

## CITY OF WEST SACRAMENTO LAND USE / ZONING MATRIX

A-1	RA	RE	R1A	R1B	R2	R3	R4	USES 11/06/09	C1	C2	CBD	WF	MU	CH	CW	C3	PO	BP	ML	M1	M2	M3	PQP	RP	POS
C	C	C	C	C	C	C	C	Any Use not Listed	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C
<b>AGRICULTURAL</b>																									
P	C	C	C	C	C	C	C	Animal Production																	
P	P	P	P	P	P	P	P	Crop Production	P	P								P		P	P	P		P	P
P	C	C	C	C	C			Horticulture Production	C	C								C		C	C	C		P	P
C								Mineral Extraction													C	C			
<b>RESIDENTIAL</b>																									
P	P	P	P	P	P	C	C	Single Family Home																	C/A
					P	P	C	Two Family Dwelling																	
					P	P	P	Multi-Family Dwelling - Apartments	C	C	C	P	P				C								
								Multi-Family Dwelling (upper floor only)	P	P	P	P	P												
C	C	C	C	C	C	P	P	Rooming/Boarding House/SRO		C	C	C	C												
			C	C	C	C	C	Manufactured Home Park																	
A	A	A	A	A	A	A	A	Secondary Housing	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A
P	P	P	P	P	P	P	P	Guest Quarters																	
						P	P	Independent Living	C	C	C														
P	P	P	C	C	P	P	P	Foster Home (over 4 wards)																	
C	C	C	C	C	P	P	P	Residential Care Facility		C							C								
	C	C	C	C	P	P	P	Hospice																	
	C	C	C	C	C			Tract Office (temporary)				P	P					P	P	P	P	P			
P	P	P	P	P	P	P	P	Family Day Care	P	P	P	P	P												
A	A	A	A	A	A	A	A	Home Occupation	A	A	A	A	A		A	A	A	A	A	A	A	A	A	A	A
<b>PUBLIC/QUASI PUBLIC</b>																									
P	P	P	P	P	P	P	P	Emergency Shelter	P	P	P	P	P				P								
								Safety Services (Police and Fire)	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P
								Community Services	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P
								Governmental/Civic Services	P	P	P	P	P			P	P	P	P	P	P	P	P	P	P
			C	C	C	C	C	Cultural	P	P	P	P	P			C	P	P	P	P	P	P	P	P	P
			C	C	C	C	C	Assembly Hall	C	P	P	P	P			P	P	P	P	C				P	
	C	C	C	C	C	C	C	Religious Institutions	P	P	P	P	P			P	P	P	P	C				P	
	C	C	C	C	C	C	C	<b>Community Education K-12</b>			C	C					P	P	P	C	C	C		P	
				C	C	C	C	College			C	C	C				C	C	C	C				C	
								Technical School	C	P	P	P	P			P	P	P	P	P	P	P	P	P	
C	C	C	C	C	P	P	P	<b>Day Care Center (14+) - Principal Use</b>	P	C	C	C	C				P	P	P					P	P
								<b>Day Care Center (14+) - Accessory Use Only</b>		<b>P</b>	<b>P</b>	<b>P</b>	<b>P</b>							<b>C</b>	<b>C</b>	<b>C</b>			
P	P	P	P	P	P	P	P	Public Parks	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P
P	C	C	C	C	C	C	C	Group Care (7+ persons)				C	C												

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C	C	C	C	C	C	C	C	Major Impact Services & Utilities	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	
<b>LIGHT RETAIL, SALES, RENTAL</b>																										
								General Merchandise Sales	P	P	P	P	P		C	C		C	C	A	A	A	A	A		
								Used Goods Sales	C	P	C	C	C			P		C	C	C	A	A	A			
								Apparel and Shoes	P	P	P	P	P			C		A	P	A	A	A				
								Specialty Retail (not listed below)	P	P	P	P	P					C	P							
								Guns and Ammunition (as primary use)			C	C	C	C		C										
								Antiques and Collectables	P	P	P	P	P			P			P	C						
								Plant Sales (outdoor)			P	P	P	P		P		P	P	P	P	P				
								Plant Sales (all indoor)	P	P	P	P	P			P		P	P	P	P	P				
								Video Store	P	P	P	P	P	A	A	A		P	P							
								Hardware Store	P	P	P	P	P			P		P	P	P						
								Electronic Equip. (and service)	P	P	P	P	P			P		P	P							
								Paint, Wallpaper, Floor and Window	P	P	P	P	P			P		P	P	P	P					
								Adult Entertainment			C					C										
								Outdoor Sales			C	C	C	C		C			C	C						
<b>FOOD, DRUG AND LIQUOR SALES</b>																										
								Convenience Market < 6,000 sq ft	P	P	P	P	P	P					P	P						
								Market > 6,000 sq ft	P	P	P	P	P			C										
								Liquor (Packaged, Distilled) (pri. or acces.)	C	C	C	C/A	C/A			C		C	C							
								Pharmacy	P	P	P	P	P			A		A								
								Bakery, pastry shop	P	P	P	P	P				P	P	P							
								Bakery, wholesale								P		P	P	P	P	P				
								Butcher and Meat Market	P	P	P	P	P						C							
								Soda Fountain-Ice Cream Parlor	P	P	P	P	P			A		P	P							
								Farmers' Markets	P/A	P/A	P/A	P/A											P/A	P/A		
<b>EATING/DRINKING</b>																										
								Bar, Cocktail Lounge (primary use)	C	C	C	C	C		C											
								Restaurant, Full Service	P	P	P	P	P	P	P	C	P	P	P							
								Restaurant, Counter Service	P	P	P	P	P	P	P	C	P	P	P							
								Restaurant, with Drive Up or Through	C	C	C	C	C	C	C	C	C	C	C							
								Prepared Food, Take-out only	P	P	P	P	P	P	P	C	P	P	P							
								Catering Service	P	P	P	P	P			C		P	P	P	P					
								Brew Pub	C	C	C	C	C					C	C							
<b>LODGING</b>																										
								Hotel-Motel			C	C	P	P	P				C	C						
C	C	C	C	C	C	C	C	Bed and Breakfast Inn																		

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<b>PERSONAL SERVICES</b>																										
								Barber-Beauty Shop	P	P	P	P	P				P	P	P							
								Tailor-Dress Making Shop	P	P	P	P	P				P	P								
								Fortune Teller, Palmist, Etc.	P	P	P	P	P													
								Shoe Repair	P	P	P	P	P			P		P								
			C	C	C	P	P	Funeral Parlor	C	P	P					C	P	P	P							
								Studio-dance, Music, Voice, Martial Arts	P	P	P	P	P			P	P	P	P	C				P	P	
								Health Club	C	C	C	P	C			C	C	P	C	C				C	C	
								Laundromat	P	P	P	P	P	P	P	P	P	P	P							
								Laundry-Dry Cleaning pick up only	P	P	P	P	P			P	P	P	P							
								Laundry-Dry Cleaning on site	C	C	C	C	C			P	C	C	P	P	P	P				
								Photography Studio	P	P	P	P	P		P	P	P	P	P	C						
								Pet Grooming	P	P	P	P	P		P	P	P	P	P							
								Travel Agency	P	P	P	P	P			P	P	P	P							
								Other Personal Services	C	C	C	C	C					C								
<b>RECREATION</b>																										
C								Outdoor Recreation		C	C	C	C		C	C	C	C	C	C	C			P	P	P
								Theaters, Movie and Live	C	P	P	P	P		P	C										
								Indoor Recreation	C	C	C	C	C		C	C	C	C	C	C	C					
								Marina				C	C		C									C	C	C
<b>HEALTH SERVICES</b>																										
								Ambulance Service		C	C					P		P	P	P	P	P	P			
								Drug Treatment Clinic		C	C					C		C	C					C		
								Hospital		C	C	C	C			C	C	C	C							
								Medical/Dental Office	P	P	P	P	P				P	P	P							
								Mental Health Counseling	P	P	P	P	P				P	C	C							
								Out Patient Clinic	C	P	P	P	P				C	C	C	C						
								Physical Therapy	P	P	P	P	P			P	P	P	P	C						
								Social Rehab Center	C	P	P	C	C			P	P	P	P							
C								Veterinarian-Animal Hospital	C	P	P					C	C	P	P	C						
								Vision Services	P	P	P	P	P			P	P	P	P							
								Occupational Medical Outpatient Clinic													C	C				

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<b>BUSINESS SERVICES</b>																									
								Addressing and Mailing Services	C	P	P	P	P			P	P	P	P	P	P				
								Alarm/Warning - Sales/Service		P	P	P	P			P	P	P	P	P	P				
								Armored Car Service								P		P	P	P	P				
								Computer Service and Training	C	P	P	P	P			P	P	P	P	P					
								Data Processing Services	P	P	P	P	P			P	P	P	P	P	P	P	P		
								Delivery Service		P	P	P	P			P	P	P	P	P	P	P			
								Drafting Service	C	P	P	P	P			P	P	P	P	P	P	P			
								Janitorial Service		C	C	C	C			P	C	P	P	P	P	P			
								Locksmith	P	P	P	P	P			P		P	P						
								Messenger Service		P	P	P	P			P	P	P	P	P	P				
								Pest Control Services								C		C	C	P	P	P			
								Photocopy/Retail Printing	P	P	P	P	P			P	P	P	P	P					
								Stenographic Services		P	P	P	P			P	P	P	P	C	C	C			
								Other Business Services	C	P	P	P	P			P	P	P	P	P	P	P			
								Telephone Answering Service		P	P	P	P			P	P	P	P	P	P	P			
<b>OFFICE SERVICES</b>																									
								Business Office (under 3,000 sq ft)	P	P	P	P	P			P	P	P	P	A	A	A			
								Business Office (3,000 sq ft or greater)			P	P	P			C	P	P	P	A	A	A			
								Retail Bank, S&L, Credit Union	P	P	P	P	P												
								Publishing (Newspaper, Magazine, Book)		P	P	P	P			P	P	P	P	P	P				
								Architectural, Engineering Offices		P	P	P	P			C	P	P	P	P	P				

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<b>VEHICLE SALES, RENTAL, SERVICE</b>																									
								Auto Leasing, Office only		P	P	P	P			P	P	P	P	P	P				
								Auto Parts and Accessory Store	P	P	P	P	P	P		P		P	P						
								Auto Repair, Major	C	C			C	P		P		C	P	P	P	P			
								Auto Repair, Minor	P	P	C	C	C	P		P		P	P	P	P	P			
								Auto Sales, Rental		C	C	C	C	C		P		C	C	C	C	C			
								Auto Wash, Self Serve or Automatic	C	P	P	P	A	P		P		P	P	P	P	P			
								Auto Wholesale, Office only	P	P	P	P	P	P		P	P	P	P	P	P	P			
								Boat Repair								C		C	C	P	P	P			
								Boats, Cycles, Camper Sales, Rental		C	C	C	C	C		P		P	P	P	P	P			
								Gasoline Station	P	P	P	P	C	P	C	P		P	P	P	P	P			
								RV Sales, Rental, Service		C				C		P			C	P	P	P			
								Semi-Truck/Trailer Sales, Rental								C			C	P	P	P			
								Towing Service	A	A	A	A	A	P		P		P	P	P	P	P			
								Truck Service Station						P		P			P	P	P	P			
								Heavy Equipment Sales, Rental, Repair								C			C	P	P	P			
<b>HEAVY RETAIL SALES, SERVICE</b>																									
C								Ag Sales (Tack, Feed, Seed)								P		P	P	P	P	P			
								Bottled Gas	A	A				A		P		C	P	P	P	P			
								Building Materials Sales	A	A	A	A	A			P		P	P	P	P	P			
								Equipment Sales, Rental, Repair	A	A	A	A	A			P		P	P	P	P	P			
C								Firewood (outdoor sales)	A	A	A	A	A			C		C	P	P	P	P			
								Firewood (indoor sales)	A	A	A	A	A			P		P	P	P	P	P			
								Furniture and Appliance Repair	P	P	P	P	P			P		P	P	P	P	P			
								Furniture and Appliance Sales, Rental	P	P	P	P	P			P		P	P	P					
								Grinding/Sharpening Service	A	P	P	P	P			P		P	P	P					
								Heating and Air Conditioning	A	P	P					P		P	P	P	P	P			
P	C	C						Kennel	A	A						C			P	P	P	P			
C								Landscape Materials (w/ yard storage)								P		P	P	P	P	P			
C								Nursery (w/ yard storage)		A	A	P	P			P		P	P	P	P	P			
								Pool Service and Sales		C						P		P	P	P					
C								Tree Service								C		P	P	P	P	P			
								Small Recycling Collection Center	P	P	P					P		P	P	P	P	P			
								Package Distribution Center	A	A	A	A	A			P		P	P	P	P	P			
								Taxicab Service		P				P		P		P	P	P	P	P			
								Mobile Home-Comm. Coach Sales, Rental		C						C			C	C	P	P			

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<b>STORAGE</b>																										
								Outdoor Storage (not listed below)								C		A	A	P	P	P				
								Freight Terminal														P	P			
								Warehouse and Wholesale Sales								C		P	P	P	P	P				
								Bus/Heavy Equipment Terminal														C	C			
								Log, Lumber, Wood Products														C	C			
								Mini-Storage								P		P	P	P	P	P				
								Moving and Storage										P	P	P	P	P				
								Auto, Boat, RV, Camper Storage	C							P		P	P	P	P	P				
								Frozen food lockers - cold storage								P		P	P	P	P	P				
								Interim Commercial Parking Lots				C	C													
			C	C	C	C	C	Parking, primary use		C	C	C	C	P	C	C	C	C	C	P	P	P	C			
								Bulk Storage (Indoor)										P	P	P	P	P				
								Bulk Storage (Outdoor)														C	C			
								Recycling and Salvage Yards														C	P			
								Pallet Yards														C	P			
								Truck Yards												C	C	C				
<b>LIGHT INDUSTRIAL</b>																										
								Semi-conductor Manufacture										C	C	C	P	P				
								Food Product Manufacture										P	P	P	P	P				
								Machine Shops								C		P	P	P	P	P				
								Bottling Plants											C	C	P	P				
								Printing Plant		A	A	A	A			C	A	C	P	P	P	P				
								Electroplating shops								C		P	P	P	P	P				
								Film/TV/Radio Production Studio			P	P	P			P	P	P	P	P	P	P				
								Film Processing Plant										P	P	P	P	P				
								Inert Material Manufacture										P	P	P	P	P				
								Finished Goods Assembly										P	P	P	P	P				
								Laboratory, medical, dental, optical	A	A	A	A	A				P	P	P	P						
								Laboratory, research, experimental									C	P	P	P	P	P				
								Laboratory, materials testing									C	P	P	P	P	P				
								Contractor's Office w/ indoor storage								P		P	P	P	P	P				
								Construction Contractor's Yard											C	P	P	P				
								Cabinet Makers, Carpentry										C	C	P	P	P				
								Textile Mill Products										P	P	P	P	P				
								Large Recycling Collection-Light Process.								P			P	P	P	P				
								Machinery Manufacture										C	C	C	P	P				
								Industrial Laundry								P		P	P	P	P	P				
								Telecommunications (Telco Hotels)												C	C					

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<b>HEAVY INDUSTRIAL</b>																										
C								Animal and Ag Product Processing										C	C	C	C	C				
								Building Material Manufacture												C	C	C				
								Hazardous Material Manufacture														C	C			
								Heavy Processing Recycling														C	C			
								Waste Transfer, Storage, Disposal															C	C		
								Tire retreading, recapping, rebuilding											C	C	P	P				
								Planing and Sawmills														C	C			
								Paper and Pulp Manufacture														C	C			
								Paper Recycling														C	C			
								Metal Forging, Casting, Smelting												C	P	P				
								Heavy Construction Contractor's Yard														C	C			
								Fertilizer Manufacture														C	C			
								Petroleum Refining and Related														C	C			
								Rubber, Plastic, Raw Material Manuf.														C	C			
								Auto, Truck, Boat, Mobile Equip. Manuf.													C	P	P			
								Rail Car Loading (Rail Spur)													C/A	C	C			
								Docking Facilities															P			
								Cargo Handling															P			