

**APPENDIX A
 Westside Specific Plan
 Land Use**

Group No Use #	Use Group ¹	Reference	Zones					
			RS-4	MCR-1	MCR-2	CL	IC	OSR
1	Area wide permitted uses – As noted below	18.104.050						-
	Arboretum							X
	Crop Raising		X	X	X	-	X	X
	Drainage Improvements		X	X	X	X	X	X
	Open Space		X	X	X	X	X	X
	Public Utility & Transmission Lines		X	X	X	X	X	X
2	Area wide conditional uses – Those uses as noted below	18.104.060						-
	Adult Day Health Care Center		-	C	C	C	-	-
	Athletic Field		-	-	-	-	X	X
	Auditorium		-	C	C	C	C	-
	Dormitories		-	C	C			
	Head Start Program		-	C	C	C	C	
	Park – Public or Private		X	X	X	X	X	X
	Post Office		-	X	X	X	X	-
	Public Works Yard		-	C	C	C	-	-
	Religious Services		C	C	C	C	C	C
	Schools & Colleges		-	C	C	C	C	-
	Transportation Terminals		-	C	C	C		
3	Animal Husbandry	18.104.070	-	-	-	-	-	-
4	Automotive and allied services	18.104.080	-	-	-	-	-	-
	Auto Detailing		-	-	-	-	-	-

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	Auto Electronics Installation & Repair		-	-	-	-	-	-
	Auto Electronics Shop		-	-	-	-	-	-
	Auto Glass Shop		-	-	-	-	-	-
	Auto Muffler Shop		-	-	-	-	-	-
	Auto Parts & Accessories Sales		-	X	X	X	-	-
	Auto Parts Exchange		-	-	-	-	-	-
	Auto Pawn Lot		-	-	-	-	-	-
	Auto Radiator Shop		-	-	-	-	-	-
	Auto Repair, Minor & Major		-	-	-	-	-	-
	Auto Repair Mobile		-	X	X	X	-	-
	Auto Sales and Leasing		-	C	C	C	-	-
	Auto Sales, Used		-	C	C	C	-	-
	Auto Services Office (Insurance, Financing, etc.)			X	X	X		
	Auto Smog Emission Station		-	-	-	-	-	-
	Auto Static Inspection		-	-	-	-	-	-
	Auto Storage		-	-	-	-	-	-
	Auto Towing (Dispatch Only)		-	-	-	-	-	-
	Auto Transmission Repair		-	-	-	-	-	-
	Auto Upholstery		-	-	-	-	-	-
	Boat Sales & Leasing		-	C	C	C	-	-
	Camper Sales, Leasing, Rental		-	C	C	C	-	-
	Car Wash (Accessory Gas Pumps Permitted)		-	-	-	-	-	-

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	Drive-In Tune up		-	-	-	-	-	-
	Gas Sales		-	-	-	-	-	-
	Mobile Home Sales			C	C	C	-	-
	Motorcycle Sales Leasing, Rental Repair		-	-	-	-	-	-
	Trailer Sales, Leasing, Rental, Repair		-	-	-	-	-	-
	Truck Sales, Leasing, Rental Repair		-	-	-	-	-	-
	Used Car Reconditioning		-	-	-	-	-	-
	Van Conversion Service		-	-	-	-	-	-
	Auto Painting with Accessory Body & Fender Work		-	-	-	-	-	-
	Auto Repair Minor Accessory to a Department Store		-	C	C	C	-	-
	Liquefied Petroleum Gas Dispensing		-	-	-	-	-	-
5	Amusement and entertainment, Uses as permitted below, subject to CUP as noted	18.104.090	-	C	C	C	-	-
	Amusement Arcade		-	C	C	C	-	-
	Bar			C	C	C	-	-
	Burlesque, Pantomine, and Modeling Shows		-	-	-	-	-	-
	Cabarets		-	-	-	-	-	-
	Cocktail Lounge		-	C	C	C	-	-
	Dance Hall (Serving Alcohol)		-	-	-	-	-	-
	Nightclub		-	C	C	C	-	-

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	Pool Hall/Billiard Hall		-	C	C	C	-	-
	Restaurant with Dancing after Dinner Hours		-	X	X	X	-	-
6	Commercial recreation indoor Uses	18.104.100	-	C	C	C	C	-
7	Commercial recreation outdoor -	18.104.110	-	C-	C	C	-	-
8	Community, cultural, and public recreational services	18.104.120	-	C	C	C	C	C
9	Dwelling, single-family (*Existing SFR permitted and allowed to expand in CL, no new Single family use permitted in CL)	18.104.130	X	X	X	X*	X	-
10	Dwelling, two-family	18.104.140	-	X	X	-	-	-
11	Multiple-family dwelling	18.104.150	-	X	X	-	-	-
12	Dwelling, mobile home	18.104.160	-	-	--	-	-	-
13	Eating places, other than takeout	18.104.170	-	X	X	X	-	-
14	Drive-thru/drive-in take-out eating places	18.104.180	-	X	X	X	-	-
15	Food processing	18.104.190	-	-	-	-	-	-
16	Gasoline service stations	18.104.200	-	-	-	-	-	-
17	Convenience goods & services	18.104.210	-	X	X	X	-	-
18	Shopping goods & services	18.204.220	-	X	X	X	-	-

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19	Other goods and services except those prohibited uses noted below: All services permitted shall provide storage within the building. No exterior storage permitted.	18.104.230	--	X	X	X		
	Auto Electronics Installation and Repair	-	-	-	-	-	-	-
	Auto Transmission Repair	-	-	-	-	-	-	-
	Car Wash	-	-	-	-	-	-	-
	Ceramic Product Sales Yard	-	-	-	-	-	-	-
	Compressor Unit Sales & Service	-	-	-	-	-	-	-
	Dry Cleaning Plant	-	-	-	-	-	-	-
	Exterminating Service	-	-	-	-	-	-	-
	Lumber Yard	-	-	-	-	-	-	-
	Nursery Garden Supplies	-	-	-	-	-	-	-
	Outboard Motor Sales, Service & Repair	-	-	-	-	-	-	-
	Plaster Cast Figurines Sale and Outdoor Display	-	-	-	-	-	-	-
	Pottery and Ceramic Product Sales Yard	-	-	-	-	-	-	-
	Recycling Collection Center	-	-	-	-	-	-	-
	Shipping containers Incidental to Reverse Vending Machines with a Licensed Recycling Facility	-	-	-	-	-	-	-
	Conditional Use Permit uses as noted in Use Group 19	-	-	C	C	C	-	-

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			RS-4	MCR-1	MCR-2	CL	IC	OSR
20	Heavy equipment & machinery Not permitted except as noted below	18.104.240	-	-	-	-	-	-
	Public Transit Facility		-	-	-	X	-	-
21	Hotel, motel, & related services	18.104.250	-	X	X	X	-	
22	Light manufacturing - All services noted as permitted shall provide storage within the building. No exterior storage permitted.	18.104.260	-	X	X	X	--	-
	Assembly	-	-	-	-	-	-	-
	Assembly of Camper Shells	-	-	-	-	-	-	-
	Assembly of Electronic Circuits		-	-	-	-	-	-
	Assembly or Packaging		-	-	-	-	-	-
	Auto Assembly		-	-	-	-	-	-
	Auto Detailing	-	-	-	-	-	-	-
	Auto Repair, Mobile	-	-	X	X	X	-	-
	Blacksmith	-	-	-	-	-	-	-
	Building Materials Storage Yard & Retail Sales	-	-	-	-	-	-	-
	Cabinet & Carpentry Shops			C	C	C		
	Chemical Etching of Manufactured Products	-	-	-	-	-	-	-
	Computer Maintenance and Installation			X	X	X	-	-
	Contractor's Storage and Equipment Yard	-	-	-	-	-	-	-
	Deck Systems Packaging and Services	-	-	-	-	-	-	-

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			RS-4	MCR-1	MCR-2	CL	IC	OSR
	Delicatessen			X	X	X	-	-
	Diving (Commercial)			C	C	C	-	-
	Diving Equipment Mfg		-	-	-	-	-	-
	Electrical Appliance Assembly		--	C	C	C	-	-
	Equipment Repair		-	C	C	C	-	-
	Farmers Market		-	C	C	C	C	
	Film Processing		-	X	X	X	-	-
	Hydraulic Repair, Marine & Commercial		-	-	-	-	-	-
	Machine Shop		-	-	-	-	-	-
	Mail Order House		-	-	-	-	-	-
	Manufacture	18.104.260-	-	-	-	-	-	-
	Mattress Repair & Recovering		-	-	-	-	-	-
	Metal Polishing		-	-	-	-	-	-
	Packaging		-	-	-	-	-	-
	Painting of Small Parts & Metal Coating		-	-	-	-	-	-
	Pharmaceutical Drugs Packaging		-	-	-	-	-	-
	Plastic Fabricating & Extrusion		-	-	-	-	-	-
	Pneumatic & Hydraulic Control Systems Repair		-	-	-	-	-	-
	Refuse Disposal Truck & Container Facility		-	-	-	-	-	-
	Repair of Shop Equipment (Milling Machines, Lathes, Grinders, etc.)		-	-	-	-	-	-
	Sheet Metal Shop		-	-	-	-	-	-

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	Tire Rebuilding or Recapping		-	-	-	-	-	-
	Toiletries (Packaging)		-	-	-	-	-	-
	Tool & Die Shop		-	-	-	-	-	-
	Used Tire Sales		-	-	-	-	-	-
	Welding Shop		-	-	-	-	-	-
	Wholesale Business Principal use – no retail)		-	-	-	-	-	-
	Wholesale (in conjunction with retail)		-	-	-	-	-	-
	Wood Sawing		-	-	-	-	-	-
	Wood Truss Fabrication & Sales		-	-	-	-	-	-
22	All Uses noted as permitted with a Conditional Uses would not be permitted.	18.104.260		-	-	-	--	-
23	Medium manufacturing	18.104.270	-	-	-	-	-	-
24	Heavy manufacturing	18.104.280	-	-	-	-	-	-
25	Manufacturing tidelands	108.104.290	-	-	-	-	-	-
26	Mineral resource extraction and processing	108.104.300	-	-	-	-	-	-
27	Offices and studios	18.104.310	-	X	X	X	X	-
	Artist and craft studios and similar cottage industry			X	X	X	X	-
	Schools, studios and colleges Located within an existing building when adequate parking can be established (as determined by the Planning Director)			X	X	X	X	

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28	Off-street parking	18.104.320	-	X	X	X	-	-
29	Public protection facilities	18.104.330	-	C	C	C	C	-
30	Public Utilities	18.104.340	-	C	C	C	C	-
31	Research & Development	18.104.350	-	-	-	-	-	-
32	Scrap metal processing	18.104.360	-	-	-	-	-	-
33	Signs & Outdoor Advertising	18.104.370	X	X	X	X	X	X
34	Temporary Uses – with approval of a Temporary Use Permit	18.104.380	X	X	X	X	X	X
35	Wholesaling, Warehousing & Distribution	18.104.390	-	-	-	-	-	-
36	Truck Transportation Facilities	18.104.400	-	-	-	-	-	-
37	Waterfront	18.104.410	-	-	-	-	-	-
38	Open Space Reserve	18.104.420	X	X	X	X	X	X
39	Open Space Reserve	18.104.430	X	X	X	X	X	X

¹ Use group numbers and reference sections correspond to standard nomenclature and definitions established in Section 18.104 of the NCLUC.

² Ground floor retail required on Civic Center Drive.

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