

REPUBLIC OF THE PHILIPPINES
SANGGUNIANG PANLUNGSOD
CITY OF MAKATI

PRESENT:

Vice Mayor	EDUARDO B. MANZANO – Presiding Officer
Councilor	ANA LUZ CRISTAL-TENORIO
Councilor	FERDINAND T. EUSEBIO
Councilor	MEYNARDO L. GONZALES
Councilor	OSCAR M. IBAY
Councilor	DIVINA A. JACOME
Councilor	RICARDO S. JAVIER
Councilor	ROMEO C. MEDINA
Councilor	SALVADOR D. PANGILINAN
Councilor	NELSON S. PASIA
Councilor	ASTOLFO C. PIMENTEL
Councilor	RICO J. PUNO
Councilor	LIBERATO G. SIARON
Councilor	JOHNNY S. WILSON
Councilor	JEJOMAR ERWIN S. BINAY, JR. – SK Chairman
ABC Pres.	RODOLFO F. SESE – Sectoral Representative

ABSENT:

Councilor	ROBERT DEAN S. BARBERS
Councilor	MARK P. JOSEPH
Councilor	PEDRO A. IBAY – Sick leave

On motion presented by Councilor Ricardo S. Javier, duly seconded, the following City Ordinance was enacted on third and final reading:

CITY ORDINANCE NO. 2000-078

Authors: Councilors A.L. Cristal-Tenorio, F.T. Eusebio, M.L. Gonzales, O.M. Ibay, P.A. Ibay, D.A. Jacome, R.S. Javier, R.C. Medina, S.D. Pangilinan, N.S. Pasia, A.C. Pimentel, R.J. Puno, L.G. Siaron, J.S. Wilson, J.E.S. Binay, Jr. and R.F. Sese

AN ORDINANCE ADOPTING ZONING REGULATIONS FOR MAKATI CITY AND PROVIDING FOR THE ADMINISTRATION, ENFORCEMENT AND AMENDMENT THEREOF AND FOR THE REPEAL OF ALL ORDINANCES IN CONFLICT THEREWITH, SUBJECT TO ALL LEGAL AND EXISTING RULES AND REGULATIONS.

Be it enacted by the Sangguniang Panglunsod of Makati, Metro Manila:

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

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

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

NOW THEREFORE, the Sangguniang Panglunsod of Makati, Metro Manila in a session assembled hereby adopts the following Zoning Ordinance.

Article I TITLE

SECTION 1. **Title of the Ordinance.** This Ordinance shall be known as the Comprehensive Zoning Ordinance of the City of Makati and shall be referred to as the Ordinance.

Article II AUTHORITY AND PURPOSE

SECTION 2. **Authority.** This Ordinance is enacted pursuant to the provisions of the New Local Government Code, RA 7160 Sections 458 a.2 (7-9) and 447 a.2 (7-9) dated 10 October 1991, "Authorizing the City/Municipality through the Sangguniang Panglunsod/Bayan to adopt Zoning Ordinance subject to the provisions of existing laws," and in conformity with EO No. 72.

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

1. Guide, control and regulate future growth and development of the City of Makati in accordance with its Comprehensive Land Use Plan.
2. Protect the character and stability of residential, commercial, institutional, parks and recreational spaces, and other functional areas within the locality and promote the orderly and beneficial development of the same.
3. Help ensure the continued growth of Makati as the premier business and financial center of the country in a manner that benefits the largest segment of its population.
4. Promote and protect the health, safety, peace, comfort, convenience and general welfare of inhabitants in the locality.
5. Regulate the location, use, and density of buildings and land in such a manner as to avoid unnecessary congestion and demand on utilities and services, and to enhance convenience of access to property and to safety from fire and other dangers.
6. Enhance the participation of the City's constituents in the development of their communities.

SECTION 4. **General Zoning Principle.** This Ordinance is based on the approved Makati Comprehensive Land Use Plan as per City Ordinance No. 2000-001 dated September 26, 2000.

Article III DEFINITION OF TERMS

SECTION 5. **Definition of Terms.** Words and phrases used in this Ordinance are hereby defined in Annex A, which is attached herewith and made an integral part of this Ordinance.

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

1. Generic terms, such as others, and the like, etc. shall be construed to mean as including all specific terms similar to or compatible with those enumerated;
2. The singular includes the plural, subject to density regulations;
3. The present tense includes the future tense;
4. The word "person" includes both natural and juridical persons;
5. The word "lot" includes the phrase plot or parcel;

6. The word “zone” includes “subzone” in the interpretation and application of land use, density, and other development restrictions and prescriptions.
7. The term "shall" is always mandatory; and
8. The word "used" or "occupied" as applied to any land or building shall be construed to include the words "intended," "arranged," designed to be "used or occupied."

Article IV ZONE CLASSIFICATIONS AND BOUNDARIES

SECTION 7. Division into Zones and Subzones. To effectively carry out the objectives of this Zoning Ordinance, the City is hereby divided into the following zones and subzones as shown in the Official Zoning Map.

1. Residential Zones:
 - a. Low Density Residential Zone (R-1)
 - b. Medium Density Residential/Mixed Use Zone (R-2, composed of R-2A and R-2B subzones)
 - c. High Density Residential/Mixed Use Zones (R-3, composed of R-3A, R-3B, R-3C, R-3D, and R-3E subzones)
2. Commercial Zones:
 - a. Low Density Commercial/Mixed Use Zone (C-1, composed of C-1A, C-1B and C1-C subzones)
 - b. Medium Density Commercial/Mixed Use Zone (C-2, composed of C2A and C-2B subzones)
 - c. High Density Commercial/Mixed Use Zone (C-3, composed of C-3A, C-3B, C-3C, C-3D, C-3E, C-3F, C-3G, and C-3H subzones)
 - d. Central Business District Zone (C-4, composed of C-4A, C-4B, C-4C, C-4D, C-4E, C-4F, C-4G, and C-4H subzones)
3. Institutional Zones:
 - a. General Institutional/Mixed Use Zone (INS-1)
 - b. Military Institutional/Mixed Use Zone (INS-2)
4. Government Center Zone (GCZ)
5. Recreational Zones:
 - a. General Park Zone (REC-1)
 - b. Institutional Recreational Zone (REC-2)
 - c. Sports Club Recreational Zone (REC-3)
6. Riverside Development Zone (RDZ)
7. Open Space (OPN)
8. Cemetery Zone (CEM)
9. Utility Zone (UTL)

SECTION 8. Zoning Map. It is hereby adopted as an integral part of this Ordinance, the Official Zoning Map for Makati City, wherein the designation, location, and boundaries of the zones and subzones herein established are shown and indicated. Such Official Zoning Map shall be signed by the City Mayor and duly authenticated by the HLRB/Sangguniang Panlungsod. The Official Zoning Map has four components:

1. Makati City Zoning Map
2. Makati City Commercial Subzones Map
3. Makati City Residential Subzones Map

4. Makati City Institutional, Government Center, Recreational, Riverside Development, Open Space, Cemetery, and Utility Zones/Subzones/Land Uses Map

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

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

1. Unless otherwise stated in this Ordinance and/or in the official Zoning Map, zone boundaries follow lot boundaries.
2. Where zone boundaries are so indicated that they approximately follow the center of streets or highways, the street or highway right-of-way lines shall be construed to be the boundaries.
3. Where zone boundaries are so indicated that they are approximately parallel to the centerlines or right-of-way lines, such boundaries shall be construed as being parallel thereto and at such distance there from as indicated in the zoning maps. If no distance is given, such dimension shall be determined by the use of the scale shown in said zoning maps.
4. Where the boundary of a zone follows approximately a railroad line, such boundary shall be deemed to be the railroad right-of-way.
5. Where the boundary of a zone follows a river, stream or creek, such boundary line shall be deemed to be at the limit of the political jurisdiction of the city, unless otherwise indicated. Boundaries indicated as following the bank or side of a river, stream or creek, shall be construed to follow such banks or sides, provided that uses along such boundaries shall comply with the easements and setbacks imposed by the Water Code and other applicable laws or regulations. Should there be a change in the existing banks or sides of rivers or creeks, the boundaries shall be construed as moving with the actual banks or sides.
6. Where a lot is divided by a city boundary line, only that portion falling within the city boundary line shall be covered by this Ordinance.
7. Unless otherwise stated in this Ordinance, a lot of one ownership, as of record at the effective date of this Ordinance, that is divided by a zone boundary line shall be treated as separate lots, in terms of the provisions of this Ordinance, wherein the boundary between the lots shall be determined as shown in, and/or measured by scale from, the Official Zoning Map.
8. A zone boundary that is described as one lot deep shall be interpreted as a general description of the depth of the zone such that the actual number of lots included within the depth of the zone may exceed one lot. The actual number of lots included within the depth of the zone shall be as shown in the Official Zoning Map.
9. Unless otherwise stated in this Ordinance, if there is any discrepancy between the zone boundaries indicated in Annex B and the zone boundaries indicated on the Official Zoning Map, the zoning boundaries indicated in Annex B shall govern.

Article V

LAND USE, DENSITY AND HEIGHT REGULATIONS

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

1. Allowable land uses are specified according to Principal Uses and Accessory Uses. Principal Uses define the dominant use of a zone/lot while Accessory Uses support the Principal Uses allowed in a zone/lot.
2. A Principal Use/s shall be the dominant use/s in a lot. The dominant use of a lot shall be determined as follows:

- a. In Residential (R-1, R-2, R-3), Institutional (INS-1, INS-2) Government Center (GCZ), and Sports Club Recreational (REC-3) zones, the dominant use is the use that occupies the largest building Gross Floor Area in a lot, subject to exceptions stated in Section 11 (2-c);
 - b. In Commercial (C-1, C-2, C-3, C-4) zones, the dominant use is the use that has the largest revenue raising capacity, regardless of the area of the lot that is occupied by such use, subject to exceptions stated in Section 11 (2-c);
 - c. In lots in Residential and Commercial zones where Park, playground, sports field/court, garden is the only Principal Use allowed, the dominant use is the use that occupies the largest area of the lot.
 - d. In all other zones, the dominant use is the use that occupies the largest area of the lot.
3. An Accessory Use shall be allowed only with the presence of a Principal Use in the same lot.
 4. A use or structure that is indicated in Article V as both an Accessory Use and a Principal Use for a specific zone/lot shall be interpreted to be a Principal Use.
 5. Building density shall be controlled by a maximum Floor Area Ratio. Floor Area Ratio (FAR) is defined as the ratio between the Gross Floor Area (GFA) of a building and the area of the lot on which it is built. The total GFA of any building or buildings in a lot should not exceed the prescribed maximum FAR multiplied by the lot area. Unless otherwise prescribed in this Ordinance, prescribed maximum FARs shall apply only to developable lots and not to roads and other lots or parcels of land not intended for vertical development.
 6. In zones where no maximum FAR is prescribed, building density is limited by maximum building height and yard/setback restrictions. (Maximum Densities and Building Heights for each zone are summarized in a separate map.)
 7. Maximum lot coverages are prescribed for General Park Zone (REC-1), Institutional Recreational Zone (REC-2), and part of the Riverside Development Zone (RDZ) in order to preserve the open character of these zones.
 8. Allowable land uses, maximum FARs, maximum building heights, and maximum lot coverages are summarized in Annex C, which is attached herewith and made an integral part of this Ordinance.
 9. Notwithstanding the designation of a zone as residential, commercial, institutional, or recreational, certain lots in such zones may be allowed only specific uses as prescribed in this Ordinance.

SECTION 12. Conforming Use. A lot shall be deemed to have a conforming use that complies with the regulations of the zone in which it is located if the dominant use of the lot is consistent with the allowable Principal and/or Accessory Uses for such zone, pursuant to Article V of this Ordinance.

SECTION 13. Height Regulations. In all cases, building height must conform to the height restrictions and requirements of the Air Transportation Office (ATO) as well as the requirements of the National Building Code, the Structural Code as well as all laws, ordinances, design standards, rules and regulations related to land development and building construction and the various safety codes.

SECTION 14. Low Density Residential Zone (R-1). An R-1 zone shall be used principally for single detached dwellings with customary ancillary uses, and compatible accessory uses on a neighborhood scale.

1. Principal Use:
 - a. SINGLE DETACHED FAMILY DWELLING, with customary ancillary uses such as house employees' quarter, private garage, and guardhouse
 - b. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN: for use of its immediate residential community. This Principal Use shall be the only Principal Use allowed in the following lots:
 - i. Block 6, Lots 1-7, (LRC) Psd-12510
 - ii. Block 14, Lots 10, 11, 12, 29, 30, 31, (LRC) Psd-12510
 - iii. Block 20, Lots 6, 7, 8, 23, 24, 25, (LRC) Psd-12510
 - iv. Block 21, Lots 8, 9, 10, 28, 29, 30, (LRC) Pcs-1310
 - v. Block 38, Lots 6, 7, 8, 22, 23, 24, (LRC) Pcs-1310
 - vi. Block 24, Lot 16, Psd-39328
 - vii. Block 20, Lot 11, (LRC) Psd-5014
 - viii. Block 7, Lot 14, 15, 16, 29, 30, 31, (LRC) Psd-6108
 - ix. Block 14, (LRC) Psd-7933
2. Accessory Uses:

- a. PRE-SCHOOL/KINDERGARTEN SCHOOL (maximum of two classrooms)
 - b. DAY CARE CENTER
 - c. HOME OFFICE, provided that:
 - i. The amount of traffic generated by the office will not inconvenience or disrupt access to adjacent properties and its vicinity, and National Building Code parking requirements are followed;
 - ii. No equipment or process shall be used in such office which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses, visual or audible interference in any radio, television or other electronic home device or appliance, or causes fluctuation in line voltage of the premises.
 - d. PLACE OF RELIGIOUS WORSHIP
 - e. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
3. Maximum Building Height: ten (10) meters

Exempted from the imposition of height regulations in R-1 zone are church structures, covered courts, utility and other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

SECTION 15. Medium Density Residential Zone (R-2, composed of subzones R-2A and R-2B). An R-2A subzone shall be used primarily for medium-density housing, with support commercial, service, and institutional uses on a neighborhood or barangay scale, while an R-2B subzone shall be used primarily for low density single- and multi-family housing with customary ancillary uses.

1. Principal Uses:

- a. R-2A
 - i. SINGLE DETACHED FAMILY DWELLING, with customary ancillary uses such as house employees' quarter, private garage, and guardhouse
 - ii. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN: for use of its immediate residential community. This Principal Use shall be the only Principal Use allowed in the following lots:
 - Lots 1-E and 1-F, (LRC) Psd-70463
 - Block 2, Psd-8851
 - Block 6, Lots 13, 14, 15, 34, 35, (LRC) Psd-8555 and Lot 36-A (portion of Lot 36), Block 6, (LRC) Psd-8555
 - Lots 2 and 3, (LRC) Pcs-6928
 - Block 6, Lot 1, 2, 3, 22, 23, (LRC) Pcs-1514 and Lot 24-B (portion of Lot 24), Block 6, (LRC) Pcs-1514
 - Lot 1, (LRC) Psd-30582
 - iii. MULTI-FAMILY DWELLING
 - iv. BOARDING/PENSION HOUSE, DORMITORY
 - v. RESIDENTIAL INN/APARTMENT/CONDOTEL/CONDOMINIUM
 - vi. PRE-SCHOOL, KINDERGARTEN SCHOOL, ELEMENTARY SCHOOL, HIGH SCHOOL (maximum of 12 classrooms)
 - vii. COMMUNITY/VILLAGE ASSOCIATION OFFICE
 - viii. LIBRARY, MUSEUM, EXHIBIT AREA, ART GALLERY
 - ix. FIRE/SECURITY STATION
 - x. WELFARE/CHARITABLE INSTITUTION/REHABILITATION CENTER
 - xi. PLACE OF RELIGIOUS WORSHIP
 - xii. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
 - xiii. PUBLIC UTILITY FACILITY
- b. R-2B
 - i. SINGLE DETACHED FAMILY DWELLING, with customary ancillary uses such as house employees' quarter, private garage, and guardhouse
 - ii. MULTI-FAMILY DWELLING, with customary ancillary uses such as house employees' quarter, private garage, and guardhouse
 - iii. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN: for use of its immediate residential community. This Principal Use shall be the only Principal Use allowed in Block 14, (LRC) Psd-9590.

2. Accessory Uses:

a. R-2A

- i. SPECIALTY SCHOOL/TRAINING FACILITY
- ii. HEALTH CENTER/CLINIC/CLUB, GYM
- iii. CLUB, MULTI-PURPOSE HALL/ROOM
- iv. DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO
- v. SPORTS/RECREATIONAL FACILITY
- vi. SHOWROOM/DISPLAY
- vii. CONVENIENCE RETAIL STORE (neighborhood service only)
- viii. RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT
- ix. DAY CARE CENTER
- x. HOME OFFICE, provided that:
 - The amount of traffic generated by the office will not inconvenience or disrupt access to adjacent properties and its vicinity, and National Building Code parking requirements are followed;
 - No equipment or process shall be used in such office which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses, visual or audible interference in any radio, television or other electronic home device or appliance, or causes fluctuation in line voltage of the premises.
- xi. PERSONAL SERVICE/REPAIR
- xii. GENERAL SERVICE/REPAIR
- xiii. OFFICE SUPPORT SERVICE
- xiv. AUTO-RELATED SHOP (PARTS, SALES, SERVICE/REPAIR)
- xv. SMALL-SCALE HOME INDUSTRY, provided that such industry conforms to the provisions of Section 15, (2-a-x) of this Ordinance, and all other government requirements
- xvi. MACHINE/METAL/WELDING/METAL/JUNK/FURNITURE SHOP
- xvii. CONSTRUCTION MATERIALS STORE (except lumber yard and gravel/sand dealer)
- xviii. COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY

b. R-2B

- i. PRE-SCHOOL/KINDERGARTEN SCHOOL (maximum of two classrooms)
- ii. DAY CARE CENTER
- iii. PLACE OF RELIGIOUS WORSHIP
- iv. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS

3. Maximum Building Height:

a. R-2A: fourteen (14) meters

b. R-2B: ten (10) meters

Exempted from the imposition of height regulations in R-2A and R-2B subzones are church structures, covered courts, utility and other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

4. Maximum Number of Dwelling Units in R-2B: The maximum number of dwelling units in an R-2B lot shall be determined as follows:

$$A = B \times 0.0016$$

Where:

B = area in square meters of the R-2B lot

A = numerical product derived by multiplying the lot area of the R-2B lot and the factor of 0.0016.

To derive the maximum number of dwelling units allowable in the R-2B lot, the numerical product, A, shall be rounded off downwards to the nearest whole number, and it is this whole number that will equal the maximum number of dwelling units allowable in the R-2B lot. In no case, however, shall the maximum number of dwelling units that can be built in an R-2B lot be less than two (2).

Examples of application of formula:

- a. 1,800 square meter R-2B lot: 1,800 multiplied by 0.0016 is equal to 2.88; therefore the maximum number of dwelling units that can be built in this lot is two (2).
 - b. 1,000 square meter R-2B lot: 1,000 multiplied by 0.0016 is equal to 1.6; however, since the maximum number of dwelling units that can be built in an R-2B lot shall not be less than two (2), then the maximum number of dwelling units that can be built on this lot is two (2).
5. Maximum Number of Buildings in R-2B: The maximum number of buildings that can be built in an R-2B lot is one (1). One or main structures or dwelling units that are interconnected shall be considered as one building.
 6. Maximum Lot Coverage in R-2B: forty percent (40%) of lot area.

SECTION 16. High Density Residential Zone (R-3, composed of subzones R-3A, R-3B, R-3C, R-3D, R-3E). An R-3 zone shall be used primarily for high-density/high-rise dwellings and limited service support activities.

1. Principal Uses:

- a. R-3A and R-3B:
 - i. RESIDENTIAL INN/APARTMENT/CONDOTEL/CONDOMINIUM
 - ii. HOTEL, where it shall be allowed as a Principal Use in the following lots only: R-3A Lot 2, (LRC) Pcs-17679; R-3B Lots 1-E and 1-F, (LRC) Psd-277514
 - iii. OFFICE/EMBASSY, where it shall be allowed as a Principal Use only in R-3B Lots 1-E and 1-F, (LRC) Psd-277514
 - iv. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN
 - v. PARKING STRUCTURE
- b. R-3C, R-3D and R-3E:
 - i. RESIDENTIAL INN/APARTMENT/CONDOTEL/CONDOMINIUM
 - ii. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN

2. Accessory Uses:

- a. R-3A and R-3B:
 - i. PLACE OF RELIGIOUS WORSHIP
 - ii. HEALTH CENTER/CLINIC/CLUB, GYM
 - iii. CLUB, MULTI-PURPOSE HALL/ROOM
 - iv. SPORTS/RECREATION FACILITY
 - v. RESTAURANT, CANTEEN OR FOOD-SERVING ESTABLISHMENT, provided that, except in hotels, such restaurant, canteen, or food-serving establishment is not located on the ground or basement floor
 - vi. DAY CARE CENTER
 - vii. PERSONAL SERVICE/REPAIR
 - viii. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- b. R-3C:
 - i. PLACE OF RELIGIOUS WORSHIP
 - ii. HEALTH CENTER/CLINIC/CLUB, GYM
 - iii. CLUB, MULTI-PURPOSE HALL/ROOM
 - iv. SPORTS/RECREATION FACILITY
 - v. PARKING STRUCTURE
 - vi. TRANSIT STATION/TERMINAL
 - vii. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- c. R-3D and R-3E:
 - i. ACCESSORY USES ALLOWED IN R-3A AND R-3B
 - ii. SHOWROOM/DISPLAY
 - iii. CONVENIENCE RETAIL STORE (neighborhood only)
 - iv. RETAIL STORE (not shopping center)
 - v. RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT
 - vi. GENERAL SERVICE/REPAIR
 - vii. OFFICE SUPPORT SERVICE
 - viii. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE
 - ix. PARKING STRUCTURE
 - x. TRANSIT STATION/TERMINAL

3. Maximum Floor Area Ratio

- a. R-3A: sixteen (16)
- b. R-3B:
 - i. Office/Embassy: eight (8)
 - ii. Residential (Residential apartment/condotel/condominium, Hotel): sixteen (16)
 - iii. Mixed Office/Embassy and Residential: between eight (8) and sixteen (16), depending on the space allocated for Office/Embassy and Residential use. The allowable GFA shall be determined as follows:
 - Compute maximum GFA of Office/Embassy space on the basis of FAR 8;
 - Subtract actual GFA of Office/Embassy space from the maximum GFA of Office/Embassy space, leaving a balance for Residential use (Note: actual GFA of Office/Embassy space should not exceed maximum GFA of Office/Embassy space);
 - Apply a one-hundred-percent (100%) increase to the remaining balance to arrive at the maximum GFA of Residential space. For this purpose, any lobby or other common area or support use not specifically dedicated to Office/Embassy or Residential use shall be allocated to such uses in proportion to their GFA.
- c. R-3C: six (6)
- d. R-3D: nine (9)
- e. R-3E: twelve (12)

4. Conditional R-3C Classification in Guadalupe Viejo Area: The REC-3 zone bounded by Gumamela Street (north), Camia Street (east), Amapola Street (south), and Estrella Street (west), shall be classified as an R-3C subzone subject to the following conditions:

- a. Estrella Street is widened by a minimum of two lanes from Amapola to J.P. Rizal Street.
- b. An environmental impact study of the classification of the REC-3 zone into R-3C subzone shall be conducted by a reputable consulting firm/s. Such study should include an assessment of the impact of the classification on traffic, accessibility, utilities, and other environmental issues, and the identification of appropriate mitigation measures such as restriction/regulation of lot access from Estrella Street, additional road widening, protection of existing trees, creation of appropriate buffer zones with adjacent residential lots, and specific land use controls.
- c. The results and recommendations of the study shall be used as a basis for further consultation with affected residents, and the formulation of a master development plan that is acceptable to the affected residents and community and will guide the actual redevelopment of the area.

Non-compliance with these conditions means that the REC-3 zone classification of the affected lots is retained.

SECTION 17. Low Density Commercial/Mixed Use Zone (C-1, composed of subzones C-1A, C-1B and C1-C). This zone shall be used primarily for mixed use and commercial developments on a local scale.

1. Principal Uses:

- a. C1-A and C1-B:
 - i. PRINCIPAL USES ALLOWED IN R-2 AND R-3 ZONES
 - ii. HOTEL
 - iii. PRE-SCHOOL, KINDERGARTEN SCHOOL, ELEMENTARY SCHOOL, HIGH SCHOOL
 - iv. COLLEGE/UNIVERSITY, CULTURAL/EDUCATIONAL CENTER
 - v. SPECIALTY SCHOOL/TRAINING FACILITY
 - vi. GOVERNMENT FACILITY
 - vii. AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER
 - viii. CONVENTION/MEETINGS FACILITY
 - ix. CONVENT, SEMINARY AND RELATED USES
 - x. HEALTH CENTER/CLINIC/CLUB, GYM
 - xi. SANITARIUM, NURSING/CONVALESCENT HOME
 - xii. GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER
 - xiii. CLUB/MULTI-PURPOSE HALL/ROOM
 - xiv. DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO
 - xv. SPORTS/RECREATION FACILITY
 - xvi. SPORTS STADIUM/RACETRACK
 - xvii. ZOO, OTHER NATURE CENTER

- xviii. SHOWROOM/DISPLAY
 - xix. CONVENIENCE RETAIL STORE (neighborhood only)
 - xx. RETAIL STORE (not shopping center)
 - xxi. SPORTING GOODS/SOUVENIR SHOP
 - xxii. SUPERMARKET/FOOD STORE
 - xxiii. WET/DRY MARKET
 - xxiv. WHOLESALE STORE/DISTRIBUTOR
 - xxv. RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT
 - xxvi. NIGHT CLUB, DISCO, DANCE HALL, VIDEOKE/KARAOKE
 - xxvii. ENTERTAINMENT/AMUSEMENT CENTER
 - xxviii. CINEMA
 - xxix. DAY CARE CENTER
 - xxx. OFFICE
 - xxxi. PERSONAL SERVICE/REPAIR
 - xxxii. MASSAGE/SAUNA/BATHHOUSE ESTABLISHMENT
 - xxxiii. GENERAL SERVICE/REPAIR
 - xxxiv. OFFICE SUPPORT SERVICE
 - xxxv. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE
 - xxxvi. LOTTERY STATION, AUTHORIZED BETTING/GAMBLING ACTIVITY
 - xxxvii. PAWNSHOP
 - xxxviii. FUNERAL/MEMORIAL SERVICE
 - xxxix. AUTO-RELATED SHOP (PARTS, SALES, REPAIR/SERVICE)
 - xl. PETROL FILLING/SERVICE STATION
 - xli. SMALL SCALE HOME INDUSTRY
 - xlii. MACHINE/WELDING/METAL/JUNK/FURNITURE SHOP
 - xliii. CONSTRUCTION MATERIALS STORE, LUMBER YARD, GRAVEL/SAND DEALER
 - xliv. COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY
 - xlv. RADIO/TELEVISION STATION, MEDIA SERVICE
 - xlvi. TRANSIT STATION/TERMINAL
 - xlvii. WAREHOUSE/STORAGE FACILITY
- b. C1-C:
- i. Principal uses allowed in R-2 and R-3 Zones
 - ii. RETAIL STORE (not including shopping center and pet/livestock shop)
 - iii. SPORTING GOODS/SOUVENIR SHOP
 - iv. GROCERY/FOOD STORE
 - v. RESTAURANT, CANTEEN, OTHER FOOD SERVING ESTABLISHMENT
 - vi. OFFICE (including embassy, professional practice, messengerial/ communication services and other offices which entail no storage of commodities in bulk)
 - vii. PERSONAL SERVICE/ REPAIR (including dress and tailoring shop but excluding massage parlor, gym and spa)
 - viii. OFFICE SUPPORT SERVICE
 - ix. LIBRARIES, MUSEUMS AND OTHER CULTURAL INSTITUTIONS
 - x. SPECIALTY SCHOOL/TRAINING FACILITY
 - xi. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE
 - xii. RESIDENCE, APARTMENT, TOWN HOUSE, APARTEL AND INN
 - xiii. PARKING STRUCTURE
 - xiv. DANCE/VOICE/MUSIC AND OTHER SPECIALTY STUDIO
 - xv. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN
 - xvi. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
 - xvii. PUBLIC UTILITY FACILITY

Note: The allowable land uses in C-1C subzone shall not be interpreted to include any of the following: girlie bar, disco, beer garden, karaoke bar with GRO, pub house, billiard hall, bowling alley, betting station, lottery station, authorized betting/gambling activity, church and other place of worship, funeral parlor, mortuary, crematory.

- 2. Maximum Floor Area Ratio:
 - a. C-1A: four (4)
 - b. C-1B: two (2), which shall apply to the total or gross land area of the subzone
- 3. Maximum Building Height: For C1-C: fourteen (14) meters
- 4. Maximum Lot Coverage: For C1-C: eighty-five percent (85%)

5. Conditional C-1A Classification in Guadalupe Viejo Area: The southwest portion of the R-2A subzone bounded by C-1A lot (north), Camia Street (east), Gumamela Street (south), and Estrella Street (west), occupied as of the time that this ordinance is passed by the S.C Johnson and Company, shall be classified as a C-1A subzone subject to the following conditions:
- a. Estrella Street is widened by a minimum of two lanes from Amapola to J.P. Rizal Street.
 - b. An environmental impact study of the classification of the R-2A lots into C-1A lots shall be conducted by a reputable consulting firm/s. Such study should include an assessment of the impact of the classification on traffic, accessibility, utilities, and other environmental issues, and the identification of appropriate mitigation measures such as restriction/regulation of lot access from Estrella Street, additional road widening, protection of existing trees, creation of appropriate buffer zones with adjacent residential lots, and specific land use controls.
 - c. The results and recommendations of the study shall be used as a basis for further consultation with affected residents, and the formulation of a master development plan that is acceptable to the affected residents and community and will guide the actual redevelopment of the area.

Non-compliance with these conditions means that the R-2A subzone classification of the affected lots is retained.

SECTION 18. Medium Density Commercial/Mixed Use Zone (C-2, composed of subzones C-2A and C-2B). This zone shall be used primarily for medium density mixed use and commercial developments.

1. Principal Uses:
- a. PRINCIPAL USES ALLOWED IN C-1 ZONE
 - b. SHOPPING CENTER
2. Maximum Floor Area Ratio:
- a. C-2A: four (4), provided that, if the owners of all affected lots within the two C-2A subzones provide the right-of-way to allow for the widening of both sides of Chino Roces Avenue by one vehicular lane (at least 3.5 meters wide), then lots within the two subzones will be governed by a maximum FAR of six (6). (However, the area provided for the road widening in each lot shall be included in the computation of the maximum FAR of the lot.)
 - b. C-2B: six (6)

SECTION 19. High Density Commercial/Mixed Use Zone (C-3, composed of subzones C-3A, C-3B, C-3C, C-3D, C-3E, C-3F, C-3G, and C-3H). This zone shall be used primarily for high density mixed use and commercial developments on a metropolitan scale of operations.

1. Principal Uses:
- a. C-3A, C-3B, C-3C: PRINCIPAL USES ALLOWED IN C-2 ZONE
 - b. C-3D, C-3E, C-3F, C-3G, C-3H:
 - i. RESIDENTIAL CONDOMINIUM/CONDOTEL/APARTMENT
 - ii. HOTEL
 - iii. PRE-SCHOOL, KINDERGARTEN SCHOOL, ELEMENTARY SCHOOL, HIGH SCHOOL
 - iv. COLLEGE/UNIVERSITY, CULTURAL/EDUCATIONAL CENTER
 - v. SPECIALTY SCHOOL/TRAINING FACILITY
 - vi. COMMUNITY/VILLAGE ASSOCIATION OFFICE
 - vii. AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER
 - viii. LIBRARY, MUSEUM, EXHIBIT AREA, ART GALLERY
 - ix. CONVENTION/MEETINGS FACILITY
 - x. PLACE OF RELIGIOUS WORSHIP
 - xi. HEALTH CENTER/CLINIC/CLUB, GYM
 - xii. GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER
 - xiii. CLUB/MULTI-PURPOSE HALL/ROOM
 - xiv. DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO
 - xv. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN
 - xvi. SPORTS/RECREATION FACILITY
 - xvii. SHOWROOM/DISPLAY
 - xviii. RETAIL STORE
 - xix. SPORTING GOODS/SOUVENIR SHOP
 - xx. SUPERMARKET/FOOD STORE
 - xxi. SHOPPING CENTER
 - xxii. RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT

- xxiii. NIGHT CLUB, DISCO, DANCE HALL, VIDEOKE/KARAOKE
- xxiv. ENTERTAINMENT/AMUSEMENT CENTER
- xxv. CINEMA
- xxvi. OFFICE
- xxvii. PERSONAL SERVICE/REPAIR
- xxviii. MASSAGE/SAUNA/BATHHOUSE ESTABLISHMENT
- xxix. GENERAL SERVICE/REPAIR
- xxx. OFFICE SUPPORT SERVICE
- xxxi. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE
- xxxii. PAWNSHOP
- xxxiii. PETROL FILLING/SERVICE STATION
- xxxiv. PARKING STRUCTURE
- xxxv. COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY
- xxxvi. RADIO/TELEVISION STATION, MEDIA SERVICE
- xxxvii. TRANSIT STATION/TERMINAL
- xxxviii. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- xxxix. PUBLIC UTILITY FACILITY

2. Maximum Floor Area Ratio:

- a. C-3A: sixteen (16)
- b. C-3B:
 - i. Non-residential: eight (8)
 - ii. Residential (Residential apartment/condotel/condominium, Hotel): sixteen (16)
 - iii. Mixed Non-residential and Residential: between eight (8) and sixteen (16), depending on the space allocated for Residential and Non-residential use. The allowable GFA shall be determined as follows:
 - Compute maximum GFA of Non-residential space on the basis of FAR 8;
 - Subtract actual GFA of Non-residential space from the maximum GFA of Non-residential space, leaving a balance for Residential use (Note: actual GFA of Non-residential space should not exceed maximum GFA of Non-residential space);
 - Apply a one-hundred-percent (100%) increase to the remaining balance to arrive at the maximum GFA of Residential space. For this purpose, any lobby or other common area or support use not specifically dedicated to Non-residential or Residential use shall be allocated to such uses in proportion to their GFA.
- c. C-3C: eight (8)
- d. C-3D: six (6)
- e. C-3E: nine (9)
- f. C-3F: twelve (12)
- g. C-3G: fifteen (15)
- h. C-3H: eighteen (18)

SECTION 20. Central Business District Zone (C-4, composed of subzones C-4A, C-4B, C-4C, C-4D, C-4E, C-4F, C-4G, and C-4H). This central business district zone shall be used primarily for high density office and residential developments on a metropolitan scale of operations, with miscellaneous support uses.

- 1. Principal Uses allowed in C-4 zone, except that for certain subzones/lots, Section 20 (2 and 3) shall govern the Principal Uses to which such subzones/lots shall be devoted:
 - a. OFFICE
 - b. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE
 - c. COLLEGE/UNIVERSITY, CULTURAL/EDUCATIONAL CENTER
 - d. SPECIALTY SCHOOL/TRAINING FACILITY
 - e. PLACE OF RELIGIOUS WORSHIP
 - f. GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER
 - g. AUDITORIUM/THEATER/PERFORMANCE CENTER (not commercial cinema)
 - h. LIBRARY, MUSEUM, EXHIBIT AREA, ART GALLERY
 - i. CONVENTION/MEETINGS FACILITY
 - j. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN
 - k. PARKING STRUCTURE
 - l. COMPUTER/INFORMATION TECHNOLOGY-RELATED SERVICE ACTIVITY
 - m. RADIO/TELEVISION STATION, MEDIA SERVICE
 - n. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
 - o. PUBLIC UTILITY FACILITY

2. Additional Principal Uses allowed in specific C-4 subzones/lots:

- a. C-4A: HOTEL, where it shall be allowed as an additional Principal Use only in Lot 1, (LRC) Psd-293128
- b. C-4B: HOTEL, where it shall be allowed as an additional Principal Use only in Lots 2-A-2-A and 2-A-2-B, (LRC) Psd 215710 and Lots 1 and 2, Pcs-00-007133
- c. C-4C:
 - i. RESIDENTIAL CONDOMINIUM/CONDOTEL/APARTMENT
 - ii. HOTEL
- d. C-4D:
 - i. RESIDENTIAL CONDOMINIUM/CONDOTEL/APARTMENT, where it shall be allowed as an additional Principal Use only in: Lots 1 and 2, (LRC) Pcs-18131; and Lot 4-B-1, Psd-00-034959
 - ii. HOTEL, where it shall be allowed as an additional Principal Use only in Lots 1 and 2, (LRC) Pcs-18131; and Lot 4-B-1, Psd-00-034959
- e. C-4E and C-4F
 - i. RESIDENTIAL CONDOMINIUM/CONDOTEL/APARTMENT
 - ii. PETROL FILLING/SERVICE STATION, where it shall be allowed as an additional Principal Use only in lots fronting Gil Puyat Avenue, Amorsolo Street, or Arnaiz Avenue
- f. C-4H:
 - i. RESIDENTIAL CONDOMINIUM/CONDOTEL/APARTMENT
 - ii. PETROL FILLING/SERVICE STATION, where it shall be allowed as an additional Principal Use only in lots fronting Edsa or Gil Puyat Avenue

3. Principal Uses which shall be the only Principal Use allowed in the following lots:

- a. C-4B: MEDICAL CENTER, where it shall be the only Principal Use allowed in Lot 2-A-1-A, (LRC) Psd 30865
- b. C-4E and C-4F:
 - i. PLACE OF RELIGIOUS WORSHIP, where it shall be the only Principal Use allowed in: Lot 1 Pcs-00-007739; Lots 2 and 3, Block 2, (LRC) Pcs-6820; Lot 1, Block 13, (LRC) Pcs-8496; Lot 9, Block 15, (LRC) Pcs-6820; Lots 1,2, 3, and 4, (LRC) Pcs-1282
 - ii. CULTURAL AND EDUCATIONAL CENTER, where it shall be the only Principal Use allowed in Lot 1, Block 14, (LRC) Pcs-6254
 - iii. COLLEGE/UNIVERSITY/EDUCATIONAL RESEARCH CENTER, where it shall be the only Principal Use allowed in: Lots 1-9 Block 17, (LRC) Pcs-8081; Lot 2 Pcs-00008307
 - iv. PARKING/PARKING STRUCTURE, PLAYGROUND, SPORTS FIELD/COURT, GARDEN, UTILITY FACILITY, where it shall be the only Principal Use allowed in the following lots:
 - Lot 1, Psd-007602-029408-D
 - Lot 2, Psd-007602-029408-D
 - Lot 1, (LRC) Psd-209535
 - Lot 3-A, Psd-13-012797

4. Accessory Uses:

- a. RESIDENTIAL UNIT AT PENTHOUSE LEVEL ONLY, where it shall be allowed as an Accessory Use only in:
 - i. C-4A, C-4B, and C-4G
 - ii. C-4D: Lots 1, 2, 3, (LRC) Psd-26990 only
- b. HEALTH CENTER/CLINIC/CLUB, GYM
- c. CLUB/MULTI-PURPOSE HALL/ROOM
- d. DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO
- e. SPORTS/RECREATION FACILITY
- f. SHOWROOM/DISPLAY
- g. DAY CARE CENTER
- h. OFFICE SUPPORT SERVICE, COMMUNITY/ASSOCIATION OFFICE
- i. PERSONAL SERVICE/REPAIR

- j. PETROL FILLING KIOSK, with no other retail/service activity. Except in lots where Petrol/filling station is allowed as a Principal Use, a Petrol filling kiosk, with no other service/retail activity, shall be allowed only within parking areas/structures. This Accessory Use shall be subject to applicable government and other safety regulations.
 - k. TRANSIT STATION/TERMINAL
5. Additional Accessory Uses allowed in C-4 lots where the Primary Use is limited to either Medical center, Place of religious worship, Cultural and educational center, College/university/educational research center, or Parking/parking structure, playground, sports field/court, garden, utility facility, as specified in Section 20 (3) of this Ordinance:
- a. PLACE OF RELIGIOUS WORSHIP
 - b. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN
 - c. PARKING STRUCTURE
 - d. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
 - e. PUBLIC UTILITY FACILITY
6. Additional Accessory Uses allowed in C4 lots: CONVENIENCE/RETAIL STORE (neighborhood scale only), and RESTAURANT, CANTEEN OR FOOD-SERVING ESTABLISHMENT

The additional accessory uses listed above (Article V, Section 20-6) are intended to encourage pedestrian traffic in lieu of vehicular traffic and, therefore, shall cater principally to its immediate, pedestrian-based community. These additional accessory uses shall be allowed subject to the following conditions:

- a. The total Gross Floor Area occupied by the additional accessory uses does not exceed one-fifth (0.20) FAR, exclusive of the Gross Floor Area occupied by restaurants, canteens, and food-serving establishments located at and/or above the second floor of a building.
- b. Vehicular/service access required by these additional accessory uses is limited to Access and Service Roads, or in the absence of frontage to such Access or Service Roads, to Side Streets or Principal Streets as defined in Annex B. In C4-H subzone, vehicular/service access to the additional accessory uses shall be limited to Jupiter Street, Malugay Street and Metropolitan Avenue. Vehicular entrances and exits shall further comply with the provisions of Article VI, Section 34 (2) of this Ordinance.
- c. Improvements in parking, pedestrian, service and other facilities for public use will be required as a condition for the establishment of the accessory uses listed in Article V, Section 20 (6) in C4 lots.
- d. For the purpose of creating a fund for the construction, installation and establishment of the necessary improvements in parking, pedestrian, service and other facilities for public use, a one-time retail permit fee is hereby imposed under the following conditions:
 - i. The retail permit fee shall be due from and payable by:
 - (1) every lot owner or building owner who seeks to convert the use of the ground floor or basement of his building to retail use by allowing a new retail store seeking to sell non-food items, or a new restaurant, canteen or other food-serving establishment, to operate in the ground or basement of his building;
 - (2) every lot owner or building owner who seeks to convert the use of the upper floors of his building from the second floor to retail use by allowing a new retail store seeking to sell non-food items to operate in any of the upper floors; and
 - (3) every lot owner or building owner who at the time of the approval of this Ordinance has allowed an existing retail store selling non-food items to operate in any of the floors of his building, or who at the time of the approval of this Ordinance has allowed an existing restaurant, canteen or other food-serving establishment to operate in the ground floor or basement of his building.
 - ii. The retail permit fee shall not be required in connection with the operation of new or existing retail stores, restaurants, canteens, and food-serving establishments in Hotels.
 - iii. The retail permit fee shall be due from and payable by a lot owner or building owner under sub-clauses (i)(1) and (i)(2) hereof upon the issuance of the occupancy permit for the new retail store or new restaurant, canteen or other food-serving establishment. The retail permit fee shall be due from and payable by a lot owner or building owner under sub-clause (i)(3) hereof upon the renewal in 2001 of the business permit of the retail store, restaurant, canteen or other food-serving establishment, existing at the time of the approval of this Ordinance. Nothing in this Ordinance shall prohibit a lot owner or building owner from shifting the obligation to pay the retail permit fee required under this Ordinance to the owner or operator of the retail store, restaurant, canteen or other food-serving establishment.

- iv. A lot owner or building owner who has paid or who has caused the payment of the retail permit fee in a given year in accordance with the requirements of this Ordinance shall not be liable for the payment of a retail permit fee in subsequent years.
 - v. The retail permit fee to be paid in the year in which this Ordinance is approved shall be Pesos Two Thousand (P 2,000.00) per square meter of the Gross Floor Area equivalent to one-fifth (0.20) FAR. The amount of the retail permit fee shall increase by ten percent (10%) annually, commencing in 2001: provided that, beginning year 2005 and at the end of every successive five-year period thereafter, the increase shall be subject to review and adjustment.
 - vi. Retail permit fees shall be deposited in a special fund which shall be used solely to finance the improvement of parking, pedestrian, service and other facilities for public use, as maybe necessary. Nothing in this Ordinance shall prohibit a lot owners' association from requiring the payment of a special assessment from any member who wishes to avail itself of any of these accessory uses allowed under Article V Section 20-6 and from using these special assessments to fund improvements in parking, pedestrian, service and other facilities for public use as part of the private sector initiative.
- c. Existing retail stores or restaurants, canteens, or other food-serving establishments, except for those in Hotels, that exceed the 0.20 FAR limit, exclusive of restaurants, canteens, or other food serving establishments located at and/or above the second floor of a building, shall be considered non-conforming uses and shall be subject to the provisions of Section 48 of this Ordinance.
7. Maximum Floor Area Ratio:
- a. C-4A, C-4B, C-4C, and C-4D: sixteen (16)
 - b. C-4E and C-4F:
 - i. Non-residential: eight (8)
 - ii. Residential (Residential condominium/condotel, apartment, Hotel): sixteen (16)
 - iii. Mixed Non-residential and Residential: between eight (8) and sixteen (16), depending on the space allocated for Non-residential and Residential use. In this case, the allowable GFA shall be determined as follows:
 - Compute maximum GFA of Non-residential space on the basis of FAR 8;
 - Subtract actual GFA of Non-residential space from the maximum GFA of Non-residential space, leaving a balance for Residential use (Note: actual GFA of Non-residential space should not exceed maximum GFA of Non-residential space);
 - Apply a one-hundred-percent (100%) increase to the remaining balance to arrive at the maximum GFA of Residential space. For this purpose, any lobby or other common area or support use not specifically dedicated to either Non-residential or Residential use shall be allocated to such uses in proportion to their GFA.
 - c. C-4G: twelve (12)
 - d. C-4H: six (6), provided that, if all affected lots within C-4H subzone provide the right-of-way to allow for:
 - i. construction of a full width (at least 4 lanes) road connection between Malugay and Jupiter Streets; and
 - ii. future widening of Malugay and Jupiter Streets by a minimum of 4.5 meters;
 then lots within C-4H subzone will be governed by a maximum FAR of eight (8). (However, the area allocated for the road connection and widening in each lot shall be included in the computation of the maximum FAR of the lot; provided that the relevant instrument allocating such area for road connection and widening is annotated on the Certificate of Title for such lot)
 - e. For all lots in C-4 zone, the GFA devoted exclusively for permanent use as theater/performance center (non-commercial cinema use), museum, and art gallery shall be excluded from the computation of the maximum allowable FAR. In no case, however, shall the total area excluded from the computation of the maximum allowable FAR for this purpose exceed 0.5 FAR.

SECTION 21. Institutional/Mixed Use Zones (INS-1 and INS-2): These zones shall be used primarily for government, religious, cultural, educational, medical, civic, residential and supporting commercial and service uses.

1. Principal Uses:
- a. PRINCIPAL USES ALLOWED IN R-2 ZONE

b. PARK, PLAYGROUND, SPORTS FIELD/COURT, GARDEN

c. COLLEGE/UNIVERSITY, CULTURAL/EDUCATIONAL CENTER

d. SPECIALTY SCHOOL/TRAINING FACILITY

e. GOVERNMENT FACILITY

f. AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER (not commercial cinema)

g. CONVENTION/MEETINGS FACILITY

h. CONVENT, SEMINARY, AND RELATED USES

i. HEALTH CENTER/CLINIC/CLUB, GYM

j. SANITARIUM, NURSING/CONVALESCENT HOME

k. GENERAL/SPECIALIZED HOSPITAL, MEDICAL CENTER

l. CLUB/MULTI-PURPOSE HALL/ROOM

m. SPORTS/RECREATION FACILITY

n. SPORTS STADIUM, RACETRACK

o. ZOO, OTHER NATURE CENTER

p. DAY CARE CENTER

q. OFFICE SUPPORT SERVICE

r. PARKING STRUCTURE

s. COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY

t. RADIO/TV STATION, MEDIA SERVICE

u. TRANSIT STATION/TERMINAL

v. MILITARY BASE/CAMP/RESERVATION, which shall be allowed as a Principal Use only in INS-2 zone
2. Accessory Uses:
- a. SHOWROOM/DISPLAY

b. RETAIL STORE (not department store or shopping center)

c. RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT

d. PETROL FILLING/SERVICE STATION

e. SMALL-SCALE HOME INDUSTRY

f. MACHINE/WELDING/METAL/JUNK/FURNITURE SHOP

g. CONSTRUCTION MATERIALS STORE (except lumber yard, gravel/sand)
3. Maximum Floor Area Ratio:
- a. INS-1: four (4)

b. INS-2: two (2), which shall apply to the total or gross land area of the zone

SECTION 22. Government Center Zone (GCZ): This zone shall be used primarily for Makati City government functions, institutional and civic activities, and supporting local community uses.

1. Principal Uses: PRINCIPAL USES ALLOWED IN INS-1 ZONE
2. Accessory Uses:
- a. ACCESSORY USES ALLOWED IN INS-1 ZONE

b. OFFICE

c. PERSONAL SERVICE/REPAIR

d. GENERAL SERVICE/REPAIR

e. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE

f. LOTTERY STATION, AUTHORIZED BETTING/GAMBLING ACTIVITY

g. PAWNSHOP

h. FUNERAL/MEMORIAL SERVICE

i. AUTO-RELATED SHOP (PARTS, SALES, REPAIR/SERVICE)
3. Maximum Floor Area Ratio: four (4), which shall apply only to the gross land area of Makati City government property in the GCZ zone
4. Maximum Building Height: fourteen (14) meters, which shall apply to the area of the GCZ zone not covered by a maximum FAR.

SECTION 23. Recreational Zones (REC-1, REC-2, and REC-3): These zones shall be used primarily for recreational uses.

1. Principal Uses:

- a. REC-1: PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER, with customary park structures such as park office, gazebo, clubhouse, and sports field/court
- b. REC-2 and REC-3
 - i. PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER, with customary park structures such as park office, gazebo, clubhouse, and sports field/court
 - ii. SPECIALTY SCHOOL/TRAINING FACILITY
 - iii. HEALTH CENTER/CLINIC/CLUB, GYM
 - iv. CLUB/MULTI-PURPOSE HALL/ROOM
 - v. DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO
 - vi. SPORTS/RECREATION FACILITY
 - vii. SPORTS STADIUM, RACETRACK

2. Accessory Uses:

- a. REC-1:
 - i. COMMUNITY/VILLAGE ASSOCIATION OFFICE
 - ii. FIRE/SECURITY STATION
 - iii. PLACE OF RELIGIOUS WORSHIP
 - iv. MULTI-PURPOSE HALL/ROOM
 - v. SPORTS/RECREATION FACILITY
 - vi. DAY CARE CENTER
 - vii. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
 - viii. PUBLIC UTILITY FACILITY
- b. REC-2 and REC-3:
 - i. ACCESSORY USES ALLOWED IN REC-1 ZONE
 - ii. AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER
 - iii. LIBRARY, MUSEUM, EXHIBIT AREA, ART GALLERY
 - iv. SPORTING GOODS/SOUVENIR SHOP
 - v. RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT
 - vi. PERSONAL SERVICE/REPAIR
 - vii. MASSAGE/SAUNA/BATHHOUSE FACILITY
 - viii. PARKING STRUCTURE

3. Maximum Floor Area Ratio: REC-3: four (4)

4. Maximum Building Height:

- a. REC-1: ten (10) meters
- b. REC-2: fourteen (14) meters

Exempted from the imposition of height regulations in REC-1 and REC-2 zones are church structures, covered courts, utility and other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

5. Maximum Lot Coverage: REC-1 and REC-2: twenty-five percent (25%). The 25% maximum lot coverage shall apply to the total land area of a specific REC-1 or REC-2 zone. However, a REC-1 or REC-2 zone that exceeds this maximum lot coverage as of the date of effectivity of this Ordinance shall be allowed to maintain but not expand its lot coverage.

SECTION 24. Open Space (OPN): This zone shall be used as open space for parks and playgrounds.

1. Principal Uses:

- a. PARKLETS OR POCKET PARKS
- b. PARKWAYS AND PROMENADES
- c. PLAYGROUND AND PLAYLOTS

2. Vertical structures: Except for minor structures that are integral to a park or playground, no vertical structures shall be allowed in this zone.

SECTION 25. Riverside Development Zone (RDZ): This zone shall be used primarily for outdoor park and related activities and supporting commercial, cultural, entertainment, and tourist-oriented developments. Developments in RDZ zone shall conform to a master development plan prepared for this zone. The RDZ master development plan shall feature and preserve an overall park and open space character for the area of the RDZ zone fronting the Pasig River, north of J.P. Rizal Street/Guadalupe-Pateros Road, A. Bonifacio Street, and future extensions of A. Bonifacio Street. The rest of RDZ zone shall feature a medium density recreational, entertainment, pedestrian- and tourism-oriented character. The formulation of the RDZ master development plan shall involve consultation with affected residents and shall be based on a study conducted by a reputable consulting firm/s that assesses the potential impact of proposed uses and structures on traffic, accessibility, utilities, and other potential environmental issues.

1. Principal Uses in the absence of an officially approved RDZ master development plan:
 - a. For lots in the area of the zone fronting the Pasig River, north of J.P. Rizal Street/Guadalupe-Pateros Road, A. Bonifacio Street, and future extensions of A. Bonifacio Street:
 - i. PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER, with customary park structures such as park office and maintenance facilities, gazebo, amphitheater, clubhouse, and sports field/court
 - ii. COMMUNITY/VILLAGE ASSOCIATION OFFICE
 - iii. DAY CARE CENTER
 - iv. FIRE/SECURITY STATION
 - v. PLACE OF RELIGIOUS WORSHIP
 - vi. SPORTS/RECREATION FACILITY
 - vii. TRANSIT STATION/TERMINAL
 - viii. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
 - ix. PUBLIC UTILITY FACILITY
 - b. For lots in the rest of the zone:
 - i. PRINCIPAL USES ALLOWED IN R-2 ZONE
 - ii. GOVERNMENT FACILITY
2. Additional Principal Uses that may be allowed subject to their conformity with an officially approved RDZ master development plan:
 - a. For lots in the area of the zone fronting the Pasig River, north of J.P. Rizal Street/Guadalupe-Pateros Road, A. Bonifacio Street, and future extensions of A. Bonifacio Street:
 - i. SPECIALTY SCHOOL/TRAINING FACILITY
 - ii. AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER
 - iii. LIBRARY, MUSEUM, EXHIBIT AREA, ART GALLERY
 - iv. HEALTH CENTER/CLINIC/CLUB, GYM
 - v. CLUB/MULTI-PURPOSE HALL/ROOM
 - vi. DANCE, VOICE, MUSIC, OTHER SPECIALTY STUDIO
 - vii. SOUVENIR SHOP
 - viii. RESTAURANT
 - b. For lots in the rest of the zone:
 - i. HOTEL
 - ii. SPECIALTY SCHOOL/TRAINING FACILITY
 - iii. AUDITORIUM, THEATER, PERFORMANCE/CIVIC CENTER
 - iv. HEALTH CENTER/CLINIC/CLUB, GYM
 - v. CLUB/MULTI-PURPOSE HALL/ROOM
 - vi. DANCE/VOICE/MUSIC, OTHER SPECIALTY STUDIO
 - vii. SPORTS/RECREATIONAL FACILITY
 - viii. ZOO, OTHER NATURE CENTER
 - ix. SHOWROOM/DISPLAY
 - x. RETAIL STORE
 - xi. RESTAURANT, CANTEEN, OTHER FOOD-SERVING ESTABLISHMENT
 - xii. NIGHT CLUB, DISCO, DANCE HALL, VIDEOKE/KARAOKE
 - xiii. ENTERTAINMENT/AMUSEMENT CENTER
 - xiv. CINEMA
 - xv. DAY CARE CENTER
 - xvi. OFFICE
 - xvii. PERSONAL SERVICE/REPAIR

- xviii. GENERAL SERVICE/REPAIR
- xix. OFFICE SUPPORT SERVICE
- xx. MASSAGE/SAUNA/BATHHOUSE ESTABLISHMENT
- xxi. BANK, FINANCE, INSURANCE, MONEY EXCHANGE SERVICE
- xxii. LOTTERY STATION, AUTHORIZED BETTING/GAMBLING ACTIVITY
- xxiii. PAWNSHOP
- xxiv. AUTO-RELATED SHOP (PARTS, SALES, REPAIR/SERVICE)
- xxv. PETROL FILLING/SERVICE STATION
- xxvi. PARKING STRUCTURE
- xxvii. SMALL-SCALE HOME INDUSTRY
- xxviii. MACHINE/WELDING/METAL/JUNK/FURNITURE SHOP
- xxix. COMPUTER/INFORMATION TECHNOLOGY-RELATED ACTIVITY
- xxx. RADIO/TV STATION, MEDIA SERVICE
- xxxi. TRANSIT STATION/TERMINAL
- xxxii. WAREHOUSE/STORAGE FACILITY

3. Accessory Uses in the absence of an officially approved RDZ master development plan:
- a. For lots in the area of the zone fronting the Pasig River, north of J.P. Rizal Street/Guadalupe-Pateros Road, A. Bonifacio Street, and future extensions of A. Bonifacio Street:
 - i. LIBRARY, MUSEUM, EXHIBIT AREA, ART GALLERY
 - ii. HEALTH CENTER/CLINIC/CLUB, GYM
 - iii. CLUB/MULTI-PURPOSE HALL/ROOM
 - b. For lots in the rest of the zone: ACCESSORY USES ALLOWED IN R-2 ZONE
4. Maximum Building Height:
- a. For lots in the area of the zone fronting the Pasig River, north of J.P. Rizal Street/Guadalupe-Pateros Road, A. Bonifacio Street, and future extensions of A. Bonifacio Street: ten (10) meters
 - b. For lots in the rest of the zone: fourteen (14) meters
- Exempted from the imposition of height regulations in RDZ zone are church structures, covered courts and theaters, utility and other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.
5. Maximum Lot Coverage: For lots in the area of the zone fronting the Pasig River, north of J.P. Rizal Street/Guadalupe-Pateros Road, A. Bonifacio Street, and future extensions of A. Bonifacio Street: twenty-five percent (25%)

SECTION 26. Cemetery Zone (CEM): This zone shall be used primarily for burial and related activities.

1. Principal Uses:
- a. CEMETERY, with customary ancillary uses such as cemetery administration, service, and maintenance facilities
 - b. CREMATORIUM
 - c. PLACE OF RELIGIOUS WORSHIP
 - d. MAUSOLEUM
 - e. PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER
2. Accessory Uses:
- a. PARKING STRUCTURE
 - b. FIRE/SECURITY STATION
 - c. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
 - d. PUBLIC UTILITY FACILITY
3. Maximum Building Height: ten (10) meters

Exempted from the imposition of height regulations in CEM zone are monuments, obelisks, and other commemorative structures, as well as church, utility and other structures not covered by the height regulations of the National Building Code and/or the Air Transportation Office.

SECTION 27. Utility Zone (UTL): This zone shall be used primarily for utility functions.

1. Principal Uses:

- a. PUBLIC UTILITY FACILITY
- b. UTILITY INSTALLATION FOR USE OF ZONE/LOT OCCUPANTS
- c. PARKING STRUCTURE
- d. TRANSIT STATION/TERMINAL/DEPOT, TRANSPORTATION INFRASTRUCTURE
- e. PARK, PLAYGROUND, GARDEN, AVIARY, ZOO AND OTHER NATURE CENTER

2. Accessory Uses:

- a. PETROL FILLING KIOSK, with no other retail/service activity, which shall be allowed only within parking areas/structures. This Accessory Use shall be subject to applicable government and other safety regulations.
- b. FIRE/SECURITY STATION

SECTION 28. Additional FAR Provision for Transit-based Developments. In all commercial zones (C-1, C-2, C-3, C-4), a building or structure that is within a 200 meter walking distance from an existing LRT or commuter rail station will be allowed to build one (1) FAR higher than the maximum FAR specified in Article V of this Ordinance for the zone or subzone where the building or structure is located, provided that the building owner or developer builds and maintains, at his cost, a direct, sheltered pedestrian link from his building to the transit station as approved by the Building Official. As determined by the Building Official and in consultation with concerned transit authorities, this link must be of sufficient dimension to accommodate public pedestrian volumes and must be kept open, safe, and well-lighted for the use of the general public at least during a period that extends before and after regular working hours.

Article VI GENERAL ZONE REGULATIONS

SECTION 29. Area Regulations. Area regulation in all zones shall conform to the minimum requirements of the following statutes and regulations:

1. PD 957 - the “Subdivision and Condominium Buyers’ Protective Law” and its revised implementing rules and regulations;
2. BP 200 - “Promulgation of Different Levels of Standards and Technical Requirements for Economic and Socialized Housing Projects” and its revised implementing rules and regulations;
3. PD 1096 - National Building Code and its Implementing Rules and Regulations;
4. Fire Code; Sanitation Code; Plumbing Code; Structural Code;
5. EO 648; and regulations promulgated by the national agencies concerned.

SECTION 30. Building or Structure Use. No building, structure, or land shall hereafter be occupied or used and no building or structure or part thereof shall be constructed or structurally altered except in conformity with the provisions of this Ordinance.

SECTION 31. Lot Use. Two or more lots may be used for a single building. Two or more lots may be consolidated into a single lot, which may later be re-subdivided, except that in R-1, R-2B, R-3, C-3D, C-3E, C-3F, C-3G, C-3H and C-4 zones/subzones, a lot cannot be subdivided. But two or more lots in these zones/subzones may be consolidated into a single lot that the owner may later re-subdivide into the original number of lots or less, as follows:

1. In R-1 and R-2B zone/subzone, a consolidated lot may only be re-subdivided into their original lot boundaries, as defined in the approved subdivision plan where the lot is located;
2. In R-3, C-3D, C-3E, C-3F, C-3G, C-3H and C-4 zones/subzones, none of the lots resulting from re-subdivision shall be smaller in area than the smallest lot before consolidation, except that in R-3A, R-3B, and C-4 zone/subzones, re-subdivision into an area smaller than the smallest lot before consolidation is allowed provided that none of the lot areas resulting from re-subdivision shall be smaller than the following lot sizes:

- a. 1,200 square meters in C-4A, C-4B, C-4C, C-4D, C-4G, R-3A, R-3B subzones
- b. 800 square meters in C-4E, C-4F and C-4H subzones

SECTION 32. Yard and Building Setback Regulations. Yard and building setback regulations of the National Building Code and other applicable laws, rules and regulations shall be applied in all zones except:

1. In C-4A and C-4B subzones, the sides of the building facing boundaries of adjoining properties or facing any street other than Valero and De La Rosa Streets and the access roads leading thereto, must be constructed flush with the property lines. The building footprint thus defined should rise to a minimum height of fifteen (15) meters. However, indentations may be permissible on the ground floor for the purpose of making display windows more effective. In case of lots in these areas that face side streets, driveways to parking areas inside the property may be constructed through appropriate arcades.

However, in Block 4, (LRC) Psd-6132 and Plan (LRC) Pcs-1332 along Paseo de Roxas and Makati Avenue, the building may be set back from any boundary of the lot, provided that a minimum setback of two (2) meters from the common boundaries with adjoining properties is observed. The setback shall be measured from the property line to the nearest projection of the building.

2. In R-3A, R-3B, C-4C, C-4D, C-4E, C-4F, and C-4G subzones, the building may be built flush with the property line fronting a street and/or flush with the common boundaries with adjoining properties. If the building will be built away from the common boundaries with adjoining properties then in such case, a minimum setback of two (2) meters from the property line must be observed. The setback shall be measured from the property line to the nearest projection of the building.
3. In C-4H subzone, the building shall be built flush with the property lines on all sides of the lot, except along Jupiter Street where the building will be set back by at least nineteen (19) meters measured from the Jupiter Street property line to the nearest projection of the building.
4. In R-3A, R-3B and C-4 zone/subzones, underground basements may be constructed up to the property line subject to the easement in favor of public utilities and services. The top or roof of the underground basement where there are setbacks should be properly landscaped and made to look like part of the natural ground.
5. In R-2B subzone lots, the minimum setback from a boundary fronting a street shall be eight (8) meters. The minimum setback from all other boundaries shall be two (2) meters. Setbacks shall be measured from the lot boundary to the nearest finished wall, column, eave, or projection of the building.

SECTION 33. River/Stream, Fault Line, and Utility Easement Regulations. Easement regulations of the National Building Code and other applicable laws, rules and regulations shall be applied in all zones. The following provisions shall also be applied:

1. The banks of rivers and streams, pursuant to the provisions of the Water Code, throughout their entire length and within a zone of three (3) meters along their margins, are subject to easement of public use in the interest of recreation, navigation, floatage, fishing and salvage. No person shall be allowed to stay in this zone longer than what is necessary for space or recreation, navigation, floatage, fishing or salvage or to build any other structure of any kind.
2. A mandatory five (5) meter easement on both sides of the Marikina fault trace and such other fault traces on the ground identified by Philippine Institute of Volcanology or its successor agency.
3. All buildings and structures shall be subject to a permanent easement in favor of duly authorized public utility or service entities, their successors and assigns, for the installation of electric poles and metal alley arms and all the accessories and appurtenances connected therewith for the exclusive purpose of carrying utility lines (electric, telephone, etc.) including free access for repairs, inspections, and all other acts necessary to public safety and preservation of the utility lines.

SECTION 34. Parking, Vehicular Entrance and Exit, and Service Entrance Regulations. Except for buildings and structures located in R-3, C-3D, C-3E, C-3F, C-3G, C-3H and C-4 zone/subzone, all buildings and structures must provide for the minimum parking, access street, vehicular entrance and exit, and service entrance requirements specified in the National Building Code and other applicable laws, rules

and regulations. Buildings and structures located in R-3, C-3D, C-3E, C-3F, C-3G, C-3H, and C-4 zone/subzone must comply with the following requirements:

1. Parking:

- a. Buildings and structures located in R-3A, R-3B, and C-4 zone/subzone must comply with the following requirements:
 - i. For Residential or Office use: minimum 1.0 parking slot per 100 square meters (sqm) of GFA.
 - ii. For Hotel use:
 - minimum 1.0 parking slot per 5 guest rooms;
 - minimum 1.0 parking slot per 15 sqm of seating area in restaurants, coffee shops, ballroom and, miscellaneous food shops;
 - minimum 1.0 parking slot per 50 sqm of GFA of meeting rooms;
 - minimum 1.0 parking slot per 50 sqm of the GFA of retail shops on Hotel premises; and
 - minimum 1.0 parking slot per 25 sqm of GFA of the health club.
 - iii. For Convenience Retail Stores, Restaurants, Canteens, and other Food Serving Establishments where these are allowed as defined in Article V, Section 20 (6): minimum 1.25 parking slot per 100 square meters (sqm) of GFA.
 - iv. For other uses: National Building Code provisions.
 - v. For buildings in lots where three or more Principal Uses are permitted, the parking requirements specified in this Section may be adjusted to take into account the timing differences in the parking needs of the individual uses through application of the provisions of Rule XIX of the National Building Code wherein 100% of the parking requirements of the dominant use and only 50% of the parking requirements of each of the non-dominant uses shall be provided. If the dominant use is not subject to parking requirements, then 100% of the parking requirements of the next most dominant use and only 50% of the parking requirements of each of the other non-dominant uses shall be provided.
- b. Buildings and structures located in R-3C, R-3D, R-3E, C-3D, C-3E, C-3F, C-3G, and C-3H subzone must comply with the following requirements:
 - i. For Residential use in R-3C, R-3D, and R-3E zone:
 - minimum 1.0 parking slot per unit, where the size of the unit is 100 sqm GFA and above
 - minimum 1.0 parking slot per 100 sqm GFA of aggregate GFA, where the size of the unit is below 100 sqm GFA
 - ii. For Residential use in C-3D, C-3E, C-3F, C-3G, and C-3H subzone:
 - minimum 1.0 parking slot per unit, where the size of the unit is 100 sqm GFA and above
 - maximum 2.0 parking slots per unit, where the size of the unit is over 100 sqm GFA
 - fixed 1.0 parking slot per 100 sqm of aggregate GFA, where the size of the unit is below 100 sqm
 - iii. For Office use: minimum 1.0 parking slot per 100 sqm GFA
 - iv. For Retail use (including retail outlets, cinemas, restaurants, etc.): 1.0 parking slots per 100 sqm GFA
 - v. For Hotel use: minimum 1.0 parking slot per 10 guest rooms
- c. The automobile parking slot should not be less than twelve (12) sqm in area, measuring 2.4 meters by 5.0 meters for perpendicular or diagonal parking, and 2.0 meters by 6.0 meters for parallel parking. Service driveways should provide unobstructed ingress and egress to and from the parking slot at all times. However, tandem parking for two (2) cars only may be permitted. Dropped curb (mountable-sidewalk) parking slots that are directly accessed from the street without entering an internal driveway shall not be permitted.
- d. Temporary surface parking may be allowed in any lot.
- e. Parking buildings and structures, podiums or basements used for parking may be constructed flush with the property line up to the maximum lot area allowed under the National Building Code.
- f. Loading and unloading platforms, if any, must have a minimum setback of ten (10) meters from any street. Ramps to parking structures are excluded from this requirement.

2. Vehicular Entrances and Exits:

- a. In C-4A and C-4B, vehicular entrances shall not be allowed on the side of the property facing Ayala Avenue and Paseo de Roxas. However, in Block 4, (LRC) Psd-6132 and Plan (LRC) Pcs-1332 along Paseo de Roxas and Makati Avenue, vehicular entrances (but not exits) may be allowed on the side of the lot facing Paseo de Roxas or Makati Avenue. Vehicular exits of buildings in C-4A and C-4B in every case must always be along a Side Street, the Access Road within each block De La Rosa Street or Valero Street.
 - b. In C-4C, vehicular entrances and exits may be allowed on any side of the property facing Ayala Avenue, Paseo de Roxas, or Valero Street.
 - c. In C-4D, a lot facing Gil Puyat Avenue may have its vehicular entrance (but not exit) on the side of the lot facing Gil Puyat Avenue, but the exit must always be along an Access Road within C-4D, or along Makati Avenue or Paseo de Roxas.
 - d. In C-4E and C-4F, vehicular entrances may be allowed along a Principal Street or Service Road, but exits must always be along a Service Road. However, a lot in these villages which faces a Principal Street but does not have a frontage along a Service Road may have a vehicular exit along a Principal Street, provided the lack of access to a Service Road is not due to a consolidation and resubdivision of lots. Vehicular entrances from and exits to Gil Puyat Avenue shall not be allowed.
 - e. In C-4G, vehicular entrances (but not exits) are allowed along Gil Puyat Avenue; entrances and exits are allowed along a Service Road at the back of a lot.
 - f. In C-4H, vehicular entrances shall not be allowed along Gil Puyat Avenue and Ayala Avenue Extension; entrances and exits are allowed along Jupiter Street.
 - g. In R-3A, vehicular entrances and exits shall not be allowed along Ayala Avenue.
 - h. In R-3B, vehicular entrances and exits shall not be allowed along Makati Avenue.
 - i. In all cases, vehicular entrances and exits shall not be allowed along curves, street corners, and street intersections.
 - j. In the C1-C subzone bounded by Estrella Street (east), Amapola Street (north), R-1 lots (west), EDSA (south), vehicular access to the lots shall be allowed only from a rear service road, which shall connect to Estrella Street by a maximum of two vehicular driveways between EDSA and Amapola Street.
 - k. In the C1-C subzone bounded by Nicanor Garcia Street (east), CEM zone (north and west), Jupiter Street (south), vehicular access shall be limited to an internal service road, with one entrance/exit driveway each from Nicanor Garcia Street and Jupiter Street.
 - l. For C-4 subzones, streets or roads designated herein as Principal Streets, Service Roads, Access Roads or Side Streets (as the case may be) are listed in Annex B.
 - m. In R-1 and R-2B, no vehicular entrances to and exits from lots along Edsa shall be allowed.
 - n. In R-2B, no vehicular entrances to and exits from lots along McKinley Road shall be allowed except for those that are already existing as of the time that this Ordinance takes effect.
3. Service Entrances: All the service entrances for utilities shall be conducted into the building by means of underground conduits or pipes from the main service lines. A water pump directly connected to the water main is not allowed. However, a water pump may be installed to draw water from a ground storage tank of adequate capacity supplied by natural pressure from the water main.

SECTION 35. Building Projections, Signs, Eaves, Canopies, and Covered Walkway Regulations. Signs to be displayed or put up for public view, and the construction and location of eaves, canopies, casings, porte cochere or covered walkways, foundations, and other building projections must comply with the National Building Code and other applicable laws, rules, and regulations. The following provisions shall also apply:

1. In R-1 and R-2B zone/subzone, no Advertising, Business, or Roof Sign shall be allowed.
2. In R-2A subzone, no Roof Sign shall be allowed.
3. In R-3 and C-4 zones:
 - a. Advertising and Business Signs, eaves, canopies, casings or any similar architectural or structural features shall not be allowed to project outside the property line. Large Advertising and Business Signs that are painted on walls of buildings shall not be allowed.
 - b. Porte cochere or covered walks from the main entrance of the building proper to the street curb shall be allowed, but shall in no case be permanent in nature or be considered an appropriation of the air space so as to serve as a basis for prescription. Such porte cochere or covered walk shall be removed by the owner if and when the same shall stand in the way of street widening, installation or repair of utilities underneath the sidewalk underneath the sidewalk, installation of ground-level or elevated covered walkways, or any similar improvements.

- c. Foundations or footings of a building in any area which are close to a creek, drainage canal or existing culvert shall not be less than two (2) meters deep, and shall be at least two (2) meters away from the creek, drainage canal or culvert.
- d. Foundations or footings of a building on the side where the façade of the building coincides with the property line, shall not be allowed to project beyond the property line, except in C-4A, C-4B, C-4C, C-4D, where the foundations or footings of a building on the side fronting Ayala Avenue, Paseo de Roxas or any other street where the façade of the building coincides with the property line, shall be allowed to project up to fifty-five (55) centimeters outside the property line. Such allowable projections outside the property shall, however, be at the building owner's risk and shall in no way vest the owner with the ownership or right to the use and occupancy of the ground and space projected upon.

SECTION 36. Exemption of Covered Walkways from GFA Computation. In zones/lots covered by a maximum FAR, the GFA of a covered ground-level, elevated, or underground walkway (pedestrian underpass) that should be included in the computation of GFA as defined in Annex A, shall be excluded from the computation of the maximum allowable GFA of the lot where such walkway is built, provided that the walkway fulfills all of the following requirements:

1. The walkway links directly and is part of an existing or planned local (city-, zone-, or district-wide) pedestrian network;
2. The walkway is open for the use of the general public at least during a period that starts before and extends after regular working hours;
3. The walkway has a minimum clear width of at least two (2) meters if it is at the ground level, and three (3) meters if it is elevated or underground;
4. The walkway is well-lighted and secured throughout the period that it is open for public use; and
5. The walkway is used primarily for non-revenue public pedestrian passage, provided that commercial advertising signs, business signs, public payphones, newsstands, and other similar activities that do not significantly disrupt pedestrian flow shall be allowed.

The covered ground-level, elevated, or underground walkway may also be allowed to extend into prescribed setbacks provided that Section 36, (1-5) of this Ordinance is met, and subject to the specific approval of the Building Official.

SECTION 37. Transfer of Development Rights. The maximum allowable GFA for any building on a lot may be increased by transfer to such lot (hereinafter referred to as the Development Lot) of GFA that is allowed under Article V of this Ordinance but is not used by an adjacent lot (hereinafter referred to as the Transfer Lot), provided that:

1. The Development Lot and the Transfer Lot are located in the same R-3, C-1, C-2, C-3, C-4, GCZ zone or INS subzone.
2. The sum of the GFA in the Transfer Lot and the Development Lot does not exceed the sum of the allowable maximum GFA of the two lots, as defined in Article V of this Ordinance.
3. The maximum GFA available for transfer to a Development Lot is equal to the difference between the allowable maximum GFA of the Transfer Lot, as defined in Article V of this Ordinance, and the total GFA of the building/s on the Transfer Lot.
4. The owner/developer of the Development Lot provides sufficient technical basis, as determined by the Building Official, to show that the building/s resulting from the transfer will not cause substantial congestion or inconvenience or disrupt access and delivery of services to adjacent properties and the vicinity.
5. Except for the maximum FAR prescribed in Article V of this Ordinance, the building/s resulting from the transfer complies with the land use and all other provisions of this Ordinance.
6. GFA that has been transferred to a Development Lot cannot be re-transferred except to the original Transfer Lot.

Provided further that if the Transfer Lot contains a building or structure that has been certified by the City government and the National Historical Institute as a historical building, structure or landmark that should be preserved, then the Development Lot and the Transfer Lot need not be adjacent or be located in the same subzone/zone. In this case, the maximum amount of GFA that can be transferred from the Transfer Lot to the Development Lot shall be twenty thousand (20,000) square meters.

Transfer of GFA from a Transfer Lot reduces the amount of GFA that can be built in the Transfer Lot by the amount of GFA transferred; likewise, the transfer allows an increase in the allowable GFA in the Development Lot by the same amount. These conditions, including the preservation of the building or structure in the Transfer Lot if such building has been certified by the City government and the National Historical Institute as a historical building, structure or landmark that should be preserved, shall be annotated on the respective titles of the Transfer Lot and the Development Lot.

SECTION 38. Performance Standards. All land uses, developments or constructions shall conform to the noise, vibration, smoke, dust, dirt and fly ash, odors and gases, glare and heat, industrial wastes, sewage disposal, storm drainage, pollution control, and other similar environmental standards of the National Building Code, the Clean Air Act, and other applicable laws, rules and regulations.

SECTION 39. Specific Provisions in the National Building Code. Specific provisions stipulated in the National Building Code (P.D. 1096) as amended and its implementing rules and regulations, thereto relevant to traffic generators, erection of more than one principal structure, dwelling on rear lots, access yard requirements and dwelling groups which are not in conflict with the provisions of the Zoning Ordinance, shall be observed.

Article VII INNOVATIVE TECHNIQUES

SECTION 40. Innovative Techniques or Designs. Applications for projects that promote urban renewal and restoration work, or introduce flexibility and creativity in design or plan, such as but not limited to Historic Preservation development, Planned Unit Development, etc., may be approved by the Office of the City Zoning Administrator provided that:

1. The proposed land use will not alter the essential character of the zone, especially its population density, number of dwelling units per hectare, traffic and parking generation, and the dominant land use of the zone.
2. Necessary environmental clearances and other government approvals are obtained.
3. Other plans or studies that may be required by the Office of the City Zoning Administrator in order to assess the application are submitted.
4. The application follows the process prescribed by the Office of the City Zoning Administrator.

Article VIII MISCELLANEOUS PROVISIONS

SECTION 41. 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 clearances shall be issued by the HLRB pursuant to EO 72.

SECTION 42. Traffic and Utilities Impact Study Requirement. The owner or developer of a building or mixed use development that has a GFA of at least twenty-thousand (20,000) square meters shall be required to submit, as part of the application for a Building Permit, a traffic and utilities impact study that indicates: the estimated volume and flow of vehicular traffic into and out of the building or mixed use development; the impact of such vehicular traffic on the immediate vicinity; corresponding traffic management procedures and mitigation devices; and the estimated impact of the building or mixed use development on existing utilities.

Article IX MITIGATING DEVICES

SECTION 43. Deviation. Deviations from the provisions of this Ordinance may be allowed by the Makati City Zoning Board of Adjustments and Appeals (MCZBAA) in form of a Variance or an Exception, only when all the following terms and conditions are fulfilled:

1. A Variance shall be granted subject to the condition that the property is unique and different from other properties in the adjacent locality and because of its uniqueness, the property owner cannot obtain a reasonable return on the property. This condition shall include the following provisions:
 - a. Conforming to the provisions of the Ordinance will cause undue hardship on the part of the owner or occupant of the property due to the physical conditions of the property (topography, shape, etc.) which is not self-created.
 - b. The proposed variance is the minimum deviation necessary to permit reasonable use of the property;
 - c. The variance will not alter the essential character of the zone where the property for which the variance is sought is located, and will not substantially or permanently injure the use of other properties in the same district or zone.
 - d. The variance will be in harmony with the intent and objectives of this Ordinance; it will not weaken the general purposes of this Ordinance and will not adversely affect public health, safety and welfare.
2. An Exception shall be granted, subject to the condition that:
 - a. The exception will not adversely affect public health, safety and welfare and is in keeping with the general pattern of development in the community;
 - b. The proposed project shall support or will not conflict with local development objectives and plans.
 - c. The exception will not adversely affect the appropriate use of adjoining and other properties in the same zone.
 - d. The exception will not alter the essential character and general purpose of the zone or district where the exception sought is located.

In no case, however, will a Variance or an Exception be granted for the purpose of allowing a lot or building owner to exceed the FAR restrictions and/or building height limitations under this Ordinance, or for changing the land use requirements of this Ordinance.

SECTION 44. Procedures for Granting Exceptions and Variances. The procedure for granting of exception and/or variances is as follows:

1. A written application for an exception or variance shall be filed with the MCZBAA citing the section of this Ordinance under which the same exception or variance is sought, stating the ground/s thereof, and describing the proposed exception or variance in terms of boundaries, plans, nature of operation or use, and the like.
2. Upon filing of application, a visible project sign (indicating the name and nature of the proposed project) shall be posted at the project site.
3. The MCZBAA shall conduct preliminary studies on the application.
4. 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 MCZBAA at least fifteen (15) days prior to the decision for exception/variance.
5. In case of objection, the MCZBAA shall hold public hearing/s.
6. At the hearing, any party may appear in person, or be represented by agent/s. All interested parties shall be accorded the opportunity to be heard and present evidences and testimonies.
7. The MCZBAA 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

ADMINISTRATION AND ENFORCEMENT

SECTION 45. Locational Clearance. All owners/developers shall secure locational clearances from the Zoning Administrator or in cases of variance and exceptions, from the MCZBAA prior to conducting any activity or construction on the lot.

SECTION 46. Building Permit. No building permit shall be issued by the Makati City Building Official without a valid locational clearance in accordance with this Ordinance.

SECTION 47. Non-Use of Locational Clearance. Upon issuance of a locational clearance, the grantee thereof shall have one (1) year within which to commence or undertake the use, activity or development covered by such clearance on his property. Non-use of said clearance within said period shall result in its automatic expiration, cancellation and the grantee shall not proceed with his project without applying for a new clearance.

SECTION 48. Existing Non-Conforming Uses and Buildings. The lawful uses of any building, structure or land at the time of adoption or amendment of this Ordinance may be continued although such uses do not conform with the provisions of this Ordinance provided that:

1. No such non-conforming use/building shall be enlarged or extended to occupy a greater area of land than that already occupied by such use at the time of the adoption of this Ordinance, or moved in whole or in part to any other portion of the lot or parcel of land where such non-conforming use/building exists at the time of the adoption of this Ordinance.
2. No such non-conforming use/building which has ceased operations for more than one (1) year be again revived as non-conforming use/building.
3. An idle/vacant structure may not be used for non-conforming activity.
4. Any non-conforming structure, or structures under one ownership that has been damaged may be reconstructed and used as before provided that such reconstruction is not more than fifty percent (50%) of the replacement cost. Should such non-conforming portion of the structure be destroyed by any means, to an extent of more than fifty percent (50%) of its replacement cost at the time of destruction, it shall not be reconstructed except in conformity with the provisions of this Ordinance.
5. No such non-conforming use/building may be moved to displace any conforming use/building.
6. No such non-conforming structure may be enlarged or altered in a way that increases its non-conformity, but any structure or portion thereof may be altered to decrease its non-conformity.
7. Should such non-conforming structure be moved for any reason to whatever distance, it shall thereafter conform to the regulations of the zone in which it is moved or relocated.

The owner of a non-conforming use/building shall program the phase-out and relocation of the non-conforming use/building within ten (10) years from the effectivity of this Ordinance.

SECTION 49. Certificate of Non-Conformance. Subject to the requirements of Section 48, an owner of the structure or operator of the activity may apply for a Certificate of Non-Conformance within six (6) months from the ratification of this Zoning Ordinance by the HLRB or the Sangguniang Panglunsod, for the purpose of allowing such use to continue during the ten- (10) year period specified in Section 48. In no case, however, shall a Certificate of Non-Conformance be granted or issued to legitimize or cure any breach or violation of any condition, restriction, or requirement covering the use of the lot or structure, or of building height or FAR limitation, in either case based on contracts or undertakings entered into between the owner thereof and a third party.

Failure on the part of the owner to register/apply for a Certificate of Non-Conformance shall be considered in violation of the Ordinance and is subject to fines/penalties.

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

SECTION 50. Responsibility for Administration and Enforcement. This Ordinance shall be enforced and administered by the Makati City Mayor through the Makati City Zoning Administrator who shall be appointed by the former in accordance with existing rules and regulations on the subject.

SECTION 51. Powers and Functions of the Zoning Administrator. Pursuant to the provisions of EO 72 implementing RA 7160 in relation to Section 5, Paragraph a and d, and Section 7 of EO 648 dated 07 February 1981 the Zoning Administrator shall perform the following functions, duties and responsibilities:

1. Enforcement:

- a. Act on all applications for locational clearances for all projects.
 - i. Issue Locational Clearance for projects conforming to zoning regulations.
 - ii. Recommend to the MCZBAA the grant or denial of applications for variances and exemptions and the issuance of Certificate of Non-Conformance for non-conforming projects lawfully existing at the time of the adoption of the Zoning Ordinance, including clearances for repairs/renovations on non-conforming uses consistent with the guidelines thereof.
- b. Monitor ongoing/existing projects within their respective jurisdictions and issue notices if violations and show cause order to owners, developers, or managers of projects that are violative of this Ordinance and if necessary, pursuant to Section 3 of EO 72 and Section 2 of EO 71 refer subsequent actions thereon to the HLRB.
- c. Call and coordinate with the Philippine National Police for enforcement of all orders and processes issued in the implementation of this Ordinance.
- d. Coordinate with the City Legal Officer for other legal actions/remedies relative to the foregoing.

2. Planning: coordinate with the regional office of the HLRB regarding proposed amendments to the Zoning Ordinance prior to adoption by the Sangguniang Panglunsod.

SECTION 52. Action on Complaints and Opposition. A complaint for violations of any provision of the Zoning Ordinance or of any clearance or permits issued pursuant thereto shall be filed with the MCZBAA.

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

SECTION 53. Functions and Responsibilities of the Makati City Zoning Board of Adjustment and Appeals (MCZBAA). There is hereby created a MCZBAA which shall perform the following functions and responsibilities:

1. Act on applications of the following nature:
 - a. Variances;
 - b. Exceptions;
 - c. Non-conforming uses;
 - d. Complaints and opposition to applications.
2. Act on appeals on grant or denial of locational clearance by the Zoning Administrator.

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

SECTION 54. Composition of the Makati City Zoning Board of Adjustment and Appeals. The City Development Council shall create a sub-committee which shall act as the MCZBAA composed of the following members:

1. City Mayor, Chairman
2. City Legal Officer
3. City Assessor
4. City Engineer
5. City Urban Development Officer
6. City Zoning Administrator
7. Two representatives of the private sector, nominated by their respective organizations and confirmed by the City Mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Panglunsod shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.
8. Two representatives from non-government organizations, nominated by their respective organizations and confirmed by the City Mayor. In the event of non-availability of any of the officials enumerated above, the Sangguniang Panglunsod shall elect the number of its members as may be necessary to meet the total number above set forth, as representatives.

For purposes of policy coordination, said committee shall be attached to the City Development Council.

SECTION 55. Interim Provision. Until such time that the MCZBAA shall have been constituted, the HLRB shall act as the Makati City Zoning Board of Adjustments and Appeals. As an Appellate Board, the HLRB shall adopt its own rules of procedure to govern the conduct of appeals arising from the administration and enforcement of this Ordinance.

SECTION 56. Review of the Zoning Ordinance. The City Development Council shall create a sub-committee, the Makati City Zoning Review Committee (MCZRC) that shall review the Zoning Ordinance considering the Comprehensive Land Use Plan, as the need arises, based on the following reasons/situations:

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

SECTION 57. Composition of the Makati City Zoning Review Committee. The MCZRC shall have the following composition:

1. City Urban Development Officer, Chairman
2. City Health Officer
3. City Engineer
4. City Assessor
5. President, Association of Barangay Captains
6. Three private sector representatives
7. Two non-government organization representatives

For purposes of policy coordination, said committee shall be attached to the City Development Council.

SECTION 58. Functions of the Makati Zoning Review Committee. The MCZRC shall have the following powers and functions:

1. Review the Zoning Ordinance for the following purposes:
 - a. Determine amendments or revisions necessary in the Zoning Ordinance because of changes that might have been introduced in the Comprehensive Land Use Plan.
 - b. Determine changes to be introduced in the Comprehensive Land Use Plan in the light of permits given, and exceptions and variances granted.
 - c. Identify provisions of the Ordinance difficult to enforce or are unworkable.
2. Evaluate proposals for amendments to the Zoning Ordinance.
3. Recommend to the Sangguniang Panglunsod necessary legislative amendments and to the City Planning and Development staff the needed changes in the local development plan as a result of the review conducted.

SECTION 59. Amendments to the Zoning Ordinance. Changes in the Zoning Ordinance as a result of the review and evaluation by the MCZRC shall be treated as an amendment, provided that any proposed amendment to the Zoning Ordinance or provisions thereof shall be subject to public hearing and review evaluation of the MCZRC.

As a minimum, any proposal to amend the Zoning Ordinance shall submit to, and for the evaluation of, the MCZRC sufficient evidence and justification that: the proposal is consistent with the development goals, objectives, and strategies of the Comprehensive Land Use Plan; the traffic, utility (water, power, sewerage, drainage, waste disposal, etc), environmental and other impacts of the proposal are acceptable; and the proposal has the consent of affected neighborhood, homeowners' or community associations.

Approval of any proposed amendment shall require a three-fourths vote of approval by the Sangguniang Panglunsod. Said amendment shall take effect only after approval and authentication by HLRB or the Metro Manila Development Authority.

SECTION 60. Update of Zoning Map. Once all proposals have been finalized and all amendments have been duly approved, the necessary changes shall be reflected on the Official Zoning Map.

SECTION 61. Violation and Penalty. Any person who violates any of the provisions of this Ordinance, shall, upon conviction, be punished by a fine not exceeding Fifty Thousand Pesos (P 50,000.00) or by imprisonment for a period not exceeding six (6) months, or both at the discretion of the Court. In case of violation by a corporation, partnership, or association, the person in-charge of the management of such firm shall be criminally responsible thereof. Furthermore, any person or government official if found to have committed any violation of this Ordinance, directly or indirectly, shall be criminally responsible as provided by this section.

SECTION 62. Suppletory Effect of Other Laws, Decrees, and Restrictions. The provisions of this Ordinance shall be without prejudice to the application of other laws, presidential decrees, letters of instruction and other executive or administrative orders vesting national agencies with jurisdiction over specific land areas, which shall remain in force and effect, provided that land use decisions of the national agencies concerned shall be consistent with the Comprehensive Land Use Plan of Makati City.

Further, nothing in this Ordinance prohibits or shall be construed as prohibiting the establishment and existence of homeowners' or lot owners' associations, their collection of dues, development charges and other assessments and the performance of powers and functions to be exercised or undertaken by them, to the extent authorized by their charter and by-laws or allowed by restrictions or covenants entered into with home or lot owners (or their respective successors-in-interest) which such associations have a right to enforce.

1. **SECTION 63. Separability Clauses.** (1) 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. Any portion thereof not affected by such declaration shall remain in full force and effect. (2) If any provision/s of this Ordinance or any portion thereof may be found violative of any National Laws, Rules and Regulations, Legal Orders and the like, the same is hereby declared invalid or null and void; Provided further that it may be modified and/or amended accordingly.

SECTION 64. Repealing Clause. All ordinances, rules or regulations in conflict with the provisions of this Ordinance are hereby repealed; provided that the rights that are vested upon the effectivity of this Ordinance shall not be impaired.

SECTION 65. Effectivity Clause. This Ordinance shall take effect upon its approval.

ENACTED BY THE SANGGUNIANG PANLUNGSOD OF MAKATI, METRO MANILA, in its regular session held on November 28, 2000.

EDUARDO B. MANZANO
Vice Mayor & Presiding Officer

Attested:

ROGELIO U. MARASIGAN
Sangguniang Secretary

APPROVED:

ELENITA S. BINAY, M.D.
City Mayor