



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Sangguniang Panglungsod

ORDINANCE NO. 04-021

AN ORDINANCE AMENDING ARTICLE VII, SECTION 8 (TRAFFIC GENERATORS) OF ORDINANCE NO. 02-047, OTHERWISE KNOWN AS THE ZONING ORDINANCE OF THE CITY OF MUNTINLUPA.

Sponsored by : Hon. Engr. Mamerto T. Sevilla, Jr.
Co-Sponsored : Hon. Melchor R. Teves
Hon. Francis Ian T. Bagatsing
Hon. Mario E. Bulay, Jr.
Hon. Atty. Raul R. Corro
Hon. Bal Niefes
Hon. Ma. Luisa Babaran-Echavez, M.D.
Hon. Allen F. Ampaya
Hon. Atty. Icasiano M. Dela Rea
Hon. Lucio B. Constantino
Hon. Joselito V. Arevalo
Hon. Artemio A. Simundac
Hon. Christian Glenn D. Lorica

WHEREAS, Section 458 (a) (2) (vii) and (vi) of Republic Act 7160, otherwise known as the Local Government Code of 1991 empowers the Sangguniang Panlungsod to adopt a comprehensive land use plan for the city and prescribe reasonable limits and restraints on the use of property within the jurisdiction of the city;

WHEREAS, it has been observed that the parking spaces requirements to all traffic generating building and structures as required under the Zoning Ordinance of the City of Muntinlupa is no longer adequate and suitable to meet the needs of the investors and would-be investors of the City, thereby affecting not only its business status but also its economic stability;

WHEREAS, as per request of the Filinvest Alabang, Inc., the City Planning and Development Office endorsed to the Sangguniang Panlungsod its recommendation for the amendment of Article VII, Section 8 (Traffic Generators) of Ordinance No. 02-047, otherwise known as the Zoning Ordinance of the City of Muntinlupa;

WHEREAS, there is a need to amend Article VII, Section 8 (Traffic Generators) of the Zoning Ordinance in order to meet the demands of the public and invite more investors to invest their business within the City.

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

This Ordinance hereby amends Article VII Section 8 (Traffic Generators) of Ordinance No. 02-047, otherwise known as the Zoning Ordinance of the City of Muntinlupa, as follows:



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"SECTION 8. TRAFFIC GENERATORS. All traffic generating building and structures allowed in any of the districts must provide adequate spaces for their employed clients and visitors, subject to the following conditions:

Low income single detached housing units w/ individual lots not more than 100 sq. m.	1 parking space
**Multi-family dwelling units regardless of number of stories with an average living unit or floor area of: a. Up to 25 sq. m. b. Up to 50 sq. m. c. Above 50 sq. m. to 100 sq. m. d. More than 100 sq. m.	(1 parking space/apartment unit), is hereby amended and shall now be read as follows: a. 1 parking space/8 units b. 1 parking space/4 units c. 1 parking space /2 units d. 1 parking space/1 unit
**Hotels	(1 parking space/2 rooms up to 40 rooms & 1 parking for 4 rooms), is hereby amended and shall now be read as follows; 1 parking space /4 rooms up to 40 rooms & 1 parking space for 8 rooms
Residential hotels & apartels	
Motels, Inns, Pension Houses	1 parking space/2 rooms up to 40 rooms & 1 parking for 4 rooms
Neighborhood shopping center	4 parking spaces/100 sq. m. of rentable floor area
Markets	
**Restaurant, fast food centers, bars & beerhouse	(1 parking space/for every 10 customer), is hereby amended and shall now be read as follows: 1 parking space/15 sq. m. of customer area
**Shopping Centers	1 parking space/75 sq. m.
Nightclubs, super clubs and theater-restaurants	1 parking space/25 sq. m. of floor area
**Office buildings	(1 parking space/50 sq. m. of rentable floor area), is hereby amended and shall now be read as follows: 1 parking space/100 sq. m. of gross floor area
Pension/boarding/lodging houses	1 parking space/4 rooms
Other buildings in business/commercial zones	1 parking space/60 sq.m. of rentable floor area
Public assembly bldg. such as theaters, Cinemas, auditoria, stadia, etc.	1 parking space/10 fixed seats
**Places of worship and funeral parlors	(1 parking space/15 fixed seats), is hereby amended and shall now be read as follows: 1 parking space 15 sq. m. of congregational area
Schools a. Elem., Secondary, vocational & trade schools b. College & universities	1 parking space/20 students 1 parking space/10 students
Hospitals	



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Recreation facilities a. Bowling alleys b. Amusement center c. Clubhouses, beach houses & the like	
Factories, manufacturing establishments, mercantile buildings, warehouses & storage bins	1 parking space/100 sq.m. of gross floor area of office plus 1 truck space per 300 sq.m. of gross floor area storage
Tourist bus parking area	
**For banks, other related financial institutions, and service shops	(1 parking space/25 sq.m. of gross floor area), is hereby amended and shall now be read as follows: <i>1 parking space/75 sq. m. of gross floor area</i>

LEGEND: ** = amended portion
 (Underlined) = old provision
 Bold & Italic = new provisions/amendments

If for any reason, any part or provision of this Ordinance shall be declared unconstitutional or invalid, other parts or provisions hereof which are not affected thereby shall continue to be in full force and effect.

All ordinances or part/s thereof which are inconsistent with any of the provisions of this Ordinance are hereby repealed or modified accordingly.


This Ordinance shall take effect ten (10) days after its approval and after publication in any newspaper of general circulation of the City.

ENACTED, by the *Fourth (4th) Sangguniang Panlungsod of Muntinlupa* this *18th* day of *November 2004*, on its *19th* Regular Session.


ATTY. RAUL R. CORRO
Councilor


BAL NIEFES
Councilor

CONCURRED:


FRANCIS IAN T. BAGATSING
Councilor


LUCIO B. CONSTANTINO
Councilor



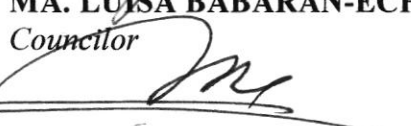
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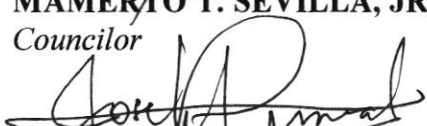
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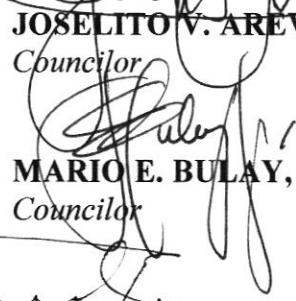

MA. LUISA BABARAN-ECHAVEZ, M.D.
Councilor


MAMERTO T. SEVILLA, JR.
Councilor



MELCHOR R. TEVES
Councilor

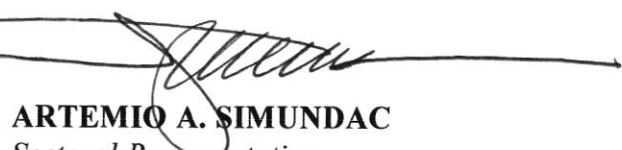

JOSELITO V. AREVALO
Councilor


ALLEN F. AMPAYA
Councilor


MARIO E. BULAY, JR.
Councilor


ATTY. ICASIANO M. DELA REA
Councilor



CHRISTIAN GLENN D. LORICA
Sectoral Representative
President, Federation of
Sangguniang Kabataan


ARTEMIO A. SIMUNDAC
Sectoral Representative
Association of
Barangay Captains

ABSENT:

ALLAN REY A. CAMILON
Councilor

RENE CARL S. CAYETANO
Councilor


KEVIN B. DELGADO
Councilor

ELMER S. ESPELETA
Councilor

MARISSA COLE-RONGAVILLA
Councilor

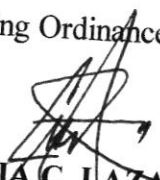


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I HEREBY CERTIFY, as to the correctness of the foregoing Ordinance.


CECILIA C. LAZARTE
Secretary
Sangguniang Panlungsod

ATTESTED:


ALDRIN L. SAN PEDRO
City Vice Mayor

APPROVED:


ATTY. JAIME R. FRESNEDI
City Mayor
Date: _____


PBS, JR.



