

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

Adopted May 1, 2018

LAND USE	Zoning District									Comments
	Corridor Mix Use (CMU)				Commercial			Industrial		
	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	
CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I		
RESIDENTIAL										
Single Family										
Detached	L1	L1	-	-	L1	-	-	-	-	See Section 25-21-05 for second (accessory) dwelling units on lot; Section 25-21-55 for nonconforming use provisions
Attached	L1	L1	-	-	L1	-	-	-	-	
Duplex	L1	-	-	-	L1	-	-	-	-	
Multi-Unit Dwelling (3 units and over)	P	P L2	P	P L2	-	-	-	-	-	
Adult Family Day Care										
Small (6 clients or less)	P	A	P	A	-	-	-	C	-	
Large (7-12 clients)	P	A	P	A	-	-	-	C	-	
Family Day Care										
Small (up to 8 children)	P	-	-	-	-	-	-	-	-	Subject to State review
Large (7-14 children)	C	C L2	C	-	-	-	-	-	-	Subject to State review
Residential Care Facility (24 Hour)										
General (6 or more clients)	C	C	C	C	-	-	-	-	-	Subject to State review
Limited (up to 6 clients)	P	P	P	C	-	-	-	-	-	Subject to State review
Supportive Housing (No limit on stay)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	
Transitional Housing (Temporary)	L30	L2 L30	L30	L2, L30	L 30	L 30	L 30	C L 30	-	
COMMERCIAL										
Adult Business	-	-	-	-	-	-	-	L7	-	See Section 25-21-75
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	-	-	-	
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	A L17 L17a	A L17 L17a	A L17	A L17	-	
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
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

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Auto/Vehicle Washing (Self Service)	-	A L8 L11	A L8 L11	A L8 L11	A L8 L11	A L8	A L8	P L8		
Service Stations	C	C	C	-	C	C	C	C		
Automobile Storage Lot	-	-	-	-	-	-	A L14	A L14		
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	C L14		
Banks and Institutions	P	P	P	-	P	L12	L12	-		
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		
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	A	A	A	A	A	A	A	C	-	Noise circulation, hours, security, compatibility Circulation, compatibility in Light Industrial Flex Overlay Zones
Large Scale Facility	C	C	C	C	C	C	C			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 25-21-70 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 25-21-70 Alcoholic beverage establishments Circulation, access, compatibility in Light Industrial Flex Overlay Zones
Restaurant, Limited Counter Service/ Fast Food	A L18	P L 18	P L18	P	P L18	P	P	P	P	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 overconcentration, proximity to schools, housing, and impact on healthy lifestyle choices.
Tasting Room	A	A	A	A	A	A	A	A	C	
Food and Beverage Sales										
Convenience Market	P L9	P L9	P L9	P L9	P L9	P L9	P L9	L9	A L9	Section 25-21-70
Farmers Market	A	-	A	-	A	A	A	-		

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General Market	P	P	P	P L20	P	P	P L20	P L20	-	
Healthy Food Grocer	P	P	P	P L20	P	P	P	-	-	
Liquor Store	C	C	C	-	C	C	C	-	-	Section 25-21-70
Funeral Homes and Internment	P	P	-	P	P	-	A	A	-	
Crematorium	-	-	-	-	-	-	C	C	C	
Live-Work	P	P	P	A L22	P	-	A L22	C		
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		
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		
Instructional Services	P	P	P	P L20	P	P L12	P L20	L18		
Massage Establishment	L34	L34	L34	-	L34	L19 L34	-	-		Sections 13-1-14 & 13-6-1, considered same as a beauty salon with a license.
Health/Fitness Facility	P	P	P	A	P	P	C	C		
Beauty/Salon/Spa	P	P	P	P	P	P L12	P L3	-		
Tattoo or Body Modification Parlor	A	-	A	-	A	C	-	-		Section 25-21-45
Automobile Storage Parcel	-	-	-	-	-	-	C L14	C L14		
Regional Shopping Center	-	-	-	-	-	C	C	-		
Retail Sales										
Artisan Shop, with limited crafting	P L14	P	P	P	P	P	P			
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	-	-		Chapter 16
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	-		
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		
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 16
Smoke Shop			A L32		A L32	A L32	-	-		

LAND USE	Zoning District									Comments <i>P = Permitted A = Zoning Administrator Permit C = Conditional Use Permit “-“ = Not Permitted L = Special Criteria – Provides clarification whether a use is allowed, when and under what conditions. See the Industrial Use Table 3 of Section 25-18-10 of the Zoning Ordinance for permitted, conditionally permitted or prohibited uses. This table supplements or clarifies Table 3. If a cell is blank, see Table 3 for reference..</i>
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CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I		
Visitor Accommodations										
Bed and Breakfast	A	-	A	-	-	-	-	-		
Homestay	C L19	C L19	-	-	-	-	-	-		
Hotel and Motel	A	-	A	-	A	A	A	-		
RV Park	-	-	-	C	-	-	-	-		
Short-Term rental	C L19	-	C L 19	-	-	-	-	-		
INSTITUTIONAL, PUBLIC/SEMI-PUBLIC, AND COMMUNITY FACILITIES										
College and Trade School	P	P	P	A	P	P	-	-		
Community & Religious Assembly	A	A	A	A	A	A	-	-		
Community Garden	A	A	-	A	-	-	-	A		
Cultural Facility	P L3 L10	P L3 L10	P L3 L10	P L3 L10	P L10	P	P	A		
Day Care Center	C	C L2	A	C	A	A	C	C		
Emergency Shelter	C	C L2	-	-	-	-	A	C		See Chap. 25, Article 32
Government Buildings	P	P	P	-	P	P	P	P		
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	-		
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		
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	-	P L28	P L28	P		
With limited outdoor processing or storage of materials	-	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, Wrecking and Tow Yard	-	-	-	-	-	-	-	-	C	See the Industrial Use Table

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CMUE	CMUK	CMUWM	CMU/LIF	CC	RC	RC/LIF	I/LIF	I		
Specialty Food Processing	-	-	-	P L29	A L14, L 29	A, L14, L29	P, L14, L29	P, L14,L29	P L29	
Storage Yard	-	-	-	A L14	-	-	A, L14	A, L14	A L14	Considered a storage yard if that is the primary use of the parcel
Warehouse, Storage and Distribution										
<i>Indoor Warehousing and Storage, Limited (< 5,000 SF)</i>	A L14 L25	A L14 L25	-	P L14 L25	A L14 L25	-	P L14	P L14	P L14	
<i>Indoor Warehousing and Storage, General (> 5,000 SF)</i>	-	-	-	A L14 L25	-	-	P L14	P L14		
<i>Personal/Self Storage (Mini-storage)</i>	-	-	-	-	C L13	-	-	- L27		
<i>Personal Self Storage (Warehouse)</i>	-	-	-	-	-	-	-	L 27		
<i>Chemical Mineral Storage</i>	-	-	-	-	-	-	-	-	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		See Sections 25-21-80, 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	-	-		
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 25-21-10
Temporary Uses	Requires Zoning Administrator approval									See Section 25-13-30 and Article
COMMERCIAL CANNABIS USES										
Manufacturing: both volatile and non-volatile (limited to manufacturing for wholesale, distribution for resale); Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	See Article 21.6 of Chapter 25 and Chapter 13A
Testing, Research and Development: Retail (on-site) sales prohibited.	-	-	-	-	-	-	-	C	C	See Article 21.6 of Chapter 25 and Chapter 13A
Distribution: Retail (on-site) sales prohibited	-	-	-	-	-	-	-	C	C	See Article 21.6 of Chapter 25 and Chapter 13A
Retailers: (Dispensaries): prohibited	-	-	-	-	-	-	-	-	-	See Article 21.6 of Chapter 25 and Chapter 13A
Indoor Commercial Cultivation: prohibited	-	-	-	-	-	-	-	-	-	See Article 21.6 of Chapter 25 and Chapter 13A
Outdoor Cultivation: prohibited	-	-	-	-	-	-	-	-	-	See Article 21.6 of Chapter 25 and Chapter 13A
Indoor Personal Cultivation	L31	L31	L31	L31	-	-	-	-	-	See Article 21.5 of Chapter 25

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 25-21-75
- 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 Requires a conditional use permit if over 3,000 square feet in size and/or if associated with a service station, and/or includes alcohol sales, and/or is open between 10:00PM and 6:00 AM.
- 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.
- 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 25-21-80, Wireless Facilities Ordinance
- L17 – Auto sales in an open lot may be considered with a Zoning Administrator permit 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)
- 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 - For homestay or short term rental, no signage or exterior evidence of the use may be visible, owner shall maintain liability insurance on the property which covers the homestay and guests, the owner shall pay any applicable taxes including occupancy and sales taxes, shall obtain a business license, the property and home shall be maintained in good condition, including regular trash pickup and on-site parking for guests, no noise or nuisance impacts shall be detectable to adjacent properties.
- 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
- 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 –(Reserved)
- 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 13-6-1 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.