A means to grant relief in complying with certain provisions of the Ordinance.

NON-CONFORMING USE. Existing non-conforming use establishments in an area allowed to operate in spite of the non-conformity to the provisions of the Ordinance subject to the conditions stipulated in this Zoning Ordinance.
OPEN USE. Any use of a lot that is not conducted within a building.

PARKING BUILDING. A building of several floors used for temporary parking of vehicles.

PARKING LOT. An off–street open area, the principal use of which is for the parking of automobile by the public, whether for compensation or not, or as an accommodation to client or customers.

PARKING SPACE. An off–street space available for the parking of one motor vehicle and having an area of not less than twelve and a half square meters (12.50 sq.m) exclusive of passage ways and driveways appurtenant thereto and giving access thereto, and having direct access to a street or alley.

PARKS AND RECREATIONS ZONES. A division of an area designed for diversion/amusements and for the maintenance of ecological balance of the community.

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

PORTE–COCHERES. A passageway through a building or screened wall designed to let vehicles pass from the street to an interior courtyard.

REQUIRED OPEN SPACE. Any front, side or rear yards, courts, usable open space, or off–street parking space provided to a building in order to meet the requirements of this Ordinance.

REZONING. An amendment to or a change in the text and maps of the Zoning Ordinance.

ROAD or ROADWAY. That part over which vehicles pass with a total width measured from curb to curb inclusive of any center island.

ROW HOUSE. A row of dwelling units entirely separated from one another by party wall or walls and with an independent entrance for each dwelling unit.

SETBACK. The open space left between the building and lot lines.

SLUM, BLIGHTED AREAS. An area where the values of real estate tend to deteriorate because of the dilapidated, obsolete, and unsanitary condition of the building within the area.

SOCIALIZED HOUSING ZONE (SHZ). Characterized mainly by socialized housing/dwelling purposes for the underprivileged and homeless as defined in Republic Act 7279.
STORAGE HOUSE OR ROOMS. Certain room areas either part of a building or detached accessory building to store limited stock of goods in connection with the nature of retail business or store. The area being restricted according to the nature of zoning uses.

STREET. A public thoroughfare including public roads or highways which afford principal means of access to abutting property.

SPECIAL DISTRICT. Areas devoted for transport support facilities, infrastructure utilities and cemetery.

TOURIST ZONE (TZ). Are sites within cities and municipalities endowed with natural or manmade physical attributes and resources that are conducive to recreation, leisure and other wholesome activities.

URBAN RENEWAL. The planned upgrading of a stagnant/deteriorating urban area, involving major demolition, rebuilding, renovation, or restoration of urban slums or blighted areas.

URBAN RENEWAL AREA (URA). A slum, blighted, deteriorated or deteriorating, or open underdeveloped land area which needs urban renewal work.

VERY HIGH DENSITY RESIDENTIAL ZONE (R3-C). Characterized mainly as high-rise building/structure for exclusive use as multiple family dwellings with mixed housing types, may include low, medium or high rise residential condominium buildings up to 18 storeys (as defined in Table 7.2 page 82 of the National Building Code Implementing Rules and Regulations) that are already commercial in nature or scale.

WAREHOUSE. Refer to a storage and/or depository of those in business of performing warehouse services for others, for profit.

WATER ZONE. A division of an area intended for bodies of water that include rivers, streams, lakes and seas except those included in other zone classifications.

ZONE/DISTRICT. An area within the city for specific land uses as defined by manmade or natural boundaries.

ZONING ORDINANCE. A local legal measure that embodies regulations affecting land use.

ARTICLE IV
ZONE CLASSIFICATIONS AND BOUNDARIES

SECTION 5. DIVISION INTO ZONES OR DISTRICTS. To effectively carry out the provisions of this Ordinance, the City is hereby divided into the following zones or districts as shown in the Official Zoning Map.
1. RESIDENTIAL ZONES
   A. Low Density Residential Zone (R-1)
   B. Medium Density Residential Zone (R-2)
   C. High Density Residential Zone (R-3, composed of R-3A and R-3B subsectors)
   D. Very High Density Residential Zone (R-3C)
   E. Socialized Housing Zone (SHZ)
   F. Government Housing Zone (GHZ)

2. COMMERCIAL ZONES
   A. Low Density Commercial Zone (C-1)
   B. Medium Density Commercial Zone (C-2)
   C. High Density Commercial Zone (C-3, composed of C-3A, C-3B and C-3C subsectors)
   D. Central Business District (C-4)

3. INSTITUTIONAL ZONE
4. GOVERNMENT INFRASTRUCTURE ZONE
5. PARKS AND RECREATION ZONE
6. LINEAR PARKS AND LANDSCAPED DEVELOPMENT ZONE
7. URBAN RENEWAL AREA (URA)
8. UTILITY ZONE
9. CEMETERY ZONE
10. WATER ZONE

SECTION 6. ZONING MAPS. It is hereby adopted as an integral part of this Zoning Ordinance the Official Zoning Maps for the whole city (General), wherein the designation, location and boundaries of the districts/zones herein established are shown and indicated. Such Official Zoning Maps shall be signed by the local chief executive, the presiding officer of the city council, and the chairman of the Committee on Land Use (Appendix A).

The General Zoning Map shall be drawn to the scale of 1:5,000 to 1:10,000.

SECTION 7. ZONE BOUNDARIES. The location and boundaries of the above-mentioned various zones into which the city has been divided are hereby identified and specified as follows:

1. RESIDENTIAL ZONES

   A. R-1 LOW DENSITY RESIDENTIAL ZONE
      (Maximum Building Height: 10 M)

      1) The areas on the western side of Epifanio delos Santos Avenue (EDSA) bounded by:
a. Florida St. from Connecticut St. to a lot deep north side of Ortigas Avenue from EDSA to Holy Cross St., by Holy Cross St., by the area presently occupied by De La Salle Greenhills, Ortigas Avenue and by the Mandaluyong–San Juan Boundary from Ortigas Avenue to Connecticut St. and by Connecticut St.

b. A lot deep along EDSA from Ortigas Avenue to a lot deep northeastern side of Shaw Blvd. a lot deep along Shaw Blvd. from EDSA to Wack–Wack Road, by Wack–Wack Road, by Harvard St., by Notre Dame St., and by a lot deep south side of Ortigas Avenue except for certain areas south of Wack–Wack Road classified as R–3C VERY HIGH DENSITY RESIDENTIAL ZONE.

2. The area south of Shaw Blvd. presently occupied by Palladium Residential Subdivision with City Assessor’s specifications below, bounded by a lot deep south side of Shaw Blvd., by area occupied by Governors’ Place, by Lopez Rizal St., by Dr. J. Fernandez St., and by Old Wack–Wack Road.

A. R–1 ZONE: BARANGAY HIGHWAY HILLS

<table>
<thead>
<tr>
<th>ASSessor LOC NO.</th>
<th>LOT NO.</th>
<th>TCT NO.</th>
<th>TAX DEC NO.</th>
<th>LAND AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>003</td>
<td>46</td>
<td>21990</td>
<td>D–013–09246</td>
<td>348.00</td>
</tr>
<tr>
<td>007</td>
<td>42</td>
<td>22652</td>
<td>D–013–09253</td>
<td>400.00</td>
</tr>
<tr>
<td>008</td>
<td>41</td>
<td>4838</td>
<td>D–013–02118</td>
<td>400.00</td>
</tr>
<tr>
<td>009</td>
<td>40</td>
<td>9275</td>
<td>D–013–03226</td>
<td>400.00</td>
</tr>
<tr>
<td>010</td>
<td>39</td>
<td>2465</td>
<td>D–013–02115</td>
<td>400.00</td>
</tr>
<tr>
<td>011</td>
<td>38</td>
<td>371</td>
<td>D–013–02114</td>
<td>400.00</td>
</tr>
<tr>
<td>012</td>
<td>37</td>
<td>370</td>
<td>D–013–02113</td>
<td>400.00</td>
</tr>
<tr>
<td>013</td>
<td>36</td>
<td>4836</td>
<td>D–013–02112</td>
<td>400.00</td>
</tr>
<tr>
<td>014</td>
<td>35</td>
<td>6813</td>
<td>D–013–02111</td>
<td>586.00</td>
</tr>
<tr>
<td>015</td>
<td>34</td>
<td>21389</td>
<td>D–013–09035</td>
<td>642.00</td>
</tr>
<tr>
<td>016</td>
<td>33</td>
<td>5635</td>
<td>D–013–02106</td>
<td>426.00</td>
</tr>
<tr>
<td>017</td>
<td>32</td>
<td>6300</td>
<td>D–013–02108</td>
<td>400.00</td>
</tr>
<tr>
<td>018</td>
<td>31</td>
<td>4833</td>
<td>D–013–02106</td>
<td>400.00</td>
</tr>
<tr>
<td>019</td>
<td>30</td>
<td>19263</td>
<td>D–013–07175</td>
<td>405.00</td>
</tr>
<tr>
<td>020</td>
<td>29</td>
<td>2725</td>
<td>D–013–06054</td>
<td>462.00</td>
</tr>
<tr>
<td>021</td>
<td>28</td>
<td>4351</td>
<td>D–013–02103</td>
<td>401.00</td>
</tr>
<tr>
<td>022</td>
<td>27</td>
<td>6832</td>
<td>D–013–02102</td>
<td>400.00</td>
</tr>
<tr>
<td>023</td>
<td>26</td>
<td>7315</td>
<td>D–013–02100</td>
<td>400.00</td>
</tr>
<tr>
<td>024</td>
<td>25</td>
<td>15608</td>
<td>D–013–06032</td>
<td>400.00</td>
</tr>
<tr>
<td>025</td>
<td>24</td>
<td>15540</td>
<td>D–013–06018</td>
<td>400.00</td>
</tr>
<tr>
<td>026</td>
<td>23</td>
<td>14473</td>
<td>D–013–05541</td>
<td>400.00</td>
</tr>
<tr>
<td>ASSESSOR LOT NO.</td>
<td>LOT NO</td>
<td>TCT NO.</td>
<td>TAX DEC NO.</td>
<td>LAND AREA</td>
</tr>
<tr>
<td>-----------------</td>
<td>--------</td>
<td>---------</td>
<td>-------------</td>
<td>-----------</td>
</tr>
<tr>
<td>027</td>
<td>22</td>
<td>14472</td>
<td>D-013-05540</td>
<td>400.00</td>
</tr>
<tr>
<td>028</td>
<td>21</td>
<td>4365</td>
<td>D-013-02894</td>
<td>417.00</td>
</tr>
<tr>
<td>029</td>
<td>20</td>
<td>4399</td>
<td>D-013-02892</td>
<td>465.00</td>
</tr>
<tr>
<td>030</td>
<td>19</td>
<td>14441</td>
<td>D-013-05359</td>
<td>501.00</td>
</tr>
<tr>
<td>031</td>
<td>18</td>
<td>14442</td>
<td>D-013-05538</td>
<td>463.00</td>
</tr>
<tr>
<td>032</td>
<td>17</td>
<td>7015</td>
<td>D-013-03404</td>
<td>418.00</td>
</tr>
<tr>
<td>033</td>
<td>16</td>
<td>8523</td>
<td>D-013-03093</td>
<td>400.00</td>
</tr>
<tr>
<td>034</td>
<td>15</td>
<td>15324</td>
<td>D-013-05841</td>
<td>400.00</td>
</tr>
<tr>
<td>035</td>
<td>14</td>
<td>8513</td>
<td>D-013-03069</td>
<td>445.00</td>
</tr>
<tr>
<td>036</td>
<td>13</td>
<td>13136</td>
<td>D-013-04310</td>
<td>567.00</td>
</tr>
<tr>
<td>037</td>
<td>12</td>
<td>11486</td>
<td>D-013-03716</td>
<td>794.00</td>
</tr>
<tr>
<td>038</td>
<td>11</td>
<td>3370</td>
<td>D-013-05342</td>
<td>440.00</td>
</tr>
<tr>
<td>039</td>
<td>10</td>
<td>3592</td>
<td>D-013-02079</td>
<td>420.00</td>
</tr>
<tr>
<td>040</td>
<td>9</td>
<td>10302</td>
<td>D-013-03501</td>
<td>400.00</td>
</tr>
<tr>
<td>041</td>
<td>8</td>
<td>3409</td>
<td>D-013-03054</td>
<td>400.00</td>
</tr>
<tr>
<td>042</td>
<td>7</td>
<td>340</td>
<td>D-013-02076</td>
<td>400.00</td>
</tr>
<tr>
<td>043</td>
<td>6</td>
<td>339</td>
<td>D-013-02076</td>
<td>400.00</td>
</tr>
<tr>
<td>044</td>
<td>5</td>
<td>2035</td>
<td>D-013-02073</td>
<td>400.00</td>
</tr>
<tr>
<td>045</td>
<td>4</td>
<td>337</td>
<td>D-013-02072</td>
<td>400.00</td>
</tr>
<tr>
<td>046</td>
<td>3</td>
<td>12902</td>
<td>D-013-04247</td>
<td>400.00</td>
</tr>
<tr>
<td>047</td>
<td>2</td>
<td>10105</td>
<td>D-013-03480</td>
<td>416.00</td>
</tr>
<tr>
<td>048</td>
<td>1</td>
<td>21937</td>
<td>D-013-09244</td>
<td>572.00</td>
</tr>
<tr>
<td>049</td>
<td>1</td>
<td>1990</td>
<td>D-013-02124</td>
<td>523.00</td>
</tr>
<tr>
<td>050</td>
<td>3</td>
<td>7672</td>
<td>D-013-02126</td>
<td>400.00</td>
</tr>
<tr>
<td>051</td>
<td>5</td>
<td>7272</td>
<td>D-013-02129</td>
<td>400.00</td>
</tr>
<tr>
<td>052</td>
<td>7</td>
<td>1911</td>
<td>D-013-02132</td>
<td>400.00</td>
</tr>
<tr>
<td>053</td>
<td>9</td>
<td>8811</td>
<td>D-013-03167</td>
<td>400.00</td>
</tr>
<tr>
<td>054</td>
<td>11</td>
<td>9420</td>
<td>D-013-03247</td>
<td>400.00</td>
</tr>
<tr>
<td>055</td>
<td>13</td>
<td>6071</td>
<td>D-013-02139</td>
<td>534.00</td>
</tr>
<tr>
<td>056</td>
<td>14</td>
<td>7995</td>
<td>D-013-03001</td>
<td>557.00</td>
</tr>
<tr>
<td>057</td>
<td>12</td>
<td>4337</td>
<td>D-013-02108</td>
<td>400.00</td>
</tr>
<tr>
<td>058</td>
<td>10</td>
<td>4336</td>
<td>D-013-02136</td>
<td>400.00</td>
</tr>
<tr>
<td>059</td>
<td>8</td>
<td>4892</td>
<td>D-013-02133</td>
<td>400.00</td>
</tr>
<tr>
<td>060</td>
<td>6</td>
<td>9919</td>
<td>D-013-02130</td>
<td>400.00</td>
</tr>
<tr>
<td>061</td>
<td>4</td>
<td>7261</td>
<td>D-013-02127</td>
<td>400.00</td>
</tr>
<tr>
<td>062</td>
<td>2</td>
<td>13818</td>
<td>D-013-04662</td>
<td>620.00</td>
</tr>
<tr>
<td>063</td>
<td>18</td>
<td>12536</td>
<td>D-013-04312</td>
<td>651.00</td>
</tr>
<tr>
<td>064</td>
<td>17</td>
<td>12599</td>
<td>D-013-04311</td>
<td>543.00</td>
</tr>
<tr>
<td>065</td>
<td>16</td>
<td>10401</td>
<td>D-013-03507</td>
<td>515.00</td>
</tr>
<tr>
<td>066</td>
<td>14</td>
<td>875</td>
<td>D-013-02157</td>
<td>438.00</td>
</tr>
<tr>
<td>067</td>
<td>12</td>
<td>8642</td>
<td>D-013-02293</td>
<td>438.00</td>
</tr>
<tr>
<td>068</td>
<td>10</td>
<td>22041</td>
<td>D-013-09925</td>
<td>438.00</td>
</tr>
</tbody>
</table>
### Attachment One

#### Table: Land Area

<table>
<thead>
<tr>
<th>ASSESSOR LOT NO.</th>
<th>LOT NO.</th>
<th>TCT NO.</th>
<th>TAX DEC NO.</th>
<th>LAND AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>069</td>
<td>8</td>
<td>12538</td>
<td>D-013-03846</td>
<td>438.00</td>
</tr>
<tr>
<td>070</td>
<td>6</td>
<td>1420</td>
<td>D-013-02148</td>
<td>799.00</td>
</tr>
<tr>
<td>071</td>
<td>4</td>
<td>11488</td>
<td>D-013-03814</td>
<td>513.00</td>
</tr>
<tr>
<td>072</td>
<td>2</td>
<td>4900</td>
<td>D-013-02144</td>
<td>579.00</td>
</tr>
<tr>
<td>073</td>
<td>1</td>
<td>6600</td>
<td>D-013-02143</td>
<td>477.00</td>
</tr>
<tr>
<td>074</td>
<td>3</td>
<td>1703</td>
<td>D-013-02145</td>
<td>426.00</td>
</tr>
<tr>
<td>075</td>
<td>5</td>
<td>8850</td>
<td>D-013-03180</td>
<td>539.00</td>
</tr>
<tr>
<td>076</td>
<td>7</td>
<td>7767</td>
<td>D-013-02149</td>
<td>416.00</td>
</tr>
<tr>
<td>077</td>
<td>9</td>
<td>2315</td>
<td>D-013-02152</td>
<td>438.00</td>
</tr>
<tr>
<td>078</td>
<td>11</td>
<td>2314</td>
<td>D-013-02154</td>
<td>438.00</td>
</tr>
<tr>
<td>079</td>
<td>13</td>
<td>1912</td>
<td>D-013-02156</td>
<td>516.00</td>
</tr>
<tr>
<td>080</td>
<td>15</td>
<td>13819</td>
<td>D-013-04663</td>
<td>646.00</td>
</tr>
<tr>
<td>081</td>
<td>19</td>
<td>21992</td>
<td>D-013-03245</td>
<td>2,475.00</td>
</tr>
<tr>
<td>084</td>
<td>49</td>
<td>21991</td>
<td>D-013-03247</td>
<td>123.00</td>
</tr>
<tr>
<td>085</td>
<td>RL 1,2,3,4,5</td>
<td>21993</td>
<td>D-013-03248</td>
<td>11,672.00</td>
</tr>
</tbody>
</table>

**TOTAL** 48,450.00

3. An area formerly PNR Property extending from E. Pantaleon St. to the boundary line of Bgy. Hulo and Bgy. Barangka Itaba with an aggregate area of 10,905.26 sq.m composed of the following:

   a. PNR Generated Lot with an area of 4,891.01 sq.m
   b. PNR Right-of-Way 8-meters wide with an area of 2,845.38 sq.m
   c. PNR Generated Lot with an area of 3,168.84 sq.m

B. **R-2 MEDIUM DENSITY RESIDENTIAL ZONE**  
(Maximum Building Height: 12 meters)

The area bounded by Mandaluyong–San Juan Boundary from Gomezville St. to Ermitaño Creek, by Ermitaño Creek, by Wack–Wack Road, by Shaw Boulevard, and by Gomezville St.

The area along J. Rizal St. presently occupied by Acropolis Subdivision and covered by Transfer Certificates of Titles Nos. 9609, 9608, and 9610 except for area lot deep (15m deep) along J. P. Rizal St.

C. **R-3 HIGH DENSITY RESIDENTIAL ZONE**

1) **R3-A** (Maximum Building Height: 21 Meters)

   a. The area bounded by Mandaluyong–San Juan Boundary from Shaw Boulevard from Gomezville to a lot deep east side of General Kalentong Street, and by a lot deep east side of Gen. Kalentong St. from Shaw Blvd to the Mandaluyong–San Juan boundary.
b. The area bounded by R. Pascual St., by Phoenix Property Development, by a lot deep north side of 9 de Febrero St., by a lot deep south side of Shaw Blvd. and by Jaime Cardinal Sin St.

c. The area bounded by a lot deep west side of 9 de Febrero St., by Fabella Road, by F. Ortigas Ext., by Sen. Neptali Gonzales St., by a lot deep east side of Gen. Kalentong St., by a lot deep south side of Martinez St. from Gen. Kalentong St. to V. Fabella St., by V. Fabella St., by Martinez St., by the area occupied by JRU Annex, by a lot deep south side of Shaw Blvd. from Armand V. Fabella St. to Pinagtipunan St., by a lot deep corner of Pinagtipunan St. and Martinez St. (formerly Acacia Lane), by a lot deep south side of Shaw Blvd. from Martinez St. (formerly Acacia Lane) to a lot deep west side of 9 de Febrero St.,

d. The area bounded by. Sen. Neptali Gonzales St., by F. Ortigas St., by a lot deep northwest side of P. Cruz St., by a lot deep north side of Boni Avenue and F. Blumentritt St., and by a lot deep southeast side of F. Roxas St. and Gen. Kalentong St. up to Sen. Neptali Gonzales St. except for areas presently occupied by institutions.

e. The area bounded by a lot deep northeast side of F. Blumentritt, by a lot deep northwest side of P. Cruz St., by a lot deep south side of Boni Avenue, except for area presently occupied by cemetery as declared in this Ordinance.

f. The area bounded by a lot deep southwest side of F. Blumentritt St. from the Mandaluyong–Manila boundary to Saniboy St., by Saniboy St., by a lot deep (15m) along J. Rizal St. from Saniboy to Martinez St., by a lot deep (15m) along Martinez St., and by the Mandaluyong–Manila Boundary line, except for areas presently occupied by institutions, cemetery, Acropolis Subdivision (R-2), R3-B and C-1 as declared in this Ordinance.

g. The area bounded by a lot deep (15m) along J. Rizal St. by the ten-meter easement along Pasig River, by a lot deep (15m) along Martinez St., except for areas presently occupied by institutions and R3-B as declared in this Ordinance.

h. The area bounded by a lot deep east side of P. Cruz St., by a lot deep north side of Boni Avenue, by a lot deep north side of Maysilo St., by a lot deep west side of Martinez St., by Dr. Jose Fabella Road, by the Welfareville Property and by F. Ortigas St.
i. The area bounded by a lot deep east side of P. Cruz St., by a lot deep east side of F. Blumentritt, by Sanibay St., by a lot deep (15m) along J. Rizal St., by a lot deep along Coronado St., by the lot deep northwest side of San Francisco St., by a lot deep west side of Maysilo St., and by a lot deep south side of Boni Avenue up to P. Cruz St. except for areas presently occupied by institutions, and R3-b as declared in this Ordinance.

j. The area bounded by a lot deep east side of Martinez St., by a lot deep east side of Maysilo St., by a lot deep north side of Boni Avenue, by a lot deep west side of Barangka Drive, and by Dr. Jose Fabella Road up to Martinez St.

k. The area bounded by a lot deep southeast side of Maysilo St., by a lot deep northeast side of Sgt. Bumatay St., by Buslak St., by Timog St., by a lot deep northwest side of Barangka Drive, and by a lot deep south side of Boni Avenue except for areas presently occupied by institution.

l. The area bounded by a lot deep south side of Maysilo St., a lot deep southeast side of San Francisco St., by a lot deep along Coronado St., by Acqua Residences as described in this Ordinance, by the Hulo Elementary and Science High School, by Pantaleon St., and by a lot deep southwest side of Sgt. Bumatay St.

m. The area bounded by a lot deep southeast side of Barangka Drive, by Pantaleon St., by Private Road, by area presently occupied by Acqua Residences, by the ten meter easement along Pasig River, by a lot deep west side of Pinatubo St., and by a lot deep south side of Boni Avenue, except for areas presently occupied by institutions and area declared as R1, R3-b and R3-C in this Ordinance.

n. The area bounded by a lot deep north side of Boni Avenue, by M. Vicente St., by Arayat St., and by a lot deep east side of Barangka Drive, except for areas declared as R3-b and R3-C in this Ordinance.

o. The area bounded by a lot deep north side of Boni Avenue, by a lot deep north side of Pinatubo St., by a lot deep west side of Sierra Madre St., by a lot deep south side of D.M. Guevara St., by Arayat St., and by M. Vicente St., except for area presently occupied by institution and area declared as R3-C in this Ordinance.

p. The area bounded by a lot deep north side of D.M. Guevara St., by a lot deep west side of Sierra Madre St., by Mariveles St., by Caltbayog St., by Samat St., by a lot deep south side of Shaw Blvd., by the area presently occupied by the Palladium Subdivision and Facilities, Incorporated, by Lopez Rizal St., by Dr. J. Fernandez St., and by a lot deep east side of 9 de Octubre St.
q. The area bounded by Cebuayog St., by Samat St., by Queens Road, and by the area presently occupied by Highway Hills Elementary School.

r. The lot deep north side of Queens Road covered by PSD 8570 as indicated in Mandaluyong Cadastre Mcadm 586 Case 013 approved 30 September 1980.

2) R3-B (Maximum Building Height: 36 Meters)

a. The lot parcels with City Assessor's specifications as listed below:

<table>
<thead>
<tr>
<th>OWNER OF PROPERTY</th>
<th>BARANGAY</th>
<th>ASSESOR LOT NO.</th>
<th>LOT NO.</th>
<th>TCT. NO.</th>
<th>TAX DEC NO.</th>
<th>LAND AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Engineering Equipment Inc.</td>
<td>Namayan</td>
<td>002</td>
<td>4-A-2</td>
<td>281986</td>
<td>B-018-00891</td>
<td>32,496.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>003</td>
<td>4-B-1</td>
<td>281985</td>
<td>B-018-00890</td>
<td>4,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>005</td>
<td>4-A</td>
<td>5797</td>
<td>B-018-00895</td>
<td>7,505.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>004</td>
<td>3-A</td>
<td>5796</td>
<td>B-018-00855</td>
<td>2,000.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>006</td>
<td>3-B</td>
<td>169914</td>
<td>B-018-00979</td>
<td>375.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>46,376.00</td>
</tr>
<tr>
<td>Ruben V. Pangan</td>
<td>Namayan</td>
<td>001</td>
<td>2</td>
<td>377115</td>
<td>B-018-00486</td>
<td>4,447.00</td>
</tr>
<tr>
<td>Philippine National Red Cross</td>
<td>Namayan</td>
<td>002</td>
<td>1</td>
<td>491575</td>
<td>D-018-00002</td>
<td>17,226.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>003</td>
<td>19-A</td>
<td>491576</td>
<td>D-018-00003</td>
<td>900.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>18,126.00</td>
</tr>
<tr>
<td>Gaia Realty Co. Inc.</td>
<td>Namayan</td>
<td>004</td>
<td>1</td>
<td>48036</td>
<td>D-018-00628</td>
<td>10,967.00</td>
</tr>
<tr>
<td>Nestor Pangan</td>
<td>Namayan</td>
<td>003</td>
<td>2-D-2-A</td>
<td>12340</td>
<td>D-018-01452</td>
<td>3,647.79</td>
</tr>
<tr>
<td>Namayan Realty Corporation</td>
<td>Namayan</td>
<td>005</td>
<td>1-F-1 &amp; 1-C-1</td>
<td>30353</td>
<td>B-018-00241</td>
<td>2,734.54</td>
</tr>
<tr>
<td></td>
<td></td>
<td>023-024</td>
<td>16</td>
<td>30350</td>
<td>B-018-00245</td>
<td>2,539.80</td>
</tr>
<tr>
<td></td>
<td></td>
<td>025</td>
<td>1-A &amp; 1-B</td>
<td>30354</td>
<td>B-018-00246</td>
<td>4,833.43</td>
</tr>
<tr>
<td></td>
<td></td>
<td>004</td>
<td>2-C</td>
<td>61989</td>
<td>D-018-00031</td>
<td>2,917.55</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>13,025.32</td>
</tr>
<tr>
<td>Barrio Development Inc. (R3-B)</td>
<td>Namayan</td>
<td>004</td>
<td>1-F-2-A &amp; 1-C-2-A</td>
<td>7625</td>
<td>B-018-00213, B-01800214</td>
<td>5,009.00</td>
</tr>
<tr>
<td>Seaoil Philippines Inc.</td>
<td>Namayan</td>
<td>002</td>
<td>1-F-2-B-1 &amp; 1-C-2-B-1</td>
<td>21987</td>
<td>D-018-02043</td>
<td>4,672.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>003</td>
<td>1-F-2-B-2-B &amp; 1-C-2-B-2</td>
<td>22040</td>
<td>D-018-02058</td>
<td>2,660.59</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>7,332.59</td>
</tr>
<tr>
<td>OWNER OF PROPERTY</td>
<td>BARANGAY</td>
<td>ASSSESSOR LOT NO.</td>
<td>LOT NO.</td>
<td>TCT. NO.</td>
<td>TAX DEC NO.</td>
<td>LAND AREA</td>
</tr>
<tr>
<td>-------------------</td>
<td>----------</td>
<td>------------------</td>
<td>---------</td>
<td>---------</td>
<td>-------------</td>
<td>-----------</td>
</tr>
<tr>
<td>アジアンチェミカル コープ.</td>
<td>Namayan</td>
<td>004</td>
<td>1-F-2-C-2 &amp; 1-C-2-C</td>
<td>24853</td>
<td>B-018-01407</td>
<td>5,404.00</td>
</tr>
<tr>
<td>Salvador D. Canelo</td>
<td>Namayan</td>
<td>027</td>
<td>1-F-2-C-1-B-1</td>
<td>21076</td>
<td>D-018-01971</td>
<td>500.00</td>
</tr>
<tr>
<td></td>
<td>Namayan</td>
<td>028</td>
<td>1-F-2-C-1-B-2</td>
<td>18050</td>
<td>D-018-01732</td>
<td>472.00</td>
</tr>
<tr>
<td></td>
<td>Namayan</td>
<td>029</td>
<td>1-F-2-C-1-B-3-A-1-A</td>
<td>28211</td>
<td>D-018-02021</td>
<td>200.00</td>
</tr>
<tr>
<td></td>
<td>Namayan</td>
<td>030</td>
<td>1-F-2-C-1-B-3-A-1-B</td>
<td>21683</td>
<td>D-018-02022</td>
<td>600.00</td>
</tr>
<tr>
<td></td>
<td>Namayan</td>
<td>031</td>
<td>1-F-2-C-1-B-3-A-2</td>
<td>19814</td>
<td>D-018-01862</td>
<td>560.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>2,332.00</td>
</tr>
<tr>
<td>Tantaco Enterprises, Inc.</td>
<td>Namayan</td>
<td>032</td>
<td>5-B</td>
<td>59551</td>
<td>D-018-02076</td>
<td>4,316.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>033</td>
<td>1</td>
<td>58649</td>
<td>D-018-02077</td>
<td>3,451.83</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>7,767.83</td>
</tr>
<tr>
<td>Ruby Industrial Corporation</td>
<td>Namayan</td>
<td>034</td>
<td>5-B-1 &amp; 5-B-2</td>
<td>489141 (0509)</td>
<td>D-018-01239</td>
<td>17,181.00</td>
</tr>
<tr>
<td>RUBY Industrial Corp.</td>
<td>Vergara</td>
<td>479 J. Rizal St.</td>
<td>001</td>
<td>no record</td>
<td>no record</td>
<td>D-026-00060</td>
</tr>
<tr>
<td></td>
<td></td>
<td>479 J. Rizal St.</td>
<td>002</td>
<td>no record</td>
<td>no record</td>
<td>D-026-00059</td>
</tr>
<tr>
<td></td>
<td></td>
<td>470 J. Rizal St.</td>
<td>no record</td>
<td>no record</td>
<td>D-026-00058</td>
<td>5,441.17</td>
</tr>
<tr>
<td></td>
<td></td>
<td>E. Cruz – Blumentritt</td>
<td>001</td>
<td>1</td>
<td>00605</td>
<td>D-026-00057</td>
</tr>
<tr>
<td></td>
<td></td>
<td>E. Cruz – Blumentritt</td>
<td>003</td>
<td>2</td>
<td>00606</td>
<td>D-026-00056</td>
</tr>
<tr>
<td></td>
<td></td>
<td>E. Cruz – Blumentritt</td>
<td>002</td>
<td>3</td>
<td>00607</td>
<td>D-026-00055</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>37,425.17</td>
</tr>
<tr>
<td>ARMYA Commercial Corp.</td>
<td>Vergara</td>
<td>014</td>
<td>1</td>
<td>22529</td>
<td>D-026-01691</td>
<td>221.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>015</td>
<td>2</td>
<td>22530</td>
<td>D-026-01692</td>
<td>276.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>016</td>
<td>3</td>
<td>22531</td>
<td>D-026-01693</td>
<td>2,945.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>017</td>
<td>4</td>
<td>22598</td>
<td>D-026-01694</td>
<td>967.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>4,409.00</td>
</tr>
<tr>
<td>Liberty Flour Mills</td>
<td>Vergara</td>
<td>013</td>
<td>30-A</td>
<td>no record</td>
<td>D-026-00496</td>
<td>1,150.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>1</td>
<td>73446</td>
<td>D-026-00497</td>
<td>1,001.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td>3</td>
<td>77502</td>
<td>D-026-00497</td>
<td>21,553.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>23,704.00</td>
</tr>
<tr>
<td>OWNER OF PROPERTY</td>
<td>BARANGAY</td>
<td>ASSESSOR LOT NO</td>
<td>LOT NO.</td>
<td>TCT. NO.</td>
<td>TAX DEC NO.</td>
<td>LAND AREA</td>
</tr>
<tr>
<td>-------------------------</td>
<td>------------------</td>
<td>-----------------</td>
<td>---------</td>
<td>-------------------</td>
<td>-------------</td>
<td>-----------</td>
</tr>
<tr>
<td>ARCYA Commercial Corp.</td>
<td>Mabini J. Rizal</td>
<td>002</td>
<td>B &amp; 20</td>
<td>15656, 15657 &amp; 15658</td>
<td>D-015-01223</td>
<td>11,300.50</td>
</tr>
<tr>
<td>Integrated Credit &amp; Corp. Services (R3-B)</td>
<td>Mabini J. Rizal</td>
<td>003</td>
<td>no record</td>
<td>157709</td>
<td>D-015-01244</td>
<td>4,287.00</td>
</tr>
<tr>
<td>Integral Property (Treetop) (Suntrust Developers)</td>
<td>Hulo</td>
<td>008</td>
<td>8</td>
<td>48135</td>
<td>D-004-00689</td>
<td>6,122.62</td>
</tr>
<tr>
<td></td>
<td></td>
<td>010</td>
<td>9</td>
<td>no record</td>
<td></td>
<td></td>
</tr>
<tr>
<td>Apollo Steel</td>
<td>Barangka Ibaba</td>
<td>003</td>
<td>3-C-B-13</td>
<td>410833</td>
<td>D-004-00689</td>
<td>4,875.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>002</td>
<td>6</td>
<td>no record</td>
<td>D-004-00688</td>
<td>12,172.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>015</td>
<td>no record</td>
<td></td>
<td></td>
<td>192.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>6,421.50</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>23,660.50</td>
</tr>
<tr>
<td>PLDT</td>
<td>Malamig</td>
<td>001</td>
<td>8-C</td>
<td>no record</td>
<td>D-016-01706</td>
<td>30,541.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>002</td>
<td>16-B</td>
<td>no record</td>
<td>D-016-01706</td>
<td></td>
</tr>
<tr>
<td>NWYM, Inc.</td>
<td>Malamig</td>
<td>006</td>
<td>6</td>
<td>no record</td>
<td>D-016-00656</td>
<td>10,662.00</td>
</tr>
<tr>
<td>Phil. Integrated Exporters Inc.</td>
<td>Malamig</td>
<td>004</td>
<td>2-B</td>
<td>4948</td>
<td>D-016-01314</td>
<td>3,667.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>003</td>
<td>2-A</td>
<td>4947</td>
<td>D-016-01313</td>
<td>3,218.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>6,885.00</td>
</tr>
<tr>
<td>Dulce Blanca Punzalan</td>
<td>Malamig</td>
<td>001</td>
<td>17-O-7-E-1-B-4-B</td>
<td>64523</td>
<td>D-016-03353</td>
<td>669.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>002</td>
<td>B-4-A</td>
<td>64524</td>
<td>D-016-03554</td>
<td>1,329.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>1,998.00</td>
</tr>
<tr>
<td>Mandaluyong Packaging Industries Inc.</td>
<td>Malamig</td>
<td>003</td>
<td>B-4-B</td>
<td>18614</td>
<td>D-016-00062</td>
<td>1,659.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>004</td>
<td>B-4-C</td>
<td>18614</td>
<td>D-016-00064</td>
<td>341.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>2,000.00</td>
</tr>
<tr>
<td>Eternit Corporation</td>
<td>Plainview</td>
<td>001</td>
<td>6</td>
<td>no record</td>
<td>D-022-06870</td>
<td>43,889.03</td>
</tr>
<tr>
<td>Raymond Realty</td>
<td>Plainview</td>
<td>004</td>
<td>2-D</td>
<td>no record</td>
<td></td>
<td>475.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>005</td>
<td>2-C</td>
<td>no record</td>
<td></td>
<td>2,475.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>006</td>
<td>2-B</td>
<td>no record</td>
<td></td>
<td>1,475.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>007</td>
<td>2-A</td>
<td>no record</td>
<td></td>
<td>1,948.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>SUB-TOTAL</td>
<td>6,373.00</td>
</tr>
</tbody>
</table>
3) **R–3C VERY HIGH DENSITY RESIDENTIAL ZONE**  
(Maximum Building Height: 54 meters)

   a. A lot deep south side of Wack-Wack Road ending at Wack-Wack Village Gate and designated as Block 362 Lots 1 to 8 per DENR Cadastral Map approved September 30, 1980 (PCS 9927 Macadam 586 Case 027).

   b. The area occupied by California Garden Square except for areas declared as C–3A covered by the lot deep along D. M. Guevara St.

   c. The lot parcels with City Assessor’s specifications as listed below:

<table>
<thead>
<tr>
<th>OWNER OF PROPERTY</th>
<th>BARANGAY</th>
<th>ASSESSOR LOT NO.</th>
<th>LOT NO.</th>
<th>TCT. NO.</th>
<th>TAX DEC NO.</th>
<th>LAND AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Hulo</td>
<td>004</td>
<td>1</td>
<td>008-2011000129</td>
<td>D-014-06518</td>
<td>20,330.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>005</td>
<td>2</td>
<td>008-2011000130</td>
<td>D-014-06519</td>
<td>324.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>006</td>
<td>3</td>
<td>008-2011000131</td>
<td>D-014-06520</td>
<td>302.00</td>
</tr>
<tr>
<td></td>
<td></td>
<td>007</td>
<td>6</td>
<td>008-2011000133</td>
<td>D-014-06523</td>
<td>668.00</td>
</tr>
<tr>
<td></td>
<td>Acqua</td>
<td>008</td>
<td>5</td>
<td>008-2011000132</td>
<td>D-014-06522</td>
<td>128.00</td>
</tr>
<tr>
<td>Residences (Century Properties)</td>
<td>009</td>
<td>4</td>
<td>008-2011000128</td>
<td>D-014-06521</td>
<td>3,086.00</td>
<td></td>
</tr>
</tbody>
</table>

**SUB–TOTAL** 24,837.00
<table>
<thead>
<tr>
<th>OWNER OF PROPERTY</th>
<th>BARANGAY</th>
<th>ASSESSOR LOT NO.</th>
<th>LOT NO.</th>
<th>TCT. NO.</th>
<th>TAX DEC NO.</th>
<th>LAND AREA</th>
</tr>
</thead>
<tbody>
<tr>
<td>Tivoli Garden Residences (DMCI)</td>
<td>Hulo</td>
<td>4</td>
<td>1</td>
<td>10124</td>
<td>D-016-01511</td>
<td>27,397.40</td>
</tr>
<tr>
<td>DMCI Properties Developers (Dansalan Gardens)</td>
<td>Malamig</td>
<td>005</td>
<td>1</td>
<td>10124</td>
<td>D-016-01511</td>
<td>8,015.00</td>
</tr>
</tbody>
</table>

**SUB-TOTAL** 33,492.00

<table>
<thead>
<tr>
<th>Bernardo R. Sebastian (San Francisco Gardens)</th>
<th>003</th>
<th>13-B-2</th>
<th>294808</th>
<th>D-016-01756</th>
<th>583.00</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>007</td>
<td>13-A-1</td>
<td>294807</td>
<td>D-016-00205</td>
<td>4,376.00</td>
</tr>
</tbody>
</table>

**SUB-TOTAL** 4,959.00

| Governor's Palace                             | 1-A-1 | 22596 | D-013-11720 | 1,514.00 |
|                                               | 1-A-3 |       |           | 1,582.00 |
|                                               | 1-A-5 |       |           | 1,787.00 |

**SUB-TOTAL** 4,883.00

**D. SHZ SOCIALIZED HOUSING ZONE**

All areas occupied by existing and proposed socialized housing as indicated in the map and listed below:

1) Coronado Medium–Rise
2) Bagong Silang Medium–Rise
3) Banahaw Medium–Rise
4) San Joaquin Medium–Rise
5) Namayan Medium–Rise
6) Garden Compound Medium–Rise
7) San Miguel Medium–Rise
8) Kapalaran Medium–Rise
9) Fabella Row House
10) Hulo Medium–Rise
11) R. Pascual Medium–Rise
12) Manggaхan Medium–Rise
13) KGB Row House and Medium–Rise
14) Abella Medium–Rise
15) Maria Clara Medium–Rise
16) Pagong Property Development
17) Cobey Property Development
18) Panataq Block 37 Row House
19) Phoenix Property Development
20) Irid Housing
21) Agudo-Hinahon–GK Housing

**E. GHZ GOVERNMENT HOUSING ZONE**

All areas occupied by existing and proposed housing developed by the City Government of Mandaluyong principally and exclusively for employees of the City Government of Mandaluyong and their qualified beneficiaries.
3. COMMERCIAL ZONES

A. C-1 LOW DENSITY COMMERCIAL
(Maximum Building Height: 15 meters)

1) The lot deep both sides of F. Blumentritt St. from Boni Avenue to Coronado St. except for area presently occupied by cemetery.
2) The lot deep both sides of P. Cruz St. from F. Ortigas St. to F. Blumentritt St.
3) The lot deep (15 meters uniform depth) both sides of J. Rizal St. from F. Blumentritt St. to Rodriguez St.
4) The lot deep (15 meters uniform depth) both sides of Martinez St. from Rodrigues St. to the Mandaluyong-Manila boundary.
5) The lot deep north side of Coronado St. from F. Blumentritt St. to area presently occupied by Acqua Residences
6) The lot deep both sides of Martinez St. from a lot deep exterior side of Maysilo St. to Dr. Jose Fabella Road.
7) The lot deep both sides of Sgt. Bumatay St. from a lot deep exterior side of Maysilo St. to Pantaleon St.
8) The lot deep western side of 9 de Febbrero St. from a lot deep south side of Shaw Blvd. to Fabella Road.
9) The lot deep eastern side of 9 de Febbrero St. from a lot deep south side of Shaw Blvd. to the area occupied by Socialized Housing Zone (SHZ).
10) The lot deep east side of 9 de Febbrero St. from Dr. J. Fernandez St. to a lot deep north side of S.M. Guevara St.

B. C-2 MEDIUM DENSITY COMMERCIAL
(Maximum Building Height: 18 meters)

1) The area bounded by EDSA, Florida St. and Connecticut St.
2) The lot deep north side of Ortigas Avenue from EDSA to Holy Cross St.
3) The lot deep south side of Ortigas Avenue from EDSA to Notre Dame St.
4) The lot deep on the western side of EDSA from a lot deep southern side of Ortigas Avenue to Cornell St. except for area presently occupied by Utility.
5) The block deep on the western side of EDSA from Cornell St. to Shaw Blvd.
6) The lot deep northern side of Shaw Blvd. from a block deep from EDSA to the area presently occupied by Sun Plaza at corner Shaw Blvd. and Princeton St.
7) The lot deep both sides of San Francisco St. from Coronado St. to Maysilo St.

8) The lot deep both sides of Barangka Drive from Sgt. Burnatay St. to Dr. Jose Fabella Road and from E. Pantaleon St. to Camiguin St.

9) The lot deep west side of Sierra Madre St. from Mariveles St. to Pinatubo St.

10) The lot deep north side of Pinatubo St. from Boni Avenue to Sierra Madre St.

11) The lot deep west side of Pinatubo St. from Boni Avenue to Sen. Nepial Gonzalez St./S. Cruz St.

C. C-3 HIGH DENSITY COMMERCIAL ZONE

1) C3-A Maximum Building Height: 48 meters

a. The area bounded by the Sen. Nepial A. Gonzalez Street, by Gen. Kalentong St., and by the Manila-Mandaluyong boundary.

b. The Block bounded by Pinatubo Street and by Apo Street.

c. The area north of Sen. Nepial A. Gonzalez Street bounded by Sen. Nepial A. Gonzalez Street, Gen. Kalentong St., and the Mandaluyong-Manila-San Juan boundary, except for a lot deep both sides of Shaw Blvd. herein declared as C3-B from Gen. Kalentong St. to the Mandaluyong-Manila-San Juan Boundary.

d. The lot deep on the east side of Gen. Kalentong St. from a lot deep north side of Shaw Blvd. to Mandaluyong-San Juan boundary.

e. The area bounded Gen. Kalentong St., by a lot deep south side of Shaw Blvd., by J. Tiasejo St., and by Martinez St. (Bgy. Daang Bakal.)

f. The lot deep south side of Martinez St. (Bgy. Daang Bakal) from Gen. Kalentong St. to the area presently occupied by Jose Rizal University.

g. The lot deep east side of F. Roxas St. and Gen. Kalentong St. from a lot deep north side of F. Blumentritt St. to a lot deep south side of Martinez St.

h. The block bounded by Gen. Kalentong St, F. Roxas St., and F. Blumentritt St. and the Mandaluyong-Manila boundary, except for area occupied by the Liberation Marker.

i. The lot deep both sides of F. Blumentritt St. from the Mandaluyong-Manila boundary to San Felipe Neri Parish Church and Boni Avenue/F. Blumentritt St. Junction.
j. The lot deep both sides of Boni Avenue from San Felipe Neri Parish Church and Boni Ave./F. Blumentritt St. junction to Maysilo Circle.

k. The exterior lot deep along Maysilo Circle.

l. The lot deep both sides of Boni Avenue from Maysilo Circle to Pinatubo St.

m. The lot deep both sides of D.M. Guevara St. from Arayat St. and 9 de Febrero St. to Sierra Madre St.

2) C3-B Maximum Building Height: 90 meters

a. The lot deep north side of Shaw Blvd. from the San Juan River easement to Princeton St. and including the area presently occupied by Sun Plaza.

b. The lot deep south side of Shaw Blvd. from San Juan River easement to Jaime Cardinal Sin St. except for areas presently occupied by institutions (Barangay Hall and Jose Rizal University.)

c. The area bounded by Shaw Blvd., by S. Laurel St., by 9 de Febrero St., by R. Pascual St., and by area presently occupied by the Archbishop’s Palace (Institutional) at corner Shaw Blvd. and Rodriguez St.

d. The area bounded by Shaw Blvd., S. Laurel St. (Victoria), 9 de Febrero St. and Old Wack-Wack Road.

e. The lot deep south side of Shaw Blvd. from Samat St. to Old Wack-Wack Road.

f. The area bounded by EDSA, Shaw Blvd. Samat St., by a lot deep north of Queens Road (PSC 8570), by Queens Road., by PSD 942 presently occupied by Highway Hills Elementary School, by PCS 2473 lots 4047 (8), 4048 (7), 4049 (6), and 4050 (5) as indicated in Mandaluyong Cadastre Mcadm 586 Case 013 approved 30 September 1980, and by Mariveles and Sultan Sts.

g. The area bounded by Sultan St., Mariveles St. and Sierra Madre St.

h. The area bounded by EDSA, Sultan St., Sierra Madre St. and D.M. Guevara St.

i. The area bounded by EDSA, D.M. Guevara St., Sierra Madre St., and Pinatubo St.

j. The area north side of Boni Avenue bounded by EDSA, Pinatubo St., and Boni Avenue.

k. The area south side of Boni Avenue bounded by EDSA, Boni Avenue, Pinatubo St., and Apo St.
I. The area bounded by EDSA, Lion’s Road, and Apo St.

m. The area bounded by EDSA, the ten-meter easement along Pasig River, by Pinatubo St. and Lions Road.

3) C3–C  Maximum Building Height: 180 meters

a. The area bounded by EDSA, Shaw Blvd., St. Francis St., Lourdes St., the Mandaluyong–Pasig–Quezon City boundary, and Guadix Drive.

b. The lot deep north side of Guadix Drive from EDSA to the Mandaluyong–Pasig–Quezon City boundary.

D. C–4 CENTRAL BUSINESS DISTRICT (CBD)
The area bounded by Shaw Blvd., EDSA, Pasig River and Pasig–Mandaluyong boundary (as defined under City Ordinance 164, S–1997).

3. INSTITUTIONAL ZONE

A. The area occupied by the Mandaluyong City Hall Complex and other government offices;

B. The area occupied by the Archbishop’s Palace;

C. All areas occupied by hospitals, religious and educational institutions and other similar uses existing at the time of the adoption of this Ordinance.

4. GOVERNMENT INFRASTRUCTURE ZONE

All areas identified in the Site/Road Development Plan (Appendix B of this Ordinance) and other government infrastructure projects as defined in Article III of this Ordinance.

5. PARKS AND RECREATION

A. The area occupied by Wack–Wack Golf and Country Club bounded by Ortigas Avenue, by Notre Dame St., by Harvard St., by Wack–Wack Road, by Ermitaño Creek, and by Mandaluyong–San Juan Boundary.

B. The portion of Mandaluyong City Hall compound occupied by Amado T. Reyes Park and existing sports facilities.

C. The area fronting Renato Lopez Elementary School in Barangay Mabini–J. Rizal with PSU No. 25934 and formerly called Joriz Plaza.
D. The area occupied by Hardin ng Pag–asa located along C–3 Road, Welfareville Property, including the swimming pool.

E. All areas presently occupied by barangay plazas and government sports facilities at the time of the adoption of this ordinance.

6. LINEAR PARKS AND OTHER LANDSCAPED DEVELOPMENT

A. The area occupied by Linear Parks along Pasig River.

B. All center islands of streets and street sidewalks.

C. Vacant areas within public school grounds and compounds of other government institutions.

D. Minimum of ten (10) meter easement along Pasig River.

E. Existing easement of San Juan River.

F. The three (3) meter easement along Maysilo, Buhangin, Maytunas, Mayon, Buayang Bato and Ermitaño creeks.

7. URBAN RENEWAL AREA (URA)

The area occupied by the Welfareville Property as indicated in the map, and described below:

<table>
<thead>
<tr>
<th>TCT NO.</th>
<th>LOT NO.</th>
<th>PLAN NO.</th>
<th>LAND AREA (sq. meters)</th>
</tr>
</thead>
<tbody>
<tr>
<td>9755</td>
<td>1</td>
<td>Psd-398</td>
<td>71,393</td>
</tr>
<tr>
<td>9756</td>
<td>51-B-3-A</td>
<td>Psd-398</td>
<td>26,608</td>
</tr>
<tr>
<td>10144</td>
<td>2</td>
<td>Psd-398</td>
<td>69,499</td>
</tr>
<tr>
<td>10145</td>
<td>3</td>
<td>Psd-398</td>
<td>68,844</td>
</tr>
<tr>
<td>10147</td>
<td>51-B-3-C</td>
<td>Psd-398</td>
<td>50,627</td>
</tr>
<tr>
<td>10145</td>
<td>51-B-3-B</td>
<td>Psd-398</td>
<td>32,107</td>
</tr>
<tr>
<td>11315</td>
<td>51-B-3-G-17-Q-1</td>
<td>Psd-1457</td>
<td>48,980</td>
</tr>
<tr>
<td>11315</td>
<td>51-B-3-G-17-Q-3</td>
<td>Psd-1457</td>
<td>160,884</td>
</tr>
<tr>
<td>11316</td>
<td>51-B-3-G-17-Q-4</td>
<td>Psd-1457</td>
<td>380,077</td>
</tr>
<tr>
<td>10947</td>
<td>51-B-3-D</td>
<td>Psd-398</td>
<td>175,046</td>
</tr>
<tr>
<td>10946</td>
<td>10</td>
<td>Psd-398</td>
<td>1,149</td>
</tr>
<tr>
<td>11316</td>
<td>51-B-3-G-17-Q-2</td>
<td>Psd-1457</td>
<td>6,437</td>
</tr>
<tr>
<td>11316</td>
<td>51-B-3-G-17-Q-5</td>
<td>Psd-1457</td>
<td>38,679</td>
</tr>
<tr>
<td>11316</td>
<td>51-B-3-G-17-Q-6</td>
<td>Psd-1457</td>
<td>3,260</td>
</tr>
<tr>
<td>11315</td>
<td>11</td>
<td>Psd-398</td>
<td>10,733</td>
</tr>
<tr>
<td>11315</td>
<td>12</td>
<td>Psd-398</td>
<td>13,498</td>
</tr>
<tr>
<td>11315</td>
<td>13</td>
<td>Psd-398</td>
<td>3,354</td>
</tr>
<tr>
<td>10947</td>
<td>51-B-3-D (bt B)</td>
<td>Psd-398</td>
<td>2,715</td>
</tr>
<tr>
<td>11518</td>
<td>14</td>
<td>Psd-398</td>
<td>7,239</td>
</tr>
<tr>
<td>11518</td>
<td>7</td>
<td>Psd-334</td>
<td>4,417</td>
</tr>
<tr>
<td>9700 (old)</td>
<td>51-B-3-F</td>
<td>Psd-398</td>
<td>1,657</td>
</tr>
<tr>
<td>11520</td>
<td>15-T</td>
<td>Psd-816</td>
<td>1,832</td>
</tr>
<tr>
<td>11521</td>
<td>15-D</td>
<td>Psd-816</td>
<td>2,376</td>
</tr>
<tr>
<td>12567</td>
<td>51-B-3-F</td>
<td>Psd-398</td>
<td>2,555</td>
</tr>
<tr>
<td>12388 (old)</td>
<td>15-L-16-B</td>
<td>Psd-1887</td>
<td>1,952</td>
</tr>
</tbody>
</table>
8. UTILITY ZONE
   A. The area along west of EDSA corner Cornell St. occupied by the MERALCO Substation (Mandaluyong).
   B. The area occupied by the MERALCO Substation within SM–Shangrila Compound.

9. CEMETERY
   A. Area occupied by Garden of Life Park in Brgy. Vergara.
   B. Area occupied by Mandaluyong City Memorial Park in Brgy. Old Zaniga.
   C. Area occupied by San Felipe Roman Catholic Cemetery in Brgy. Poblacion.
   D. Area occupied by Paradise Memorial Garden in Brgy. Old Zaniga.

10. WATER ZONES
    A. Pasig River
    B. San Juan River
    C. Maysilo Creek
    D. Maytunas Creek
    E. Buhangin Creek
    F. Ermitaño Creek
    G. Buayang Bato Creek
    H. Mayon Creek

SECTION 8. INTERPRETATION OF ZONE BOUNDARIES. In the interpretation of the boundaries for any of the zones indicated on the Zoning Map, the following rules shall apply:

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

B. Where zone boundaries are so indicated that they approximately follow the lot lines, such lot lines shall be construed to be the boundaries.

C. Where zone boundaries are so indicated that they are approximately parallel to the center lines or right-of-way lines of streets and highways, such zone boundaries shall be construed as being parallel thereto and at such distance therefrom as indicated in the zoning map. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning map.
D. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.

E. Where the boundary of a zone follows a river or creek, said boundary line shall be deemed to be at the limit of the political jurisdiction of the barangay or city unless otherwise indicated. Boundaries indicated as following shorelines shall be construed to follow such shorelines and in the event of change in the shorelines, shall be construed as moving with the actual shorelines.

F. 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 fails.

G. Where zone boundary is indicated as one-lot-deep, said depth shall be construed to be the average depth of the lots involved within each particular city block. Where, however, any lot has a depth greater than said average, the remaining portion of said lot shall be construed as covered by the one-lot-deep zoning district provided the remaining portion has an area less than fifty percent (50%) of the total area of the entire lot.

H. If the remaining portion has an area equivalent to fifty percent (50%) or more of the total area of the lot then the average lot depth shall apply to the lot which shall become a lot divided and covered by two or more different zoning districts, as the case may be.

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

J. THE TEXTUAL DESCRIPTION OF THE ZONE BOUNDARIES SHALL PREVAIL OVER THAT OF THE OFFICIAL ZONING MAPS.

ARTICLE V
LAND USE REGULATIONS

SECTION 9. GENERAL PROVISION. The uses enumerated in the succeeding sections are not exhaustive nor all-inclusive. The Local Zoning Board of Adjustment and Appeals (LZBA) shall, subject to the requirements of this Article, allow other uses not enumerated hereunder provided that they are compatible with the uses expressly allowed.

Allowance for further uses shall be based on the intrinsic qualities of the land and the socio-economic potential of the locality with due regard to the maintenance of the essential qualities of the zone.
Specific uses/activities of lesser density within a particular zone e.g. (R-1) may be allowed within the zone of higher density (R-2, R-3), or in another zone and its subdivisions (e.g. C-1, C-2), but not vice versa, except for uses expressly allowed in said zones, such that the cumulative effect of zoning shall be intra-zonal and not inter-zonal. Provided, such lesser density use/activity locating within a zone of higher density use/activity shall maintain its character as specified in this Ordinance under the zoning regulations and permitted uses for such lesser density use/activity. Provided, further, that such lesser density use shall conform to the height regulation specified for the actual zoned use in the area.

Further, the following shall be considered:

A. Allowable land uses are specified according to Principal Uses and Accessory Uses. Principal Uses define the dominant use of a zone or lot while Accessory Uses support the principal uses.

B. An Accessory Use shall be allowed only with the presence of the Principal Use in the same lot.

C. Building Density shall be controlled by a maximum Floor Area Ratio (FAR). In zones where no maximum FAR is prescribed, building density shall be limited by maximum building height and yard/setback restrictions.

SECTION 10a USE REGULATIONS IN LOW DENSITY RESIDENTIAL ZONE (R-1).

In R-1 districts, no building, structure or land use shall be erected or altered in whole or in part except for one or more of the following:

A. PRINCIPAL USES

1. Single Detached single family dwelling
2. Semi-detached family dwelling e.g. duplex
3. Customary accessory uses like
   a. Servant’s quarter
   b. Private garage
   c. Guardhouse

B. ACCESSORY USES

1. Home occupation for the practice of one’s profession or for engaging an in-house business such as dressmaking, tailoring, baking, running a sari-sari store, convenience store and the like, provided that:
   a. The number of persons engaged in such business/industry shall not exceed 3, inclusive of the owner;
   b. Not more than 25 sq. meters is devoted to such home occupation;
c. There shall be no change in the outside appearance of the building or premises;

d. No home occupation shall be conducted in any customary accessory uses cited above;

e. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard;

f. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage off the premises;

2. Recreational facilities for the exclusive use of the members of the family residing within the immediate residential community, such as:

a. Parks, sports field/court, garden
b. Swimming pools
c. Pelota court
d. Basketball court/volleyball court
e. Multi-purpose/Barangay Hall
f. Children's playground
g. Sports Club

3. Pre-school/Kindergarten School (maximum of 3 classrooms)

4. Place for Religious Worship

5. Medical Clinic, health center for the exclusive use of the members of the family residing within the premises

6. Plant nursery not engaged in any commercial activity

7. Community/Village Association Office

8. Neighborhood Disaster Risk Reduction and Command Centers

9. Neighborhood Materials Recovery Facility

SECTION 10b. USE REGULATIONS IN MEDIUM DENSITY RESIDENTIAL (R-2) ZONES.
In R-2 districts, only the following uses are permitted:

A. PRINCIPAL USES

1. All uses permitted in R-1 zones.

2. Residential condominium, apartment hotels, century hotels
3. Mixed-use development having 70% of gross generated floor area for residential use and 30% GFA for customarily incidental services such as barber and beauty shops, tailoring and dress shops, neighborhood convenience stores, retail drugstores, steam/dry cleaning laundry outlets, eatery, audio–video rental

4. Apartment houses, townhouses

5. Multi-family dwellings, row houses

6. Dormitories

7. Family planning clinics

8. Community civic centers and community auditoriums, halls and exhibition areas, branch library and museum

9. Pre-school/Kindergarten School (maximum of 5 classrooms)

B. ACCESSORY USES

1. Home occupation for the practice of one’s profession or for engaging an in–house business such as dressmaking, tailoring, baking, catering services, events planning and the like; provided that:
   a. The number of persons engaged in such business/industry shall not exceed 5, inclusive of the owner;
   b. Not more than 20% of the total floor area of dwelling unit is devoted to such home occupation;
   c. There shall be no change in the outside appearance of the dwelling unit, building or premises;
   d. No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard;
   e. No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage off the premises;

2. Home industry provided that:
   a. Such home industry shall not occupy more than twenty percent (20%) of the floor gross area of the dwelling unit with employees not to exceed five (5) persons. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/menace;
b. Allotted capitalization of not more than Three Million Pesos (P3,000,000.00) for Micro-scale industries as set by the Department of Trade and Industry (DTI)—Small and Medium—Enterprise Development Council (SMEDC).

c. Shall consider same provisions as enumerated in items d and e of item 1, Home Occupation, this section;

3. Ballet, dance and voice studios provided that the classes or instructions are held in sound proofed and air-conditioned rooms;

4. Philanthropic or charitable institutions upon approval of the site development and building plan by the zoning administrator and subject to such conditions and safeguards as deemed appropriate by the same administrator.

5. Offices with no actual display, sale, transfer, or handling of the office commodities in the premises.

6. Water Refilling Stations upon presentation of DOH clearance and certificate of adequate water supply from water supply concessioner

SECTION 10c. USE REGULATIONS IN HIGH DENSITY RESIDENTIAL (R–3) ZONES composed of R–3A and R–3B zones.

In R–3 districts, only the following uses are permitted:

1) All uses permitted and as specified in R–1 and R–2 Zones.

2) Medium to high-rise residential building up to a) R–3A 7 storeys, and b) R–3B 12 storeys, mixed-use development having 60% of gross generated floor area for residential use.

3) Elementary and High Schools.

SECTION 10d. USE REGULATIONS IN VERY HIGH DENSITY RESIDENTIAL (R–3C) ZONES. All uses permitted and specified in R–1, R–2 and R–3 zones and where maximum building height is 18 storeys or 54 meters, whichever is lower.

SECTION 10e. USE REGULATION IN SHZ SOCIALIZED HOUSING ZONES. A SHZ zone shall be used principally for socialized housing/dwelling purposes for the underprivileged and homeless as defined in Republic Act 7279.

ACCESSORY USES

A. Parking space, pocket garden
B. Health/community clinic
C. Playground (children's)
D. Cooperatives' store
E. Community Hall/Clubhouse
F. Other customary uses as provided for in R.A. 7279
SECTION 10f. USE REGULATION IN GHZ GOVERNMENT HOUSING ZONES. A GHZ zone shall be used principally for housing/dwelling purposes exclusively for employees of the City Government of Mandaluyong and their immediate families.

ACCESSORY USES

A. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:
   1. Parks, sports field/court, garden
   2. Swimming pools
   3. Pelota court
   4. Basketball court/volleyball court
   5. Children's playground
   6. Multi-purpose/barangay hall
   7. Sports Club

B. Place for Religious Worship
C. Medical Clinic, health center
D. Other customary accessories as provided in this Ordinance for R–2, R–3 and SHZ Zones for the exclusive use of the members of the family residing within the premises

SECTION 11. USE REGULATIONS IN C–1 ZONES. In C–1 districts, only the following uses are permitted:

A. PRINCIPAL USES
   1. All uses permitted in residential zones
   2. Office buildings, office condominiums
   3. Banks, savings/loan, money shops and other related financial institutions.
   4. Pawnshops, photo and portraits studios, shoeshine/repair stands, retail drug stores, tailoring and dress shops, bakeshops and bakery goods store.
   5. Personal service shops such as watch repair shops, key duplication shops, laundries and laundromats, repair of business machines, repair of household appliances and other small service establishments excluding those establishments using or storing paints, industrial gases and other flammable/combustible materials.
   6. Radio, television and electrical appliance repair shops.
   7. Computerized printing and other small service establishments.
   8. Sporting goods supplies, dry goods stores, haberdasheries, ready-made and knitted wear stores, apparel repair and other related repairs services, and footwear shops.
   9. Messengers services, telephone and telegraphic exchanges.
10. Hardware and auto supply shops, auto sales, car rentals, automotive handicraft, retail shops, accessory and spare shops and equipment rentals and sales yards

11. Standard LPG Tanks Retailer

12. Betting Stations

B. ACCESSORY USES

1. All accessory uses in residential zones with appropriate regulations.

2. Tire and vulcanizing shops.

3. Auto repair and maintenance works requiring no open flames, welding, or use of flammable liquids

4. Materials Recovery Facilities in support of Republic Act 9003

5. Carinderias, food stores, take-home kiosks, ice cream parlors, soda fountains, fruit stands, meat, fish and poultry stores, dairy products, candies and other related goods stores with enclosure and proper drainage/waste disposal facility

6. Customary uses and buildings incidental to any of the above permitted uses like storage rooms

SECTION 11a. USE REGULATIONS IN C–2 ZONES. In C–2 districts, only the following uses are permitted:

A. PRINCIPAL USES

1. All uses permitted in Residential Zones and C–1 districts.

2. Amusement centers, theaters, dance halls, dance and voice studios.

3. Restaurants, canteens, delicatessen, confectionery shops and automat, soda fountain, groceries and supper clubs and discotheques.

4. Homestels, inns and pension houses, reducing saloon, health studios.

5. General retail establishments such as curio or antique shops, pet shops and aquarium stores, bookstores, art supplies and novelties, jewelry shops, liquor/wine stores and flower shops.

6. Sign and billboard shops, engraving and photo–development shops, printing, blue–printing, and publishing shops.

7. Watch sales and services, locksmith and other related services.

8. Building material stores such as electrical and electronic stores, plumbing supply stores, ceramic, clay, cement and other similar products.

9. Radio phonograph and records shop.
10. Musical instruments store.
12. Supermarkets.
13. Machinery equipment supply and related wholesale trade; provided that the shops floor area shall not exceed 100 sq. meters.
14. Glassware and metal ware shops, household equipment and appliance shops, employment services, news syndicate services, branch offices, office equipment and repair shops.
15. Other stores and shops for conducting retail business and local shopping establishments.
16. Radio and television broadcasting stations
17. Lumber/Gravel and Sand Dealer
18. Colleges and Universities
19. Signages and Billboards

B. ACCESSORY USES
1. Customary accessory uses and buildings incidental to any of the above permitted uses.
2. Warehouses and storage facilities in support of commercial establishments provided that no flammable/toxic materials shall be stored.

SECTION 11b. USE REGULATIONS IN C-3 ZONES. In C-3 (A, B and C) districts, the following uses which are metropolitan in scale are permitted:

A. PRINCIPAL USES
1. Superstores, shopping and commercial centers
2. Commercial recreations such as boxing, wrestling, stadia, cinema
3. Commercial parking lots and garages
4. Other commercial/business activities not elsewhere classified
5. Gasoline service stations/filling stations

B. OPTIONAL USES
All permitted uses in R-1, R-2, R-3, C-1 and -C2 districts

SECTION 11c. USE REGULATIONS IN C-4 ZONES (CBD). Only facilities, structures and infrastructures intended for office, commercial, business, financial, residential, and related uses shall be permitted in the Central Business District.

SECTION 12. USE REGULATIONS IN INSTITUTIONAL ZONES. In institutional zones, the following uses shall be permitted:
A. Government center to house national, regional or local offices in the area
B. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning
C. General hospitals, medical centers, multi-purpose clinics
D. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities
E. Religious structures e.g. church, and chapels
F. Museums
G. Welfare homes, orphanages, boys and girls town, home for the aged and the like
H. Rehabilitation and vocational training centers for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, ex-sanitaria inmates and similar establishments
I. Penitentiary and corrections institutions

SECTION 13. USE REGULATIONS IN PARKS AND RECREATION ZONES. The following uses shall be allowed in Parks and Recreation Zones:

A. Parks/gardens
B. Resort areas including accessory uses
C. Open air or outdoor sports activities and support facilities, including low-rise stadia, gyms, amphitheaters and swimming pools
D. Golf courses, ball courts, race tracks and similar uses
E. Memorial/Shrines monuments, kiosks and other park structures
F. Sports club
G. Underground parking structures/facilities

SECTION 14. USE REGULATIONS IN LINEAR PARKS AND OTHER LANDSCAPED DEVELOPMENT ZONES. All uses permitted for parks and recreation zones that are applicable to areas devoted for linear parks and landscaped development as identified in Section 7. Zone Boundaries of this Ordinance shall be allowed in these zones.

SECTION 15. USE REGULATIONS IN WATER ZONE (WZ). In water zone, the following uses are allowed, subject to the developmental regulations of the DENR, the provisions of the Water Code and the Revised Forestry Code of the Philippines as amended, and further subject to an Environmental Impact Assessment prior to approval:

A. Domestic/industrial use e.g. water supply, power generation, etc.,
B. Recreation
C. Fishing and related activities
D. Floatage/transportation
ARTICLE VI
LOCATIONAL CLEARANCE FOR UTILITIES, INNOVATIVE TECHNIQUES
AND PROJECTS OF NATIONAL SIGNIFICANCE

SECTION 16. UTILITIES, INNOVATIVE TECHNIQUES OR DESIGNS. Applications for
projects that promote urban renewal and restoration works, historical
preservation and planned development or introduce flexibility and
creativity in design or plan may be approved by the Office of the City
Planning and Development, provided that:

A. The proposed land use/activity/utility will not alter the essential character
   of the zone
B. Necessary environmental clearances and other government approvals are
   obtained
C. Other plans/studies that may be required by the Office of the City
   Planning and Development are submitted
D. The application follows the process prescribed by the Office of the City
   Planning and Development

SECTION 17. PROJECTS OF NATIONAL SIGNIFICANCE. Projects may be declared by
the NEDA Board as projects of national significance pursuant to Section
3 of EO 72. When a project is declared by the NEDA Board as a project
of national significance, the Locational Clearance shall be issued by
HLURB pursuant to EO 72 provided, however, that appropriate clearance
from the City Council of Mandaluyong is presented.

ARTICLE VII
GENERAL DISTRICT REGULATIONS

SECTION 18. HEIGHT REGULATIONS. Structures within the Residential and
Commercial Zones must conform to the following:

<table>
<thead>
<tr>
<th>Zone Classification</th>
<th>Building Height Limit</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>Number of Storeys</td>
</tr>
<tr>
<td>R1 Low Density Residential</td>
<td>3</td>
</tr>
<tr>
<td>R2 Medium Density Residential</td>
<td>4</td>
</tr>
<tr>
<td>R3-A High Density Residential</td>
<td>7</td>
</tr>
<tr>
<td>R3-B High Density Residential</td>
<td>12</td>
</tr>
<tr>
<td>R3-C Very High Density Residential</td>
<td>18</td>
</tr>
<tr>
<td>C1 Low Density Commercial</td>
<td>5</td>
</tr>
<tr>
<td>C2 Medium Density Commercial</td>
<td>6</td>
</tr>
<tr>
<td>C3-A High Density Commercial</td>
<td>16</td>
</tr>
<tr>
<td>C3-B High Density Commercial</td>
<td>30</td>
</tr>
<tr>
<td>C3-C High Density Commercial</td>
<td>60</td>
</tr>
<tr>
<td>C4 Central Business District</td>
<td>Subject to FAR</td>
</tr>
</tbody>
</table>
Structures in other zones 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 19. EXEMPTIONS FROM HEIGHT REGULATIONS. Exempted from the imposition of height regulations 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.

SECTION 20. AREA REGULATIONS. Area regulation in all zones shall conform to the minimum requirements of the following statutes and regulations:

B. BP 220 – “Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects” and its revised implementing rules and regulations.
C. PD 1096 – National Building Code
D. Fire Code
E. Sanitation Code
F. Plumbing Code
G. Structural Code
H. RA 7279 UDHA

SECTION 21. SETBACK REGULATIONS. For the purpose of this Ordinance, building setbacks shall be measured from the property line. The following setback regulations shall be applied:

<table>
<thead>
<tr>
<th>STREET/ROAD NAME</th>
<th>BUILDING SETBACK</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>IN METERS</td>
</tr>
<tr>
<td></td>
<td>(from the property line abutting road)</td>
</tr>
<tr>
<td>EDSA</td>
<td>10.00</td>
</tr>
<tr>
<td>Ortigas Avenue (commercial zone/structure)</td>
<td>8.00</td>
</tr>
<tr>
<td>Shaw Blvd.</td>
<td></td>
</tr>
<tr>
<td>Gen. Kalentong St.</td>
<td></td>
</tr>
<tr>
<td>St. Francis St.</td>
<td></td>
</tr>
<tr>
<td>Lourdes St. (from St. Francis St. to San Miguel Avenue)</td>
<td></td>
</tr>
<tr>
<td>Doña Julia Vargas St.</td>
<td></td>
</tr>
<tr>
<td>Florida St. (commercial side)</td>
<td></td>
</tr>
<tr>
<td>San Miguel Ave.</td>
<td></td>
</tr>
<tr>
<td>ADB Ave.</td>
<td></td>
</tr>
<tr>
<td>Bank Drive</td>
<td></td>
</tr>
<tr>
<td>Guadix Drive</td>
<td></td>
</tr>
<tr>
<td>Boni Ave.</td>
<td></td>
</tr>
<tr>
<td>D. M. Guerra St.</td>
<td></td>
</tr>
<tr>
<td>Barangka Drive</td>
<td></td>
</tr>
<tr>
<td>San Francisco St.</td>
<td>5.00</td>
</tr>
<tr>
<td>Sgt. Bumalay St.</td>
<td></td>
</tr>
<tr>
<td>Pinatubo St.</td>
<td>Old Wack-Wack Road</td>
</tr>
<tr>
<td>-------------</td>
<td>--------------------</td>
</tr>
<tr>
<td>9 de Febbrero St. (commercial side)</td>
<td>S. Laurel St. (commercial zone)</td>
</tr>
<tr>
<td></td>
<td>R. Pascual St. (commercial zone)</td>
</tr>
<tr>
<td></td>
<td>Sanat St. (commercial zone)</td>
</tr>
<tr>
<td></td>
<td>Sultan St.</td>
</tr>
<tr>
<td></td>
<td>Sierra Madre St.</td>
</tr>
<tr>
<td></td>
<td>Mareantes St. (commercial zone)</td>
</tr>
<tr>
<td></td>
<td>Lion’s Road (commercial zone)</td>
</tr>
<tr>
<td></td>
<td>Apo St.</td>
</tr>
<tr>
<td></td>
<td>F. Roxas St.</td>
</tr>
<tr>
<td></td>
<td>Romualdez St. (commercial zone)</td>
</tr>
<tr>
<td></td>
<td>Haig St. (commercial zone)</td>
</tr>
<tr>
<td></td>
<td>Martinez St. (Kamitong to JRU area)</td>
</tr>
<tr>
<td></td>
<td>Martinez St. (Maysilo to C-3 Road)</td>
</tr>
<tr>
<td></td>
<td>Martinez St. (Acacia Lane/Commercial Zone)</td>
</tr>
<tr>
<td></td>
<td>Martinez St. (from JRizal St. to Mandaluyong-Manila Boundary)</td>
</tr>
<tr>
<td></td>
<td>F. Blumentritt St.</td>
</tr>
<tr>
<td></td>
<td>P. Cruz St.</td>
</tr>
<tr>
<td></td>
<td>J. Rizal St.</td>
</tr>
<tr>
<td></td>
<td>Coronado St.</td>
</tr>
<tr>
<td>All Roads within the CBD Zone</td>
<td></td>
</tr>
</tbody>
</table>

| Others | In accordance with the Philippine National Building Code |

**SECTION 22. EASEMENT.** Pursuant to MMDA Resolution No. 3, series of 1996 hereby attached as Appendix B, a minimum setback of ten (10) meters from existing shorelines, banks or streams of Pasig River and three (3) meters from existing esteros and canals shall be maintained as linear parks or service road without prejudice to the city's prerogative to impose more stringent easement provisions. For San Juan River, a three (3) meter easement is hereby adopted.

**SECTION 23. BUFFER REGULATIONS.** A buffer of four (4) meters shall be provided along entire boundary length between two or more conflicting zones allocating 2.0 meters from each side of the district boundary. In lieu of such a buffer strip, a permanent concrete perimeter wall, retaining wall or firewall may be constructed by the owners of lots with conflicting uses to preserve the privacy and well being of occupants enjoying rights covered by such conflicting uses.

**SECTION 24. TRAFFIC GENERATORS.** Based on Presidential Decree No. 1096, all traffic generating buildings and structures allowed in any of the districts must provide for adequate spaces for their employed clients and visitors, subject to the following provisions:
A. Multi-storey or high rise buildings for residential purposes having a floor area of up to 50 square meters per residential unit shall provide one (1) parking space per four (4) units;

B. Hotels, Inns, Pension Houses, Dormitories, one parking space per 2 rooms for the first 40 rooms and one parking space for 4 rooms for the remaining rooms.

C. Shopping Centers, provide one (1) parking spaces per 50 square meters of rentable floor area;

D. Retail Store, one parking space per 50 square meters of floor area;

E. Restaurants and supper clubs, one parking space for every 10 customer seats or 10 square meters of customer area;

F. For buildings in the central business district where mass transit is available, provide one parking for every 75 square meters rentable floor area or equivalent;

G. For office building and general business, provide one parking space per 50 sq. m. of occupied floor area

H. For banks, other related financial institutions, and service shops, provide one (1) parking space per 50 square meters of occupied floor area

I. For public assembly buildings such as theatre, entertainment, auditoria, and stadia/studio, provide one (1) parking space per 20 fixed seats;

J. For movie houses, provide one (1) parking space per 35 square meters of viewer’s area

K. For churches and other places of worship, one parking space for every 25 square meters

L. For warehouses, provide one (1) parking space per 100 square meters of gross floor area; and

M. FOR SCHOOLS:
   1) ELEMENTARY – one parking space per 5 classrooms
   2) HIGH SCHOOL & TRADE SCHOOL – one parking space per 3 classrooms
   3) COLLEGES – one parking space per 35 students

N. All other buildings/structures not mentioned in this section shall be subject to the provisions on minimum off-street requirements stipulated under Section 803 of the National Building Code (F.D.1096).

SECTION 25. FLOOR AREA RATIO. A Floor Area Ratio (F.A.R) of 10.0 shall be the maximum density permitted on a lot by lot basis within the Central Business District (C4) in all uses except for commercial which will include retail, shopping, entertainment and dining centers which is already fixed at FAR 3.0. The gross floor area shall be the basis in determining the allowable F.A.R. of each property.
For properties within the CBD affected by government infrastructure projects as defined under Article III of this Ordinance, the original lot area shall be the basis in determining the allowable F.A.R. of each property.

SECTION 26. GROSS FLOOR AREA REGULATIONS. Computation of the Gross Floor Area shall include all habitable floor space within a building, specifically:

A. Office areas
B. Residential areas
C. Commercial Areas
D. Corridors
E. Lobbies
F. Vertical penetrations which shall mean stairs, floors, pipe shafts, vertical ducts, and the like, and their enclosing walls.
G. Pest rooms or toilets
H. Machine rooms, pump rooms, electrical rooms, utility rooms.
I. Storage rooms and closets
J. Covered balconies and terraces
K. Interior walls and columns, and other interior features

EXCLUSIONS:

A. Floor areas that are uncovered and do not generate activities that would intensify the development.
B. Floor area requirements imposed by government policies/standards such as covered footway/walkway.
C. Covered areas used for parking and driveways, including vertical penetrations in parking floors where no residential or office units are present, plant boxes and residual areas arising from the layout of parking lots.
D. Uncovered areas for AC cooling towers, overhead water tanks, roof decks, laundry areas and cages, wading or swimming pool, whirlpools or Jacuzzis, gardens, courts or plazas.
E. Building design features or use of modern construction techniques that do not give rise to additional floor space and intensity of development.
F. Floor areas having limited height clearance (1.50 m or less) and are used for M & E purposes including crawl spaces for maintenance access and cable chamber.

SECTION 27. ROADWAY DEVELOPMENT. Existing roadways highlighted in the Road Development Plan (Appendix C of this Ordinance) shall be improved through widening, extension and/or realignment. New roadways shall likewise be introduced.
The roadway shall consist of the total width of the road, curb to curb, inclusive of any center island. Unless otherwise indicated, road widening shall refer to the centerline of the existing road as basis in determining the new roadway.

<table>
<thead>
<tr>
<th>NAME OF STREET</th>
<th>ROADWAY</th>
<th>SIDEWALKS</th>
<th>GUTTERS</th>
<th>TOTAL</th>
<th>+ LENGTH</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td></td>
<td>(at each side)</td>
<td>(at each side)</td>
<td></td>
<td>meters</td>
</tr>
<tr>
<td>BODY OF ROAD TYPE 1</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>SHERIDAN ST.</td>
<td>19.20</td>
<td>2.50</td>
<td>0.50</td>
<td>25.20</td>
<td>1,300.00</td>
</tr>
<tr>
<td>UNITED ST.</td>
<td>19.20</td>
<td>2.50</td>
<td>0.50</td>
<td>25.20</td>
<td>620.00</td>
</tr>
<tr>
<td>PIONEER ST.</td>
<td>19.20</td>
<td>2.50</td>
<td>0.50</td>
<td>25.20</td>
<td>1,248.00</td>
</tr>
<tr>
<td>BODY OF ROAD TYPE 2</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>RELIANCE ST.</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>743.00</td>
</tr>
<tr>
<td>WILLIAMS ST.</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>702.00</td>
</tr>
<tr>
<td>MAYFLOWER ST.</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>733.00</td>
</tr>
<tr>
<td>MADISON</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>409.00</td>
</tr>
<tr>
<td>UNION</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>120.00</td>
</tr>
<tr>
<td>PINES</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>376.00</td>
</tr>
<tr>
<td>STO. CRISTO</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>217.00</td>
</tr>
<tr>
<td>NEW ROAD 1</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>562.00</td>
</tr>
<tr>
<td>NEW ROAD 2</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>120.00</td>
</tr>
<tr>
<td>NW side of Pine St.</td>
<td>12.00</td>
<td>2.50</td>
<td>0.30</td>
<td>17.60</td>
<td>236.00</td>
</tr>
<tr>
<td>toward Reliance St.,</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>approx. 48.90 m from</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Corner 1 of Lot 10-A</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>(Cityland Property)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROAD TYPE 3</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>PANTALEON RD. (from</td>
<td>12.00</td>
<td>1.20</td>
<td>0.30</td>
<td>15.00</td>
<td>755.00</td>
</tr>
<tr>
<td>Coronado St. to P.</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Olivares St.)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>J. RIZAL ST. &amp; A.</td>
<td>12.00</td>
<td>1.20</td>
<td>0.30</td>
<td>15.00</td>
<td>1,334.00</td>
</tr>
<tr>
<td>MARTINEZ ST. (from</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Coronado St. to</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Mandaluyong-Manila</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Boundary)</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>ROAD TYPE 4</td>
<td>WACK-WACK RD. (from Wack-Wack Country Club Gate to Wack-Wack Village Gate)</td>
<td>12.80</td>
<td>1.20</td>
<td>0.30</td>
<td>15.80</td>
</tr>
</tbody>
</table>

**SECTION 28.** SIDEWALKS. Every parcel of buildable property shall provide a sidewalk that equally serves as the front yard of the building. The sidewalk shall be made available to the public at all times with walkways, landscaping and street furniture that will encourage pedestrian movement.

The design criteria concerning the walkway, landscaping, and street furniture shall be governed by the approved Site Development Plan (See Appendix D).
SECTION 29. SETBACKS. Every side and rear yard shall be subjected to the setback restrictions under Rule VIII of the National Building Code Implementing Rules and Regulations.

ARTICLE VIII
DEVELOPMENT CHARGES

SECTION 30. DEVELOPMENT CEILING. Development ceiling shall be the maximum development in terms of FAR or Building Height that may be allowed by the Local Zoning Board of Adjustment and Appeals subject to Section 31 of this Ordinance, provided that, the additional Gross Floor Area or Building Height generated shall not exceed 50% of the allowable FAR or Building Height specified under Sections 18 and 25, respectively, of this Ordinance.

SECTION 31. COMPUTATION OF DEVELOPMENT CHARGES. Any proposed land improvement or building expansion in excess of the allowable Floor Area Ratio or building height as provided in this Ordinance shall be subject to appropriate fees on top of the regulatory fees prescribed under Section 40 of this Ordinance. The amount of the development charge that shall be due from the proponent/owner shall be computed per 25% increment of the additional Building Area that may be allowed, and as follows:

DEVELOPMENT CHARGE, D = A x (B-C),

Where:

A = The area assessment which shall be set P500.00, P750.00, P1,000.00 and P1,250.00 for the first, second, third, and fourth 25% increments, respectively, until December 31, 2013. Each January 1st thereafter until 2016, such amounts shall increase by ten (10%) percent over the Area Assessment charged in the immediately preceding year.

B = The Total Building Area of the completed or expanded building in square meters

C = The estimated Total Building Area permitted under the original Floor Area Ratio/Building Height regulations

SECTION 32. RECOMPUTATION. Beginning 2017 and at the end of every successive five-year period thereafter, the increase in the Area Assessment shall be reviewed and adjusted by the Local Zoning Review Committee to correspond to the accumulated increase in the construction cost indices during the immediately preceding five years as based on statistics issued by the National Census and Statistics Board.

SECTION 33. PROCEEDS FROM DEVELOPMENT CHARGES. Proceeds from development charges shall be deposited into a city government trust fund, provided that, 80% of the total annual proceeds shall be dedicated for infrastructure support projects of the City Government of Mandaluyong and 20% of the total annual proceeds from such development charges distributed as follows:
A. 15% to fund requirements for regular updating, monitoring and evaluation of land use and zoning such as gasoline and transportation expenses, office supplies and equipments and personnel capacity enhancement activities of the City Planning and Development Office (CPDO).

B. 5% as productivity incentives for personnel actually involved in Zoning and Land Use policy formulation and implementation such as members of the Local Zoning Board of Adjustment and Appeals, members of the Sanggunian Committee on Landed Estates, the CPDO Department Head, CPDO Assistant Department Head, Division Chiefs of Socio-economic and Land Use Planning Division and Land Use and Zoning Division, and their staff.

ARTICLE IX
MITIGATING DEVICES

SECTION 34. DEVIATION. Exceptions, variances or deviations from the provisions of this Ordinance may be allowed by the Local Zoning Board of Adjustment and Appeals (LZBAA) only when the following terms and conditions are existing:

A. VARIANCE

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

This condition shall include at least three (3) of the following provisions:

1) 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.) and is not self-created.

2) The proposed variance is the minimum deviation necessary to permit a reasonable use of the property.

3) The variance will not alter the physical character of the district or zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of the other properties in the same district or zone.

4) That the variance will not weaken the general purpose of the Ordinance and will not adversely affect the public health, safety or welfare.

5) The variance will be in harmony with the spirit of this Ordinance.
B. EXCEPTIONS

1) The exception will not adversely affect the public health, safety and welfare and is in keeping with the general pattern of development in the community.

2) The proposed projects shall support economic based activities/provide livelihood, vital community services and facilities while at the same time posing no adverse affect on the zone/community.

3) The exception will not adversely affect the appropriate use of adjoining property in the same district.

4) The exception will not alter the essential character and general purpose of the district where the exception sought is located.

SECTION 35. PROCEDURES FOR GRANTING EXCEPTIONS AND VARIANCES. The procedures for the granting of exception and/or variance are as follows:

A. A written application for an exception or variance shall be filed with the Local Zoning Board of Adjustment and Appeals (LZBAA) citing the section of this Ordinance under which the same is sought and stating the ground/s thereof.

B. Upon filing of application, a visible project sign, (indicating the name and nature of the proposed project) shall be posted at the project site.

C. The Local Zoning Board of Adjustment and Appeals (LZBAA) shall conduct preliminary studies on the application.

D. A written affidavit of non-objection to the project by the owners of the properties adjacent to the project shall be filed by the applicant with the Local Zoning Board of Adjustment and Appeals (LZBAA) at least fifteen (15) days prior to the decision for exception/variance.

E. In case of objection, the LZBAA shall call upon the City Council to hold public hearing.

F. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.

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

ARTICLE X
MISCELLANEOUS PROVISIONS

SECTION 36. ENVIRONMENTAL COMPLIANCE CERTIFICATE (ECC). The requirements of ECC shall be complied with by Environmentally Critical Projects (ECPs) and projects located in Environmentally Critical Areas (ECAs) prior to the issuance of Locational Clearance under Section 38 of this Ordinance.
SECTION 37. SUBDIVISION PROJECTS. All owners and/or developers of subdivision projects shall in addition to securing a Locational Clearance under Section 38 of this Ordinance be required to secure a development permit pursuant to Provisions of P.O. 957 and its implementing rules and regulations or BP220 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.

ARTICLE XI
ADMINISTRATION AND ENFORCEMENT

SECTION 38. LOCATIONAL CLEARANCE. All owners/developers shall secure locational Clearance from the City Planning and Development Office or in cases of variances and exceptions, from the Local Zoning Board of Adjustment and Appeals (LZBA) prior to conducting any activity, business or otherwise or construction on their property/land.

SECTION 39. BASIC REQUIREMENTS. No application for Locational Clearance or its equivalent shall be approved unless applicable requirements such as but not limited to the following are complied with:

A. Duty accomplished and notarized application form
B. Six (6) sets of architectural plan for buildings/structures duly signed by a licensed Architect or Civil Engineer
C. Six (6) sets of subdivision plan in case of subdivision project duly signed by a licensed Environmental Planner
D. One copy of lot plan with vicinity map
E. Transfer Certificate of Title (TCT) for land parcel
F. Condominium Certificate of Title (CCT) for condominium units
G. Deed of Sale
H. Contract of Lease
I. Barangay Clearance/Barangay Resolution (for construction, renovation and business permit)
J. Clearance from Homeowners' Association
K. MCA/SPA/Affidavit/Authorization
L. DTI/SEC Registration
M. Height Clearance from GAAP
N. NTC Clearance
O. DOH Clearance
P. ECC from DENR
Q. Certification from PHIVOLCS
R. Previous Locational Clearance/Certificate of Non-conformance
S. Barangay Certificate stating that the structure/activity is existing prior to approval of Zoning Ordinance No. 238, S–2000 and that the concerned Barangay Council interposes no objection
T. Consent of immediate Neighbors duly notarized
U. Interior and exterior photograph of the subject area/project
V. Permit to operate from DENR
W. Tax Declaration for land and Improvement thereat
X. School consent
Y. Sangguniang Panlungsod Resolution for Cell Site located in Residential Zone
Z. DPWH Clearance for billboard located along national roads
AA. DepEd/CHED accreditation
BB. Other documents deemed necessary

SECTION 40. REGULATORY FEES. The rate of filing, land use and processing fees for locational clearance shall be as follows:

<table>
<thead>
<tr>
<th>TYPE OF TRANSACTION</th>
<th>RATE OF FEES (pesos)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>A. FILING/APPLICATION FEE</strong></td>
<td></td>
</tr>
<tr>
<td>1. Locational Clearance</td>
<td>133.50</td>
</tr>
<tr>
<td>2. Motion for Reconsideration</td>
<td>339.00</td>
</tr>
<tr>
<td>3. Petition/request for reclassification</td>
<td>2,000.00</td>
</tr>
<tr>
<td>4. Appeal</td>
<td>1,000.00</td>
</tr>
<tr>
<td>5. Complaint except those involving pauper litigant which shall be free of charge</td>
<td>133.50</td>
</tr>
<tr>
<td><strong>B. LAND USE/ZONING FEE</strong></td>
<td></td>
</tr>
<tr>
<td>1. Residential</td>
<td>1.95 per sq.m. of total floor area</td>
</tr>
<tr>
<td>2. Commercial</td>
<td>4.50 per sq.m. of total floor area</td>
</tr>
<tr>
<td>3. Yards utilized for commercial purposes</td>
<td>1.95 per sq.m. of total area</td>
</tr>
<tr>
<td>4. Institutional</td>
<td>3.45 per sq.m. of total floor area</td>
</tr>
<tr>
<td>5. Yards utilized for institutional purposes</td>
<td>1.95 per sq.m. of total area</td>
</tr>
<tr>
<td>6. Cemetery/Memorial Park</td>
<td>0.60 per sq.m. of total land area</td>
</tr>
<tr>
<td>7. Telecommunications Tower</td>
<td>6.90 per sq.m. of total base area</td>
</tr>
<tr>
<td>8. Gas Stations</td>
<td>8.00 per sq.m. of total floor area</td>
</tr>
<tr>
<td>9. Billboards (Advertisements, or street graphics)</td>
<td>6.45 per sq.m. of total display surface area</td>
</tr>
<tr>
<td>10. Renovation (for uses 1–9)</td>
<td>Corresponding prescribed rate for items 1–9 above</td>
</tr>
<tr>
<td><strong>C. PROCESSING FEE</strong></td>
<td>25% of the corresponding prescribed land use fee</td>
</tr>
<tr>
<td><strong>D. CERTIFICATE FEE</strong></td>
<td>69.45</td>
</tr>
<tr>
<td><strong>E. CERTIFICATE OF NON-CONFORMANCE</strong></td>
<td></td>
</tr>
<tr>
<td>1. Manufacturing Industry</td>
<td>6.90 per sq.m. of total floor area</td>
</tr>
<tr>
<td>2. Non-Manufacturing Industry</td>
<td>5.25 per sq.m. of total floor area</td>
</tr>
<tr>
<td>3. Yards utilized for industrial purposes</td>
<td>3.45 per sq.m. of total area</td>
</tr>
<tr>
<td>4. Renovation (for uses 1–3)</td>
<td>Corresponding prescribed rate for items 1–3 above</td>
</tr>
</tbody>
</table>
F. SURCHARGES

A surcharge of one hundred percent (100%) of the total locational clearance fees but not less than Two Thousand Pesos (P2,000.00) whichever is higher shall be charged to any applicant, proponent, proprietor, owner or representative who commences or undertakes any project without having first secured a Locational Clearance and which shall be due upon securing of such clearance.

G. DEVELOPMENT CHARGES

See Article VIII

SECTION 41. BUILDING PERMIT. No building permit shall be issued by the City Building Official without a valid Locational Clearance/ Certificate of Non-conformance in accordance with this ordinance.

SECTION 42. BUSINESS AND LICENSE PERMIT. Any person applying for a business and license permit shall secure a Locational Clearance for conforming uses or a Certificate of Non-conformance for non-conforming uses, subject to the provisions of Section 38 of this Ordinance, from the City Planning and Development Office prior to the issuance of a Business and License Permit.

SECTION 43. NON-USE OF LOCATIONAL CLEARANCE. Upon issuance of Locational Clearance, the grantee thereof shall have one year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of such clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

SECTION 44. CERTIFICATE OF NON-CONFORMANCE. Such certificate shall be applied for by the owner of the structure or operator of the activity involved from the Office of the City Planning and Development, City of Mandaluyong.

For renovation/improvement of existing non-conforming activities, application for locational clearance shall be issued a Certificate of Non-conformance (CNC) instead of a locational clearance subject to Section 45 of this Ordinance.

Provided, such non-conforming activities are existing at the time of the adoption of this Ordinance and proof of existence as required under Section 40 of this Ordinance is/are presented.

Provided, further, that uses conforming to Ordinance 238, S-2000 but have been rendered non-conforming to this Ordinance shall be exempt from fees and charges due for a Certificate of Non-conformance.

The certificate shall be valid for a period of two (2) years from the date of its issuance after which, it shall be deemed null and void unless the same is renewed within three (3) months prior to its expiration.
Failure on the part of the owner to register/apply for a certificate of Non-conformance shall be considered in violation of the Zoning Ordinance and is subject to fine/penalties as provided under Section 56 of the Ordinance.

SECTION 45. EXISTING NON-CONFORMING USES AND BUILDINGS. The lawful uses of any building, structure or land prior to the adoption of this Ordinance except those covered by Ordinance No. 455, S–2011 (Appendix E), although such uses do not conform with the provision of this Ordinance, provided:

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

B. That no such non-conforming use which has ceased operation for more than one (1) year be again revived as a non-conforming use.

C. An idle/vacant structure may not be used for a non-conforming activity.

D. That any non-conforming structure, or structure under one ownership, which has been damaged may be reconstructed and used as before provided that such construction is not more than one hundred percent (100%) of the replacement cost.

E. That should such non-conforming portion of structure be destroyed by any means, it shall not be reconstructed except in conformity with the provision of this Ordinance.

F. That such structure for non-conforming use may be enlarged or extended only if the entire building is thereafter devoted to conforming use.

G. That no such non-conforming use may be moved to displace any conforming use.

H. That no such non-conforming use shall be changed to another non-conforming use.

I. That no such non-conforming structure may be enlarged or altered in a way which will increase its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.

J. That should such structure be moved for any reason to whatever distance, it shall thereafter conform to the regulation of the district in which it is moved or relocated.

SECTION 46. RESPONSIBILITY FOR ADMINISTRATION AND ENFORCEMENT. This ordinance shall be enforced and administered by the Local Chief Executive through the City Planning and Development Officer who shall act as the Zoning Administrator of the City provided that the CPDO satisfies the requirements of Section 47 of this Ordinance.
SECTION 47. LIMITATION ON THE APPOINTMENT OF THE ZONING ADMINISTRATOR.
No person shall be appointed as Local Zoning Administrator unless he possesses the following qualifications:

1. A Filipino citizen and of good moral character;
2. A duly registered Civil Engineer, Architect, or Environmental Planner;
3. A member of good standing of a duly accredited organization of his/her profession for not less than two (2) years;
4. Must have a planning background for at least five (5) years prior to his appointment.

SECTION 48. POWERS AND FUNCTIONS OF THE ZONING ADMINISTRATOR.
Pursuant to the provision of EO 72 implementing Republic Act 7160 in relation to Section 5, Paragraphs (a) and (d), and Section 7 of Executive Order No. 648 dated 07 February 1981, the Zoning Administrator shall perform the following functions, duties and responsibilities.

A. Act on all applications for locational clearances for all projects, issue Locational Clearance, Zoning Certificate and Certificate of Non-conformance in accordance with this ordinance.
B. Monitor on-going/existing projects within their respective jurisdictions and issue notices of violation and show cause orders to owners, developers, or managers of projects that are violative of zoning ordinance and if necessary, refer subsequent actions thereon to the appropriate agency.
C. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.
D. Coordinate with the City Fiscal/City Legal Officer for other legal actions/remedies relative to the foregoing.

SECTION 49. ACTION ON COMPLAINTS AND OPPOSITIONS. A complaint for violations of any provisions of the zoning ordinance or of any clearance or permits issued pursuant thereto shall be filed with the LZBAA.

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

SECTION 50. FUNCTIONS AND RESPONSIBILITIES OF THE LOCAL ZONING BOARD OF ADJUSTMENT AND APPEALS. There is hereby created a LZBAA which shall perform the following functions and responsibilities:
A. Act on applications of the following nature:
   1) Variances
   2) Exceptions
   3) Non-Conforming Uses
   4) Complaints and oppositions to applications

B. Act on appeals on grant or denial of Locational Clearance by the City Planning and Development Office.

SECTION 51. COMPOSITION OF THE LOCAL ZONING BOARD OF ADJUSTMENTS AND APPEALS (LZBAA). The City Development Council shall create a sub-committee which shall act as the LZBAA composed of the following members:

A. The City Mayor as Chairman
B. The City Legal Officer as Co-Chairman
C. The City Assessor
D. The City Engineer
E. The City Planning and Development Coordinator
F. Two (2) representatives of the private sector, nominated by their respective organizations.
G. Two (2) representatives from non-government organizations nominated by their respective organizations.

SECTION 52. REVIEW OF THE ZONING ORDINANCE. The City Development Council shall create a sub-committee, the Local Zoning Review Committee (LZRC) that shall review the Zoning Ordinance considering the Comprehensive Land Use Plan, every three (3) years or upon extreme necessity, based on the following reasons/situations:

A. Change in local development plans
B. Introduction of projects of national significance
C. Petition for rezoning
D. Other reasons which are appropriate for consideration

SECTION 53. COMPOSITION OF THE LOCAL ZONING REVIEW COMMITTEE (LZRC). The Local Zoning Review Committee shall be composed of the following members:

A. City Planning and Development Coordinator
B. City Health Officer
C. President, Association of Barangay Captains
D. City Engineer
E. District School Supervisor
F. Three (3) Private Sector Representatives (Local Chamber of Commerce, Housing Industry and Homeowner's Association)
G. Two (2) NGO Representatives.

H. Experts from National Agencies as deemed appropriate on a case to case basis.

SECTION 54. FUNCTIONS OF THE LOCAL ZONING REVIEW COMMITTEE. The Local Zoning Review Committee shall have the following powers and functions:

A. Review the Zoning Ordinance for the following purposes:
   1) Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Development Plan.
   2) Determine changes to be introduced in the Comprehensive Development Plan in the light of permits given, and variances granted.
   3) Identify provisions of the Ordinance difficult to enforce or unworkable.

B. Recommend to the Sangguniang Panlungsod necessary legislative amendments and to the Local Planning and Development Office the needed changes in the Plan as a result of the review conducted.

SECTION 55. AMENDMENTS TO THE ZONING ORDINANCE. Changes in the Zoning Ordinance as a result of review by the Local Zoning Review Committee shall be treated as an amendment, provided that any amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and review/evaluation of the LZRC and shall be carried out through a resolution of the three fourths vote of the Sangguniang Panlungsod.

SECTION 56. 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 an 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 57. SUPPLETORY EFFECT OF OTHER LAWS AND DECREES. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Development Plan of the City.

CERTIFIED TRUE COPY
CHONA S. CELESTE
SANGGUNIANG PANLUNGSOD
CITY OF MANDALUYONG
SECTION 58. 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 59. REPEALING CLAUSE. Mandaluyong Zoning Ordinances Nos. 128, S-1993; 164, S-1997; 238, S-2000; 244, S-2001; 309, S-2005; 356, S-2005; 359, S-2006; and 446, S-2010, MMC Ordinance No. 81-01, and all other ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed; provided, that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

SECTION 60. EFFECTIVITY CLAUSE. This Ordinance shall take effect upon approval by the City Council.

ADOPTED on this 31st day of August, 2011 in the City of Mandaluyong.

I HEREBY CERTIFY THAT THE FOREGOING ORDINANCE WAS ENACTED AND APPROVED BY THE SANGGUNIANG PANLUNGSOD OF MANDALUYONG IN SPECIAL SESSION HELD ON THE DATE AND PLACE FIRST ABOVE GIVEN.

JIMMY D. LACEBAL
Sanggunian Secretary

ATTESTED:

DANilo L. De GUZMAN
City Vice Mayor &
Presiding Officer

APPROVED:

BENJAMIN OC. ABALOS, JR.
City Mayor

Date: SEP 09 2011

CERTIFIED TRUE COPY

CHONA S. CELESTE
SANGGUNIANG PANLUNGSOD
CITY OF MANDALUYONG