

firewall or abutment shall not exceed sixty (60%) per cent of the depth of the lot.

ORDINANCE No. 60-4524

ORDINANCE

AMENDING ORDINANCE NO. 2894, SERIES OF 1956, OTHERWISE KNOWN AS THE "ZONING REGULATIONS FOR THE CAPITAL CITY (QUEZON CITY)" SO AS TO REVISE THE PROVISIONS THEREOF WITH RESPECT TO YARD REQUIREMENTS.

a ground floor passage with a minimum width of

three (3.00) meters connecting the front yard to the rear Parks and Playgrounds

is constructed with masonry or concrete walls

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

Section 1. Ordinance No. 2894, series of 1956,

3. No side yard shall be required for a porte otherwise known as the "Zoning Regulations for the Capital City (Quezon City) is hereby amended so that pertinent provisions thereof with respect to yard requirements are superseded by the following:

1. The minimum width of side yards for lots within both Residence-1 and Residence-2 Zones shall be ten (10) meters or less in width, porte cocheres three (3.00) meters except that in case of lots narrower than sixteen (16) meters in width, the following modifications shall be made:

<u>Width of Lot</u>	<u>Side Yard Required</u>
From 15.51 M. to 15.99 M.	2.75 M.
" 15.01 M. to 15.50 M.	2.50 M.
" 14.01 M. to 15.00 M.	2.25 M.
that " 14.00 M. and less	2.00 M.

In the case of lots ten (10) meters or less in width a yard of less than two (2) meters may be allowed on one side provided that a masonry or concrete firewall framed by reinforced concrete columns is constructed on the side of the building that is at less than two (2.00) meters from the property line, provided further that the said wall shall not exceed eight (8.00) meters in height

5. and provided still further that the length of such minimum lot area per family or dwelling unit shall

firewall or abutting construction shall not be two hundred (200) square meters.

exceed sixty (60%) per cent of the depth of

6. For apartment buildings in Residence-2, Business the lot.

and Industrial Zones, the minimum lot area for

2. For commercial and industrial buildings no side family or dwelling unit shall be one hundred yards shall be required provided, however, that (100) square meters.

a ground floor passage with a minimum width of

7. The distance between buildings within the same lot

three (3.00) meters connecting the front yard

shall not be less than three (3.00) meters unless

to the rear yard along one side of the building

one of the adjacent buildings is provided with a

is constructed with masonry or concrete walls

masonry or concrete firewall on the side facing

and a reinforced concrete second floor in the

the other building.

case of buildings two stories or more in height.

Sec. 2. All ordinances of Quezon City or parts thereof

3. No side yard shall be required for a porte

inconsistent with the provisions of this Ordinance are hereby cochere provided that same does not exceed three

repealed.

and a half (3.50) meters in height, provided

Sec. 3. This Ordinance shall take effect upon its

further that a masonry or concrete firewall is

approval.

constructed along the abutting side, and pro-

Approved October 16, 1960

vided still further that in the case of lots

ten (10) meters or less in width, porte cocheres

VICENTE O. NOVALME

may be placed under second floors provided that

their construction is in conformity with Para-

APPROVED:

graph (1) hereof.

4. No side yard or rear yard shall be required for

a garage connected to a main building provided

City Mayor

CERTIFIED CORRECT:

that said garage does not exceed three and one-

half (3.50) meters in height, provided further

that a masonry or concrete firewall is constructed

City Secretary

along the abutting side, and provided still further

that the said abutting construction does not ex-

ceed forty (40) per cent of the depth of the lot

along the side of the property line nor thirty (30)

per cent of the width of the lot along the rear

property line.

5. For apartment buildings in Residence-1 Zones, the

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be two hundred (200) square meters. 10

6. For apartment buildings in Residence-2, Business and Industrial Zones, the minimum lot area for family or dwelling unit shall be one hundred (100) square meters.

7. The distance between buildings within the same lot shall not be less than three (3.00) meters unless one of the adjacent buildings is provided with a masonry or concrete firewall on the side facing the other building.

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.

Approved October 16, 1960

Vicente O. Novales
VICENTE O. NOVALES
Vice Mayor

APPROVED: This Ordinance shall take effect upon its approval.

ORIGINAL SIGNATURE October 6, 1960

N. S. AMORANTO
City Mayor

CERTIFIED CORRECT:

VICENTE O. NOVALES

Vicente O. Novales
C. C. UNSON
City Secretary

N. S. AMORANTO
City Mayor

CERTIFIED CORRECT:

C. C. UNSON
City Secretary

4/7/evm