

ORDINANCE NO. 161  
Series of 2006

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

Sponsored by: Councilor SERAFIN Y. BERNARDINO  
Councilor ROBERTO C. PONCE  
Councilor EFREN DE GUZMAN  
Councilor FERDIE D. MARCO  
Councilor FRANKIE C. AYUSON  
Vice-Mayor MARION S. ANDRES, M.D.

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

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

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

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

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

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

ARTICLE I

TITLE

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

## ARTICLE II

### AUTHORITY AND PURPOSE

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

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

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

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

## ARTICLE III

### DEFINITION OF TERM

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

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

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

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