



REPUBLIKA NG PILIPINAS
PAMAHALAANG LUNGSOD NG MUNTINLUPA
KALAKHANG MAYNILA

Sangguniang Panglungsod

ORDINANCE NO. 06-080

AN ORDINANCE AMENDING ARTICLE VII, SECTION 8 (TRAFFIC GENERATORS) OF ORDINANCE NO. 02-047 (AS AMENDED), OTHERWISE KNOWN AS THE ZONING ORDINANCE OF THE CITY OF MUNTINLUPA, BY ADDING CATEGORY "DORMITELLES WITH A MAXIMUM AREA OF 16 SQUARE METERS - 1 PARKING SPACE/20 ROOMS".

Sponsored by: Hon. Engr. Mamerto T. Sevilla, Jr.
Hon. Melchor R. Teves
Hon. Francis Ian T. Bagatsing
Hon. Mario E. Bulay, Jr.
Hon. Elmer S. Espeleta
Hon. Atty. Raul R. Corro
Hon. Rene Carl S. Cayetano
Hon. Allan Rey A. Camilon
Hon. Ma. Luisa Babaran-Echavez, M.D.
Hon. Allen F. Ampaya
Hon. Atty. Icasiano M. dela Rea
Hon. Marissa Cole-Rongavilla
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, presently, there is no sub-category for dormitories in Ordinance 04-021, as amended;

WHEREAS, the Filinvest Alabang, Inc. on its letter dated September 23, 2005, Inc., has requested to amend said ordinance by proposing additional sub-category for Dormitory in permitted use of residential buildings under Pension Houses and Boarding Houses category, with a proposed parking ratio of one (1) parking slot for every twenty (20) rooms, due to the following reasons:

- a. The targeted occupants for planned Dormitory are the call center employees who work within Northgate Cyberzone, as well as the general working population in the area. The planned Dormitory which is within 5-minute walk from the call center offices and approximately 10-minute walk from Alabang-Zapote Road would eliminate the need for the occupants to bring a vehicle to and from their place of work;



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- b. With the looming energy crisis that is threatening the nation, the planned Dormitory would encourage the occupants to lessen their fuel consumption by walking, thereby lessening vehicular exhaust and fumes, and keeping Muntinlupa City's clean air;
- c. By lessening the required parking spaces to be built, the units can be priced lower, thereby giving a greater number of interested buyers the opportunity to purchase a safe and secure place of residence. The presence of dormitory buildings will enable other locators and companies to set-up their business in Muntinlupa City;

WHEREAS, the City Planning and Development Office has recommended for the amendment of Article VII, Section 8 (Traffic Generators) of Ordinance No. 02-047, as amended, otherwise known as the Zoning Ordinance of the City of Muntinlupa;

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

Section 1. This Ordinance hereby amends Article VII Section 8 (Traffic Generators) of Ordinance No. 02-047, as amended, otherwise known as the Zoning Ordinance of the City of Muntinlupa, by adding category "**Dormitelles with a maximum area of 16 square meters – 1 parking space/20 rooms**", after category "Pension/boarding/lodging houses - 1 parking space/4 rooms", and shall now be read as follows:

"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



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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
**Dormitelles w/ a max. area of 16 sq.m.	1 parking space/20 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	1 parking space/20 students
b. College & universities	1 parking space/10 students
Hospitals	
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: 1 parking space/75 sq. m. of gross floor area

LEGEND: **** / Bold & Italic**

= additional provision/amendment



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Section 2. Any violation of this Ordinance shall result in the forfeiture of the permit.

Section 3. 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.

Section 4. All ordinances or part/s thereof which are inconsistent with any of the provisions of this Ordinance are hereby repealed or modified accordingly.

Section 5. 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 **19th** day of **January 2006**, on its **64th** Regular Session.

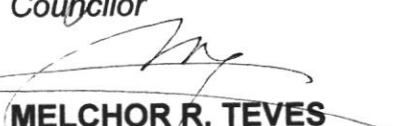
CONCURRED:


ALLAN REY A. CAMILON
Councilor


RENE CARL S. CAYETANO
Councilor


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


ELMER S. ESPELETA
Councilor


MELCHOR R. TEVES
Councilor


FRANCIS IAN T. BAGATSING
Councilor


ALLEN F. AMPAYA
Councilor


MARISSA COLE-RONGAVILLA
Councilor


ATTY. ICASIANO M. DELA REA
Councilor


LUCIO B. CONSTANTINO
Councilor


JOSELITO V. AREVALO
Councilor



ENGR. MAMERTO T. SEVILLA, JR.
Councilor




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MARIO E. BULAY, JR.
Councilor


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



ARTEMIO A. SIMUNDAC
Sectoral Representative
President, Association of
Barangay Captains


ABSENT:



BAL NIEFES
Councilor

KEVIN B. DELGADO
Councilor

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


CECILIA C. LAZARTE
Secretary
Sangguniang Panlungsod


ATTY. RAUL R. CORRO
Acting City Vice Mayor/Presiding Officer


APPROVED:
ALDRIN L. SAN PEDRO
Acting City Mayor
Date: _____


PBS, JR.