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”.

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. Camilion
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;
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:

SECTON 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>Category</th>
<th>Parking Space</th>
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</thead>
<tbody>
<tr>
<td>Low income single detached housing units w/ individual lots not more than 100 sq. m.</td>
<td>1 parking space</td>
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</tbody>
</table>
| 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:
| Hotels | 1 parking space |
| | (1 parking space/2 rooms up to 40 rooms & 1 parking space 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 |

1 parking space
<p>| 1 parking space/8 units |
| 1 parking space/4 units |
| 1 parking space /2 units |
| 1 parking space/1 unit |</p>
<table>
<thead>
<tr>
<th>Type of Establishment</th>
<th>Parking Spacing</th>
</tr>
</thead>
<tbody>
<tr>
<td>Residential hotels &amp; apartels</td>
<td>1 parking space/2 rooms up to 40 rooms &amp; 1 parking for 4 rooms</td>
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<tr>
<td>Motels, Inns, Pension Houses</td>
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<tr>
<td>Neighborhood shopping center</td>
<td>4 parking spaces/100 sq. m. of rentable floor area</td>
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<tr>
<td>Markets</td>
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<tr>
<td>Restaurant, fast food centers, bars &amp; beerhouse</td>
<td>(1 parking space for every 10 customers), is hereby amended and shall now be read as follows: 1 parking space/15 sq. m. of customer area</td>
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<tr>
<td>Shopping Centers</td>
<td>1 parking space/75 sq. m.</td>
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<tr>
<td>Nightclubs, super clubs and theater-restaurants</td>
<td>1 parking space/25 sq. m. of floor area</td>
</tr>
<tr>
<td>Office buildings</td>
<td>(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</td>
</tr>
<tr>
<td>Pension/boarding/lodging houses</td>
<td>1 parking space/4 rooms</td>
</tr>
<tr>
<td><strong>Dormitelles w/ a max. area of 16 sq.m.</strong></td>
<td>1 parking space/20 rooms</td>
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<tr>
<td>Other buildings in business/commercial zones</td>
<td>1 parking space/60 sq. m. of rentable floor area</td>
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<tr>
<td>Public assembly bldg., such as theaters, Cinemas, auditoria, stadia, etc.</td>
<td>1 parking space/10 fixed seats</td>
</tr>
<tr>
<td>Places of worship and funeral parlors</td>
<td>(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</td>
</tr>
<tr>
<td>Schools</td>
<td>1 parking space/20 students</td>
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<tr>
<td>a. Elem., Secondary, vocational &amp; trade schools</td>
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<tr>
<td>b. College &amp; universities</td>
<td>1 parking space/10 students</td>
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<tr>
<td>Hospitals</td>
<td></td>
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<tr>
<td>Recreation facilities</td>
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<tr>
<td>a. Bowling alleys</td>
<td>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</td>
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<tr>
<td>b. Amusement center</td>
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<tr>
<td>c. Clubhouses, beach houses &amp; the like</td>
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<tr>
<td>Factories, manufacturing establishments, mercantile buildings, warehouses &amp; storage bins</td>
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<tr>
<td>Tourist bus parking area</td>
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<tr>
<td>For banks, other related financial institutions, and service shops</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:** **/Bold & Italic** = additional provision/amendment
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

JOSÉLITO V. AREVALO
Councilor

ENGR. MAMERTO T. SEVILLA, JR.
Councilor
Sangguniang Panglungsod

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MARIO E. BULAY, JR.
Councillor

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

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

BAL NIEFES
Councillor

KEVIN B. DELGADO
Councillor

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

CECILIA C. LAZARTE
Secretary
Sangguniang Panlungsod

ATTESTED:

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

APPROVED:

ALDRIN L. SAN PEDRO
Acting City Mayor

Date:

PBS, JR.