



PART 7: PROPOSED LAND USE PLAN

7.1. Overview of the Proposed Land Use Plan

The land use option strategy that Navotas City is focused on is the North – South Nodal Development Focus which is centered on a north-south complementary nodal development. Thus, the proposed land use plan for the city is centered on the potential of urban expansion in the existing underutilized fishponds and the densification of built-up areas through vertical developments, and the further industrialization of the southern enclave.

Residential land use will decrease by 54.65 hectares, the rest of its requirements to be met through vertical densification. Increased density through vertical development and greater design efficiencies as well as developing any open lands still existing in the traditional core of the city will carry the burden of accommodating the pressure for residential expansion in the interim prior to the urban expansion in the underutilized fishpond areas. Also, specific design guidelines for residential units will be implemented to mitigate the effects of disasters and climate change.

Furthermore, the “Oplan Likas” program of the Department of Interior and Local Government aims to relocate the citizens who are highly vulnerable to the effects of natural calamities and climate change. An area of 35.84 hectares will be vacated by the informal settler families who were identified to be at high risk to the effects of disasters and climate change and will be relocated to available resettlement sites in and out of the city in accordance with the relocation and resettlement action plan of the city. To accommodate these ISFs, the city government see the potential of the underutilized fishponds as areas for the development of additional in-city socialized housing facilities.

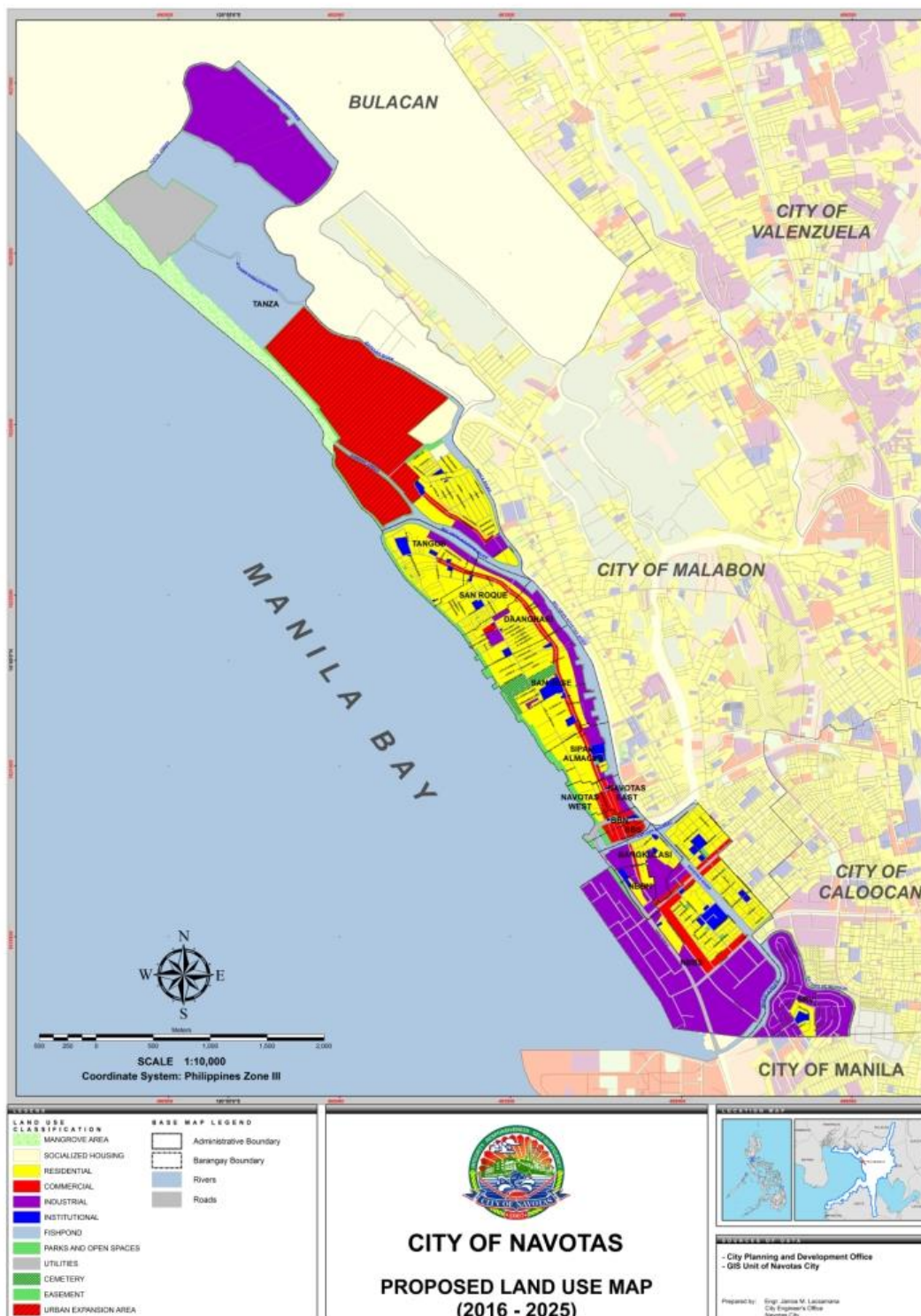
Commercial land use is targeted to have a 17.82 hectares share in the area that can be gained. The commercial land use profile of Navotas is lower than the prescribed standard and there appears to be a need to provide for the lack of a market hub, particularly if it can be tied up with the light-industrial belt in the southern end of the city. This commercial core within the city’s major roads will be more advantageous to the local population and will provide opportunities of livelihood and economic gain. The commercial areas can be targeted as commercial-residential mixed use areas.

An additional 2.76 hectares will be required in the next 10 years for institutional land use to sustain the delivery of significant social services for the city’s population. The spatial location for this use is also the targeted urban expansion in the underutilized fishponds in Tanza. The area can be acquired by the local government for a consolidated institutional use development targeting the anticipated urban expansion in the fishpond areas.

Towards this end, a total of 114.61 hectares will be targeted for industrial use expansion over the next 10 years. The south end of the City which is integrally connected via



Map 7.1. Proposed Land Use Map of Navotas City





Malabon and to the city of Manila, and beyond the NFPC will continue to strengthen its position as the industrial hub of Navotas City. The density will be increased by vertical expansion as a viable strategy.

The riverbanks of the city will continue to be designated as industrial use areas to support the preservation of the link of the city to ship building and repair, and associated shipping industry activities. This is a unique character of the city and can be a focus of urban tourism to highlight an activity long associated with Navotas' historical evolution. There is a significant need to undertake rehabilitation and redevelopment of this area to support the easement preservation and introduction of sustainable strategies for the river banks. The CDRA result showed that high risk areas are present in the waterways of the city including the riverways. Hence, the city will institute additional mitigating measures such as additional pumping stations and more efficient riverwalls to the already existing ones to lessen the identified risks in the area. Included in the south industrial enclave are Barangays Bangkulasi, North Bay Boulevard North, North Bay Boulevard South, and San Rafael Village.

In the 2003 CLUP, the city has already introduced the conceptual fishpond masterplan, however, the said plan has not materialized due to several reasons such as the following: (1) the fishponds are private properties; (2) there are no interested investors in the said, (3) the fishponds. In the medium term, 150 hectares of the underutilized fishpond areas are recommended for urban expansion. The land area to be gained in the urban expansion will augment the desperate need of the city to expand and progress into its future. The southern portion of the urban expansion area will be dedicated for residential use and will include medium rise development housings to suit the expected increase in the population of the city. Moreover, socialized housing will also be constructed to accommodate and improve the living conditions of the informal settler families living in the identified danger areas in the city through decent housing, coupled with basic social services and employment opportunities. Furthermore, the area around the proposed residential area will be allotted for commercial use to provide employment and basic services for the residents, and to facilitate the commercial exchange of goods and services within the community. On the other hand, the northern portion of the proposed urban expansion area will be devoted for industrial use. Industries to be put up in this area will be light in nature and will ultimately support the shipping and fishing industries of the city.

Since the underutilized fishponds pose concerns in terms of its development, the city government will require future developers for the urban expansion area to conduct environmental impact studies and assessments, and to consequently apply for pertinent documents such as the Environmental Compliance Certificate (ECC), to substantiate that the development projects to be undertaken will not cause significant negative impacts to the environment. Also, since these fishpond areas are identified to have moderate to high risk to flooding and other natural hazards, the developers in cooperation with the



city government should institute additional structural and non-structural mitigating measures for the urban expansion area. This will augment the existing mitigating measures being implemented by the city government in Barangay Tanza such as the riverwalls, flood gates, and pumping stations. Lastly, disaster risk and climate change sensitive design guidelines and development strategies will be required by the city government.

Table 7.1 shows the land area (in hectares) of the existing land use of the city and the proposed land use for medium term development within the next 10 years. In addition, the land area gained or lost by the different land uses are also shown in the table below.

Table 7.1. The Area of the Existing and Proposed Land Uses of Navotas City

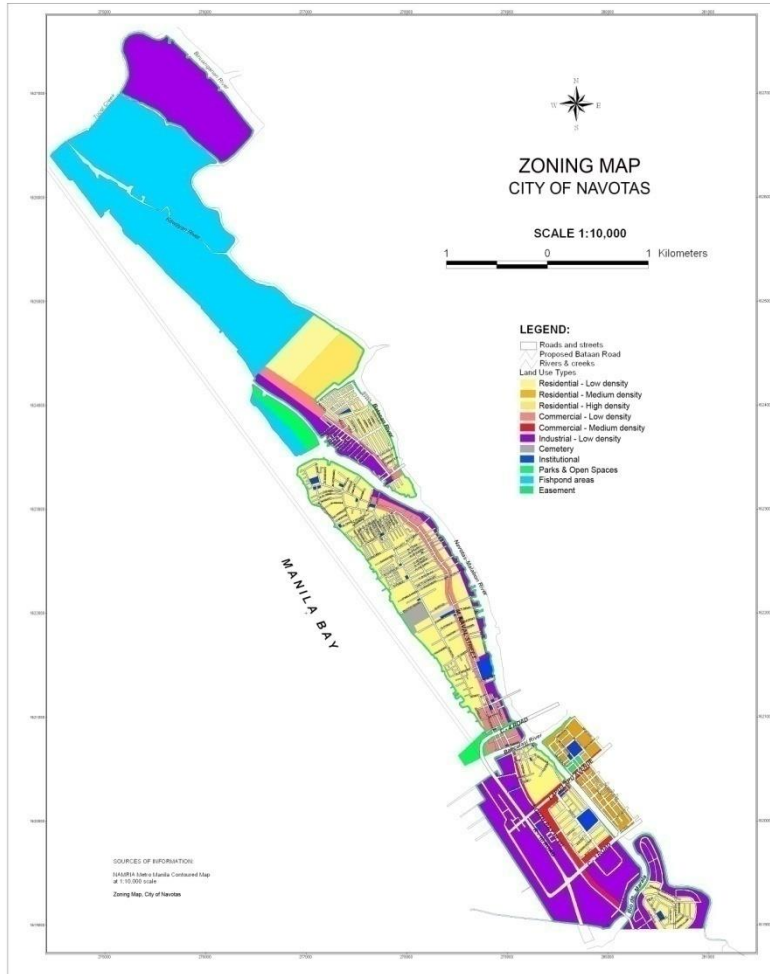
Land Use	Existing land Use Area (Hectares)	Proposed Land Use Area (Hectares)	Land Area Gained/Lost (Hectares)
Residential	262.72 (24.57%)	208.07 (19.46%)	-54.65
Socialized Housing	8.40 (0.79%)	9.56 (0.89%)	+1.16
Commercial	19.41 (1.82%)	37.23 (3.48%)	+17.82
Institutional	17.07 (1.59%)	19.83 (1.86%)	+2.76
Industrial	136.33 (12.75%)	250.94 (23.47%)	+114.61
Parks and Open Spaces	2.45 (0.23%)	3.73 (0.35%)	+1.28
Fishponds	366.23 (34.25%)	132.15 (12.40%)	-234.08
Urban Expansion Area	0 (0.00%)	150.00 (14.00%)	+150
Easement	30.20 (2.83%)	35.84 (3.35%)	+5.64
Mangroves	29.47 (2.76%)	29.47 (2.76%)	0
Utilities	49.56 (4.64%)	44.99 (4.21%)	-4.57
Cemeteries	6.50 (0.61%)	6.50 (0.61%)	0
Roads	57.96 (5.42%)	57.96 (5.42%)	0
Bodies of Water	82.73(7.74%)	82.73 (7.74%)	0
Total	1069	1069	



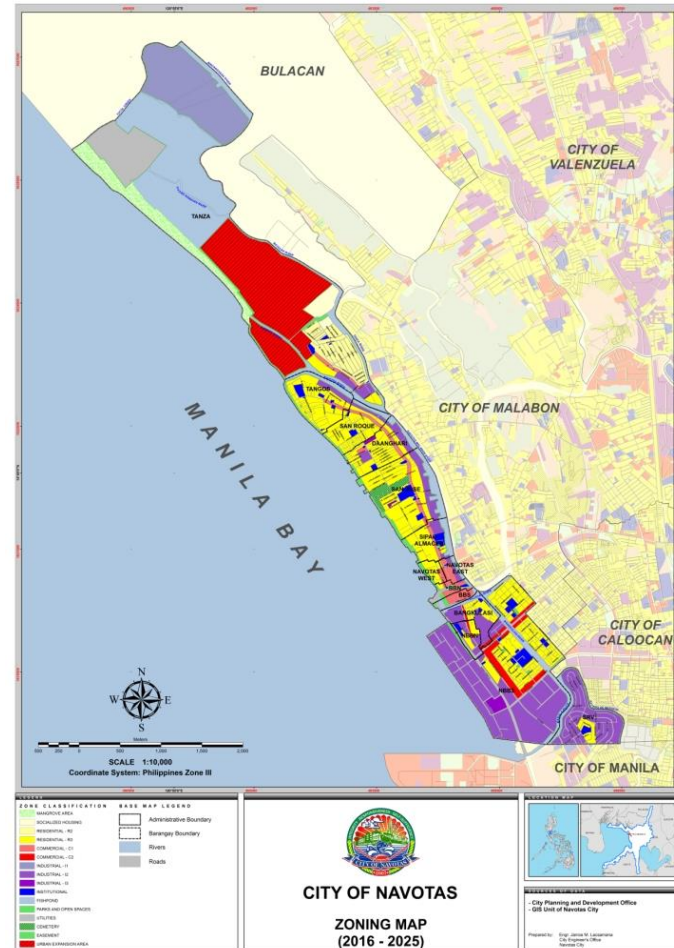
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2003 Zoning Map



2016 - 2025 Zoning Map





The land use objectives, strategies and programs and projects are presented herein as a matrix in relation to the issues and concerns raised by the residents of Navotas.

Table 7.2. Navotas City Land Use Objectives, Strategies, and Programs/Projects

ISSUES	OBJECTIVES	LAND USE STRATEGIES	LAND USE PROGRAMS/PROJECTS
1. Congestion			
<ul style="list-style-type: none"> • Proliferation of informal settlers on public lands 	<ul style="list-style-type: none"> • Continuous monitoring and database control over in-migration and unrestricted settlement 	<ul style="list-style-type: none"> • Regular and continuous feedback monitoring mechanism in tandem with sustainable implementation • Proficient and effective mapping base, including sustainable monitoring and upgrade 	<ul style="list-style-type: none"> • Sustainable Mapping Database with Monitoring Control via GIS Database
<ul style="list-style-type: none"> • Blight 	<ul style="list-style-type: none"> • Rationalize Development Patterns 	<ul style="list-style-type: none"> • Responsive and relevant Development and Design Guidelines. 	<ul style="list-style-type: none"> • Program of Urban Renewal for every dense development area inclusive of resettlement, re-blocking and vertical expansion strategies
<ul style="list-style-type: none"> • Settlement in high-risk areas 	<ul style="list-style-type: none"> • Reduce continued deterioration of the environment and urban landscape quality • Safety consideration for informal settlers • Strictly limit, if not eliminate 	<ul style="list-style-type: none"> • Relocation to more appropriate land area • Provision of basic amenities for safe and environmentally appropriate quality of life 	<ul style="list-style-type: none"> • Application of appropriate water easement requirements as included in the provisions of existing laws • Resettlement / Relocation Program • Greening Program (Tree Planting)
<ul style="list-style-type: none"> • Loss of high amenity value areas (coastline and river banks) 	<ul style="list-style-type: none"> • Reclamation of the shoreline and riverbanks 	<ul style="list-style-type: none"> • Urban redesign and redevelopment of river banks • Regeneration of the Manila Bay coastal area 	<ul style="list-style-type: none"> • Pocket garden and linear parks developments in riverine systems and foreshore areas • Landscape development and design guidelines



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ISSUES	OBJECTIVES	LAND USE STRATEGIES	LAND USE PROGRAMS/PROJECTS
2. Circulation			
<ul style="list-style-type: none"> Constrained movement patterns 	<ul style="list-style-type: none"> Facilitated circulation pattern and movement systems for people, goods, and services 	<ul style="list-style-type: none"> Traffic management scheme Appropriate retrieval of rights of ways and sidewalk easements for ease in movements 	<ul style="list-style-type: none"> Formulation and Implementation of Comprehensive Traffic Management Plan Traffic Management Guidelines in tandem with circulation hierarchy and pedestrian movement patterns Appropriate designation of terminals and parking areas as public utilities
<ul style="list-style-type: none"> Intra-city linkage 	<ul style="list-style-type: none"> Complete integration of circulation and movement systems within the City 	<ul style="list-style-type: none"> Delineate all possible circulation and movement paths throughout the City Identify all possible connections to integrate the circulation and movement systems, north to south, east to west Consider the integration of the river and the sea (Manila Bay Coastline) as transportation paths Augment access to City by providing circulation and movement system connection at additional points at north, west, and east 	<ul style="list-style-type: none"> Connect Tanza to the rest of the City via alternate connection thru adjacent urban center or water access Develop Coastal/riverine transport network inclusive of jetty ports at appropriate focus points for facilitated movements within the city.



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ISSUES	OBJECTIVES	LAND USE STRATEGIES	LAND USE PROGRAMS/PROJECTS
<ul style="list-style-type: none"> • Inter-regional linkage 	<ul style="list-style-type: none"> • Increase connection with the City to the rest of Metro Manila 	<ul style="list-style-type: none"> • Riverine development integrated with coastal transport 	<ul style="list-style-type: none"> • Integrate City's transport network with the rest of Metro Manila • Integration of all probable infrastructure projects of government into circulation pattern • Additional road access to and from the north part of the City at Tangos, from the east part via Malabon either at riverside or land side and through Manila Bay coast by the sea
<ul style="list-style-type: none"> • Loss of ROW 		<ul style="list-style-type: none"> • Reclamation of the road right of way, including all easements and sidewalks, particularly those which has been circumscribed for use by establishments, buildings, private individuals or groups • Designation of non-street oriented commercial core for local residents of the City 	<ul style="list-style-type: none"> • End to end road spine development for integration with riverine/coastal movement system • Landscape and Streetscape Development and Design Guidelines • Local Ordinance Enactment to control streetscape use
<ul style="list-style-type: none"> • Continued commercialization of major thoroughfares 	<ul style="list-style-type: none"> • Enhanced and responsive use of all major transport routes 		<ul style="list-style-type: none"> • Delineation and development of location for the establishment of a market core or hub for local use



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ISSUES	OBJECTIVES	LAND USE STRATEGIES	LAND USE PROGRAMS/PROJECTS
3. Nonconforming land uses			
<ul style="list-style-type: none"> • Amorphous urbanscape 	<ul style="list-style-type: none"> • Rationalized ordering of the plot grid and circulation pattern for an ordered urban environment • Enhanced aesthetic quality of the urban landscape 	<ul style="list-style-type: none"> • Hierarchy of spaces • Creation of an identity in particular the City's sea, fishing and shipping heritage • Patterning through the identification of nodes, pathways and edges 	<ul style="list-style-type: none"> • CLUP/ZO • Development and Design Guidelines
4. Inadequate parks and open spaces			
<ul style="list-style-type: none"> • Continued lack of public parks 	<ul style="list-style-type: none"> • Generate a more green silhouette for the City through more open spaces, trees and green parks 	<ul style="list-style-type: none"> • Integrate parks provision in development guidelines • Integrate park s facility generation with reclamation of shoreline and riverbanks • Integrate available open areas in institutional facilities within the overall park system development of the town 	<ul style="list-style-type: none"> • Design of an overall parks system for the City for the existing components, in particular, streets and transport networks and public spaces • Planned and appropriately designed landscape and park system for the expansion areas in the fishponds of Tanza is a priority



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ISSUES	OBJECTIVES	LAND USE STRATEGIES	LAND USE PROGRAMS/PROJECTS
5. NFPC vis-à-vis Navotas City			
<ul style="list-style-type: none"> Complete linkage of physical development with the rest of the urban landscape of the City 	<ul style="list-style-type: none"> The NFPC's physical development needs to be integrated along strategic urban development parameters of the City's vision 	<ul style="list-style-type: none"> Integrate the Physical development within the NFPC to the general urbanscape of the City 	<ul style="list-style-type: none"> Urban design of surrounding areas of NFPC to complement the marine industrial estate thrust of the complex Increase access to parks and open space facilities within the NFPC
ISSUES	OBJECTIVES	LAND USE STRATEGIES	LAND USE PROGRAMS/PROJECTS
6. Tourism and the City			
<ul style="list-style-type: none"> Unrealized potential for tourism in the City 	<ul style="list-style-type: none"> Increase and enhance strategic, inherent, and unique qualities and characteristics of the city for tourism. 	<ul style="list-style-type: none"> Identification of areas associated with specific City characteristics, heritage or environmental quality (i.e. fishing, and shipping) 	<ul style="list-style-type: none"> Development of tourism facilities for integration into the urban design pattern and development for the City Integration within these facilities of the concepts of sustainability and green development and design to parallel the new Vision of the City for itself combining "old", history and heritage (fishing and shipping) with the "new" technology (green sites and buildings) and more concern for long term environmental health and survival of the city.



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ISSUES	OBJECTIVES	LAND USE STRATEGIES	LAND USE PROGRAMS/PROJECTS
7. Disaster Risk Reduction and Management / Climate Change Adaptation			
<ul style="list-style-type: none"> • Presence of High Risk Areas in the City based on the results of the Climate and Disaster Risk Assessment conducted 	<ul style="list-style-type: none"> • Lessen if not eliminate the high risk areas of the city. 	<ul style="list-style-type: none"> • Relocation of the Informal settler families which were identified to be living along the high risk areas of the city. 	<ul style="list-style-type: none"> • Formulation and implementation of the Relocation and Resettlement Action Plan. • Institute additional structural and non-structural mitigating measures that will supplement the already existing ones.



7.2. Proposed Land Use per Barangay

The detailed proposed land use per barangay are shown in the succeeding succeeding tables. The said tables will include the proposed land uses in each barangay together with its boundaries, previous land use, allowable uses, and additional regulations in the overlay zones identified in the disaster risk assessment and climate change adaptation section of this document.

As identified in the climate and disaster risk assessment conducted by the city, the additional regulations in the flood overlay and liquefaction overlay zones will be applicable to the whole city. This is due to the fact that based on the risk maps provided by the MGB and PHIVOLCS, the whole city of Navotas has low-high susceptibility to flooding and has a high risk to the effects of liquefaction.

The additional regulations per overlay zones are as follows;

Flood Overlay Zones:

Buildings shall be made flood proof through any or combination of the following means:

- Raising the lowest floor line by at least 0.5 meters from the existing road level;
- Providing roof decks that can be used for evacuation purposes, if applicable;
- Building utility connections such as those for electricity, potable water and sewage shall be located at elevations higher than 0.5 meters above the habitable ground floor;
- Natural drainage patterns should not be altered; and
- Use sustainable urban drainage systems (SUDS) to include rainwater storage tanks, green roofs, etc. that can decrease the flow and make productive use of storm water run-off.

Liquefaction Overlay Zones:

- Conduct soil testing for proposed 3 –storey and above structures to verify soil suitability;
- Employ soil mitigation such as engineered fill if found necessary; and
- Employ structural mitigation such as mat foundation or piles if found necessary.

The non-structural and structural mitigating measures being implemented in the said overlay zones are also specified in the succeeding tables.



7.2.1 Tanza

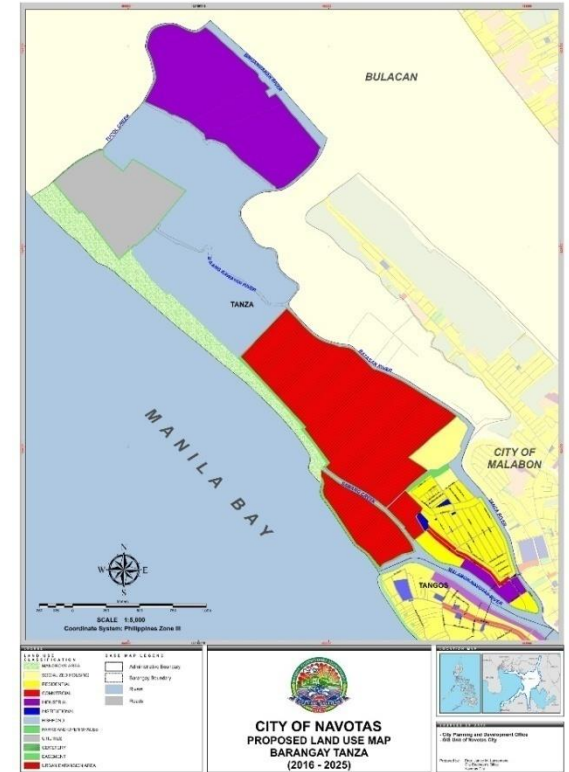
Risk Map



Existing Land Use



Proposed Land Use





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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non-structural
The area occupied by the Tanza Elementary School	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses and Generator houses 	Mitigating Measures:	The following are instituted during Typhoon Signals: 1. Class Suspension
The area occupied by Tanza National High School	Institutional (Government)	Institutional (Government)		Covered by (8) Bombastik Pumping Stations	
The area occupied by the Holy Cross Parish	Institutional (Private)	Institutional (Private)		Retrofitting	



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The area occupied by the Navotaas Homes (8.4 hectares socialized housing project by the LGU)	Socialized Housing	Socialized Housing	All uses allowed according to the provisions of BP 220.	Moderate Risk Mitigating Measure: (2) Bombastik Pumping Stations Folder dikes and River walls Revetment Walls	Information and Education Campaign to the Residents Community Development Plan which is DRR-CCA Sensitive
The lots bounded in the: NW – by easement, Navotaas Homes Tanza SW – by residential Area SE – by residential Area NE – by Tanza River	Residential 1	Socialized Housing			
Lots bounded in the N – by Chungkang Creek E – by Socialized housing project W – by Urban Expansion Area S – by institutional area	Residential 1	Residential 2	<ol style="list-style-type: none"> 1. Single-detached dwelling units 2. Semi-detached family dwelling units, e.g. duplex 3. Residential Subdivisions approved per P.D. 957 standards 4. Apartments 5. Boarding houses 6. Dormitories 7. Home occupation for the practice of one's profession such as offices of physicians, surgeons, dentists, architects, engineers, lawyers, and other professionals or for engaging home business such as dressmaking, tailoring, baking, running a sari-sari store and the like, provided that: <ul style="list-style-type: none"> • The number of persons engaged in such 	Bombastik Pumping Stations River Walls	
Lots bounded in the N- by socialized housing project W – by Sampaguita Street	Residential 1	Residential 2			



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<p>E – by Tanza River S – by Amapola Street</p>			<p>business/industry shall not exceed five (5), inclusive of owner;</p> <ul style="list-style-type: none"> • There shall be no change in the outside appearance of the building premises; 		
<p>Lots bounded in the N – by Amapola Street E – by Tanza River W and SW – by one-lot deep commercial area along E. Rodriguez Street SE – by Captain Cruz Street</p>	<p>Residential 1</p>	<p>Residential 2</p>	<ul style="list-style-type: none"> • That in no case shall more than 20% of the building be used for said home occupation; • No home occupation shall be conducted in any customary accessory uses cited above; • No traffic shall be generated by such home occupation in greater volume than would normally be expected in a residential neighborhood and any need for parking generated by the conduct of such home occupation shall be met off the street and in a place other than the required front yard; and • No equipment or process shall be used in such home occupation which creates noise, vibration, glare, fumes, odors and electrical interference detectable to the normal senses and visual or audible interference in any radio or television receiver or causes fluctuations in line voltage off the premises. <p>8. Home Industry classified as cottage industry, provided that:</p> <ul style="list-style-type: none"> • Such home industry shall not occupy more than thirty percent (30%) of the floor area of the dwelling unit. There shall be no change or alteration in the outside appearance of the dwelling unit and shall not be a hazard or nuisance; o It shall be 		



			<p>classified as non-pollutive/ non-hazardous as provided in this integrated ZO;</p> <ul style="list-style-type: none"> • Allotted capitalization shall not exceed the capitalization as set by the DTI; and • Such shall consider the provisions pertaining to customary accessory uses, traffic and equipment/ process under Home Occupation of this section. <p>9. Recreational facilities for the exclusive use of the members of the family residing within the premises, such as:</p> <ul style="list-style-type: none"> • Swimming pool • Tennis courts • Basketball courts <p>10. Parks and Open Spaces</p> <p>11. Nursery/ Elementary School</p> <p>12. Tutorial services</p> <p>13. Sports club</p> <p>14. Religious use</p> <p>15. Multi-purpose/ Barangay hall</p> <p>16. Clinic, nursing and convalescing home, health center</p> <p>17. Plant nursery</p> <p>18. Customary accessory uses incidental to any of the principal uses provided that such accessory uses shall not include any activity conducted for monetary gain or commercial purposes such as:</p> <ul style="list-style-type: none"> • Servants quarters • Private garage • Guardhouse o Laundries • Non-commercial garages • Houses for pets such as dogs, birds, 		
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			<p>rabbits and the like of not more than 4.00 sq.m.in floor area</p> <ul style="list-style-type: none"> • Pump houses • Generator houses <p>19. Museums 20. Libraries 21. High School 22. Vocational School</p> <p><u>Accessory Uses</u> Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores.</p>		
Lots bounded in the NW – by Urban Expansion Area NE and E – by one-lot deep commercial area along E. Rodriguez Street SE – by institutional area W – by Navotas River	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (8) Bombastik Pumping Stations</p>	
Lots bounded in the NW – by Tagumpay Street W and SW – Navotas River NE and E – Tunay Street	Residential 3	Residential 3	<ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (8) Bombastik Pumping</p>	



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			<p>10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance.</p> <p><u>Accessory Uses</u></p> <p>a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school</p>	<p>Stations</p> <p>High Risk ISFs: Relocation to Resettlement Areas</p>	
<p>The area bounded in the NW – by residential area NE – by E. Rodriguez Street E – by Tunay Street S – by Tagumpay Street W and SW – by Navotas River</p>	Industrial 1	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Support commercial activities such as offices, banks, commercial spaces and the likes • Eateries/ canteens 	Retrofitting	



			<ul style="list-style-type: none"> • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses <p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the 		
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			<p>business</p> <ul style="list-style-type: none"> • Pump houses • Generator houses 		
One- lot deep stretch on the east side of E. Rodriguez Street from Tanza Elementary School up to Vadeo 5	Residential 3	Commercial 1	<ol style="list-style-type: none"> 1. All uses allowed R-2 and R-3 Zones 2. Retail stores and shops like: <ul style="list-style-type: none"> • Bookstores and office supply shops • Art supplies and novelties • Home appliance stores • Photo shops • Flower shops • Pet shops and aquarium stores • Jewelry shops • Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like • Drugstores 3. Food market and shops like: <ul style="list-style-type: none"> • Bakery, cake, pastry and delicatessen shops • Liquor and wine stores • Groceries • Supermarkets • Convenience stores 4. Product showroom/ display store 5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products 6. Personal service shops like: <ul style="list-style-type: none"> • Medical, dental, and similar clinics • Beauty parlor • Barber shop • Wellness facilities such as sauna, spa, massage and facial clinics 		
One-lot deep stretch on the west side of E. Rodriguez from Tanza Elementary School up to industrial area	Residential 3	Commercial 1			



			<ul style="list-style-type: none"> • Dressmaking and tailoring shop 7. Photo/ video, lights & sounds services 8. Courier services 9. Security agencies 10. Janitorial services 11. Travel agencies 12. Photo and portrait studios 13. Repair shops like: <ul style="list-style-type: none"> • House furniture and appliances repair shops • Motor vehicles and accessory repair shops • Battery shops and repair shops • Bicycle repair shops • Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like 14. Recreational centers/ establishments like <ul style="list-style-type: none"> • Play courts e.g. tennis court, bowling lane, billiard hall • Swimming pool • Gymnasium 15. Restaurants and other eateries 16. Lotto terminals, on-line bingo outlets and off-track betting stations 17. Parks, playgrounds, pocket parks, parkways, promenades and play lots 18. Plant nurseries 19. Vocational/ technical school 20. Special Education (SPED) school 21. Short term special education like: <ul style="list-style-type: none"> • Dance schools • Schools for self-defense • Driving school 		
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			<ul style="list-style-type: none"> • Speech clinics • Tutorial centers <p>22. Libraries/ museums</p> <p>23. Financial institutions/ services like:</p> <ul style="list-style-type: none"> • Banks • Stand-alone automated teller machines • Insurance • Foreign exchange • Money lending • Pawnshops <p>24. Offices</p> <p>25. Parking lots/ garage facilities</p> <p>26. Parking buildings</p> <p>27. Auto repair, tire, vulcanizing shops and car wash</p> <p>28. Gasoline filling stations/ services stations</p> <p>29. Engraving, photo developing and printing shops</p> <p>30. Printing, publication and graphics shops</p> <p>31. Manufacture of insignia, badges and similar emblems except metal</p> <p>32. Construction supply stores/ depots</p> <p>33. Funeral parlors (Category II and III)</p> <p>34. Paint stores without bulk handling</p> <p>35. Commercial housing like:</p> <ul style="list-style-type: none"> • Hotel • Apartment • Apartel • Boarding house • Dormitory • Pension house <p>36. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters 		
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			<ul style="list-style-type: none"> • Parking lots/ Building garage • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
<p>Mangrove Areas</p> <ol style="list-style-type: none"> 1. Along Manila Bay 2. Batasan-Chungkang River 3. Marine Tree Park <p>The boundary of the fishponds and urban expansion area with the mangrove area are specified by the coordinates indicated in Annex 1 of this document.</p>	Mangroves	Mangroves	Mangrove Plantation		20 meter easement will be followed on both sides of the mangrove stretch
<p>The area bounded in the N and E – by industrial area NW – by Tocol Creek W – by Sanitary Land Fill SW – by mangrove</p>	Fishponds	Fishponds	Fishponds		



<p>vegetation SE – by Urban Expansion Area</p>					
<p>The area bounded in the NW – by fishponds NE and E – by Batasan River SE – Navotaas Homes and Chungkang Creek SW – by Sawang Creek W – by the existing mangroves W – by Manila Bay E – by Sawang Creek S – by Navotas River NW – by Chungkang Creek W – by Sawang Creek S – by residential area E – by residential</p>	<p>Fishponds</p>	<p>Urban Expansion Area</p>	<p>Residential Sub-Zone – This is the area on the southern part of the Urban Expansion Zone adjacent to the socialized housing and Residential-2 Zone. Allowable uses include socialized housing and medium-rise housing. Commercial Sub-Zone – This is the area on the middle part of the Urban Expansion Zone. Industrial Sub-Zone – This is the area on the northern part of the Urban Expansion Zone adjacent to the fishpond zone. Allowable uses on this sub-zone include light industries.</p>	<p>General 1. All the buffer easements between zones will be strictly observed. 2.</p>	<p>Structural Mitigating Measures to be instituted in the area: Coastal Dike River walls Pumping Stations Revetment walls Folder dikes</p> <p>Non structural mitigating measures: Future developers will be required to secure pertinent documents such as Environmental Compliance Certificate and conduct Environmental Impact Studies and Assessment before proceeding with</p>



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area and institutional area					the development. Also, various DRR-CCA mitigating design guidelines will also be implemented in the urban expansion area.
The area covered by the Sanitary Land Fill	Sanitary Land Fill	Utilities	Sanitary Land Fill	Impermeable Clay Soil Foundation Containment Structure	
Controlled Disposal Facility (Closed) The area occupied by fishponds bounded in the: NW – Tocol creek E – by Binuangan River W – by creek	Industrial 1	Industrial 1	Non-Pollutive/ Non-Hazardous Industries <ol style="list-style-type: none"> 1. Drying fish 2. Biscuit factory - manufacture of biscuits, cookies, crackers and other similar dried bakery products 3. Manufacture of macaroni, spaghetti, vermicelli and other noodles 4. Other bakery production not elsewhere classified (n.e.c.) 5. Printing, publishing and allied industries and those n.e.c. 6. Renovation and repair of office machinery 		



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			<ol style="list-style-type: none"> 7. Manufacture or assembly of miscellaneous office machines and those n.e.c. 8. Manufacture of rowboats, bancas and sailboats 9. Manufacture of animal-drawn vehicles 10. Manufacture of children vehicles and baby carriages 11. Ice plants and cold storage buildings 12. Quick freezing and cold packaging for fish and other seafoods 13. Quick freezing and cold packaging for fruits and vegetables 14. Manufacture of umbrella and canes 15. Manufacture of brooms, brushes and fans 16. Manufacture of needles, pens, fasteners and zippers 17. Manufacture of insignia, badges and similar emblems (except metal) 18. Manufacture of signs and advertising displays (except printed) 19. Small-scale manufacturing of ice cream 20. Dairies and creameries 21. Warehouse/ Storage facility for non-pollutive/ non-hazardous industries 22. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses 		
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			<ul style="list-style-type: none"> • Generator houses <p>Non-Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacture of house furnishing 2. Manufacture of miscellaneous textile goods, embroideries and weaving apparel 3. Men's and boys' garment factory 4. Women's and girls' and ladies' garments factory 5. Manufacture of hats, gloves, handkerchief, neckwear and related clothing accessories 6. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
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7.2.2. Tangos

Risk Map

Existing Land Use

Proposed Land Use





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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non- Structural
Lots bounded in the: N – by the Tangos river mouth NE – by industrial area SE – by barangay boundary with Barangay San Roque S – by M. Naval Street W – by Manila Bay SW – by one-lot deep commercial area along M. Naval Street	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. 	<p>Low Risk Mitigating Measures:</p> <p>Covered by the (5) Bombastik Pumping Stations</p>	
				<p>High Risk ISFs: Relocation to Resettlement Areas</p>	
Lots bounded in the N – by M. Naval Street NE – by one-lot deep commercial area long M. Naval Street W – by Manila Bay	Residential 3	Residential 3			



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S – barangay boundary with Barangay San Roque			<p><u>Accessory Uses</u></p> <ol style="list-style-type: none"> Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. Library and museum Vocational school 		
The area occupied by the Tangos National High School and Tangos Elementary School – I Bounded in the N – Residential Area W – A. Cruz St. S – M. Naval St. Ext. E – B. Cruz St.	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> Government or civic centers to house national, regional or local offices in the area Police and fire stations Jails, prisons, reformatories and correctional institution Other types of government buildings Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning Learning facilities such as training centers, seminar halls and libraries Civic centers and community centers General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, Places of worship, such as churches, mosques, temples, shrines, chapels Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> Staff houses/ quarters Offices Eateries/ canteens Parking lots/ garage facilities Storerooms and warehouses but only as may be necessary for the efficient conduct of the business 		
The area occupied by the Tangos Elementary School	Institutional (Government)	Institutional (Government)			
The area occupied by the Wawa Elementary School	Institutional (Government)	Institutional (Government)			
The area occupied by the following: <ol style="list-style-type: none"> Barangay Hall Day Care Center Health 	Institutional (Government)	Institutional (Government)			



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Center 4. Multi-Purpose Center 5. Sta. Cruz Chapel			<ul style="list-style-type: none"> • Pump houses • Generator houses 		
The area occupied by the Iglesia Ni Cristo	Institutional (Private)	Institutional (Private)			
The area occupied by the Tangos Fire Station	Institutional (Government)	Institutional (Government)			
The area occupied by the Methodist Church and Marvin A. Rader School	Institutional (Private)	Institutional (Private)			
One-lot deep along the NE riverbanks of the Tangos rivermouth from M. Domingo St. to barangay boundary with Barangay San Roque	Industrial 1	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Support commercial activities such as 		



			<p>offices, banks, commercial spaces and the likes</p> <ul style="list-style-type: none"> • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses <p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may 		
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COMPREHENSIVE LAND USE PLAN

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			<p>be necessary for the efficient conduct of the business</p> <p>f. Pump houses</p> <p>g. Generator houses</p>		
<p>One-lot deep on both sides of M. Naval St. (From J. Pascual and F. Pascual St. to Manalayay St. and A. Dela Cruz St.)</p>	Commercial 1	Commercial 1	<p>1. All uses allowed R-2 and R-3 Zones</p> <p>2. Retail stores and shops like:</p> <ul style="list-style-type: none"> • Bookstores and office supply shops • Art supplies and novelties • Home appliance stores • Photo shops • Flower shops • Pet shops and aquarium stores • Jewelry shops • Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like • Drugstores <p>3. Food market and shops like:</p> <ul style="list-style-type: none"> • Bakery, cake, pastry and delicatessen shops • Liquor and wine stores • Groceries • Supermarkets • Convenience stores <p>4. Product showroom/ display store</p> <p>5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products</p> <p>6. Personal service shops like:</p> <ul style="list-style-type: none"> • Medical, dental, and similar clinics • Beauty parlor • Barber shop • Wellness facilities such as sauna, spa, massage and facial clinics 		



			<ul style="list-style-type: none"> • Dressmaking and tailoring shop 7. Photo/ video, lights & sounds services 8. Courier services 9. Security agencies 10. Janitorial services 11. Travel agencies 12. Photo and portrait studios 13. Repair shops like: <ul style="list-style-type: none"> • House furniture and appliances repair shops • Motor vehicles and accessory repair shops • Battery shops and repair shops • Bicycle repair shops • Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like 14. Recreational centers/ establishments like <ul style="list-style-type: none"> • Play courts e.g. tennis court, bowling lane, billiard hall • Swimming pool • Gymnasium 15. Restaurants and other eateries 16. Lotto terminals, on-line bingo outlets and off-track betting stations 17. Parks, playgrounds, pocket parks, parkways, promenades and play lots 18. Plant nurseries 19. Vocational/ technical school 20. Special Education (SPED) school 21. Short term special education like: <ul style="list-style-type: none"> • Dance schools • Schools for self-defense • Driving school 		
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			<ul style="list-style-type: none"> • Speech clinics • Tutorial centers <p>22. Libraries/ museums</p> <p>23. Financial institutions/ services like:</p> <ul style="list-style-type: none"> • Banks • Stand-alone automated teller machines • Insurance • Foreign exchange • Money lending • Pawnshops <p>24. Offices</p> <p>25. Parking lots/ garage facilities</p> <p>26. Parking buildings</p> <p>27. Auto repair, tire, vulcanizing shops and car wash</p> <p>28. Gasoline filling stations/ services stations</p> <p>29. Engraving, photo developing and printing shops</p> <p>30. Printing, publication and graphics shops</p> <p>31. Manufacture of insignia, badges and similar emblems except metal</p> <p>32. Construction supply stores/ depots</p> <p>33. Funeral parlors (Category II and III)</p> <p>34. Paint stores without bulk handling</p> <p>35. Commercial housing like:</p> <ul style="list-style-type: none"> • Hotel • Apartment • Apartel • Boarding house • Dormitory • Pension house <p>36. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters 		
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COMPREHENSIVE LAND USE PLAN

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			<ul style="list-style-type: none">• Parking lots/ Building garage• Storerooms and warehouses but only as may be necessary for the efficient conduct of the business• Pump houses• Generator houses		
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7.2.3. San Roque

Risk Map

Existing Land Use

Proposed Land Use




RISK CATEGORY HIGH MODERATE LOW	BOUNDARY LINES Administrative Boundary Barangay Boundary Roads
 CITY OF NAVOTAS FLOOD RISK MAP BARANGAY SAN ROQUE (2015)	
<small>Map of Navotas City Scale: 1:1,500 Coordinate System: Philippine Zone III</small>	



LAND USE Residential Commercial Industrial Public Water and Open Space Vacant	BOUNDARY LINES Administrative Boundary Barangay Boundary Roads
 CITY OF NAVOTAS EXISTING LAND USE MAP BARANGAY SAN ROQUE (2015)	
<small>Map of Navotas City Scale: 1:1,500 Coordinate System: Philippine Zone III</small>	



LAND USE Residential Commercial Industrial Public Water and Open Space Vacant	BOUNDARY LINES Administrative Boundary Barangay Boundary Roads
 CITY OF NAVOTAS PROPOSED LAND USE MAP BARANGAY SAN ROQUE (2016 - 2025)	
<small>Map of Navotas City Scale: 1:1,500 Coordinate System: Philippine Zone III</small>	



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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non- Structural
Lots bounded in the: NW– by barangay boundary with Barangay Tangos E – by Industrial Area along Navotas- Malabon River W – by one-lot deep commercial area along M. Naval Street S – by barangay boundary with Barangay Daanghari	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. <p><u>Accessory Uses</u></p>	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (1) Bombastik Pumping Station</p> <p>High Risk ISFs: Relocation to available ion-city and off-city Resettlement Sites</p>	
Lots bounded in the NW – by barangay boundary with Barangay Tangos W – by Manila Bay	Residential 3	Residential 3			



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<p>E – by one-lot deep commercial area long M. Naval Street S – by barangay boundary with Barangay Daanghari</p>			<p>a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school</p>		
<p>The area occupied by San Roque National High School and San Roque Elementary School Bounded in the NE – by a Residential Area NW– by Gov. A. Pascual St. SW – by A. Leongson St. SE – by Navotaas Residences</p>	<p>Institutional (Government)</p>	<p>Institutional (Government)</p>	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business 		
<p>The area occupied by the following:</p> <ol style="list-style-type: none"> 1. Barangay Hall 2. Health Center 3. Barangay Police Station 4. San Roque Parish 	<p>Institutional (Government)</p>	<p>Institutional (Government)</p>			



COMPREHENSIVE LAND USE PLAN

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Church			<ul style="list-style-type: none"> • Pump houses • Generator houses 		
The area occupied by the Adela Pascual Memorial United Methodist Church	Institutional (Private)	Institutional (Private)			
One-lot deep along Navotas-Malabon River	Industrial 1	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Support commercial activities such as offices, banks, commercial spaces and the likes • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		



			<p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business f. Pump houses g. Generator houses 		
One-lot deep on both sides of M. Naval St. From Manalaysay St. to Barangay	Commercial 1	Commercial 1	<ol style="list-style-type: none"> 1. All uses allowed R-2 and R-3 Zones 2. Retail stores and shops like: <ul style="list-style-type: none"> • Bookstores and office supply shops • Art supplies and novelties • Home appliance stores 		



<p>Boundary with Daanghari</p>			<ul style="list-style-type: none"> • Photo shops • Flower shops • Pet shops and aquarium stores • Jewelry shops • Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like • Drugstores <p>3. Food market and shops like:</p> <ul style="list-style-type: none"> • Bakery, cake, pastry and delicatessen shops • Liquor and wine stores • Groceries • Supermarkets • Convenience stores <p>4. Product showroom/ display store</p> <p>5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products</p> <p>6. Personal service shops like:</p> <ul style="list-style-type: none"> • Medical, dental, and similar clinics • Beauty parlor • Barber shop • Wellness facilities such as sauna, spa, massage and facial clinics • Dressmaking and tailoring shop <p>7. Photo/ video, lights & sounds services</p> <p>8. Courier services</p> <p>9. Security agencies</p> <p>10. Janitorial services</p> <p>11. Travel agencies</p> <p>12. Photo and portrait studios</p> <p>13. Repair shops like:</p> <ul style="list-style-type: none"> • House furniture and appliances repair shops 		
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			<ul style="list-style-type: none"> • Motor vehicles and accessory repair shops • Battery shops and repair shops • Bicycle repair shops • Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like <p>14. Recreational centers/ establishments like</p> <ul style="list-style-type: none"> • Play courts e.g. tennis court, bowling lane, billiard hall • Swimming pool • Gymnasium <p>15. Restaurants and other eateries</p> <p>16. Lotto terminals, on-line bingo outlets and off-track betting stations</p> <p>17. Parks, playgrounds, pocket parks, parkways, promenades and play lots</p> <p>18. Plant nurseries</p> <p>19. Vocational/ technical school</p> <p>20. Special Education (SPED) school</p> <p>21. Short term special education like:</p> <ul style="list-style-type: none"> • Dance schools • Schools for self-defense • Driving school • Speech clinics • Tutorial centers <p>22. Libraries/ museums</p> <p>23. Financial institutions/ services like:</p> <ul style="list-style-type: none"> • Banks • Stand-alone automated teller machines • Insurance • Foreign exchange • Money lending • Pawnshops 		
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COMPREHENSIVE LAND USE PLAN

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			<p>24. Offices</p> <p>25. Parking lots/ garage facilities</p> <p>26. Parking buildings</p> <p>27. Auto repair, tire, vulcanizing shops and car wash</p> <p>28. Gasoline filling stations/ services stations</p> <p>29. Engraving, photo developing and printing shops</p> <p>30. Printing, publication and graphics shops</p> <p>31. Manufacture of insignia, badges and similar emblems except metal</p> <p>32. Construction supply stores/ depots</p> <p>33. Funeral parlors (Category II and III)</p> <p>34. Paint stores without bulk handling</p> <p>35. Commercial housing like:</p> <ul style="list-style-type: none"> • Hotel / Apartment • Apartel • Boarding house • Dormitory • Pension house <p>36. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters • Parking lots/ Building garage • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
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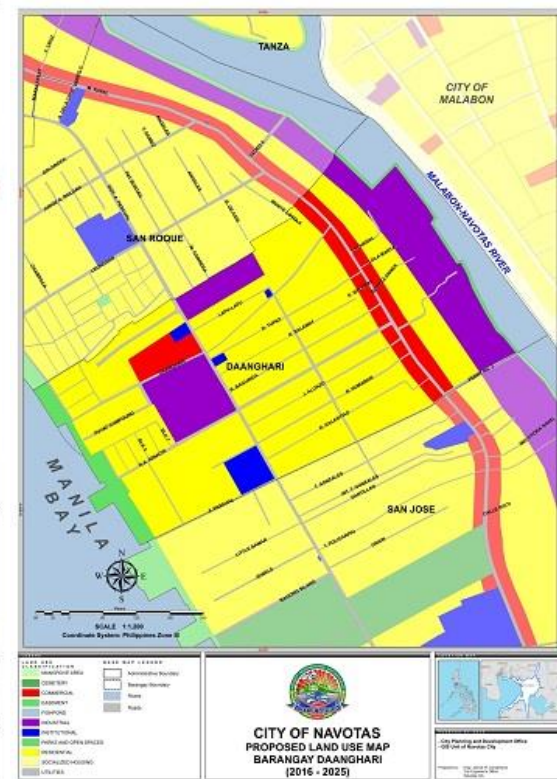
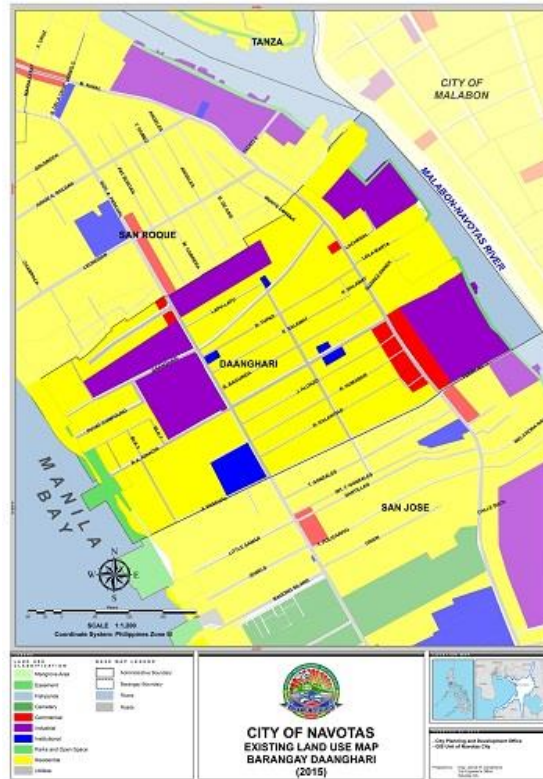
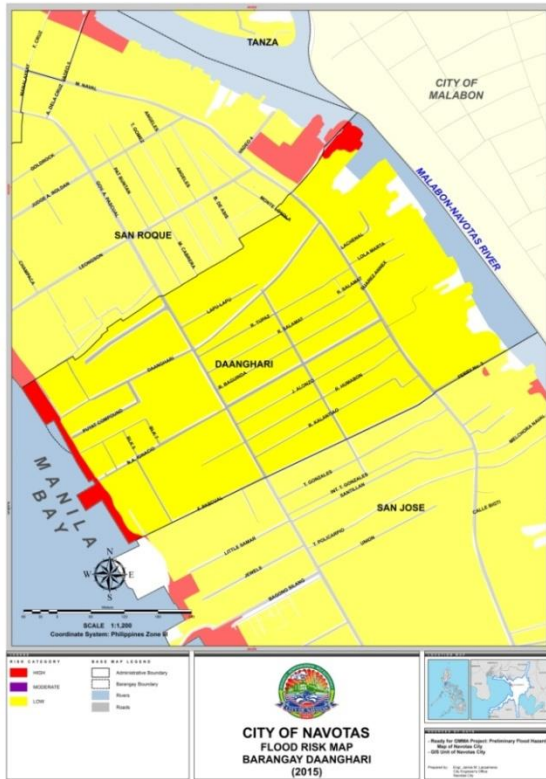


7.2.4. Daanghari

Risk Map

Existing Land Use

Proposed Land Use





Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Heritage Zone Additional Regulations	
				Structural	Non-Structural
Lots bounded in the: NW – by the barangay boundary with San Roque NE – by the industrial area along Navotas-Malabon River SE – by barangay boundary with San Jose SW – by one lot deep commercial area along M. Naval Street	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. 	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (2) Bombastik Pumping Stations</p> <p>High Risk</p> <p>ISFs: Relocation to Resettlement Areas</p>	
Lots bounded in the: N – by barangay boundary with San Roque E – by Gov. Pascual Street S – by commercial area SW – by Daanghari	Residential 3	Residential 3			



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Street W – by Manila Bay			<p>Accessory Uses</p> <ul style="list-style-type: none"> a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school 		
<p>Lots bounded in the: N – by Daanghari Street W – by Manila Bay S – by Barangay boundary with San Jose NE – by industrial area E – by Gov. Pascual Street</p>	Residential 3	Residential 3			
<p>Lots bounded in the: NW – by Industrial area N – by Barangay boundary with San Roque W – by Gov. Pascual Street E – by one lot deep commercial area along M. Naval street S – by barangay boundary with San Jose</p>	Residential 3	Residential 3			



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The area occupied by Daanghari Elementary School	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
The area occupied by the Barangay Hall	Institutional (Government)	Institutional (Government)			
The area covered by the Sto. Niño de Passion Chapel	Institutional (Private)	Institutional (Private)			
The area occupied by the existing Patis Factory along Gov. Pascual Street bounded in the:	Residential 3	Industrial 3	<ol style="list-style-type: none"> 1. Canning and sea products processing facilities 2. Processing sea products storage facilities 3. Patis and bagoong factories 		



COMPREHENSIVE LAND USE PLAN

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NW – by barangay boundary with Barangay San Roque NE – by residential Area SE – by Gov. A. Pascual Street SW – by residential Area			4. Power plant		
The area bounded in the: NW – by Commercial Area NE – by Gov. A. Pascual Street S and SW – by Residential Area	Residential 3	Industrial 2	Pollutive/ Non-Hazardous Industries 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Support commercial activities such as offices, banks, commercial spaces and the likes • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as 		
One-lot deep along the Navotas-Malabon River bounded in the NE – Navotas-Malabon River NW – Barangay Boundary with San Roque SE – Barangay Boundary with San Jose SW – Residential Area	Residential 3 Industrial 1	Industrial 2			



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			<p>may be necessary for the efficient conduct of the business</p> <ul style="list-style-type: none"> • Pump houses • Generator houses <p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business f. Pump houses g. Generator houses 		
One-lot deep on	Residential 3	Commercial 1	1. All uses allowed R-2 and R-3 Zones		



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<p>both sides of M. Naval St. From Brangay Boundary with San Roque to F. Pascual St.</p>			<p>2. Retail stores and shops like:</p> <ul style="list-style-type: none"> • Bookstores and office supply shops • Art supplies and novelties • Home appliance stores • Photo shops • Flower shops • Pet shops and aquarium stores • Jewelry shops • Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like • Drugstores 		
<p>The lots bounded in the: N and W – by residential area E – by Gov. Pascual street S – by Daanghari street</p>	<p>Industrial 1</p>	<p>Commercial 1</p>	<p>3. Food market and shops like:</p> <ul style="list-style-type: none"> • Bakery, cake, pastry and delicatessen shops • Liquor and wine stores • Groceries • Supermarkets • Convenience stores <p>4. Product showroom/ display store</p> <p>5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products</p> <p>6. Personal service shops like:</p> <ul style="list-style-type: none"> • Medical, dental, and similar clinics • Beauty parlor • Barber shop • Wellness facilities such as sauna, spa, massage and facial clinics • Dressmaking and tailoring shop <p>7. Photo/ video, lights & sounds services</p> <p>8. Courier services</p> <p>9. Security agencies</p> <p>10. Janitorial services</p> <p>11. Travel agencies</p>		



			<p>12. Photo and portrait studios</p> <p>13. Repair shops like:</p> <ul style="list-style-type: none"> • House furniture and appliances repair shops • Motor vehicles and accessory repair shops • Battery shops and repair shops • Bicycle repair shops • Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like <p>14. Recreational centers/ establishments like</p> <ul style="list-style-type: none"> • Play courts e.g. tennis court, bowling lane, billiard hall • Swimming pool • Gymnasium <p>15. Restaurants and other eateries</p> <p>16. Lotto terminals, on-line bingo outlets and off-track betting stations</p> <p>17. Parks, playgrounds, pocket parks, parkways, promenades and play lots</p> <p>18. Plant nurseries</p> <p>19. Vocational/ technical school</p> <p>20. Special Education (SPED) school</p> <p>21. Short term special education like:</p> <ul style="list-style-type: none"> • Dance schools • Schools for self-defense • Driving school • Speech clinics • Tutorial centers <p>22. Libraries/ museums</p> <p>23. Financial institutions/ services like:</p> <ul style="list-style-type: none"> • Banks • Stand-alone automated teller machines 		
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			<ul style="list-style-type: none"> • Insurance • Foreign exchange • Money lending • Pawnshops <p>24. Offices</p> <p>25. Parking lots/ garage facilities</p> <p>26. Parking buildings</p> <p>27. Auto repair, tire, vulcanizing shops and car wash</p> <p>28. Gasoline filling stations/ services stations</p> <p>29. Engraving, photo developing and printing shops</p> <p>30. Printing, publication and graphics shops</p> <p>31. Manufacture of insignia, badges and similar emblems except metal</p> <p>32. Construction supply stores/ depots</p> <p>33. Funeral parlors (Category II and III)</p> <p>34. Paint stores without bulk handling</p> <p>35. Commercial housing like:</p> <ul style="list-style-type: none"> • Hotel / Apartment • Apartel / Boarding house • Dormitory • Pension house <p>36. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters • Parking lots/ Building garage • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses / Generator houses 		
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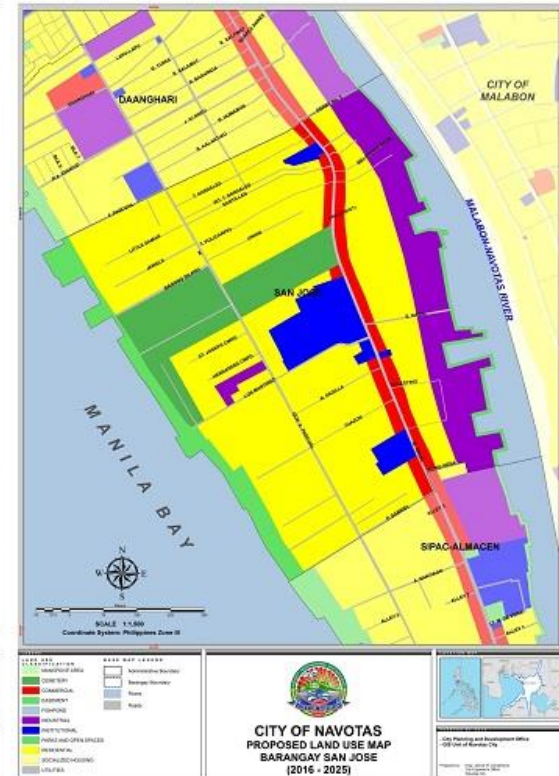
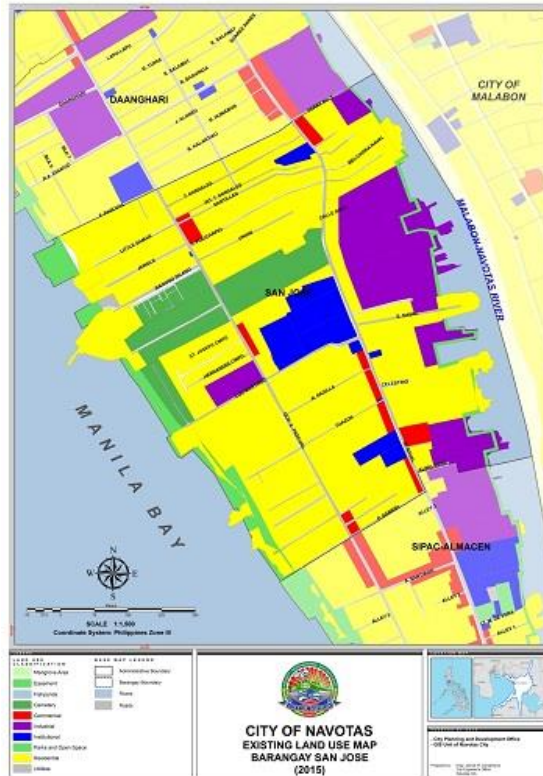


7.2.5. San Jose

Risk Map

Existing Land Use

Proposed Land Use





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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non-Structural
Lots bounded in the N – by barangay boundary with Daanghari E – by one-lot deep commercial area along M. Naval Street SE – by cemeteries W – by Manila Bay	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations <p>Catering services</p> <ol style="list-style-type: none"> 7. Event planners 8. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 9. Socialized housing purposes 10. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. 	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (3) Bombastik Pumping Stations</p> <p>High Risk ISFs: Relocation to Resettlement Areas</p>	
Lots bounded in the: N – by the cemeteries E – by one-lot deep commercial area along M. Naval Street W – by catholic cemetery and Manila Bay	Residential 3	Residential 3			



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S – by barangay boundary with Sipac			Accessory Uses a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school		
Lots bounded in the: N – by barangay boundary with Daanghari E – by industrial area W – by one lot deep commercial area along M. Naval street S – by barangay boundary with Sipac	Residential 3	Residential 3			
The area occupied by the Navotas Cemetery	Cemetery (Government)	Cemetery (Government)	Cemetery		
The area occupied by the Immaculate Cemetery	Cemetery (Private)	Cemetery (Private)			
The area occupied by the San Jose Catholic Cemetery	Cemetery (Private)	Cemetery (Private)			



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The vacant lot bounded in the NW – Residential Areas SE –Residential Area E – M. Naval St. SW – Gov. A. Pascual St.	Cemetery (Private)	Cemetery (Private)			
The area covered by the San Jose Academy and Governor Pascual College	Institutional (Private)	Institutional (Private)	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as 		
The area occupied by the Navotas Elementary School and Navotas Elementary School-I	Institutional (Government)	Institutional (Government)			
The area occupied by Barangay Hall	Institutional (Government)	Institutional (Government)			
The area occupied by the Iglesia Ni Cristo	Institutional (Private)	Institutional (Private)			
The area covered by the Church of the Latter Day Saints bounded in the E – M. Naval St. S – Navotas City Hospital N – Residential Area	Institutional (Private)	Institutional (Private)			



COMPREHENSIVE LAND USE PLAN

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W – Residential Area			may be necessary for the efficient conduct of the business		
The area covered by the Navotas Lying-in Clinic	Institutional (Government)	Institutional (Government)	<ul style="list-style-type: none"> • Pump houses • Generator houses 		
The area covered by the Navotas City Hospital	Commercial 2	Institutional (Government)			
The area covered by the Tentay Patis Factory	Residential 3	Industrial 3	<ol style="list-style-type: none"> 1. Canning and sea products processing facilities 2. Processing sea products storage facilities 3. Patis and bagoong factories 4. Power plant 		
One lot deep along the Navotas – Malabon River bounded in the N – by F. Pascual St. E – by Navotas-Malabon River W – by Residential Area S – by Barangay Boundary with Sipac-Almacen	Residential 3 and Industrial 1	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Support commercial activities such as offices, banks, commercial spaces and the likes 		



			<ul style="list-style-type: none"> • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses <p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business 		
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COMPREHENSIVE LAND USE PLAN

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			f. Pump houses g. Generator houses		
One-lot deep on both sides of M. Naval St. From P.Gabriel to F.Pascual St. (Tres)	Commercial 1	Commercial 1	<ol style="list-style-type: none"> 1. All uses allowed R-2 and R-3 Zones 2. Retail stores and shops like: <ul style="list-style-type: none"> • Bookstores and office supply shops • Art supplies and novelties • Home appliance stores • Photo shops • Flower shops • Pet shops and aquarium stores • Jewelry shops • Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like • Drugstores 3. Food market and shops like: <ul style="list-style-type: none"> • Bakery, cake, pastry and delicatessen shops • Liquor and wine stores • Groceries • Supermarkets • Convenience stores 4. Product showroom/ display store 5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products 6. Personal service shops like: <ul style="list-style-type: none"> • Medical, dental, and similar clinics • Beauty parlor • Barber shop • Wellness facilities such as sauna, spa, massage and facial clinics • Dressmaking and tailoring shop 7. Photo/ video, lights & sounds services 		



			<ol style="list-style-type: none"> 8. Courier services 9. Security agencies 10. Janitorial services 11. Travel agencies 12. Photo and portrait studios 13. Repair shops like: <ul style="list-style-type: none"> • House furniture and appliances repair shops • Motor vehicles and accessory repair shops • Battery shops and repair shops • Bicycle repair shops • Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like 14. Recreational centers/ establishments like <ul style="list-style-type: none"> • Play courts e.g. tennis court, bowling lane, billiard hall • Swimming pool • Gymnasium 15. Restaurants and other eateries 16. Lotto terminals, on-line bingo outlets and off-track betting stations 17. Parks, playgrounds, pocket parks, parkways, promenades and play lots 18. Plant nurseries 19. Vocational/ technical school 20. Special Education (SPED) school 21. Short term special education like: <ul style="list-style-type: none"> • Dance schools • Schools for self-defense • Driving school • Speech clinics • Tutorial centers 		
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			<p>22. Libraries/ museums</p> <p>23. Financial institutions/ services like:</p> <ul style="list-style-type: none"> • Banks • Stand-alone automated teller machines • Insurance • Foreign exchange • Money lending • Pawnshops <p>24. Offices</p> <p>25. Parking lots/ garage facilities</p> <p>26. Parking buildings</p> <p>27. Auto repair, tire, vulcanizing shops and car wash</p> <p>28. Gasoline filling stations/ services stations</p> <p>29. Engraving, photo developing and printing shops</p> <p>30. Printing, publication and graphics shops</p> <p>31. Manufacture of insignia, badges and similar emblems except metal</p> <p>32. Construction supply stores/ depots</p> <p>33. Funeral parlors (Category II and III)</p> <p>34. Paint stores without bulk handling</p> <p>35. Commercial housing like:</p> <ul style="list-style-type: none"> • Hotel • Apartment • Apartel • Boarding house • Dormitory • Pension house <p>36. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters • Parking lots/ Building garage • Storerooms and warehouses but only as 		
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COMPREHENSIVE LAND USE PLAN

2016 - 2025

			may be necessary for the efficient conduct of the business		
			<ul style="list-style-type: none">• Pump houses• Generator houses		

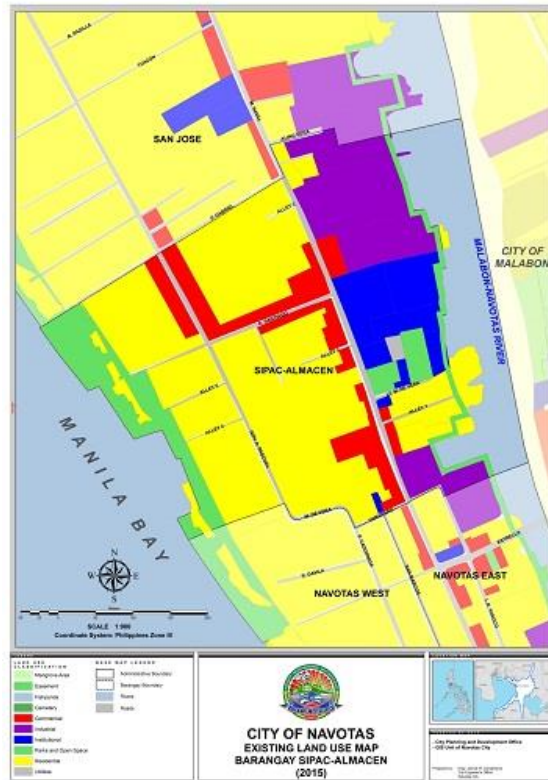
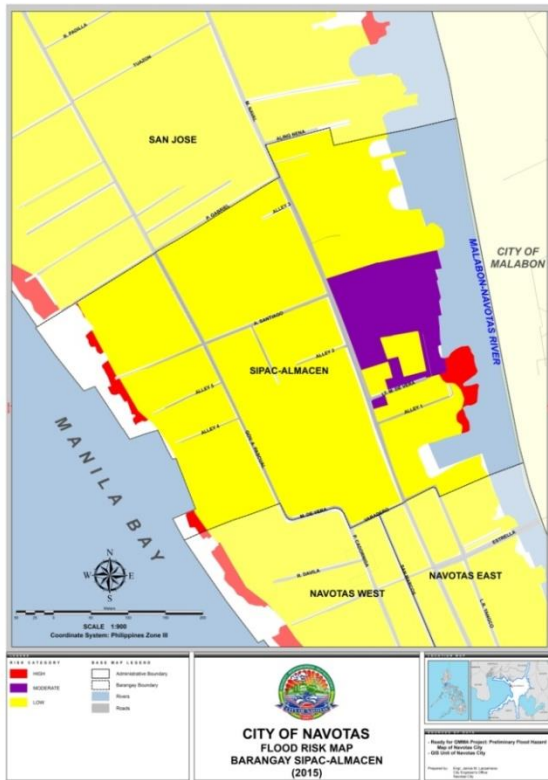


7.2.6. Sipac-Almacen

Risk Map

Existing Land Use

Proposed Land Use





COMPREHENSIVE LAND USE PLAN

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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non-Structural
Lots bounded in the N – by barangay boundary with San Jose E – by one-lot deep commercial area along the stretch of M. Naval street S – by barangay boundary with Navotas West W – by Manila Bay	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. 	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (4) Bombastik Pumping Stations</p> <p>High Risk ISFs: Relocation to Resettlement Areas</p>	
Lots bounded in the: N and E – by barangay boundary with San Jose S – by industrial area W – by one-lot deep stretch commercial area along M. Naval Street	Residential 3	Residential 3			



COMPREHENSIVE LAND USE PLAN

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<p>Lots bounded in the: N – by institutional facilities and park W – by one lot deep commercial area along M. Naval Street E – by Navotas-Malabon River S – by industrial area</p>	<p>Residential 3</p>	<p>Residential 3</p>	<p><u>Accessory Uses</u></p> <ol style="list-style-type: none"> a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school 		
<p>The area occupied by the Navotas City Hall</p>	<p>Institutional (Government)</p>	<p>Institutional (Government)</p>	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 		
<p>The area occupied by the following:</p> <ol style="list-style-type: none"> 1. Barangay Hall 2. Navotas Sports Complex 3. Navotas Fire Station 4. Navotas City Library 5. Navotas DSWD Office 6. Navotas Police Head Office 	<p>Institutional (Government)</p>	<p>Institutional (Government)</p>	<ol style="list-style-type: none"> 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens 		



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<p>7. Navotas City Jail 8. RTC – Navotas</p>			<ul style="list-style-type: none"> • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
<p>The area occupied by Navotas National High School and Bagumbayan Elementary School</p>	<p>Institutional (Government)</p>	<p>Institutional (Government)</p>			
<p>The area covered by the La Naval Academy</p>	<p>Commercial 1</p>	<p>Institutional (Private)</p>			
<p>The area covered by the Navotas City Central Park and Navotas Freedom Park</p>	<p>Park</p>	<p>Park</p>	<ol style="list-style-type: none"> 1. Parks, playgrounds, pocket parks, parkways, promenades and play lots, gardens 2. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheatres and swimming pools 3. Ball courts, skating rinks and similar uses 4. Memorial/ Shrines monuments, kiosks and other park structures 5. Sports clubs 6. Parking structures/ facilities 7. Open space buffers and easements 8. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses 		



COMPREHENSIVE LAND USE PLAN

2016 - 2025

			<ul style="list-style-type: none"> • Generator houses 		
One lot deep along the Navotas-Malabon River bounded in the N – by Alley 1 W – by M. Naval St. E – by Navotas-Malabon River S – by Barangay Boundary with Navotas East	Industrial 1	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Support commercial activities such as offices, banks, commercial spaces and the likes • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses <p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery 		
One-lot deep along Navotas – Malabon River bounded in the N – by P. Gabriel St. E – by Malabon-Navotas River W – by Commercial Area S – by Institutional Area	Industrial 1	Industrial 2			



COMPREHENSIVE LAND USE PLAN

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			<p>and equipment n.e.c.</p> <ol style="list-style-type: none"> 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business f. Pump houses g. Generator houses 		
One-lot deep on both sides of M. Naval St. From P. Gabriel St. to Varadero St.	Commercial 1	Commercial 1	<ol style="list-style-type: none"> 1. All uses allowed R-2 and R-3 Zones 2. Retail stores and shops like: <ul style="list-style-type: none"> • Bookstores and office supply shops • Art supplies and novelties • Home appliance stores • Photo shops • Flower shops • Pet shops and aquarium stores • Jewelry shops • Consumer electronics such as cellular 		



			<p>phones, cameras, laptops, home appliances and the like</p> <ul style="list-style-type: none"> • Drugstores <p>3. Food market and shops like:</p> <ul style="list-style-type: none"> • Bakery, cake, pastry and delicatessen shops • Liquor and wine stores • Groceries • Supermarkets • Convenience stores <p>4. Product showroom/ display store</p> <p>5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products</p> <p>6. Personal service shops like:</p> <ul style="list-style-type: none"> • Medical, dental, and similar clinics • Beauty parlor • Barber shop • Wellness facilities such as sauna, spa, massage and facial clinics • Dressmaking and tailoring shop <p>7. Photo/ video, lights & sounds services</p> <p>8. Courier services</p> <p>9. Security agencies</p> <p>10. Janitorial services</p> <p>11. Travel agencies</p> <p>12. Photo and portrait studios</p> <p>13. Repair shops like:</p> <ul style="list-style-type: none"> • House furniture and appliances repair shops • Motor vehicles and accessory repair shops • Battery shops and repair shops • Bicycle repair shops • Repair shops for watches, bags, shoes, 	
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COMPREHENSIVE LAND USE PLAN

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			<p>cellular phones, cameras, computers and the like</p> <p>14. Recreational centers/ establishments like</p> <ul style="list-style-type: none"> • Play courts e.g. tennis court, bowling lane, billiard hall • Swimming pool • Gymnasium <p>15. Restaurants and other eateries</p> <p>16. Lotto terminals, on-line bingo outlets and off-track betting stations</p> <p>17. Parks, playgrounds, pocket parks, parkways, promenades and play lots</p> <p>18. Plant nurseries</p> <p>19. Vocational/ technical school</p> <p>20. Special Education (SPED) school</p> <p>21. Short term special education like:</p> <ul style="list-style-type: none"> • Dance schools • Schools for self-defense • Driving school • Speech clinics • Tutorial centers <p>22. Libraries/ museums</p> <p>23. Financial institutions/ services like:</p> <ul style="list-style-type: none"> • Banks • Stand-alone automated teller machines • Insurance • Foreign exchange • Money lending • Pawnshops <p>24. Offices</p> <p>25. Parking lots/ garage facilities</p> <p>26. Parking buildings</p> <p>27. Auto repair, tire, vulcanizing shops and car wash</p>		
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COMPREHENSIVE LAND USE PLAN

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			<p>28. Gasoline filling stations/ services stations</p> <p>29. Engraving, photo developing and printing shops</p> <p>30. Printing, publication and graphics shops</p> <p>31. Manufacture of insignia, badges and similar emblems except metal</p> <p>32. Construction supply stores/ depots</p> <p>33. Funeral parlors (Category II and III)</p> <p>34. Paint stores without bulk handling</p> <p>35. Commercial housing like:</p> <ul style="list-style-type: none"> • Hotel • Apartment • Apartel • Boarding house • Dormitory • Pension house <p>36. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters • Parking lots/ Building garage • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
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7.2.7. Navotas West

Risk Map

Existing Land Use

Proposed Land Use





COMPREHENSIVE LAND USE PLAN

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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non-Structural
<p>Lots bounded in the N – by Barangay Boundary with Barangay Sipac- Almacen E – by barangay boundary with Barangay Navotas East W – by Manila Bay SE – by commercial area S – by Barangay Boundary with Bagumbayan North</p>	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. 	<p>High Risk ISFs: Relocation to Resettlement Areas</p>	



COMPREHENSIVE LAND USE PLAN

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			<u>Accessory Uses</u>		
			<ol style="list-style-type: none"> a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school 		
<p>Lots bounded in the N– by Estrella Street W – by residential area E – by barangay boundary with Barangay Navotas East S – by Barangay Boundary with Bagumbayan North</p>	Residential 3	Commercial 1	<ol style="list-style-type: none"> 1. All uses allowed R-2 and R-3 Zones 2. Retail stores and shops like: <ul style="list-style-type: none"> • Bookstores and office supply shops • Art supplies and novelties • Home appliance stores • Photo shops • Flower shops • Pet shops and aquarium stores • Jewelry shops • Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like • Drugstores 3. Food market and shops like: <ul style="list-style-type: none"> • Bakery, cake, pastry and delicatessen shops • Liquor and wine stores • Groceries • Supermarkets • Convenience stores 4. Product showroom/ display store 5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products 6. Personal service shops like: 		



COMPREHENSIVE LAND USE PLAN

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			<ul style="list-style-type: none"> • Medical, dental, and similar clinics • Beauty parlor • Barber shop • Wellness facilities such as sauna, spa, massage and facial clinics • Dressmaking and tailoring shop <ol style="list-style-type: none"> 7. Photo/ video, lights & sounds services 8. Courier services 9. Security agencies 10. Janitorial services 11. Travel agencies 12. Photo and portrait studios 13. Repair shops like: <ul style="list-style-type: none"> • House furniture and appliances repair shops • Motor vehicles and accessory repair shops • Battery shops and repair shops • Bicycle repair shops • Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like 14. Recreational centers/ establishments like <ul style="list-style-type: none"> • Play courts e.g. tennis court, bowling lane, billiard hall • Swimming pool • Gymnasium 15. Restaurants and other eateries 16. Lotto terminals, on-line bingo outlets and off-track betting stations 17. Parks, playgrounds, pocket parks, parkways, promenades and play lots 18. Plant nurseries 19. Vocational/ technical school 		
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			<p>20. Special Education (SPED) school</p> <p>21. Short term special education like:</p> <ul style="list-style-type: none"> • Dance schools • Schools for self-defense • Driving school • Speech clinics • Tutorial centers <p>22. Libraries/ museums</p> <p>23. Financial institutions/ services like:</p> <ul style="list-style-type: none"> • Banks • Stand-alone automated teller machines • Insurance • Foreign exchange • Money lending • Pawnshops <p>24. Offices</p> <p>25. Parking lots/ garage facilities</p> <p>26. Parking buildings</p> <p>27. Auto repair, tire, vulcanizing shops and car wash</p> <p>28. Gasoline filling stations/ services stations</p> <p>29. Engraving, photo developing and printing shops</p> <p>30. Printing, publication and graphics shops</p> <p>31. Manufacture of insignia, badges and similar emblems except metal</p> <p>32. Construction supply stores/ depots</p> <p>33. Funeral parlors (Category II and III)</p> <p>34. Paint stores without bulk handling</p> <p>35. Commercial housing like:</p> <ul style="list-style-type: none"> • Hotel • Apartment • Apartel • Boarding house 		
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COMPREHENSIVE LAND USE PLAN

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			<ul style="list-style-type: none"> • Dormitory • Pension house <p>36. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters • Parking lots/ Building garage • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
<p>The area occupied by the following:</p> <ol style="list-style-type: none"> 1. Barangay Hall 2. Chapel of Biheng Bilango 	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens 		



COMPREHENSIVE LAND USE PLAN

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			<ul style="list-style-type: none">• Parking lots/ garage facilities• Storerooms and warehouses but only as may be necessary for the efficient conduct of the business• Pump houses• Generator houses		
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7.2.8. Navotas East

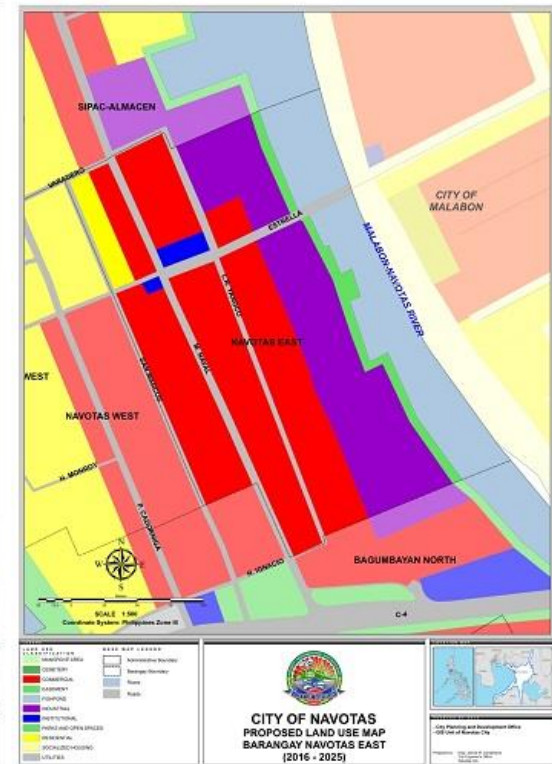
Risk Map



Existing Land Use



Proposed Land Use





Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Heritage Zone Additional Regulations	
				Structural	Non-Structural
The lots bounded in the: N – by Varadero Street W – by barangay boundary with Barangay Navotas West S – by Estrella Street E – by one-lot deep Commercial Area along M. Naval street	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. 		



COMPREHENSIVE LAND USE PLAN

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			<u>Accessory Uses</u>		
			<p>a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores.</p> <p>b. Library and museum</p> <p>c. Vocational school</p>		
<p>Lots bounded in the N – by barangay boundary with Barangay Sipac-Almacen</p> <p>W – by residential area</p> <p>S – by Estrella Street</p> <p>E – by Industrial Area</p>	Commercial 1	Commercial 1	<p>1. All uses allowed R-2 and R-3 Zones</p> <p>2. Retail stores and shops like:</p> <ul style="list-style-type: none"> • Bookstores and office supply shops • Art supplies and novelties • Home appliance stores • Photo shops • Flower shops • Pet shops and aquarium stores • Jewelry shops • Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like • Drugstores <p>3. Food market and shops like:</p> <ul style="list-style-type: none"> • Bakery, cake, pastry and delicatessen shops • Liquor and wine stores • Groceries • Supermarkets • Convenience stores <p>4. Product showroom/ display store</p> <p>5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products</p> <p>6. Personal service shops like:</p>		
<p>Lots bounded in the N – by Estrella Street</p> <p>E – by industrial area</p> <p>W – by barangay boundary with Barangay Navotas West</p> <p>S – by barangay boundary with Barangay</p>	Commercial 1	Commercial 1			



COMPREHENSIVE LAND USE PLAN

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<p>Bagumbayan North</p>			<ul style="list-style-type: none"> • Medical, dental, and similar clinics • Beauty parlor • Barber shop • Wellness facilities such as sauna, spa, massage and facial clinics • Dressmaking and tailoring shop <ol style="list-style-type: none"> 7. Photo/ video, lights & sounds services 8. Courier services 9. Security agencies 10. Janitorial services 11. Travel agencies 12. Photo and portrait studios 13. Repair shops like: <ul style="list-style-type: none"> • House furniture and appliances repair shops • Motor vehicles and accessory repair shops • Battery shops and repair shops • Bicycle repair shops • Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like 14. Recreational centers/ establishments like <ul style="list-style-type: none"> • Play courts e.g. tennis court, bowling lane, billiard hall • Swimming pool • Gymnasium 15. Restaurants and other eateries 16. Lotto terminals, on-line bingo outlets and off-track betting stations 17. Parks, playgrounds, pocket parks, parkways, promenades and play lots 18. Plant nurseries 19. Vocational/ technical school 		
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			<p>20. Special Education (SPED) school</p> <p>21. Short term special education like:</p> <ul style="list-style-type: none"> • Dance schools • Schools for self-defense • Driving school • Speech clinics • Tutorial centers <p>22. Libraries/ museums</p> <p>23. Financial institutions/ services like:</p> <ul style="list-style-type: none"> • Banks • Stand-alone automated teller machines • Insurance • Foreign exchange • Money lending • Pawnshops <p>24. Offices</p> <p>25. Parking lots/ garage facilities</p> <p>26. Parking buildings</p> <p>27. Auto repair, tire, vulcanizing shops and car wash</p> <p>28. Gasoline filling stations/ services stations</p> <p>29. Engraving, photo developing and printing shops</p> <p>30. Printing, publication and graphics shops</p> <p>31. Manufacture of insignia, badges and similar emblems except metal</p> <p>32. Construction supply stores/ depots</p> <p>33. Funeral parlors (Category II and III)</p> <p>34. Paint stores without bulk handling</p> <p>35. Commercial housing like:</p> <ul style="list-style-type: none"> • Hotel • Apartment • Apartel • Boarding house 		
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COMPREHENSIVE LAND USE PLAN

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			<ul style="list-style-type: none"> • Dormitory • Pension house <p>36. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters • Parking lots/ Building garage • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
The area occupied by the following: 1. Barangay Hall 2. Day Care Center	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 		
The area occupied by the San Idefonso Church	Institutional (Private)	Institutional (Private)	<ol style="list-style-type: none"> 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens 		



COMPREHENSIVE LAND USE PLAN

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			<ul style="list-style-type: none"> • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
<p>One-lot deep bounded in the: N – by Barangay Boundary to Sipac-Almacen NE – by Navotas-Malabon River SW – by Commercial Area S – by Barangay boundary to Bagumabayan North</p>	Residential 3	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Support commercial activities such as offices, banks, commercial spaces and the likes • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses 		



			<ul style="list-style-type: none"> • Generator houses <p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business f. Pump houses g. Generator houses 		
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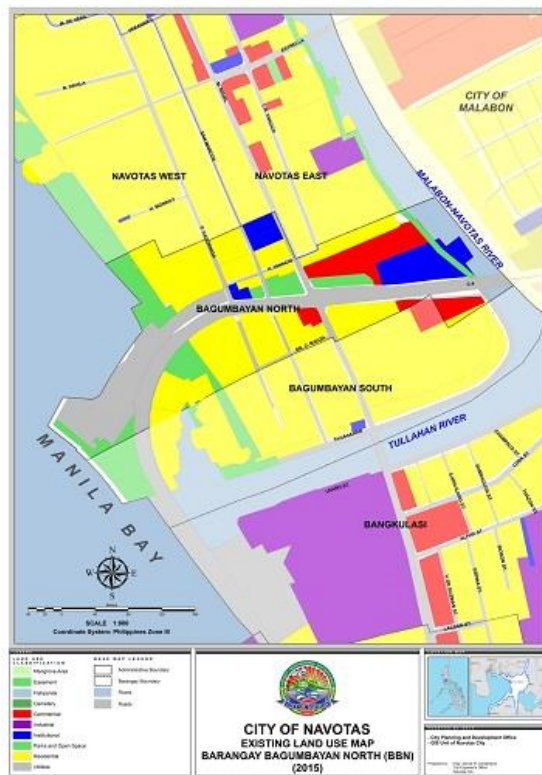


7.2.9. Bagumbayan North

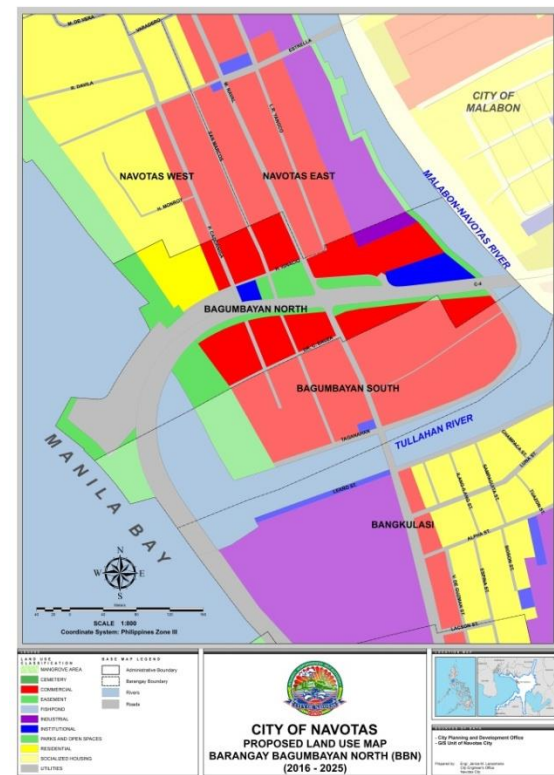
Risk Map



Existing Land Use



Proposed Land Use





COMPREHENSIVE LAND USE PLAN

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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non-Structural
Lots bounded in the N – by Barangay Boundary with Navotas West W – by Manila Bay E – by one- lot deep commercial area along P. Cadorniga Street S – by Circumferential-4 (C-4) Road	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. <p><u>Accessory Uses</u></p>	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (1) Bombastik Pumping Station</p>	



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			<ol style="list-style-type: none"> a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school 		
The area occupied by the Barangay Hall	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 	Low Risk of Flooding	
The area occupied by the St. Peter Chapel and St. Peter School	Institutional (Private)	Institutional (Private)	<ol style="list-style-type: none"> 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 		
The area occupied by Engineering Office Malabon-Navotas (DPWH)	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient 		



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			conduct of the business <ul style="list-style-type: none"> • Pump houses • Generator houses 		
The area occupied by the Navotas Bus Terminal located at C-4 Road, Barangay Bagumbayan North		Utilities	Utilities		
The area occupied by the Navotas Pay Parking Area at C-4 Road, Barangay Bagumbayan North.		Utilities			
The area occupied by the Navotas Amphitheater and playground	Residential 3	Parks and Open Space	<ol style="list-style-type: none"> 1. Parks, playgrounds, pocket parks, parkways, promenades and play lots, gardens 9. Open air or outdoor sports activities and support facilities, including low rise stadia, gyms, amphitheatres and swimming pools 10. Ball courts, skating rinks and similar uses 11. Memorial/ Shrines monuments, kiosks and other park structures 12. Sports clubs 13. Parking structures/ facilities 14. Open space buffers and easements 15. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities 		



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			<ul style="list-style-type: none"> • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
<p>The area bounded in the NW – Barangay Boundary with Navotas East NE – Navotas-Malabon River SE – Commercial Area SW – Commercial Area</p>	Residential 3	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Support commercial activities such as offices, banks, commercial spaces and the likes • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		



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			<p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business f. Pump houses g. Generator houses 		
The area bounded in the N – by Barangay boundary with Barangay Navotas	Commercial 1	Commercial 1	<ol style="list-style-type: none"> 1. All uses allowed R-2 and R-3 Zones 2. Retail stores and shops like: <ul style="list-style-type: none"> • Bookstores and office supply shops • Art supplies and novelties • Home appliance stores 		



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West E – by M. Naval Street W – by Residential Area SE – by C- 4 Road			<ul style="list-style-type: none"> • Photo shops • Flower shops • Pet shops and aquarium stores • Jewelry shops • Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like • Drugstores <p>3. Food market and shops like:</p> <ul style="list-style-type: none"> • Bakery, cake, pastry and delicatessen shops • Liquor and wine stores • Groceries • Supermarkets • Convenience stores <p>4. Product showroom/ display store</p> <p>5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products</p> <p>6. Personal service shops like:</p> <ul style="list-style-type: none"> • Medical, dental, and similar clinics • Beauty parlor • Barber shop • Wellness facilities such as sauna, spa, massage and facial clinics • Dressmaking and tailoring shop <p>7. Photo/ video, lights & sounds services</p> <p>8. Courier services</p> <p>9. Security agencies</p> <p>10. Janitorial services</p> <p>11. Travel agencies</p> <p>12. Photo and portrait studios</p> <p>13. Repair shops like:</p> <ul style="list-style-type: none"> • House furniture and appliances repair shops 		
Lots bounded in the N – by C-4 Road W and S – by barangay boundary with Barangay Bagumbayan South	Commercial 1	Commercial 1			
Lots bounded in the N– by barangay boundary with Barangay Navotas East and industrial area E - by Navotas – Malabon River W – by M. Naval Street S – by institutional area	Commercial 1	Commercial 1			
Lots bounded in the N and E – by C- 4 Road S – by barangay boundary with Barangay Bagumbayn South	Commercial 1	Commercial 1			



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<p>W – by Manila Bay</p>			<ul style="list-style-type: none"> • Motor vehicles and accessory repair shops • Battery shops and repair shops • Bicycle repair shops • Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like <p>14. Recreational centers/ establishments like</p> <ul style="list-style-type: none"> • Play courts e.g. tennis court, bowling lane, billiard hall • Swimming pool • Gymnasium <p>15. Restaurants and other eateries</p> <p>16. Lotto terminals, on-line bingo outlets and off-track betting stations</p> <p>17. Parks, playgrounds, pocket parks, parkways, promenades and play lots</p> <p>18. Plant nurseries</p> <p>19. Vocational/ technical school</p> <p>20. Special Education (SPED) school</p> <p>21. Short term special education like:</p> <ul style="list-style-type: none"> • Dance schools • Schools for self-defense • Driving school • Speech clinics • Tutorial centers <p>22. Libraries/ museums</p> <p>23. Financial institutions/ services like:</p> <ul style="list-style-type: none"> • Banks • Stand-alone automated teller machines • Insurance • Foreign exchange • Money lending • Pawnshops 		
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			<p>24. Offices</p> <p>25. Parking lots/ garage facilities</p> <p>26. Parking buildings</p> <p>27. Auto repair, tire, vulcanizing shops and car wash</p> <p>28. Gasoline filling stations/ services stations</p> <p>29. Engraving, photo developing and printing shops</p> <p>30. Printing, publication and graphics shops</p> <p>31. Manufacture of insignia, badges and similar emblems except metal</p> <p>32. Construction supply stores/ depots</p> <p>33. Funeral parlors (Category II and III)</p> <p>34. Paint stores without bulk handling</p> <p>35. Commercial housing like:</p> <ul style="list-style-type: none"> • Hotel • Apartment • Apartel • Boarding house • Dormitory • Pension house <p>36. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters • Parking lots/ Building garage • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
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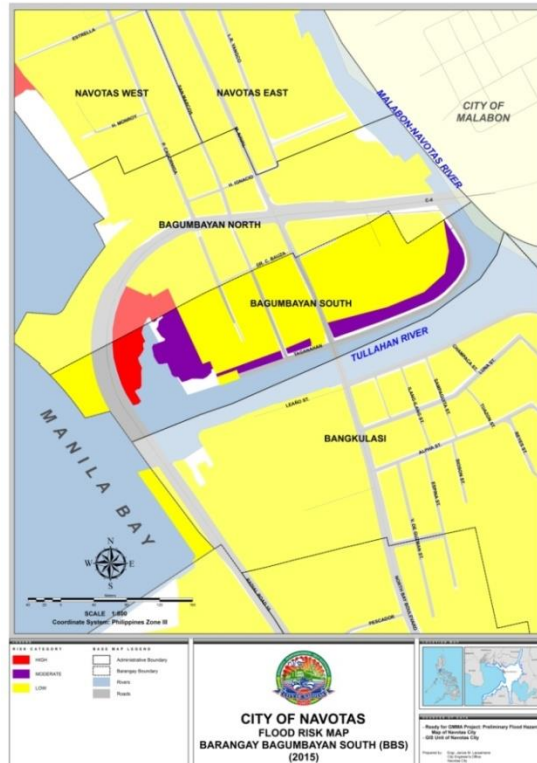


7.2.10. Bagumbayan South

Risk Map

Existing Land Use

Proposed Land Use





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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non-Structural
Lots bounded in the N – by barangay boundary with Barangay Bagumbayan North E – by Bavotas – Malabon River W – by Manila Bay S – by Cut-off Channel	Residential 3	Commercial 1	<ol style="list-style-type: none"> 1. All uses allowed R-2 and R-3 Zones 2. Retail stores and shops like: <ol style="list-style-type: none"> a. Bookstores and office supply shops b. Art supplies and novelties c. Home appliance stores d. Photo shops e. Flower shops f. Pet shops and aquarium stores g. Jewelry shops h. Consumer electronics such as cellular phones, cameras, laptops, home appliances and the like i. Drugstores 3. Food market and shops like: <ol style="list-style-type: none"> a. Bakery, cake, pastry and delicatessen shops b. Liquor and wine stores c. Groceries d. Supermarkets e. Convenience stores 4. Product showroom/ display store 5. Warehouse/ storage facility for non-pollutive/ non-hazardous finished products 6. Personal service shops like: <ol style="list-style-type: none"> a. Medical, dental, and similar clinics b. Beauty parlor c. Barber shop d. Wellness facilities such as sauna, spa, 	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (2) Bombastik Pumping Stations</p>	



			<ul style="list-style-type: none"> massage and facial clinics e. Dressmaking and tailoring shop 7. Photo/ video, lights & sounds services 8. Courier services 9. Security agencies 10. Janitorial services 11. Travel agencies 12. Photo and portrait studios 13. Repair shops like: <ul style="list-style-type: none"> a. House furniture and appliances repair shops b. Motor vehicles and accessory repair shops c. Battery shops and repair shops d. Bicycle repair shops e. Repair shops for watches, bags, shoes, cellular phones, cameras, computers and the like 14. Recreational centers/ establishments like <ul style="list-style-type: none"> a. Play courts e.g. tennis court, bowling lane, billiard hall b. Swimming pool c. Gymnasium 15. Restaurants and other eateries 16. Lotto terminals, on-line bingo outlets and off-track betting stations 17. Parks, playgrounds, pocket parks, parkways, promenades and play lots 18. Plant nurseries 19. Vocational/ technical school 20. Special Education (SPED) school 21. Short term special education like: <ul style="list-style-type: none"> a. Dance schools b. Schools for self-defense c. Driving school 		
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			<ul style="list-style-type: none"> d. Speech clinics e. Tutorial centers 22. Libraries/ museums 23. Financial institutions/ services like: <ul style="list-style-type: none"> a. Banks b. Stand-alone automated teller machines c. Insurance d. Foreign exchange e. Money lending f. Pawnshops 24. Offices 25. Parking lots/ garage facilities 26. Parking buildings 27. Auto repair, tire, vulcanizing shops and car wash 28. Gasoline filling stations/ services stations 29. Engraving, photo developing and printing shops 30. Printing, publication and graphics shops 31. Manufacture of insignia, badges and similar emblems except metal 32. Construction supply stores/ depots 33. Funeral parlors (Category II and III) 34. Paint stores without bulk handling 35. Commercial housing like: <ul style="list-style-type: none"> a. Hotel b. Apartment c. Apartel d. Boarding house e. Dormitory f. Pension house 36. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> a. Staff houses/ quarters b. Parking lots/ Building garage 		
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COMPREHENSIVE LAND USE PLAN

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			<ul style="list-style-type: none"> c. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business d. Pump houses e. Generator houses 		
<p>The area occupied by the following:</p> <ul style="list-style-type: none"> 1. Barangay Hall 2. Day care Center 	Institutional (Government)	Institutional (Government)	<ul style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business 		



COMPREHENSIVE LAND USE PLAN

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			<ul style="list-style-type: none">• Pump houses and Generator houses		
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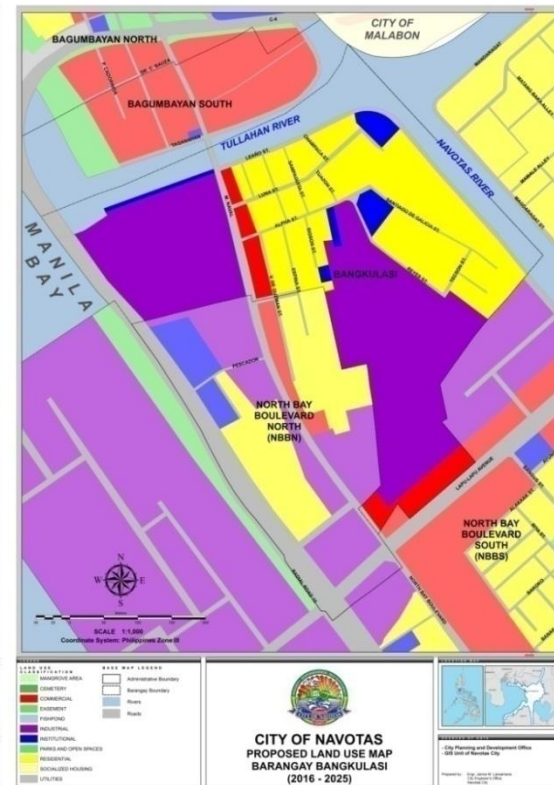
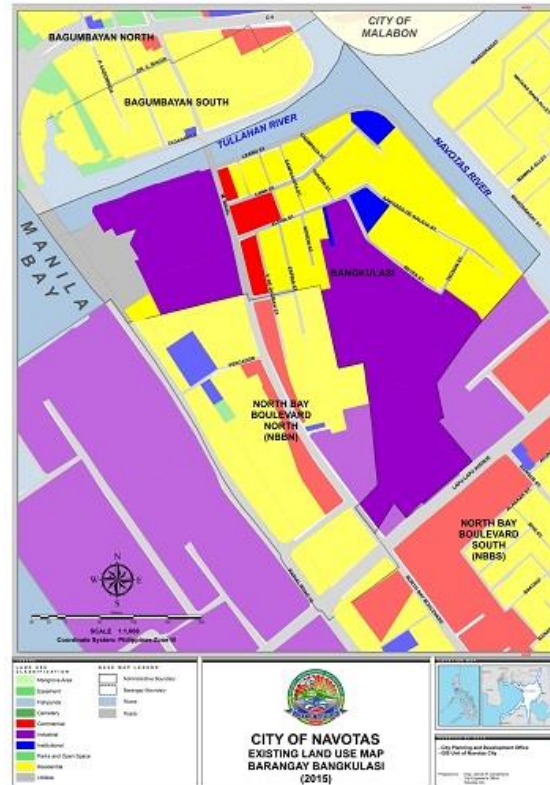
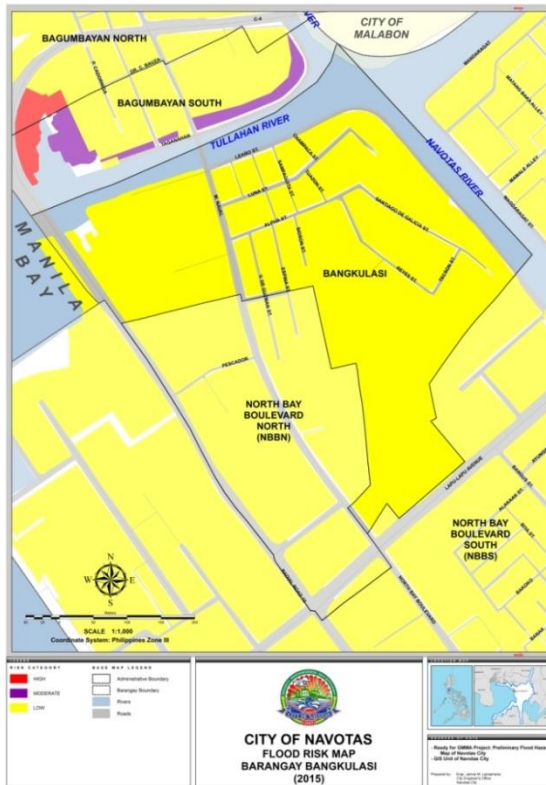


7.2.11. Bangkulasi

Risk Map

Existing Land Use

Proposed Land Use





COMPREHENSIVE LAND USE PLAN

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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non-Structural
Lots bounded in the NW – by Cutoff Channel NE –by Navotas River S – by Industrial area W – by one-lot deep commercial area along M. Naval Street	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. 	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (2) Bombastik Pumping Stations</p>	



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			<u>Accessory Uses</u>		
			<ol style="list-style-type: none"> a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school 		
The area occupied by the following: 1. Barangay Hall 2. Day Care Center 3. Health Center	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient 		
The area occupied by Bangculasi Elementary School	Institutional (Government)	Institutional (Government)			
The area occupied by Senyor Nuestro de Navotas	Institutional (Private)	Institutional (Private)			



COMPREHENSIVE LAND USE PLAN

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			<p>conduct of the business</p> <ul style="list-style-type: none"> • Pump houses • Generator houses 		
<p>The area bounded in the N – by Cut-off Channel E – by M. Naval Street W – by R-10 Bridge S – by barangay boundary with North Bay Boulevard North</p>	Industrial 2	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> f. Staff houses/ quarters g. Support commercial activities such as offices, banks, commercial spaces and the likes h. Eateries/ canteens i. Parking lots/ garage facilities j. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business k. Pump houses l. Generator houses 		
<p>The area bounded in the NW – by residential area N and NE – by residential area W and SW – by barangay boundary with Barangay North Bay Boulevard North E – by barangay boundary with Barangay North Bay Bopulevard South SE – by one-lot deep commercial stretch along Lapu-lapu Avenue</p>	Industrial 2	Industrial 2	<p>Pollutive/ Hazardous Industries</p>		



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			<ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business f. Pump houses g. Generator houses 		
One-lot deep along the stretch of M. Naval from Cut-off Channel to Lacson street (east side)	Commercial 2	Commercial 2	<ol style="list-style-type: none"> 1. All uses allowed in C-1 Zone 2. Wholesale stores 3. Wet and dry markets 4. Recreational center/ establishments like: <ul style="list-style-type: none"> • Movie house/ theater • Tennis courts and sports complex • Billiard halls, pool rooms and bowling 		
One-lot deep stretch along North Bay	Commercial 2	Commercial 2			



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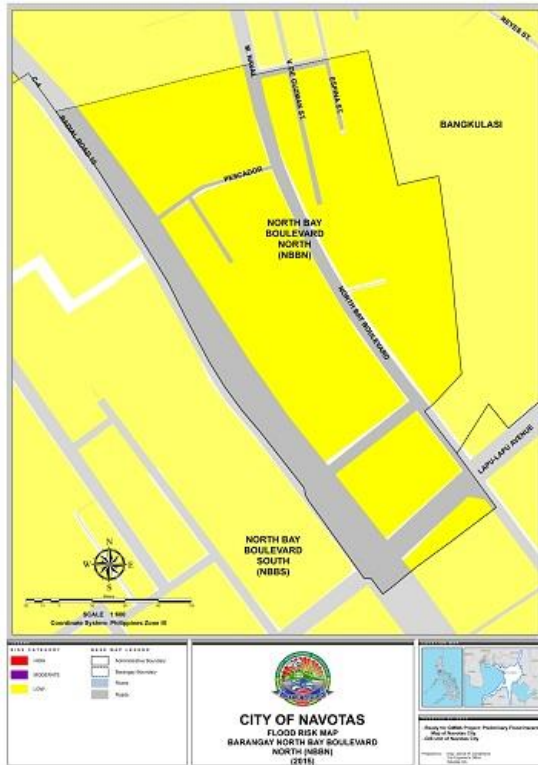
2016 - 2025

<p>Boulevard Road from barangay boundary with Barangay North Bay Boulevard North up to barangay boundary with North Bay Boulevard South</p>			<p>alleys</p> <ul style="list-style-type: none"> • Other sports and recreational establishments <ol style="list-style-type: none"> 5. Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls 6. Business Process Outsourcing services 7. Motorpool 8. Hauling services and garage terminals for trucks, tow trucks and buses 9. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft 		
<p>One-lot deep along Lapu-lapu Avenue bounded in the W and E by barangay boundary with Barangay North Bay Boulevard South</p>	<p>Commercial 2</p>	<p>Commercial 2</p>	<ol style="list-style-type: none"> 10. Vehicle emission testing center 11. Machinery display shop/ center 12. Welding shops 13. Machine shop service operation (repairing/ rebuilding or custom job orders) 14. Junk shop 15. Glassware and metalware stores, household equipment and appliances 16. Signboard and streamer painting and silk screening 17. Printing/ typesetting, copiers and duplicating services 18. Gravel and sand stores/Lumber/ hardware 19. Gardens and landscaping supply/ contractors 20. Manufacture of wood furniture including upholstered 20. Manufacture of rattan furniture including upholstered 21. Funeral parlors (all categories) 22. Residential and commercial condominiums 		

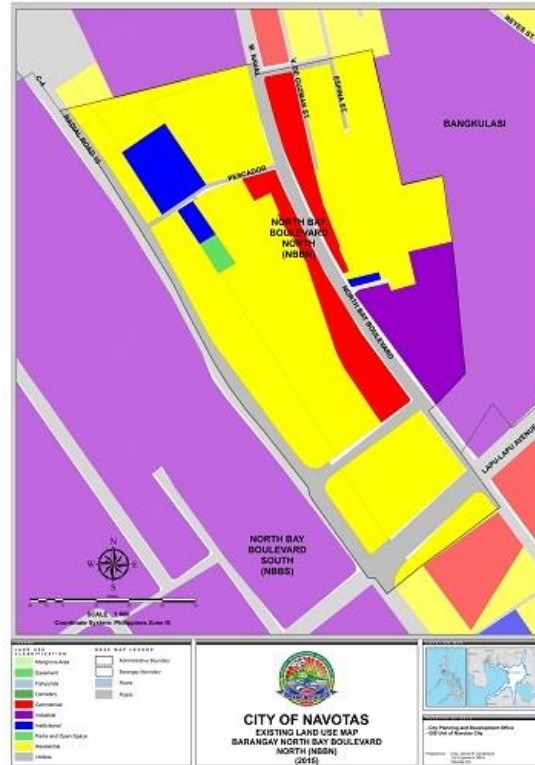


7.2.12. North Bay Boulevard North

Risk Map



Existing Land Use



Proposed Land Use





COMPREHENSIVE LAND USE PLAN

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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non-Structural
Lots bounded in the N and E – by barangay boundary with Barangay Bangkulasi S – by industrial area W – by one-lot deep commercial area along North Bay Boulevard Road	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. 		
Lots bounded in the NE and SE – by industrial area S – by Old Fishport Road W – by industrial area along Radial-10 (R-10) Road NW – by North Bay Boulevard North Basketball court	Residential 3	Residential 3			



			<p>Accessory Uses</p> <ul style="list-style-type: none"> a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school 		
<p>The area bounded in the N – by barangay boundary with Barangay Bangkulasi W – by institutional area E – by Old Fishport Road S – by Pescador Street</p>	Industrial 2	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ul style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 		
<p>The area bounded in the N – by Pescador Street W – by residential area E – by North Bay Boulevard Road</p>	Industrial 2	Industrial 2	<ul style="list-style-type: none"> 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> m. Staff houses/ quarters n. Support commercial activities such as offices, banks, commercial spaces and the likes o. Eateries/ canteens p. Parking lots/ garage facilities 		



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S – by Old Fishport Road			<ul style="list-style-type: none"> q. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business r. Pump houses s. Generator houses 		
The area bounded in the N – by institutional area W – by R-10 Road E – by residential area S – by Old Fishport Road		Industrial 2	<p>Pollutive/ Hazardous Industries</p> <ul style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business f. Pump houses g. Generator houses 		
The area bounded in the N – by commercial area NE – by residential area W – by North Bay Boulevard Road E and S – by barangay boundary with Barangay Bangkulasi	Industrial 2	Industrial 2			
The area bounded in the N – by Old Fishport Road W – by R-10 Road E – by North Bay		Industrial 2			



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Boulevard Road S – by Lapu-lapu Avenue					
The area bounded in the N – by Lapu-lapu Avenue W – by R-10 Road E – by North Bay Boulevard Road S – by barangay boundary with Barangay North Bay Boulevard South		Industrial 2			
The lots bounded in the: SW - aligned with the edge of the existing NBBN Elementary school along R-10 Road from the industrial area of Bangkulasi up to the NBBN covered court NW – by Industrial Area NE – by Industrial Area SE – by Residential Area	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 		



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			<p>10. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
<p>One-lot deep along North Bay Boulevard Road (east side), bounded in the: S – Industrial Area N – Barangay Boundary with Bangculasi</p>	Commercial 1	Commercial 2	<ol style="list-style-type: none"> 1. All uses allowed in C-1 Zone 2. Wholesale stores 3. Wet and dry markets 4. Recreational center/ establishments like: <ul style="list-style-type: none"> • Movie house/ theater • Tennis courts and sports complex • Billiard halls, pool rooms and bowling alleys • Other sports and recreational establishments 5. Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls 6. Business Process Outsourcing services 7. Motorpool 8. Hauling services and garage terminals for trucks, tow trucks and buses 9. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft 10. Vehicle emission testing center 11. Machinery display shop/ center 12. Welding shops 13. Machine shop service operation (repairing/ 		



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			rebuilding or custom job orders) 14. Junk shop 15. Glassware and metalware stores, household equipment and appliances 16. Signboard and streamer painting and silk screening 17. Printing/ typesetting, copiers and duplicating services 18. Gravel and sand stores/Lumber/ hardware 19. Gardens and landscaping supply/ contractors 20. Manufacture of wood furniture including upholstered 21. Manufacture of rattan furniture including upholstered 22. Funeral parlors (all categories) 23. Residential and commercial condominiums		
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7.2.13. North Bay Boulevard South

Risk Map

Existing Land Use

Proposed Land Use





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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Heritage Zone Additional Regulations	
				Structural	Non-Structural
<p>Lots bounded in the NE – by Dalagang Bukid Street NW – one-lot deep Commercial Area along Lapu-lapu Avenue SE – by Circumferential-3 (C-3) Road SW – by Kanduli Street</p>	Residential 2	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this 	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (5) Bombastik Pumping Stations</p>	



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<p>Lots bounded in the NE – by Martiniko Street NW – by the Tullahan River SE – by one-lot deep Commercial Area along Lapu-lapu Avenue SW – by Mandaragat Street</p>	<p>Residential 2</p>	<p>Residential 3</p>	<p>Ordinance.</p> <p><u>Accessory Uses</u></p> <ul style="list-style-type: none"> a. Customary incidental home occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores. b. Library and museum c. Vocational school 		
<p>Lots bounded in the NE – by Navotas River NW – by one-lot deep commercial area along Lapu-lapu Avenue SE – by one-lot deep Commercial Area along C-3 Road SW – by one-lot deep Commercial Area along North Bay Boulevard Road</p>	<p>Residential 3</p>	<p>Residential 3</p>			
<p>The area occupied by Presidential Proclamation No. 255</p>	<p>Residential 3</p>	<p>Residential 3</p>			
<p>The area occupied by the following: 1. Barangay Hall</p>	<p>Institutional (Government)</p>	<p>Institutional (Government)</p>		<ul style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 	



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<p>along Lapu-lapu Ave.</p> <p>2 2 Health Centers (along Bangus St. and Phase II Area I)</p> <p>3 Day Care Centers</p> <p>4 Livelihood Training Center (Phase II Area I)</p> <p>5 Navotas Youth Complex (Phase II Area II)</p>			<p>3. Jails, prisons, reformatories and correctional institution</p> <p>4. Other types of government buildings</p> <p>5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning</p> <p>6. Learning facilities such as training centers, seminar halls and libraries</p> <p>7. Civic centers and community centers</p> <p>8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics,</p> <p>9. Places of worship, such as churches, mosques, temples, shrines, chapels</p> <p>10. Customary accessory uses incidental to any of the above uses such as:</p> <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient conduct of the business • Pump houses • Generator houses 		
The area occupied by the Iglesia Ni Cristo	Institutional (Private)	Institutional (Private)			
The area occupied by San Lorenzo Ruiz Church (Kapitbahayan)	Institutional (Private)	Institutional (Private)			
The area occupied by NBBS Elementary School and	Institutional (Government)	Institutional (Government)			
The area occupied by the following:	Institutional (Government)	Institutional (Government)			
<p>1. Kapitbahayan Elementary School</p> <p>2. Kaunlaran National High School</p> <p>3. Navotas Polytechnic College</p>					



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The area covered by Dagat-dagatan Elementary School	Institutional (Government)	Institutional (Government)				
The entire Navotas Fish Port Complex excluding the area occupied by the power plant.	Industrial 2	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> t. Staff houses/ quarters u. Support commercial activities such as offices, banks, commercial spaces and the likes v. Eateries/ canteens w. Parking lots/ garage facilities x. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business y. Pump houses z. Generator houses 			
Lots bounded in the N – by institutional area E – by the area occupied by Presidential Proclamation No. 255 W – by R-10 Road	Industrial 2	Industrial 2				
Lots bounded in the NE and SE – by the Marala River NW – by C-3 Road SE – by the Marala River SW – by R-10 Road	Industrial 1	Industrial 2				
Lots bounded in the NE – by North Bay Boulevard Road NW – by barangay boundary with North Bay Boulevard North	Industrial 1	Industrial 2		<p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 2. Manufacture, assembly, repair and rebuilding 		



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SE – by the area occupied by Presidential Proclamation No. 255 SW – by R-10 Road			of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business f. Pump houses g. Generator houses		
Lots bounded in the NE – by North Bay Boulevard Road NW – by the area occupied by Presidential Proclamation No. 255 W – by R-10 Road SE – by C-3 Road	Industrial 1	Industrial 2			
Lots bounded in the NE – by Navotas River NW and W – by Barangay boundary with Bangkulasi SE – by commercial area along Lapu-lapu Avenue	Industrial 1	Industrial 2			
The area occupied by the power plant inside the PFDA Compound.	Industrial 1	Industrial 3	1. Canning and sea products processing facilities 2. Processing sea products storage facilities 3. Patis and bagoong factories 4. Power plant		



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<p>One-lot deep on both sides of Lapu-lapu Avenue from North Bay Boulevard road to City boundary with Malabon.</p>	<p>Commercial 2</p>	<p>Commercial 2</p>	<ol style="list-style-type: none"> 1. All uses allowed in C-1 Zone 2. Wholesale stores 3. Wet and dry markets 4. Recreational center/ establishments like: <ul style="list-style-type: none"> • Movie house/ theater • Tennis courts and sports complex • Billiard halls, pool rooms and bowling alleys • Other sports and recreational establishments 5. Bars, sing-along lounges, bistros, pubs, beer gardens, disco, dance halls 6. Business Process Outsourcing services 7. Motorpool 8. Hauling services and garage terminals for trucks, tow trucks and buses 9. Auto sales and rentals, automotive handicraft, accessory and spare parts shops, marine craft 10. Vehicle emission testing center 11. Machinery display shop/ center 12. Welding shops 13. Machine shop service operation (repairing/ rebuilding or custom job orders) 14. Junk shop 15. Glassware and metalware stores, household equipment and appliances 16. Signboard and streamer painting and silk screening 17. Printing/ typesetting, copiers and duplicating services 18. Gravel and sand stores/Lumber/ hardware 19. Gardens and landscaping supply/ contractors 20. Manufacture of wood furniture including 		
<p>One-lot deep on the north side of C-3 Road from North Bay Boulevard Road to Navotas River</p>	<p>Commercial 2</p>	<p>Commercial 2</p>			
<p>One-lot deep along North Bay Boulevard Road (east side) from Lapu-lapu Avenue to C-3 Road</p>	<p>Commercial 2</p>	<p>Commercial 2</p>			



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			upholstered 21. Manufacture of rattan furniture including upholstered 22. Funeral parlors (all categories) 23. Residential and commercial condominiums		
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7.2.14. San Rafael Village

Risk Map

Existing Land Use

Proposed Land Use





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Name of Buildings/ Landmarks/ Blocks	Present Land Use	Proposed Land Use	Allowable Uses	Overlay Zone Flood Hazard Risk / Managed Zone Additional Regulations	
				Structural	Non-Structural
Lots bounded in the NW – by Catalina Street NE – by Francisco Street S – by the city boundary to the City of Manila W – by Taliba Street	Residential 3	Residential 3	<ol style="list-style-type: none"> 1. All uses allowed in R-2 Zones including accessory uses 2. Eateries and carenderia 3. Bayad Centers 4. Laundries 5. Internet Café and cyber stations 6. Water refilling stations 7. Catering services 8. Event planners 9. Service repair shop, small-scale junkshops, vulcanizing shops and welding shops provided: <ul style="list-style-type: none"> • No traffic shall be generated by such activity • No equipment or process shall be used in such activity which creates noise, vibration, glare, fumes, odors and electrical interference. • The establishment shall maintain cleanliness and orderliness at all time. 10. Socialized housing purposes 11. All buildings and structures permitted and constructed prior to the enactment of this Ordinance. <p><u>Accessory Uses</u></p> <p>a. Customary incidental home</p>	<p>Low Risk</p> <p>Mitigating Measure:</p> <p>Covered by the (4) Bombastik Pumping Stations</p>	



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			<p>occupations such as barber and beauty shops, tailoring and dress shops, neighbourhood convenience stores and retail drug stores.</p> <ol style="list-style-type: none"> b. Library and museum c. Vocational school 		
<p>The area occupied by the following:</p> <ol style="list-style-type: none"> 1. Barangay Hall 2. Health Center 3. Day Care Center 	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 1. Government or civic centers to house national, regional or local offices in the area 2. Police and fire stations 3. Jails, prisons, reformatories and correctional institution 4. Other types of government buildings 5. Colleges, universities, professional business schools, vocational and trade schools, technical schools and other institutions of higher learning 		
<p>The area occupied by San Rafael Elementary School and San Rafael National High School</p>	Institutional (Government)	Institutional (Government)	<ol style="list-style-type: none"> 6. Learning facilities such as training centers, seminar halls and libraries 7. Civic centers and community centers 8. General hospitals, medical centers, specialty hospitals, medical, dental and similar clinics, 9. Places of worship, such as churches, mosques, temples, shrines, chapels 10. Customary accessory uses incidental to any of the above uses such as: <ul style="list-style-type: none"> • Staff houses/ quarters • Offices • Eateries/ canteens • Parking lots/ garage facilities • Storerooms and warehouses but only as may be necessary for the efficient 		



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			<p>conduct of the business</p> <ul style="list-style-type: none"> • Pump houses • Generator houses 		
<p>The area bounded in the N and E – by Estero de Maypajo W – Marala River S - The City boundary to the city of Manila</p>	Industrial 2	Industrial 2	<p>Pollutive/ Non-Hazardous Industries</p> <ol style="list-style-type: none"> 1. Manufacturing and canning of ham, bacon and native sausage 2. Ice plants and cold storage 3. Candy factory 4. Chewing gum factory 5. Other chocolate and confectionery products 6. Manufacturing of flavoring extracts 7. Manufacture of food products n.e.c. (vinegar, vetsin) 8. Manufacture of fish meal 9. Warehouse/ Storage Facility for pollutive/ non-hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> aa. Staff houses/ quarters bb. Support commercial activities such as offices, banks, commercial spaces and the likes cc. Eateries/ canteens dd. Parking lots/ garage facilities ee. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business ff. Pump houses gg. Generator houses <p>Pollutive/ Hazardous Industries</p> <ol style="list-style-type: none"> 1. Garment and undergarment factories 		



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			<ol style="list-style-type: none"> 2. Manufacture, assembly, repair and rebuilding of miscellaneous special industrial machinery and equipment n.e.c. 3. Boat building and repairing 4. Ship repairing industry, dock yards, dry dock, shipways 5. Miscellaneous shipbuilding and repairing n.e.c. 6. Manufacture of wood furniture including upholstered 7. Manufacture of rattan furniture including upholstered 8. Warehouses where highly combustible materials are stored 9. Warehouse for pollutive/ hazardous 10. Customary accessory uses incidental to any of the above uses such as: <ol style="list-style-type: none"> a. Staff houses/ quarters b. Offices c. Eateries/ canteens d. Parking lots/ garage facilities e. Storerooms and warehouses but only as may be necessary for the efficient conduct of the business f. Pump houses g. Generator houses 		
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