



Republika ng Pilipinas
SANGGUNIANG PANLUNGSOD NG MARIKINA

ORDINANCE NO. 153
Series of 2022

ORDINANCE REPEALING SECTIONS 61 AND 62 OF ORDINANCE NO. 161 SERIES OF 2006, OTHERWISE KNOWN AS "REVISED COMPREHENSIVE ZONING REGULATIONS OF THE CITY OF MARIKINA"

Introduced by:
Councilor DONN CARLO B. FAVIS

Co-sponsored by:
Councilor ROMMEL S. ACUÑA
Councilor RONNIE S. ACUÑA
Councilor CARL ELI F. AFRICA
Councilor JOSEPH B. BANZON
Councilor SERAFIN Y. BERNARDINO
Councilor CLOYD S. CASIMIRO
Councilor MARIFE T. DAYAO
Councilor ROMINA KATE N. DE GUZMAN
Councilor LEVY DL. DE GUZMAN
Councilor SAMUEL S. FERRIOL
Councilor RENATO B. MAGTUBO
Councilor ANGELITO R. NUÑEZ
Councilor HILARIO A. PUNZALAN
Councilor MANUEL E. SARMIENTO
Councilor LORETO F. TOLENTINO, JR.
Councilor ZIFFRED A. ANCHETA
Councilor JONAS MERVIN D. REYES
And Vice-Mayor MARION S. ANDRES, M.D.

WHEREAS, Ordinance No. 161, Series of 2006, otherwise known as "*Adopting the 2006 Comprehensive Zoning Regulations for Marikina City*", has prescribed a minimum lot area requirement for townhouses and residential lots of not less than 100 sqm. and prohibits the further subdivision of such, if it is less than the said figure;

WHEREAS, the said prohibition is very restrictive as it unduly limits the use and transfer of private property of the inhabitants of the City of Marikina. This is evinced by several request of homeowners for legislative exemptions to be allowed to subdivide a lower lot size threshold due to legal and valid reasons, such as legal co-ownership brought about by estate proceedings and similar situations;

WHEREAS, in consideration to the effective and efficient land use of private property in the City of Marikina, it is deemed necessary to relax the regulation to pave way for development of lots in the City without undue restraint to the use of property owners;

[Signature]

WHEREAS, under Section 458 (2) (vi) of Republic Act No. 7160 otherwise known as the Local Government Code of 1991 empowers the Sangguniang Panlungsod as the local legislative body of the city to "x x x Prescribe reasonable limits and restraints on the use of property within the jurisdiction of the city, x x x";

NOW, THEREFORE, BE IT ORDAINED BY THE SANGGUNIANG PANLUNGSOD OF MARIKINA in session duly assembled, that:

SECTION 1. The following Sections of Ordinance No. 161, Series of 2006 are hereby repealed;

SECTION 61. Minimum Lot Area Requirement for Town Houses. Measurement of a townhouse unit should not be less than 100 square meters. Non-compliance to said area requirement shall not be issued building permit. This is to discourage the proliferation of densely-populated areas in the city.

SECTION 62. Minimum Area Requirement for Residential Lot Residential lots in the existing/approved subdivisions cannot be further subdivided if the lot size would be less than 100 square meters. This is equally intended to prevent the deterioration of residential areas in the city into depressed communities and in consideration of its impact on health, sanitation and utility requirements.

The repeal of the previously mentioned Sections thereby allows the further subdivision of units of townhouses and residential lots/lands in the City of Marikina, subject to conformity of the structures to be built thereon to the provisions of PD 1096 or the National Building Code and other relevant regulations.

SECTION 2. This Ordinance shall take effect immediately upon approval.

ENACTED by the **SANGGUNIANG PANLUNGSOD ng MARIKINA** this 10th day of **August 2022**

I **HEREBY CERTIFY** to the correctness of the foregoing Ordinance which was duly adopted by the *City Council* during its 6th Regular Session held on August 10, 2022.


NORALYN R. TINGCUNGO
City Council Secretary

ATTESTED:


SERAFIN Y. BERNARDINO
Pro-Tempore/ Acting Presiding Officer

APPROVED by the **CITY MAYOR** on **NOV 2 2022**


MARCELINO R. TEODORO
City Mayor