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.

Co-Sponsored: Hon. Melchor R. Teves
Hon. Francis Ian T. Bagatsing
Hon. Mario E. Bulay, Jr.
Hon. Atty. Raul R. Corro
Hon. Bal Nieves
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. Loria

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:

City Hall of Muntinlupa
National Road, Putatan, Muntinlupa City, Philippines
Website: www.muntinlupacity.gov.ph
**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:

<table>
<thead>
<tr>
<th>Building Type</th>
<th>Required Parking Space</th>
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<tbody>
<tr>
<td>Low income single detached housing units w/ individual lots not more than 100 sq. m.</td>
<td>1 parking space</td>
</tr>
<tr>
<td><strong>Multi-family dwelling units regardless of number of stories with an average living unit or floor area of:</strong></td>
<td>(1 parking space/apartment unit), is hereby amended and shall now be read as follows:</td>
</tr>
<tr>
<td>a. Up to 25 sq. m.</td>
<td>a. 1 parking space/8 units</td>
</tr>
<tr>
<td>b. Up to 50 sq. m.</td>
<td>b. 1 parking space/4 units</td>
</tr>
<tr>
<td>c. Above 50 sq. m. to 100 sq. m.</td>
<td>c. 1 parking space/2 units</td>
</tr>
<tr>
<td>d. More than 100 sq. m.</td>
<td>d. 1 parking space/1 unit</td>
</tr>
<tr>
<td><strong>Hotels</strong></td>
<td>(1 parking space/2 rooms up to 40 rooms &amp; 1 parking space/4 rooms), is hereby amended and shall now be read as follows:</td>
</tr>
<tr>
<td>Residential hotels &amp; apartments</td>
<td>1 parking space/2 rooms up to 40 rooms &amp; 1 parking space for 4 rooms</td>
</tr>
<tr>
<td>Motels, Inns, Pension Houses</td>
<td>4 parking spaces/100 sq. m. of rentable floor area</td>
</tr>
<tr>
<td>Neighborhood shopping center</td>
<td>Markets</td>
</tr>
<tr>
<td><strong>Restaurant, fast food centers, bars &amp; beerhouse</strong></td>
<td>(1 parking space for every 10 customers), is hereby amended and shall now be read as follows:</td>
</tr>
<tr>
<td><strong>Shopping Centers</strong></td>
<td>1 parking space/15 sq. m. of customer area</td>
</tr>
<tr>
<td>1 parking space/75 sq. m.</td>
<td>Nightclubs, super clubs and theater-restaurants</td>
</tr>
<tr>
<td>1 parking space/25 sq. m. of floor area</td>
<td><strong>Office buildings</strong></td>
</tr>
<tr>
<td>1 parking space/50 sq. m. of rentable floor area</td>
<td>(1 parking space/100 sq. m. of gross floor area), is hereby amended and shall now be read as follows:</td>
</tr>
<tr>
<td><strong>Pension/boarding/lodging houses</strong></td>
<td>1 parking space/10 fixed seats</td>
</tr>
<tr>
<td><strong>Other buildings in business/commercial zones</strong></td>
<td>1 parking space/100 sq. m. of gross floor area</td>
</tr>
<tr>
<td>1 parking space/60 sq. m. of rentable floor area</td>
<td><strong>Places of worship and funeral parlors</strong></td>
</tr>
<tr>
<td><strong>Public assembly bldg. such as theaters, cinemas, auditoria, stadiums, etc.</strong></td>
<td>(1 parking space/15 fixed seats), is hereby amended and shall now be read as follows:</td>
</tr>
<tr>
<td>1 parking space/10 fixed seats</td>
<td>1 parking space/15 sq. m. of congregational area</td>
</tr>
<tr>
<td><strong>Schools</strong></td>
<td>1 parking space/20 students</td>
</tr>
<tr>
<td>a. Elem., Secondary, vocational &amp; trade schools</td>
<td>1 parking space/10 students</td>
</tr>
<tr>
<td>b. College &amp; universities</td>
<td>Hospitals</td>
</tr>
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<td></td>
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</tbody>
</table>
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<table>
<thead>
<tr>
<th>Recreation facilities</th>
<th>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</th>
</tr>
</thead>
<tbody>
<tr>
<td>a. Bowling alleys</td>
<td></td>
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<tr>
<td>b. Amusement center</td>
<td></td>
</tr>
<tr>
<td>c. Clubhouses, beach houses &amp; the like</td>
<td></td>
</tr>
<tr>
<td>Factories, manufacturing establishments, mercantile buildings, warehouses &amp; storage bins</td>
<td></td>
</tr>
<tr>
<td>Tourist bus parking area</td>
<td>(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</td>
</tr>
</tbody>
</table>

**LEGEND:**  
(Underlined) = amended portion  
*Bold & Italic* = old provision  
= 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.

CONCURRED:

ATTY. RAUL R. CORRO  
Councilor

FRANCIS IAN T. BAGATSING  
Councilor

BAL NIEFES  
Councilor

LUCIO B. CONSTANTINO  
Councilor
Sangguniang Panglungsod

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

MELCHOR R. TEVES
Councilor

ALLEN F. AMPYA
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

KEVIN B. DELGADO
Councilor

MARISSA COLE-RONGAVILLA
Councilor

MAMERTO T. SEVILLA, JR.
Councilor

JOSELITO V. AREVALO
Councilor

MARIO E. BULAY, JR.
Councilor

City Hall of Muntinlupa
National Road, Putatan, Muntinlupa City, Philippines
Website: www.muntinlupacity.gov.ph
Tel. Nos.: 543-0766 * 861-1557
Fax No.: 861-0181
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.