

Table VII.1. Schedule of Principal, Accessory and Conditional Use/Occupancy of Building/Structure

| General Classification of Use/Character of Occupancy of Building/ Structure | U S E | | | Zoning Classification |
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| | PRINCIPAL | ACCESSORY | CONDITIONAL | |
| Group A – Residential (Dwellings) | | | | |
| Division A-1 (Residential building/ structure for exclusive use of single family occupants) | <ol style="list-style-type: none"> 1. Indigenous family dwelling units 2. Single-detached units 3. School or company staff housing 4. Single (nuclear) family dwellings 5. Churches or similar places of worship 6. Church rectories 7. Community facilities and social centers 8. Parks, playgrounds, pocket parks, parkways, promenades and playlots 9. Clubhouses and recreational uses such as golf courses, tennis courts, basketball courts, swimming pools and similar uses operated by the government or private individuals as membership organizations for the benefit of their members, families, and guests and not operated primarily for gain. | <ol style="list-style-type: none"> 1. Customary accessory uses incidental to any of the principal uses housed in the same Division A-1 (or R-1 class) building/structure, provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as servants quarter, private garage, guardhouse, home laundries, non-commercial garages, houses for pets such as dogs, birds, rabbits and the like of not more than 4.00 sq. meters in floor area, pump houses and generator houses. 2. Auxiliary uses customarily conducted in dwellings and homes for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers and other professionals provided that such professionals are members of the family residing in the premises; provided further, that not | <ol style="list-style-type: none"> 1. Preparatory schools, provided that they do not exceed three (3) classrooms and shall be located not less than 500 meters from nearest existing school offering similar course and are equipped with adequate parking or as provided in the local zoning ordinance. 2. Boarding houses with no more than eight (8) boarders. 3. Neighborhood convenience stores selling miscellaneous items, provided that such stores shall not exceed 10% of the gross floor area (GFA) of the dwelling unit and provided that no liquor shall be allowed for sale. 4. Audio-video and computer rental shops, provided that such shops shall not exceed 10% of the total floor area of the dwelling unit. 5. Home occupation engaging in an in-house business such as dressmaking, tailoring, and baking, provided that the | Residential R-1 - a low-density residential zone, characterized mainly by single-family, single detached dwellings with the usual community ancillary uses on a neighborhood scale, such as executive subdivisions and relatively exclusive residential communities which are not subdivisions. |

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| | | <p>more than three (3) semi-professional assistants are employed at any time, that in no case that more than 20% of the floor area of the building be used for said professional practice or home occupation for engaging an in-house business such as dressmaking, tailoring, baking and the like, provided that the number of persons engaged in such business/industry shall not exceed five (5), inclusive of the owner; there shall be no change in the outside appearance of the building or premises; no home occupation shall be conducted in any customary accessory uses cited above; no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard; no equipment or process shall be used in such home occupation which</p> | <p>area used shall not occupy more than 20% of the total floor area of the dwelling unit; the number of persons engaged in such business/industry shall not exceed three (3) inclusive of the owner; there shall be no change in the outside appearance of the building/structure or premises; no home occupation shall be conducted in any customary accessory use; no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in place other than in a required front yard; no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.</p> <p>7. Home industry classified as cottage industry provided that such home industry shall not occupy more than</p> | |

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| | | <p>creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.</p> <p>3. Home industry classified as cottage industry provided that such home industry shall not occupy more than 30% of the floor area of the dwelling unit; there shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance; allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); shall consider same provisions as enumerated in number 2, Profession or Home Occupation, this Section.</p> <p>4. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as swimming pool, pelota court, etc.</p> <p>5. Religious use</p> <p>6. Multi-purpose/<i>Barangay</i> Hall</p> | <p>30% of the gross floor area (GFA) of the dwelling unit with employees not to exceed five (5) persons and shall have no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard/nuisance; allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); no home industry shall be conducted in any customary accessory use; no traffic shall be generated by such home industry in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard; no equipment or process shall be used in such home industry which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and visual or audible interference in any radio or television receivers or causes fluctuating in line voltage of the premises.</p> | |

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| | | 7. Pre-School 8. Sports club 9. Clinic, nursing and convalescing home, health center 10. Plant nursery | | |
| Division A-2 (residential building for the exclusive use of non-leasing occupants not exceeding 10 persons) | 1. Single-attached or duplex or town-houses, each privately owned 2. School dormitories (on campus) 3. Convents and monasteries 4. Military or police barracks/ dormitories 5. All uses allowed in Division A-1 (or for R-1 class) buildings/structures 6. Pre-schools, elementary and high schools, provided that they do not exceed sixteen (16) classrooms 7. Outpatient clinics, family planning clinics, lying-in clinics, diagnostic clinics, medical and clinical laboratories 8. Branch library and museum 9. Steam/ dry cleaning outlets 10. Party needs and accessories (leasing of tables and chairs, etc.) | 1. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighborhood convenience stores, retail drug stores | 1. Ballet, dance and voice studios provided that the classes or instructions are held in soundproofed and airconditioned buildings 2. Sanitaria, nursery or convalescent homes 3. Philanthropic or charitable institutions upon approval of the Building Official and subject to such conditions and safeguards as deemed appropriate 4. Offices with no actual display, sale, transfer, or lending of the office commodities in the premises and with subject gross floor area (GFA) not exceeding 30% of the building GFA 5. Apartment hotels/hometels 6. Processing, refilling and retailing of bottled drinking water provided that clearances from local health department and certification of adequate supply from the water supply concessionaire shall be secured. | Residential R-2 - a medium density residential use or occupancy, characterized mainly as a low-rise single-attached, duplex or multi-level building/ structure for exclusive use as multiple family dwellings. This includes R-2 structures within semi-exclusive subdivisions and semi-exclusive residential communities which are not subdivisions. There shall be two (2) general types of R-2 use or occupancy, to wit: a. Basic R-2 : single-attached or duplex building/structure of from one (1) storey up to three (3) storeys in height and with each unit for separate |

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| | | | <p>7. Home occupation for the practice of one's profession or for engaging in an in-house business such as dressmaking, tailoring, baking, barber and beauty shops and the like, provided that the area in use shall not exceed 30% of the gross floor area (GFA) of the dwelling unit with the number of persons engaged in such business/industry not exceeding ten (10) inclusive of owner; there shall be no change in the outside appearance of the building or premises, no home occupation shall be conducted in any customary accessory use; no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than in a required front yard; no equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors or electrical interference detectable to the normal senses and</p> | <p>use as single-family dwellings and;</p> <p>b. Maximum R-2 : low-rise multi-level building/structure of from three (3) up to five (5) storeys in height and for use as multiple family dwellings</p> |

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| | | | <p>visual or audible interference in any radio or television receivers or causes fluctuation in line voltage of the premises.</p> <p>8. Car barns for not more than three (3) units.</p> <p>9. LPG retailing with a maximum of twenty (20) units of LPG tanks at any given time</p> <p>10. Recreational facilities such as resorts, swimming pools, clubhouses and similar uses except carnivals and fairs</p> <p>11. Bank branches, savings/loans/lending shops.</p> <p>12. Driving range</p> | |
| Group B – Residential (Buildings/ Structures, Hotels and Apartments) | | | | |
| Division B-1 | <ol style="list-style-type: none"> 1. All uses permitted in Divisions A-1 and A-2 (or for R-1 class and R-2 class) buildings/structures 2. Leased single-detached dwelling unit, cottage with more than one (1) independent unit and duplexes. 3. Boarding and lodging houses | <ol style="list-style-type: none"> 1. All customary accessory uses allowed in Divisions A-1 and A-2 (or for R-1 class and R-2 class) buildings/ structures 2. Branch library and museum 3. Hometel 4. Vocational school | <ol style="list-style-type: none"> 1. All conditional uses in R-1 and R-2 with appropriate regulations | Residential R-3 - a high-density residential use or occupancy, characterized mainly as a low-rise or medium-rise building/ structure for exclusive use as multiple family dwellings with mixed housing types. R-3 structure may include low-rise or medium-rise residential |

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| | <ul style="list-style-type: none"> 4. Multiple-housing units for lease or still for sale 5. Townhouses, each privately owned 6. Boarding houses 7. <i>Accessorias</i> (shop-houses), rowhouses, townhouses, tenements and apartments 8. Multiple privately-owned condominium units or tenement houses (residential building for the exclusive use of non-leasing occupants not exceeding ten (10) persons and of low—rise type (up to five (5) storeys maximum building height) 9. Hotels, motels, inns, pension houses and apartels 10. Private or off-campus dormitories. 11. Elementary schools and high schools, provided that these will not exceed twenty (20) classrooms | | | <p>condominium buildings that are already commercial in nature and scale. There shall be two (2) general types of R-3 use or occupancy, to wit:</p> <ul style="list-style-type: none"> a. Basic R-3 : rowhouse building/structure of from one (1) storey up to three (3) storeys in height and with each unit for separate use as single-family dwellings; and b. Maximum R-3 : medium-rise multi-level building/ structure of from six (6) up to twelve (12) storeys in height and for use as multiple family dwellings. <p>Residential R-4 - a medium to high-density residential use or occupancy, characterized mainly as a low-rise townhouse building/ structure for exclusive use as multiple family dwellings. The term R-4 specifically refers to the building/structure on an</p> |

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| | | | | individual lot (a townhouse unit) and generally refers to the series or rows of R-4 buildings/structures within a subdivided lot or property (an R-4 development). |
| | 1. Multi-family residential buildings such as condominium, high-rise residential buildings/structures, multi-level apartments, tenements, mass housing, etc. taller than five (5) storeys but not more than twelve (12) storeys | | | Residential R-5 - a very high-density residential use or occupancy, characterized mainly as a medium-rise or high-rise condominium building/structure for exclusive use as multiple family dwelling. |
| Group C - Education and Recreation | | | | |
| Division C-1 | <ol style="list-style-type: none"> 1. Educational institutions like schools, colleges, universities, vocational, institutions, seminaries, convents, including school auditoriums, gymnasias, reviewing stands, little theaters, concert halls, opera houses. 2. Seminar/workshop facilities 3. Training centers/facilities 4. Libraries, museums, exhibition halls and art galleries | | | |

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| | <ul style="list-style-type: none"> 5. Civic centers, clubhouses, lodges, community centers. 6. Churches, mosque, temples, shrines, chapels and similar places of worship 7. Civic or government centers 8. Other types of government buildings | | | |
| Division C-2 | <ul style="list-style-type: none"> 1. Amusement halls and parlors 2. Massage and sauna parlors 3. Health studios and reducing salons 4. Billiard halls, pool rooms, bowling alleys and golf clubhouses 5. Dancing schools, disco pads, dance and amusement halls 6. Gymnasia, pelota courts and sports complex | <ul style="list-style-type: none"> 1. Government centers to house national, regional or local offices in the area 2. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 3. General hospitals, medical centers, multi-purpose clinics 4. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities 5. Convention centers and related facilities 6. Religious structures, e.g., church, seminary, novitiates 7. Museums 8. Embassies/ consulate 9. Student housing, e.g., dormitories, boarding house | | GI (General Institutional) - a community to national level of institutional use or occupancy, characterized mainly as a low-rise, medium-rise or high-rise building/structure for educational, training and related activities, e.g., schools and related facilities and the like. |

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| Group D – Institutional (Government and Health Services) | | | | |
| Division D-1 (Institutional, where personal liberties of inmates are restrained, or quarters of those rendering public assistance and maintaining peace and order) | <ol style="list-style-type: none"> 1. Mental hospitals, mental sanitarium and mental asylums 2. Police and fire stations, guard houses 3. Jails, prisons, reformatories and correctional institutions 4. Rehabilitation centers 5. Leprosaria and quarantine station | <ol style="list-style-type: none"> 1. Welfare homes, orphanages, boys and girls town, home for the aged and the like 2. Rehabilitation and vocational training center for ex-convicts, drug addicts, unwed mothers, physically, mentally and emotionally handicapped, ex-sanitaria inmates; and similar establishments 3. Military camps/reservations/bases and training grounds 4. Penitentiary and correctional institution | | GI (General Institutional) - a community to national level of institutional use or occupancy, characterized mainly as a low-rise, medium-rise or high-rise building/ structure for medical, government service administrative and related activities, e.g., hospitals and related health care facilities, government offices, military, police and correctional buildings and the like. |
| Division D-2 (Institutional, buildings for health care) | <ol style="list-style-type: none"> 1. Hospitals, sanitarium, and homes for the aged 2. Nurseries for children of kindergarten age or non-ambulatory patients accommodating more than five (5) persons | | | |

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| Division D-3 (Institutional, for ambulatory patients or children over kindergarten age) | <ol style="list-style-type: none"> 1. Nursing homes for ambulatory patients 2. School and home, for children over kindergarten age 3. Orphanages | | | |
| Group E – Business and Mercantile (Commercial) | | | | |
| Division E-1 (Business and Mercantile, where no work is done except change of parts and maintenance requiring no open flames, welding, or use of highly flammable liquids) | <ol style="list-style-type: none"> 1. All uses allowed in Division B-1 (or for R-3 class) buildings/ structures 2. Gasoline filling and service stations. 3. Storage garage and boat storage. 4. Commercial garages and parking buildings, display for cars, tractors, etc. 5. Bus and railways depots and terminals and offices 6. Port facilities 7. Airports and heliport facilities 8. All other types of transportation complexes 9. All other types of large complexes for public services 10. Pawnshops, money shops, photo and portrait studios, shoeshine/repair stands, retail drugstores, tailoring and dress shops | <ol style="list-style-type: none"> 1. Office building 2. Office condominium 3. Department store/shopping center 4. Bookstore and office supply shop 5. Car shop 6. Home appliance store 7. Photo shop 8. Flower shop 9. Bakery and bake shop 10. Wine store 11. Grocery 12. Supermarket 13. Beauty parlor 14. Barber shop 15. Sauna bath and massage clinic 16. Dressmaking and tailoring shops 17. Movie house/theater | <ol style="list-style-type: none"> 1. Garage for <i>jeepneys</i> and taxis not greater than six (6) units in number 2. Garage for bus and trucks not greater than three (3) units in number 3. Retailing of CHBs, gravel and sand and other concrete products | C-1 (Commercial One or Light Commercial) - a neighborhood or community level of commercial use or occupancy, characterized mainly as a low-rise building/structure for low intensity commercial/trade, service and business activities, e.g., one to three (1 to 3) storey shopping centers, small offices or mixed-use/occupancy buildings and the like. |

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| | 11. Bakeshops and bakery goods stores 12. Stores for construction supplies and building materials such as electrical and electronics, plumbing supplies, ceramic clay cement and other similar products except CHBs, gravel and sand and other concrete products | 18. Playcourt, e.g., tennis, bowling, billiards 19. Swimming pool 20. Day/night club 21. Stadium, coliseum, gymnasium 22. Other sports and recreational establishments 23. Restaurants and other eateries 24. Short term special education like dancing schools, schools for self-defense, driving schools, speech clinics 25. Storeroom and warehouse but only as may be necessary for the efficient conduct of the business 26. Commercial housing like hotel, apartment, apartel, boarding house, dormitory, pension house, clubhouse, motel 27. Commercial condominium (with residential units in upper floors) 28. Embassy/ consulate 29. Library/museum 30. Filling station/service station 31. Clinic 32. Vocational/ technical school 33. Convention center and related facilities | | UTS (Utilities, Transportation and Services) – a range of utilitarian/functional uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity community support functions, e.g., terminals/inter-modals/multi-modals and depots |

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| | | 34. Messengerial service 35. Security agency 36. Janitorial service 37. Bank and other financial institution 38. Radio and television station 39. Building garage 40. Commercial job printing 41. Typing and photo engraving services 42. Repair of optical instruments and equipment and cameras 43. Repair of clocks and watches 44. Manufacture of insignia, badges and similar emblems except metal 45. Transportation terminal/garage 46. Plant nurseries 47. Scientific, cultural and academic centers and research facilities except nuclear, radioactive, chemical and biological warfare facilities. | | |
| Division E-2 (Business and Mercantile in nature) | 1. Wholesale and retail stores 2. Shopping centers, malls and supermarkets 3. Wet and dry markets 4. Restaurants, drinking and dining establishments with less than one hundred (100) occupancies. 5. Day/night clubs, bars, cocktails, | 1. All uses in C-1 class buildings/structures may be allowed in C-2 class buildings/structures 2. Repair shops like house appliances, motor vehicles and accessory, home furnishing shops | 1. Institutional uses as colleges and universities, vocational and technical schools, general hospitals and specialized general welfare, charitable and government institutions 2. Hauling services and garage terminals for trucks, tow trucks, and buses not | C-2 (Commercial Two or Medium Commercial) - a municipal or city level of commercial use or occupancy, characterized mainly as a medium-rise building/structure for medium to high intensity commercial/ trade, service and |

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| | <p>sing-along lounges, bistros, pubs, beer gardens</p> <p>6. Bakeries, pastry and bake shops.</p> <p>7. Office buildings</p> <p>8. Financial Institutions</p> <p>9. Printing & publishing plants and offices</p> <p>10. Engraving, photo developing and printing shops</p> <p>11. Photographer and painter studios, tailoring and haberdashery shops</p> <p>12. Factories and workshops, using less flammable or non-combustible materials</p> <p>13. Battery shops and repair shops</p> <p>14. Paint stores without bulk handling</p> <p>15. Funeral parlors</p> <p>16. Memorial and mortuary chapels, crematories</p> <p>17. Columbarium</p> <p>18. Telephone and telegraph exchanges</p> <p>19. Telecommunications, media and public information complexes including radio and TV broadcasting studios</p> <p>20. Cell (mobile) phone towers</p> <p>21. Battery shops and auto repair shops</p> <p>22. Bakeries, pastry and bake shops</p> <p>23. Police and fire stations</p> | <p>3. Transportation terminal/garage with repair shops</p> <p>4. Publishing</p> <p>5. Medium scale junk shop</p> <p>6. Machinery display shop/center</p> <p>7. Gravel and sand</p> <p>8. Lumber/hardware</p> <p>9. Manufacture of ice, ice blocks, cubes, tubes, crushed except dry ice</p> <p>10. Manufacture of signs and advertising displays (except printed)</p> <p>11. <i>Chicharon</i> factory</p> <p>12. Welding shops</p> <p>13. Machine shops service operations (repairing/rebuilding, or custom job orders)</p> <p>14. Motorcycles/bicycles repair shops</p> <p>15. <i>Lechon</i> stores</p> <p>16. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products</p> <p>17. Doughnut and <i>hopia</i> factory</p> <p>18. Factory for other bakery products not elsewhere classified (n.e.c.)</p> <p>19. Shops for repacking of food products e.g. fruits, vegetables, sugar and other related products</p> | <p>exceeding three (3) units and storage facilities in support of commercial establishments</p> <p>4. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft, aircraft and sales yards</p> <p>5. Junk shops, scrap dealer shops</p> | <p>business activities, e.g., three to five (3 to 5) storey shopping centers, medium to large office or mixed use/occupancy buildings/structures and the like.</p> <p>SPE (Special) – other vertical facilities not mentioned under regular uses/occupancies of buildings/structures such as cemeteries, memorial parks and the like</p> |

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| | 24. Glassware and metalware stores, household equipment and appliance shops 25. Manufacture of insignia, badges and similar emblems except metal 26. General retail establishments such as curio or antique shops, pet shops and aquarium stores, bookstores, art supplies and novelties, jewelry shops, liquor wine stores and flower shops 27. Employment/recruitment agencies, news syndicate services and office equipment and repair shops and other offices 28. Watch sales and services, locksmith and other related services 29. Other stores and shops for conducting retail business and local shopping establishments 30. Radio, television and other electrical appliance repair shops 31. Furniture, repair and upholstering job 32. Computer stores and video shops, including repair 33. Internet cafes and cyber stations 34. Garment manufacturing with no more than twenty (20) machines 34. Signboard and streamer painting and silk screening | 20. Funeral parlors, mortuaries and crematory services and memorial chapels 21. Parking lots, garage facilities 22. Buildings/structures for other commercial activities not elsewhere-classified (n.e.c.) | | |

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| | 35. Car barns for <i>jeepneys</i> and taxis not more than six (6) units 36. Lotto terminals, off-fronton, on-line bingo outlets and off-track betting stations 37. Gardens and landscaping supply/ contractors 38. Printing, typesetting, copiers and duplicating services 39. Photo supply and developing 40. Restaurants, canteens, eateries, delicatessen shops, confectionery shops and automats/fastfoods 41. Groceries 42. Laundries and laundromats 43. Recording and film laboratories 44. Auto repair, tire, vulcanizing shops and carwash with minimum 100 sq. meters service area 45. Physical fitness gyms/centers | | | |

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| Division E-3 (Business and Mercantile, where no repair work is done except exchange of parts and maintenance requiring no open flames, welding or use of highly flammable liquid) | <ol style="list-style-type: none"> 1. All permitted uses in Division E-1 (or for C-1 and C-2 class) buildings/ structures 2. Aircraft hangars 3. Commercial parking lots and garages 4. Department stores, shopping malls/ centers, commercial and sports complexes/ areas 5. Institutional uses as university complexes 6. Other commercial/ business activities not elsewhere classified (n.e.c.) | <ol style="list-style-type: none"> 1. All uses allowed in R-1, R-2 and R-3 Zones 2. All uses allowed in C-1, C-2 and C-3 Zones 3. Some uses allowed in I-1 Zones 4. All uses allowed in GI Zones and SI Zones 5. Parks and Recreation and Entertainment class buildings/ structures | | C-3 (Commercial Three or Metropolitan Commercial) means a metropolitan level of commercial use/occupancy, characterized mainly as a medium-rise to high-rise building/structure for high to very high intensity commercial/ trade, service and business activities, e.g., large to very large shopping malls, very large office or mixed-use/occupancy buildings and the like. |
| Group F – Industrial (Non-Pollutive/ Non-Hazardous Industries and Non-Pollutive/ Hazardous Industries) | | | | |
| Division F-1 (Light Industrial) | <ol style="list-style-type: none"> 1. Ice plants and cold storage buildings 2. Power plants (thermal, hydro or geothermal) 3. Pumping plants (water supply, storm | Customary support facilities for industries such as housing, community, utilities and services | Building/structure with lesser negative environmental impact | I-1 (Industrial One) - a light industrial use or occupancy, characterized mainly as a low-rise but sprawling building/ |

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| | drainage, sewerage, irrigation and waste treatment plants) 4. Dairies and creameries 5. Rice mills and sugar centrals 6. Breweries, bottling plants, canneries, and tanneries 7. Factories and workshops using incombustible or non-explosive materials | | | structure for low intensity manufacturing or production activities. |
| Group G – Storage and Hazardous Industrial (Pollutive/ Non-Hazardous industries and Pollutive/ Hazardous Industries Only) | | | | |
| Division G-1 (Medium Industrial, which shall include storage and handling of hazardous and highly flammable materials) | 1. Storage tanks, buildings for storing gasoline, acetylene, LPG, calcium, carbides, oxygen, hydrogen, and the like 2. Armories, arsenals and munitions factories 3. Match and fireworks factories | Customary support facilities for industries such as housing, community, utilities and services | Building/structure with lesser negative environment impact | I-2 (Industrial Two) - a medium industrial use or occupancy, characterized mainly as a low-rise but sprawling building/structure for medium intensity manufacturing or production activities. |

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| | <ul style="list-style-type: none"> 4. Plastics resin plants (monomer and polymer) 5. Plastics compounding and processing plants 6. Acetylene and oxygen generating plants 7. Cooking oil and soap processing plants 8. Factories for highly flammable chemicals 9. Water and power generation/ distribution complexes 10. Liquid and solid waste management facilities 11. All other types of large complexes for public utilities | | | <p>UTS (Utilities, Transportation and Services) – a range of utilitarian/functional uses/occupancies, characterized mainly by low-rise or medium-rise buildings/structures for low to high intensity community support functions, e.g., power and water generation/distribution facilities, telecommunication facilities, drainage/wastewater and sewerage facilities, solid waste handling facilities and the like excluding terminals/inter-modals/multi-modals and depot</p> |
| <p>Division G-2 (Medium Industrial buildings for storage and handling of flammable materials)</p> | <ul style="list-style-type: none"> 1. All uses permitted in I-1 class 2. Dry cleaning plants using flammable liquids 3. Paint stores with bulk handling 4. Paint shops and spray painting rooms 5. Sign and billboard painting shops | <p>Customary support facilities for industries such as housing, community, utilities and services</p> | <p>Building/structure with lesser negative environment impact</p> | |

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| | PRINCIPAL | ACCESSORY | CONDITIONAL | |
| Division G-3 (Medium Industrial buildings for wood working activities, papers cardboard manufactures, textile and garment factories) | <ol style="list-style-type: none"> 1. Wood working establishments, lumber and timber yards 2. Planing mills and sawmills, veneer plants 3. Wood drying kilns 4. Pulp, paper and paperboard factories 5. Wood and cardboard box factories 6. Textile and fiber spinning mills 7. Grains and cement silos 8. Warehouses where highly combustible materials are stored. 9. Factories where loose combustible fiber or dirt are manufactured, processed or generated. 10. Garment and undergarment factories | Customary support facilities for industries such as housing, community, utilities and services | Building/structure with lesser negative environment impact | |
| Division G-4 (Medium Industrial, for repair garages and engine manufacture) | <ol style="list-style-type: none"> 1. Repair garages and shops 2. Factories for engines and turbines and attached testing facilities | Customary support facilities for industries such as housing, community, utilities and services | Building/structure with lesser negative environment impact | |
| Division G-5 (Medium Industrial, for aircraft facilities) | <ol style="list-style-type: none"> 1. Hangars 2. Manufacture and assembly plants of aircraft engine 3. Repairs and testing shops for aircraft engines and parts | Customary support facilities for industries such as housing, community, utilities and services | Building/structure with lesser negative environment impact | |

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| Group H – Assembly for less than 1,000 (Cultural and/ or Recreational) | | | | |
| Division H-1 (Recreational, which are assembly buildings with stage and having an occupant load of less than 1,000) | <ol style="list-style-type: none"> 1. Theaters and auditoriums 2. Concert halls and open houses 3. Convention halls 4. Little theaters, audio-visual rooms | | | <p>PRE (Park Structures, Recreation and Entertainment) - a range of recreational uses or occupancies, characterized mainly as a low-rise or medium-rise building/structure for low to medium intensity recreational or entertainment functions related to educational uses, e.g., structures on campuses or its component parks/open spaces and all other kinds of recreational or assembly buildings/structures on campus such as auditoria, mess halls, seminar facilities, gymnasias, stadia, arenas and the like.</p> <p>CUL (Cultural) - a community to national level of cultural use or occupancy, characterized</p> |

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| | | | | mainly as a low-rise or medium-rise building/ structure for cultural activities, e.g., cultural centers, convention centers, very large office or mixed-use/occupancy buildings and the like. |
| Division H-2 (Recreational, which are assembly buildings with stage and having an occupant load of 300 or more) | <ol style="list-style-type: none"> 1. Dance halls, cabarets, ballrooms 2. Skating rinks 3. Cockfighting arenas | | | |
| Division H-3 (Recreational, which are assembly buildings with stage and having an occupant load of less than 300) | <ol style="list-style-type: none"> 1. Dance halls, ballrooms 2. Skating rinks | | | |

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| Division H-4 (Recreational, tourism estate developments or tourism-oriented establishments, which are structures not included in Divisions H-1) | <ol style="list-style-type: none"> 1. Sports stands 2. Reviewing stands 3. Grandstand and bleachers 4. Covered amusement parks 5. Boxing arenas, jai-alai stadiums 6. Race tracks and hippodromes 7. All types of resort complexes 8. All other types of amusement and entertainment complexes | | | |
| Group I – Assembly for More than 1,000 (Cultural and/or Recreational) | | | | |
| Division I-1 (Recreational, Assembly Buildings with stage and an occupant load of 1,000 or more in the building) | <ol style="list-style-type: none"> 1. Colisea and sports complexes 2. Theaters and convention centers 3. Concert halls and open houses 4. Convention centers | <ol style="list-style-type: none"> 1. Parks/gardens 2. Resort areas, e.g., beaches, including accessory uses 3. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheaters and swimming pools 4. Golf courses, ball courts, race tracks and similar uses 5. Memorial/Shrines/monuments, kiosks and other park structures | | <p>CUL (Cultural) - a community to national level of cultural use or occupancy, characterized mainly as a low-rise or medium-rise building/structure for cultural activities</p> <p>PRE (Park Structures, Recreation and Entertainment) - a range of recreational uses or</p> |

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| | | <ul style="list-style-type: none"> 6. Sports Club 7. Underground parking structures/ facilities | | occupancies, characterized mainly as a low-rise or medium-rise building/ structure for low to medium intensity recreational or entertainment functions related to educational uses, e.g., structures on campuses or its component parks/open spaces and all other kinds of recreational or assembly buildings/structures on campus such as auditoria, mess halls, seminar facilities, gymnasias, stadia, arenas and the like. |
| Group J – Accessory (Agricultural and Other Occupancies/ Uses not Specifically Mentioned Under Groups A through I) | | | | |

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| Division J-1 | 1. Agricultural structures: <ol style="list-style-type: none"> a. Sheds b. Barns c. Poultry houses d. Piggeries e. Hatcheries f. Stables g. Greenhouses h. Granaries i. Silos | 1. Cultivation, raising and growing of staple crops such as rice, corn, <i>camote</i> , cassava and the like <ol style="list-style-type: none"> 2. Growing of diversified plants and trees, such as fruit and flower bearing trees, coffee, tobacco, etc. 3. Silviculture, mushroom culture, fishing and fish culture, snake culture, crocodile farm, monkey raising and the like 4. Customary support facilities such as <i>palay</i> dryers and rice threshers and storage barns and warehouses 5. Ancillary dwelling units/farmhouses for tillers and laborers 6. Agricultural research and experimentation facilities such as breeding stations, fish farms, nurseries, demonstration farms, etc. 7. Pastoral activities such as goat-raising and cattle fattening 8. Home occupation for the practice of one's profession or engaging home business such as dressmaking, tailoring, baking, running a <i>sari-sari</i> store and the like, provided that, the number of persons engaged in such | | <p>A (Agricultural) - an agricultural or agriculture-related use or occupancy, characterized mainly as a low-rise or medium-rise building/structure for low to high intensity agricultural or related activities, e.g., poultry houses, hatcheries, piggeries, greenhouses, granaries and the like as well as offices, educational, training, research and related facilities for agriculture and the like.</p> <p>AI (Agro-Industrial) - an agro-industrial or related use or occupancy, characterized mainly as a low-rise building/structure for low to high intensity agro-industrial or related activities to include offices, educational, training, research and related facilities for agro-industry.</p> |

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| | | <p>business/industry shall not exceed five (5), inclusive of the owner; there shall be no change in the outside appearance of the building premises; no home occupation shall be conducted in any customary accessory uses cited above; no traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street in a place other than the required front yard; no equipment or process shall be used in such occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage of the premises.</p> <p>9. Home industry classified as cottage industry, e.g., mat weaving, pottery making, food preservation, etc. provided that such home industry shall not occupy more than 30% of floor area of the dwelling unit;</p> | | <p>PUD (Planned Unit Development) - refers to land development or redevelopment schemes for a new or built-up project site wherein said project site must have a Comprehensive Development Master Plan (CDMP) or its acceptable equivalent, i.e., a unitary development plan/site plan that permits flexibility in planning/urban design, building/structure siting, complementarity of building types and land uses, usable open spaces for general public use services and</p> |

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| | | <p>there shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance; allotted capitalization shall not exceed the capitalization as set by the Department of Trade and Industry (DTI); such shall consider same provisions as enumerated in Home Occupation, this Section.</p> <p>10. Backyard raising of livestock and fowl, provided that for livestock- a maximum of 10 heads; for fowl. a maximum of 500 birds</p> <p>11. All uses allowed in agriculture</p> <p>12. Rice/ corn mills (single pass)</p> <p>13. Drying, cleaning, curing and preserving of meat and its by products and derivatives</p> <p>14. Drying, smoking and airing of tobacco</p> <p>15. Flour mill</p> <p>16. Cassava flour mill</p> <p>17. Manufacture of coffee</p> <p>18. Manufacture of unprepared animal feeds, other grain milling, n.e.c.</p> <p>19. Production of prepared feeds for animals</p> <p>20. Cigar and Cigarette factory</p> <p>21. Curing and redrying tobacco leaves</p> | | |

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| | | 22. Miscellaneous processing of tobacco leaves, n.e.c. 23. Weaving hemp textile 24. Jute spinning and weaving 25. Manufacture of charcoal 26. Milk processing plants (Manufacturing filled, reconstituted or recombined milk, condensed or evaporated) 27. Butter and cheese processing plants 28. Natural fluid milk processing (pasteurizing, homogenizing, vitaminizing, bottling of natural animal milk and cream related products) 29. Other dairy products, n.e.c. 30. Canning and preserving of fruits and fruit juices 31. Canning and preserving of vegetables and vegetable juices 32. Canning and preserving of vegetable sauces 33. Miscellaneous canning and preserving of fruit and vegetables, n.e.c. 34. Fish canning 35. <i>Patis</i> factory 36. <i>Bagoong</i> factory | | |

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| | | 37. Processing, preserving and canning of fish and other seafoods, n.e.c. 38. Manufacturing of desiccated coconut 39. Manufacture of starch and its products 40. Manufacture of wines from juices of local fruits 41. Vegetable oil mills, including coconut oil 42. Sugarcane milling (centrifugal and refines) 43. Sugar refining 44. <i>Muscovado</i> sugar mill 45. Cotton textile mill 46. Manufacture/processing of other plantation crops, e.g., pineapple, bananas, etc. 47. Other commercial handicrafts and industrial activities utilizing plant or animal parts and/or products as raw materials, n.e.c. 48. Other accessory uses incidental to agro-industrial activities | | |

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| Division J-2 (Accessory) | <ol style="list-style-type: none"> 1. Private garages, carports 2. Towers, smokestacks and chimneys 3. Swimming pools including shower and locker room 4. Fence over 1.80 meters high, separate fire walls 5. Steel and/ or concrete tanks | | <ol style="list-style-type: none"> 1. All uses/occupancy permitted in all other Divisions (or classes of buildings/ structures) if such uses/occupancy are part of the Planned Unit Development (PUD) | <p>PUD (Planned Unit Development) - refers to land development or redevelopment schemes for a new or built-up project site wherein said project site must have a Comprehensive Development Master Plan (CDMP) or its acceptable equivalent, i.e., a unitary development plan/site plan that permits flexibility in planning/ urban design, building/structure siting, complementarity of building types and land uses, usable open spaces for general public use services and</p> |

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| | | | | Business activities and the preservation of significant natural land features if feasible, whereby said CDMP must be duly approved by the LGU concerned. |
| Division J-3 | <ol style="list-style-type: none"> 1. Stages, platforms and similar structures 2. Pelota, tennis, badminton or basketball courts 3. Tombs, mausoleums and niches 4. Aviaries and aquariums and zoo structures 5. Banks and record vaults | | | |