

EXHIBIT B - COMPREHENSIVE USE TABLE - SUMMARY OF ALLOWED LAND USES AND PERMIT REQUIREMENTS

Adopted May 1, 2018 (Rev April 7, 2020)

LAND USE	Zoning District										Comments
	Corridor Mix Use (CMU)				Commercial			Industrial		Residential	
	CMU-East	CMU-Kentucky	CMU-West Main	CMU-Light Industrial Flex Overlay	Community Commercial	Regional Commercial	Regional Commercial Light Industrial Flex Overlay	Industrial Light Industrial Flex Overlay	Industrial	High Density Residential	
CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I*	HDR		
RESIDENTIAL											
Single Family											
Detached	L1	L1	-	-	L1	-	-	-	-	-	
Attached	L1	L1	-	-	L1	-	-	-	-	-	
Duplex	L1	-	-	-	L1	-	-	-	-	-	
Multi-Unit Dwelling (3 units and over)	P	P L2	P	P L2	-	-	-	-	-	P L36	Non-residential use may occupy up to 1/3 of the square footage as long as residential use is 2/3 of the sq ft.
Adult Family Day Care											
Small (6 clients or less)	P	A	P	A	-	-	-	C	-	L 36	
Large (7-12 clients)	P	A	P	A	-	-	-	C	-	L 36	
Family Day Care											
Small (up to 8 children)	P	-	-	-	-	-	-	-	-	P	Subject to State Review
Large (7-14 children)	C	C L2	C	-	-	-	-	-	-	C	Subject to State Review
Residential Care Facility (24 Hour)											
General (6 or more clients)	C	C	C	C	-	-	-	-	-	L 36	
Limited (up to 6 clients)	P	P	P	C	-	-	-	-	-	P L 36	
Supportive Housing (No limit on stay)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	L 30	
Transitional Housing (Temporary)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	L 30	
COMMERCIAL											
Adult Business	-	-	-	-	-	-	-	L7	-	-	Section 17.104.170
Ambulance Service	P	P	P	P	P	P	P	P	-	-	
Animal Sales and Services											
Boarding Kennel	-	C	-	-	C	-	-	A	A	-	
Grooming	A	A	A	A	P	P	P	A	A	-	
Retail Sales (Pet Shop Supplies)	P	P	P	-	P	P	-	-	-	L36	
Veterinary Services	A	A	A	A	P	P	P	A	-	-	
Automobile Sales and Services											
Alternative Fuels and Recharging Facility	A L28	A L28	A L28	-	A L28	A L28	A L28	A L28	-	-	
Automobile Rental Office	P L15	P L15	P L15	-	P L15	P L15	A L14	A L14	-	-	
Auto/Vehicle Sales & Leasing, New and Used, autos, RV, motorcycles	A L17, L17a	A L17	A L17, L17a	A L17 L17a	A L17 L17a	P L17 L17a	PL17a	A L17	-	-	No Standalone used car lots
Auto/Vehicle Sales Showroom (only)	P	A	P	A	P	P	P	A	-	-	No open lots and service areas must be fully enclosed
Automobile/Vehicle Repair, Minor	P L 10 L14	P L10 L14	P L10 L14	P L10 L14	A L10 L14	C L14	A L14	P L14	-	-	No overnight parking of vehicles

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Automobile/ Vehicle Repair, Major	C L14	C L14	-	C L14	-	-	C L14	C L14		-	Screening; Minimize noise, light, vibration impacts if adjacent to residential
Auto/Vehicle Washing (Full Service)	A L8 L11	-	-	-	C L8	C L8	C L8			-	Circulation, design, screening Circulation, screening, noise
Auto/Vehicle Washing (Self Service)	-	A L8 L11	A L8 L11	A L8 L11	C L8 L11	A L8	A L8	P L8		-	
Service Stations	G	C	C	-	C	C	C	C		-	
Automobile/Recreational Vehicle (RV) Storage Lot	-	-	-	-	-	-	A L14 L14a	A L14 L 14a		-	Must be screened from view and accessory to an existing active business
Farm/Agricultural Equipment Sales, Service & Leasing	A L14	A L14	A L14	A L28	A L14	A L14	A L14	A L28		-	
Large Vehicle and Equipment Sales, Service and Rental	-	-	-	C L 28	-	-	C L 14	C		-	
Tire Retreading and Recapping	-	-	-	-	-	-	-	C L14		-	
Banks and Institutions	P	P	P	-	P	L12	L12	-		A	
With Drive-Through Service	C	C	C	-	C	C	-	-	-	-	
Check Cashing & Alternative Lenders	A L35	A L35	A L35	-	A L35	-	-	-	-	-	
Business and Communication Services	P	P	P	P	P	L12	-	L3		L36	
Commercial Parking Facilities	C	C	C	C	C	C	C	A		-	Circulation, design, screening Circulation, screening, compatibility in Light Industrial Flex Overlay Zones
Commercial Entertainment and Recreation											
Hookah Bar/Smoking Lounge	-	-	C L32	-	-	C L32	C L32	-	-	-	
Small Scale Facility	PA	PA	PA	PA	PA	PA	PA	AC	-	-	Noise circulation, hours, security, compatibility Circulation, compatibility in Light Industrial Flex Overlay Zones
Large Scale Facility	A	C	A	A	A	P	P	A		-	Circulation, compatibility in Light Industrial Flex Overlay Zones
Eating & Drinking Establishments											
Bar/Night Club/ Lounge/	C L4	C L4	C L4	C L4	C L4	C L4	C L4	C L4	-	-	See Section 17.104.160 Alcoholic beverage establishments
Micro-brewery/Wine-bar/Brewpub	A	A	A	A	A	A	A	C	-	-	See Section 25-21-70 Alcoholic beverage establishments Odor, noise, transport traffic
Restaurant, Full Service	P	P	P	P	P	P	P	A	-	-	See Section 17.104.160 Alcoholic beverage establishments Circulation, access, compatibility in Light Industrial Flex Overlay Zones
Restaurant, Limited Counter Service/ Fast Food	PL18	P L 18	P L18	P	P L18	P	P	P	P	A L36	Circulation, access, compatibility in Light Industrial Flex Overlay Zones
Restaurant with Drive-Thru Service	-	-	-	-	-	C L21	C L21	-	-	-	Shall be considered only in limited circumstances with review of

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											overconcentration, proximity to schools, housing, and impact on healthy lifestyle choices.
Tasting Room	P	P	P	P	P	P	P	P	A	A	
Food and Beverage Sales											
Convenience Market	P L9	P L9	P L9	P L9	P L9	P L9	P L9	L9	A L9	-	Section 17.104.160
Farmers Market	A	-	A	-	A	A	A	-	-	A L 36	
General Market	P	P	P	P L20	P	P	P L20	P L20	-	P L36	
Healthy Food Grocer	P	P	P	P L20	P	P	P	-	-	P L 36	
Liquor Store	C	C	C	-	C	C	C	-	-	-	Section 17.104.160
Funeral Homes and Internment											
Crematorium	-	-	-	-	-	-	-	-	C L 37	-	Shall meet AQMD and CAP requirements
Live-Work	P	P	P	A L22	P	-	A L22	C	-	L 36	
Maintenance and Repair Services	P L28	P L28	P L 28	P L28	P L28	P L28	P L28	PL28	-	-	
Mixed-Use	P L33	P L33	P L33	P L33	P L33	P L33	P L33	P L33	C L33	-	Consistent with uses that are otherwise allowed in the District
Offices, Business and Professional											
Administrative and Professional Offices	P L5	P L5	P	P L5	P	P L12	P L5	P L3	-	P L 36	
Medical/ Dental Offices	P	P	P	A	P	P L12	A	-	-	-	
Walk-in Clientele	P	P	P	P L20	P	-	-	P L20	-	-	
Personal Services											
Fortune Telling Service	P	P	P	P L20	P	P L12	P L20	L18	-	-	
General Personal Services	P	P	P	P L20	P	P L12	P L20	L18	-	P L 36	
Instructional Services	P	P	P	P L20	P	P L12	P L20	L18	-	P L 36	
Massage Establishment	L34	L34	L34	-	L34	L19 L34	-	-	-	P L 34, L 36	Sections 5.20.10 & 5.04.040 considered same as a beauty salon with a license.
Health/Fitness Facility	P	P	P	A	P	P	C	C	-	P L 36	
Beauty/Salon/Spa	P	P	P	P	P	P L12	P L3	-	-	P L36	
Tattoo or Body Modification Parlor	A	-	A	-	A	C	-	-	-	-	
Regional Shopping Center	-	-	-	-	-	C	C	-	-	-	
Retail Sales											
Artisan Shop, with limited crafting	P L14	P	P	P	P	P	P	-	-	P L 36	
Building Materials, Sales and Service	A L14	A L14	A L14	A L 14	A L14	-	A L14	A L14	-	-	
Consignment/Secondhand store	P	P	P	-	P	P	-	-	-	P L 36	Chapter 5.24
Firearm Sales and Servicing	A L35	A L35	A L35	A L35	A L35	A L35	A L35	-	-	-	Must be accessory use to a larger sporting goods or similar type of retailer
Flea Market/Swap Meet	C	-	-	-	-	-	C	-	-	-	

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General Drive-Thru Service	-	-	-	-	C	C	-	-	-	-	
General Retail Sales (small 25,000 sf or less)	P	P	P	P	P	P	P L20	P L18		P L 36	
General Retail Sales(Large over 25,000 59,999 sf)	P	P	P	-	P	P	P	-		-	
Large Format Retail (over 60,000 sf)					A L11	P L11	A L11			-	
Nursery and Garden Center	A L14	A L 14	P L14	P L14	P L14	A L14	P L14	P L14		-	
Pawn Shop	A	A	A	A	-	-	-	-		-	Chapter 5.24
Smoke Shop			A L32		A L32	A L32	-	-		-	
Visitor Accommodations											
Bed and Breakfast	A	-	A	-	-	-	-	-		A L36	
Homestay	C	C	-	-	-	-	-	-		-	
Hotel and Motel	A	-	A	-	A	A	A	-		-	
RV Park.	-	-	-	C	-	-	-	-		-	
Short-Term rental	C	-	C	-	-	-	--	-		-	
INSTITUTIONAL, PUBLIC/SEMI-PUBLIC, AND COMMUNITY FACILITIES											
College and Trade School	P	P	P	A	P	P	-	-		A L 36	
Community & Religious Assembly	A	A	A	A	A	A	-	-		A L 36	
Community Garden	A	A	-	A	-	-	-	A		A L 36	
Cultural Facility	P L3 L10	P L3 L10	P L3 L10	P L3 L10	P L10	P	P	A		A L 36	
Day Care Center	C	C L2	A	C	A	A	C	C		C L 36	
Emergency Shelter	C	C L2	-	-	-	-	A	C		-	Section 17.152.10
Government Buildings	P	P	P	-	P	P	P	P		L 36	
Civic Health Care Facility	-	C	-	C	C	C	C	C		-	
Hospitals	C	C L2	C	-	C	C	-	-		-	
Medical or Dental Clinics	A	A L2	A	C	A	A	A	-		-	
Skilled Nursing /Assisted Living	A	A L2	A	C	A	A	C	-		A	
Social Service Center	C	A L2	-	C	C	-	C	C		-	
INDUSTRIAL											
Artisan/Small-scale Manufacturing	P L3 L14	P L3 L14	-	P L14	-	-	P L14	P L14		-	
Agricultural Production, Light	-	-	-	A L14	-	A L14	A L14	A L14		-	
Artists Studio	P L14	P L14	P L14	P L14	P 14	-	P L14	P		P L36	
Brewery/Distillery	-	-	-	-	-	C	C	C		-	
Food Preparation/Commercial Kitchen	P L14	P L14	A L14	A L14	P L14	A L14	P L14	P L14		-	
Dry Cleaning/Laundry bulk scale (not personal)	-	-	-	-	-	-	A	P		-	
Heavy Industrial	-	-	-	-	-	-	-	-	A	-	
Light Industrial	A L14	A L 14	-	P L14	-	A L28	P L28	P		-	

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With limited outdoor processing or storage of materials, <u>or the processing and manufacturing of Hemp CBD.</u>	-	A L14 L11	-	A L14	-	-	A L14 L11	A L14 L11		-	
Medium Industrial	-	-	-	-	-	-	A L14 L11	A L14 L11		-	
With limited outdoor processing or storage of materials	-	-	-	-	-	-	A L14 L11	A L14 L11		-	
Recycling Facilities											
Collection Facilities	-	-	-	L6	L6	L6	L6	L6		-	
Processing Facilities	-	-	-	-	-	-	-	C		-	
Research and Development	A L3	P L3	P L3	P	L3	-	A L14	P, L14	P	-	Must be fully screened, subject to Fire and Building Safety Codes
Salvage, <u>Vehicle Impound</u> , <u>Wrecking</u> and <u>Tow Yard</u>	-	-	-	-	-	-	-	-	C L 14, L 14a	-	Outdoor storage may only be considered as an accessory use to an active on-site business and must be fully screened from public view
Wrecking, Scrap, Junkyard	-	-	-	-	-	-	-	-	-	-	
Specialty Food Processing	-	-	-	P L29	A L14, L 29	A, L14, L29	P, L14, L29	P, L14,L29	P L29	-	
Storage Yard	-	-	-	A L14_L14a	-	-	C, L14L14a	A, L14 L14a	A L14, L 14a	-	A storage yard may only be considered as an accessory use to an active on-site business and fully screened from public view. A stand-alone storage lot is not permitted
Warehouse, Storage and Distribution											
Indoor Warehousing and <u>Distribution</u> , Limited (< 5,000 SF)	A L14 L25	A L14 L25	-	P L14 L25	A L14 L25	-	P L14	P L14	P L14	-	
Indoor Warehousing and <u>Distribution</u> , General (> 5,000 SF)	-	-	-	A L14 L25	-	-	P L14	P L14	P L14	-	
Personal/Self Storage (Mini-storage)	-	-	-	-	C L13 L27	-	-	- L27	-	-	
Personal Self Storage (Warehouse)	-	-	-	-	-	-	-	- L 27	-	-	
Chemical Mineral Storage	-	-	-	-	-	-	-	-	C	-	
Wholesale Nursery and Garden Center	-	A	-	A	-	-	P	P		-	
TRANSPORTATION, COMMUNICATIONS, AND UTILITIES											
Communication Facilities											
Antennas and Transmission Towers	L16	L16	L16	L16	L16	L16	L16	L16		L 16	See Sections 17.104.180 Wireless Facilities Ordinance
Equipment within Buildings	L16	L16	L16	L16	L16	L16	L16	L16			
Transportation Facilities											
Transportation Passenger Facility	C	C	-	-	-	-	C	C		-	
Park-and-ride facility	-	A	-	P	P	P	P	P		-	
Utilities, Minor	P	P	P	-	P	P	-	-		-	

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TEMPORARY OR OTHER USES											
Ancillary Uses	Permitted if principal use is permitted; requires a use permit if principal use requires a use permit										See Section 17.104.020
Temporary Uses	Requires Zoning Administrator approval										See Section 17.60.040
COMMERCIAL CANNABIS USES											
Manufacturing: both volatile and non-volatile (limited to manufacturing for wholesale, distribution for resale); Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	Sections 17.110.60 and 5.04
Testing, Research and Development: Retail (on-site) sales prohibited.	-	-	-	-	-	-	-	C	C	-	
Distribution: Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	-	
Retailers: (Dispensaries): prohibited	-	-	-	-	-	-	-	-	-	-	
Indoor Commercial Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-	
Outdoor Cultivation: prohibited	-	-	-	-	-	-	-	-	-	-	
Indoor Personal Cultivation	L31	L31	L31	L31	-	-	-	-	-	-	

SPECIAL LIMITATIONS:
L1 May be allowed with a Zoning Administrator use permit
L2 Residential or other similar sensitive uses may be considered on the south side of Kentucky Avenue, but on the north side these uses may only be allowed with an approved Specific Plan.
L3 A Zoning Administrator Permit is required for more than 2,000 sq. ft.
L4 Cannot be located within 500 feet of a school or park.
L5 Over 10,000 square feet, may be approved with a Zoning Administrator Permit.
L6 Allowed on a shopping center site as an accessory use within an enclosed structure, which may be portable.
L7 Only allowed on the rear half of a lot and not within 500 feet of a school or public park, must be located more than 750 feet from any following zones: OS, R-1, R-2, NP, or RM, must be more than 1,000 feet from any other adult book store or adult motion picture theater, and a conditional use permit is required. Refer to Section 17.104.170
L8 Only allowed as an accessory use to a gas station or car dealership, typically on the same parcel. Drive through lane and wash stall area shall be screened from public view.
L9 Not allowed under 5,000 square feet in the RC,RC/LIF, CMU, CC districts, and only if associated with a service station. No hard alcohol sales may be allowed if associated with a service station.
L10 Shall be designed to minimize noise, light, glare, vibration, and other nuisance concerns. Where adjacent to a residential district shall require a Zoning Administrator Permit.
L11 A conditional use permit required if site is abutting a residential zone.
L12 – Up to 10% of the total square footage of shops within a regional commercial center may consist of ancillary office spaces that support other uses. Limit does not apply to stand alone, professional office buildings.
L13 – Requires a master plan in which 50% shall be commercial or uses other than mini-storage and all necessary access and utility easements and improvements are identified and installed as necessary to ensure adequate service to the site and master plan areas; mini-storage portions shall be set back from a street frontage and no closer than 300- feet from an arterial , buildings shall be a minimum of two stories where adjacent to freeway or major arterial to screen views; buildings shall exhibit exemplary architectural design, and facilitate a lively and vibrant street/active street frontage. The project shall incorporate conservation and sustainability features to achieve net zero energy use, shall provide a lighting and security plan, and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.
L14 - All materials stored outside must be fully screened from view from any rights of way and below fence height. If outdoor storage of materials or equipment is adjacent to a residential district a conditional use permit is required. Any work bay area shall be screened from public view.
L14a – Outdoor storage may only be allowed in conjunction with an existing active business located and operated within a building and active business license. The storage or truck parking area must be an accessory use to the existing business. A single use outdoor storage or truck parking lot is not permitted.
L15 – On-site rental car parking is limited to the minimum needed for immediate customer pick up only, no on site storage of cars.

L16 - Subject to Section **17.104.180**, Wireless Facilities Ordinance

L17 – Auto sales in an open lot may be considered as an accessory use to a retail showroom and service area, or as part of a complete dealership complex. Site access, internal vehicle circulation, auto-display, and landscaping are subject to review. No surface parking lot or outdoor display area solely intended for the sale of new or used cars and not accessory to an indoor showroom is allowed as a primary use on a site

L17a- Used car sales must be associated with a new car dealership, except for large format used car dealerships (as example Carmax). **A single use used car sale lot is not permitted.**

L18 – In the Industrial areas small-scale establishments serving local businesses are allowed. The proximity of fast food uses within 1/2 mile of schools, youth facilities or residential uses shall be evaluated for overconcentration. The General Plan emphasized “dining” and “slow food: establishments.

L19 -.**Reserved**

L20 - Zoning Administrator permit is required for more than 3,000 sq. ft.

L21 - Drive through fast food may not be allowed within 1/2 mile of a school, evaluate the extent of overconcentration of existing or proposed fast food restaurants and drive through fast food within 1,000 feet of the proposed location, minimize the siting of unhealthy land uses, **and evaluate the impact to the City's GHG emissions. See Section 3.06**

L22 - Only allowed as a secondary use occupying less than one-third of the floor area in a multi-tenant building.

L23 - Allowed within a shopping center on in an Industrial zone on the site of a recycling processing facility and must be within an enclosed structure, which may be portable.

L24 - Only allowed as an accessory use with a service station with a Zoning Administrator permit.

L25 - Only allowed on the rear half of a lot in order to ensure that the street frontage is activated.

L26 –**Tasting room is permitted as an ancillary use to an existing active business. If it is a stand-alone business it is considered a micro-brewery/wine bar/brew pub.**

L27 New mini-storage is not permitted, except the expansion of a previously approved and constructed mini-storage facility subject to a Conditional Use Permit. The new buildings shall be a minimum of two-stories in height. The project shall incorporate conservation and sustainability features to achieve net zero energy use; shall provide a security and lighting plan; and shall demonstrate measurable community benefit in a manner agreed upon by the City and memorialized in a documented agreement.

L28 - Outdoor storage may be allowed as an ancillary use on the same parcel as the primary business with a Zoning Administrator Permit. All outdoor storage must be fully screened from view from any public rights-of-way and below fence height. All work areas, work bays shall be screened from public view.

L29 Agricultural Production may be allowed as an accessory or ancillary use to a primary use, as example, for research, testing or demonstration purposes with a Zoning Administrator Permit

L 30 Transitional and supportive housing shall be considered a residential use and only subject to those restrictions that apply to other residential uses of the same type in the same zone.

L31 provides that any person within the City of Woodland may cultivate cannabis inside of any residence or enclosed and secure secondary structure that meets certain requirements specified in the ordinance, consistent with state law that permits indoor cultivation of cannabis for medical and non-medical purposes

L32 Smoke shops, tobacco stores, hooka/smoking lounge shall not be located within 1000 feet, measured property line to property line, from a school (public or private), family day care home, child care facility, youth center, community center, recreational facility, park, church or religious institution, hospital, or other similar uses where children regularly gather.

L33 – Mixed uses are allowed, consistent with the manner in which the individual uses are otherwise allowed in the District. The review required will be dependent upon the most restricted use intended for the development.

L34 - Permitted with a license per Municipal Code Section **5.20.010** or with a Conditional Use Permit

L35 – May not be located within 500 feet of a school, shall hold and maintain all applicable licenses and permits with the State Department of Justice, exterior areas shall be well lit and include video surveillance. Advertising and signage on clear windows and doors shall be placed so that law enforcement have personnel have a clear and unobstructed view of the interior.

L 36 – Non-residential uses may occupy up to 1/3 of the square footage of the building/buildings, as long as residential use occupies 2/3 of the building (s) square footage. Nonresidential uses that may be considered are those listed as P/A in the Comprehensive Use Table

L 37 – A Crematorium shall provide adequate analysis to verify that the use meets all AQMD standards, meets the City's Climate Action Plan goals and policies, and will not create harmful odor, particulate, or other environmental impacts to adjacent uses. No more than one crematorium facility shall be permitted.