

Republic of the Philippines  
**QUEZON CITY COUNCIL**  
Quezon City  
20<sup>th</sup> City Council

PO20CC-123

26<sup>th</sup> Regular Session

ORDINANCE NO. SP- **2582** , S-2017

AN ORDINANCE MANDATING THE OWNERS/DEVELOPERS OF A BUILDING EITHER CONDOMINIUM OR OFFICE BUILDING SEEKING EXCEPTION FROM PARKING LOT REQUIREMENTS TO PROVIDE AT LEAST A MINIMUM OF FIVE PERCENT (5%) OF THE TOTAL PARKING LOT/SPACE REQUIREMENTS PURSUANT TO QUEZON CITY COMPREHENSIVE ZONING ORDINANCE EXCLUSIVELY FOR THE USE OF VISITORS, CLIENTS OR CUSTOMERS.

Introduced by Councilor **VOLTAIRE GODOFREDO L. LIBAN III.**

Co-Introduced by Councilors Anthony Peter D. Crisologo, Elizabeth A. Delarmente, Victor V. Ferrer, Jr., Oliviere T. Belmonte, Alexis R. Herrera, Precious Hipolito Castelo, Ramon P. Medalla, Ranulfo Z. Ludovica, Estrella C. Valmocina, Roderick M. Paulate, Allan Benedict S. Reyes, Gian Carlo G. Sotto, Kate Abigael G. Coseteng, Franz S. Pumaren, Eufemio C. Lagumbay, Marvin C. Rillo, Raquel S. Malañgen, Irene R. Belmonte, Ivy Xenia L. Lagman, Marra C. Suntay, Jose A. Visaya, Karl Edgar C. Castelo, Julienne Alyson Rae V. Medalla, Godofredo T. Liban II, Andres Jose G. Yllana, Jr., Allan Butch T. Francisco, Marivic Co-Pilar, Melencio "Bobby" T. Castelo, Jr., Rogelio "Roger" P. Juan, Diorella Maria G. Sotto, Donato C. Matias, Eric Z. Medina and Ricardo B. Corpuz.

WHEREAS, Section 458 of Republic Act No. 7160, otherwise known as the Local Government Code of 1991, provides that the Sangguniang Panlungsod, as the legislative body of the city, is empowered to enact ordinances, approve resolutions and appropriate funds for the general welfare of the city and its inhabitants pursuant to Section 16 of this Code and in the proper exercise of the corporate powers of the city as provided for under Section 22 of this Code; ✓

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WHEREAS, Section 33, Article VI of Quezon City Ordinance No. SP-2502, S-2016, also known as the Comprehensive Zoning Ordinance of 2016, provides for the General District Requirements on Parking, to wit:

*"SECTION 33. Parking – All traffic generating activities allowed in any of the districts must provide for minimum parking spaces for the employees, clients and visitors as follows:*

<i>a. Multi-family living units (Condominium, MRBs)</i>	<i>1 slot for every two (2) dwelling units</i>
<i>b. x x x...</i>	
<i>f. Office buildings</i>	<i>1 slot/ 50 m<sup>2</sup> of rentable space</i>
<i>g. Other buildings in business/commercial zones</i>	<i>1 slot/ 50 m<sup>2</sup> of rentable space</i>

WHEREAS, however, the Quezon City Comprehensive Zoning Ordinance likewise allows owners/developers of a building (condominium or office) to apply for a Certificate of Exceptions from the City Council through a resolution to allow them to deviate from the parking requirements;

WHEREAS, Certificate of Exceptions for parking requirements may be granted, provided, however, that at least five percent (5%) of the total parking lot/space requirements as per Quezon City Comprehensive Zoning Ordinance will be allocated exclusively for the use of visitors, clients or customers.

NOW, THEREFORE,

BE IT ORDAINED BY THE CITY COUNCIL OF QUEZON CITY IN  
REGULAR SESSION ASSEMBLED: ✓

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*SECTION 1. Objectives - This Ordinance shall mandate all owners/developers of a building either condominium or office building seeking exception from parking lot requirements as per Quezon City Comprehensive Zoning Ordinance to provide at least a minimum of five percent (5%) of the total parking lot/space exclusively for the use of visitors, clients or customers. The provision of the said parking lot/space will promote safety and convenience to these people.*

*SECTION 2. Coverage - This Ordinance shall apply to all owners/developers of a building either condominium or office building projects seeking exception from parking lot requirements under the Quezon City Comprehensive Zoning Ordinance to provide at least a minimum of five percent (5%) of the required parking lot/space of the said Ordinance exclusively for the use of visitors, clients or customers.*

*SECTION 3. Definition of Terms - Words and Phrases used in this Ordinance are hereby defined as follows:*

*Building – any structure having a roof supported by columns or walls. A main building is one in which the principal use of the lot upon which it is situated. Every dwelling in a residential district is a main building. The term building includes the term structure.*

*Condominium Building – a multi-level structure usually for commercial or residential purposes and generally owned by the occupants thereof.*

*Lot – a parcel of land on which a principal building and its accessories are placed or may be placed together with the required open spaces.*

*Office Building – commercial buildings used to house offices for lease or rent. It may concern a single occupancy use or mixed occupancy uses not involving retail merchandising except professional services.*

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*Parking Lot – an off-street open area, the principal use of which is for the parking of vehicles by the public, whether for compensation or not or as an accommodation to clients or customers.*

SECTION 4. *Computation – The five percent (5%) parking lot/space to be allocated shall be computed as follows:*

*Total No. of parking lot/space (as per QC Zoning Ord.) x 5%  
(at least)*

SECTION 5. *Implementing Rules and Regulations – The Implementing Rules and Regulations (IRR) for this Ordinance shall be immediately crafted upon its approval.*

SECTION 6. *Project Evaluation Sheet – The responsible officer who signed the Project Evaluation Sheet shall see to it that this Ordinance shall be strictly complied with by stating in the project evaluation sheet the number of parking slots needed as per Quezon City Comprehensive Zoning Ordinance and the number of parking slots for use of visitors, clients or customers of the said establishment.*

SECTION 7. *Separability Clause – If any provision of this Ordinance or the application thereof to any person or circumstance is declared unconstitutional or invalid for any reason whatsoever, the same shall not affect the validity of the other provisions.*

SECTION 8. *Repealing Clause – All Ordinances, Rules and Regulations or parts thereof contrary to or inconsistent with the provisions of this Ordinance are hereby repealed, amended or modified accordingly.*

SECTION 9. *Penalty Clause – Failure to comply with the provisions of this Ordinance will subject the responsible officer or person to administrative liability.*

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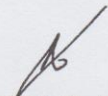
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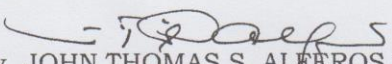
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SECTION 10. Effectivity – This Ordinance shall take effect fifteen (15) days after its publication in a newspaper of general circulation.

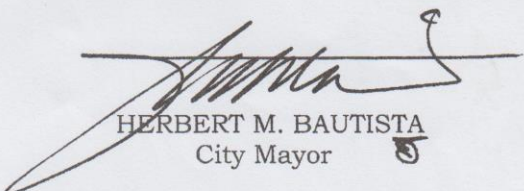
ENACTED: March 20, 2017.

  
MA. JOSEFINA G. BELMONTE  
Vice Mayor  
Presiding Officer

ATTESTED:

  
Atty. JOHN THOMAS S. ALFEROS III  
City Gov't. Asst. Dept. Head III

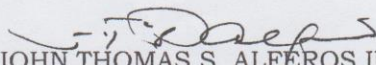
APPROVED: 07 JUN 2017

  
HERBERT M. BAUTISTA  
City Mayor

CERTIFICATION

This is to certify that this Ordinance was APPROVED by the City Council on Second Reading on March 20, 2017 and was PASSED on Third/Final Reading on May 22, 2017.

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Atty. JOHN THOMAS S. ALFEROS III  
City Gov't. Asst. Dept. Head III

