

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

ARTICLE I

TITLE

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

## ARTICLE II

### AUTHORITY AND PURPOSE

**SECTION 2. Authority.** This Ordinance is enacted pursuant to the provisions of the Local Government Code of 1991, otherwise known as RA 7160 particularly of Sections 458 a.2 (7-9) and 447 a.2 (7-9), "Authorizing the City/Municipality through the Sangguniang 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.

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

#### ARTICLE IV

#### ZONE CLASSIFICATIONS

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

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

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

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

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

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

## ARTICLE V

### ZONE REGULATIONS

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

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

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

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

A. Principal Use :

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

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

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

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

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

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

*B: Accessory Uses*

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

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

*Provided that:*

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

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

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

*# 1 for deletion*

2. Barangay hall/village association office

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

D. Maximum Building Height :

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

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

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

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

A. Principal Uses:

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

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

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

# 11 Health Club/Gym

Provided that:

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

12. Showroom/display

13. Place of religious worship

14. Warehouse

1+ Warehouse  
Provided that:

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

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

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

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

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

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

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

D. Maximum Building Height :

Maximum allowable height of structure is fourteen (14) meters or four (4) storey above highest natural grade line in the property or front sidewalk

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

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

A. Principal Uses :

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

PAWLI SHOP  
R-3

B. Accessory Use :

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

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

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

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

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

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

A. Principal Uses :

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

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

B. Accessory Uses:

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

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

A. Principal Uses:

1. All principal Uses allowed in C-1 zone

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

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

B. Accessory Uses:

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

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

A. Principal Uses:

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

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

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

B. Accessory Uses:

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

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

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

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

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

Major repair of optical instruments and equipment except cameras.

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

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

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

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