



**INDUSTRIAL MIXED USE**  
 The Industrial Mixed-Use land use designation allows for medium to high density development with a focus primarily on industrial uses while also allowing a mix of secondary commercial, public, and institutional uses. The objective of this land use category is to preserve and promote job-generating uses while catalyzing reuse of underutilized industrial buildings for commercial activities, including retail and office uses, artist studios, live/work lofts, and institutional uses such as schools/training and sports facilities.



- LEGEND**
- North Fair Oaks Boundary
  - Phase 3 Rezoning Area
  - Commercial Mixed Use (CMU)
  - Residential
  - Industrial Mixed Use (IMU)
  - Caltrain/Dumbarton Rail Tracks

**LIVE-WORK UNITS**  
 Live-work residential will be allowed within the Industrial Mixed Use district as a conditional use with approval. A live-work unit is defined as a space that combines a workspace with living space, and work well as a transition between residential and light industrial uses.



**RESIDENTIAL ADJACENT AREAS**  
 For those Industrial Mixed Use areas that abut residential neighborhoods, different land use standards will apply. Unlike in other parts of the district, no office uses will be permitted, and 100% residential development will be allowed.