Republic of the Philippines
Quezon City
CITY COUNCIL

ORDINANCE NO. 6094, S-64

ORDINANCE
AMENDING ORDINANCE NO. 5455, SERIES OF 1963, OTHERWISE KNOWN AS THE ZONING REGULATIONS FOR THE CAPITAL CITY (QUEZON CITY) SO AS TO REVISE THE PROVISIONS THEREOF WITH RESPECT TO YARD AND OTHER REQUIREMENTS.

Sponsored by Councilors Paredes, Mison, Jr., Bermudez, Lucasan, Lapus, Orendain, Benitez and Sebastian

Be it ordained by the Council of Quezon City in session assembled:

Section 1. Ordinance No. 5455, Series of 1963, otherwise known as the "Zoning Regulations for the Capital City (Quezon City)" is hereby amended so that pertinent provisions thereof with respect to yard and other requirements are superseded by the following:

1. Minimum depth of front yard for lots within Residential-1 Districts shall be four (4) meters.

2. The minimum depth of front yards for lots within both Residential-2 and Residential-3 Districts shall be three (3) meters.

3. In cases of corner lots, the minimum front yard depth for each zoning district shall be required only along the major street.

4. Where the lot width is sixteen (16) meters or more in Residential Districts, the minimum side yards shall be three (3) meters. In cases where the lots are narrower than sixteen (16) meters in width, the following modifications shall be made:

Width of Lot	Sideyard Required
From 15.51 to 15.99 meters	.....2.75 meters
15.01 to 15.50 "	.....2.50 "
14.01 to 15.00 "	.....2.25 "
14.00 and less "	.....2.00 "

These deductions may be made provided that no sideyard shall be narrower than two (2) meters. However, where the width of the lot is twelve (12) meters or less, a building may abut on one side property line provided that no existing building is already abutting on same side property line of the adjoining property, and provided, finally, that a masonry firewall, framed by reinforced concrete columns, is constructed on the side of the building that is abutting on the side property line. Said wall or abutting construction shall not exceed eight (8) meters in height and the length shall not exceed sixty per cent (60%) of the depth of the lot.

5. For every two (2) meters or a fraction thereof for which a lot that is existing and of record at the time of adoption of this Ordinance is shallower than thirty-four (34) meters in depth, twenty-five (25) centimeters may be deducted from the minimum depth of the rear yard as follows:

Depth of the Lot	Rear Yard Required
from 34.00 meters and up.....	4.00 meters
32.00 to 33.99 meters.....	3.75 "
30.00 to 31.99 "	3.50 "
28.00 to 29.99 "	3.25 "
26.00 to 27.99 "	3.00 "
24.00 to 25.99 "	2.75 "
22.00 to 23.99 "	2.50 "
20.01 to 21.99 "	2.25 "
20.00 meters and less.....	2.00 "

These deductions may be made provided that in no case shall the rear yard be less than two (2) meters in depth.

6. New buildings to be constructed which are designed for churches, schools, public or private hospitals, sanitaria, or the like, shall provide a minimum front yard of six (6) meters in depth, a minimum side yard of five (5) meters in width. For every storey above the second floor, there shall be a corresponding increase of one (1) meter in width of every side yard, and one and a half (1-1/2) meters in depth of the rear yard.

7. For commercial buildings in industrial zones, no side yards shall be required provided, however, that a ground floor passage with a minimum width of three (3) meters, connecting the front yard to the rear yard of the building, is constructed. If the passage is along one side of the lot, a masonry firewall, framed by reinforced concrete columns, shall be constructed. A reinforced concrete second floor, six (6) inch thick, shall be provided in case of buildings two storeys or more in height.

8. No side and front yard shall be required for a porte cochere or terrace or patio, provided that it does not exceed three and a half (3-1/2) meters in height, provided, further, that a masonry firewall is constructed along the abutting side. In cases of lots twelve (12) meters or less in width, porte cocheres may be placed under second floors provided that their construction is in conformity with Paragraph (4) hereof.

9. No side yard or rear yard shall be required for a garage connected to a main building provided that it does not exceed three and a half (3-1/2) meters in height, provided, further, that a masonry firewall is constructed along the abutting sides, and provided still further, that the abutting construction does not exceed forty per cent (40%) of the depth of the lot along the side property line nor thirty per cent (30%) of the width of the lot along the rear property line.

10. Amending certain sections of Ordinance No. 5455, Series of 1963, to read as follows:

Section VI. Paragraph C (R-1) :

Minimum Lot Area : 400 square meters

Minimum Lot Width: 16 meters

Not less than 200 square meters of lot area per single family dwellings.

Not less than 150 square meters of lot area per family for two-family dwellings.

Section VII, Paragraph C (R-2) :

Minimum Lot Area : 240 square meters

Minimum Lot Width: 14 meters

Not less than 120 square meters of lot area per single family dwellings.

Not less than 80 square meters of lot area per family for multi-family dwellings or a minimum apartment width of three and a half (3-1/2) meters.

Section VIII, Para. C (R-3)
Section IX , Para. C (B-1)
Section X , Para. C (B-2)
Section XI , Para. C (Agro-Industrial)
Section XII , Para. C (I-1)
Section XIII, Para. C (I-2)

Minimum Lot Area : 180 square meters
Minimum Lot Width: 12 meters

Not less than 180 square meters of lot area per single family dwellings.

Not less than 90 square meters of lot area per family for two-family dwellings.

Not less than 60 square meters of lot area for multi-family dwellings or a minimum apartment unit width of three (3) meters.

Section IX, Paragraph E: Yards Required in B-1 Districts

(1) Front yard depth: three (3) meters

(2) Side yard width : none

(3) Rear yard depth : four (4) meters for lots with a depth of 34 meters or more.

Section X , Paragraph E: Yards Required in B-2 Districts

(1) Front yard depth : three (3) meters

(2) Side yard width : none

(3) Rear yard depth : four (4) meters for lots with a depth of 34 meters or more.

Section XVIII - Variations

Amended to change "Commission" to Zoning Administrator.

Variations from the provisions of this Ordinance may be allowed by the City Council upon the recommendations of the Zoning Administrator.

Sec. 2. All ordinances of Quezon City or parts thereof inconsistent with the provisions of this Ordinance are hereby repealed.

Sec. 3. This Ordinance shall take effect upon its approval.

ENACTED November 12, 1964.

(SGD.) MARIANO M.STA.ROMANA, JR.
Vice Mayor

ATTESTED:

(SGD.) JOSE C. DE GUZMAN
City Secretary

APPROVED: November 23, 1964

(SGD.) N. S. AMORANTO
City Mayor

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