Republic of the Philippines
Quezon city
CITY COUNCIL

PO96-198

3rd Special Session

ORDINANCE NO. SP-473, S-96

AN ORDINANCE PROVIDING FOR THE RE-CLASSIFICATION/RE-ZONING OF GSIS PROPERTY ALONG ELLIPTICAL ROAD IN BARANGAY OLD CAPITOL SITE, DISTRICT IV, QUEZON CITY, FROM INSTITUTIONAL (INS) ZONE TO SPECIAL DEVELOPMENT ZONE IN ACCORDANCE WITH THE PROVISIONS OF THE "QUEZON CITY ZONING ORDINANCE OF 1992".

Introduced by Councilor EMILIO G. TAMAYO.

WHEREAS, Republic Act No. 7160, otherwise known as the "Local Government Code of 1991", has reposed upon the local government units the power to prepare their respective comprehensive land use plans enacted through zoning ordinances;

WHEREAS, the Quezon City Council, in the exercise of said power, has enacted Ordinance No. SP-22, S-92, otherwise known as the "Quezon City Zoning Ordinance of 1992", which provides, among others, the mechanism to review and update the zoning boundaries and/or classifications whenever the need arises;

WHEREAS, the anticipated development of the GSIS property along Elliptical Road, Barangay Old Capitol Site, District IV, Quezon City, necessitates a review and update of its present zoning classification.

NOW, THEREFORE,

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

SECTION 1. The GSIS property in Barangay Old Capitol Site, District IV, Quezon City, bounded on the north by Commonwealth Avenue, on the east by Masaya Street, and on the west by Elliptical Road, is hereby re-classified/re-zoned from Institutional (INS) Zone to Special Development Zone in accordance with the provisions of the "Quezon City Zoning Ordinance of 1992".

SECTION 2. All permitted uses allowed in a Metropolitan Commercial (C-3) Zone shall be allowed in the Special Development Zone, except the following:

i. Gravel and sand dealer.

ii. Hardware and auto supply shops, auto sales, auto repair, car rentals, automotive handicraft, marine craft and aircraft retail shops, accessory and spare shops, and equipment rental and sales yards.

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iii. Off-fronton stations, off-track stations, lotto stations, commercial stables, dancing halls or cabarets.

iv. Beerhouses and motels.

v. Supper clubs, night clubs, discotheques, massage and sauna parlors except as integral amenities and/or facilities of a hotel.

vi. Building material stores such as electrical and electronic stores, plumbing supply stores, ceramic, clay cement and other similar products.

vii. Local wet and dry markets, including open markets (talipapa).

viii. Machinery and machine shops, steel shops, machinery equipment supply and related wholesale trade.

ix. Funeral parlors, mortuaries and crematory services and memorial chapels.

x. Electroplating shops.

xi. Commercial recreations such as boxing and wrestling stadia, cockfighting arenas, race tracks and jai-alai frontons.

xii. Lumber yards.

SECTION 3. The herein declared Special Development Zone shall be governed by the General District Requirements applicable for a Metropolitan Commercial (C-3) Zone.

SECTION 4. This Ordinance shall take effect upon its approval.

ENACTED: December 5, 1996.

(SGD.) HERBERT M. BAUTISTA
Vice-Mayor
Presiding Officer

ATTESTED:

(SGD.) EUGENIO V. JURILLA
City Secretary

APPROVED:

(SGD.) ISMAEL A. MATHAY, JR.
City Mayor

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