

CHAPTER 30: Zoning

§ 30-9. MIXED USE ZONES AND STANDARDS.

Sections:

- § 30-9.1 Purpose.
- § 30-9.2 Uses.
- § 30-9.3 Development Standards.
- § 30-9.4 Special Regulations.

§ 30-9.1 PURPOSE

The following zone districts are referred to collectively in this Chapter as the “mixed-use zones.”

- a. **Mixed Use 1 Zone (MU-1).** This zone is intended to accommodate a complementary mix of residential and neighborhood-serving commercial uses along neighborhood commercial corridors, encourage revitalization and intensification of corridors, and expand housing opportunities. Development in this zone supports moderate-density housing at 25 to 40 dwelling units per acre, with ground-floor uses designed to promote walkability and respond to neighborhood needs. Typical uses include small retail shops, cafés, offices, residential units integrated with compatible commercial uses either horizontally or vertically, stand-alone residential buildings and stand-alone commercial. This zone implements the Neighborhood Mixed Use General Plan land use designation.
- b. **Mixed Use 2 Zone (MU-2).** This zone emphasizes a complementary mix of higher-density residential and community-serving commercial uses along community corridors and major bus transit routes. This zone supports densities of 35 to 45 dwelling units per acre in pedestrian-, bicycle-, and transit-supportive environments. It emphasizes medium-scale retail, dining, services, small shops, cafés, offices, entertainment, hospitality/tourism uses, transit-oriented housing, and community amenities. Development may include residential units integrated with compatible commercial uses (horizontally or vertically), as well as stand-alone residential or stand-alone commercial buildings. This zone promotes high-quality design, connectivity to public transportation, and the provision of public amenities that respond to community needs. This zone implements the Community Mixed Use General Plan land use designation.
- c. **Mixed Use TOD Zone (MU-TOD).** This zone is designed to accommodate high-density mixed-use development located within walking distance of the Metro Line A Artesia light rail transit station. This zone allows for densities of 60 to 80 dwelling units per acre, encouraging vertical mixed-use buildings with active ground-floor uses such as retail, dining, and community services, with upper-story residential or office spaces. This zone prioritizes compact development, walkability, reduced car dependency, enhanced access to transit, and vibrant day/night urban living environments. This zone implements the Transit Priority Mixed Use General Plan land use designation.

§ 30-9.2 USES

- a. **Principal Uses.** Table 30-9.2.1 lists the land uses for MU-1, MU-2, and MU-TOD zoned lots, indicating the type of approval required subject to compliance with all provisions of this Section. Descriptions and definitions of the land uses are in § 30-3 Definitions. The specific use regulations and notes column in the table indicates a chapter or section where additional regulations may apply; and/or provides additional information specific to that use type.

- b. **Accessory Uses.** Accessory uses are those uses which are directly related but clearly subordinate to a permitted or conditionally permitted principal use; where such use is already established, or the principal and accessory uses are established jointly.
- c. **Use Not Listed.** Any use that is not listed or has not been determined by the Director to be similar to a listed use, is prohibited in any Mixed Use zone.

Table 30-9.2.1: Mixed Use Allowed Uses and Permit Requirements

“P”: Permitted Uses “A”: Accessory Use		“C”: Uses Permitted Subject to Conditional Use Permit “--”: Prohibited Uses		
Uses	Mixed Use Zones			Specific Use Regulations
	MU-1	MU-2	MU-TOD	
RESIDENTIAL USES				
Dwelling Unit, Accessory (ADU)	P	P	P	See § 30-8
Dwelling Unit, Single Detached or Attached	--	--	--	
Dwelling Unit, Multiple (Residential Only Use)	P	P	P	For projects on properties identified in the Housing Element as Lower Income Regional Housing Needs Assessment rezone sites, those projects must comply with California Government Code §65583.2 (h) and (i). ¹
Mixed Use with Residential	P	P	P	For projects on properties identified in the Housing Element as Lower Income Regional Housing Needs Assessment rezone sites, those projects must comply with California Government Code §65583.2 (h) and (i). ¹
Home Occupation	A	A	A	In permitted residential units. See § 30-11.5.
Live-Work Unit	P	P	P	
Planned Residential Developments	C	C	--	See § 30-18.
Structure, Accessory	A	A	A	
SPECIAL CARE RESIDENTIAL USES				
Family Child Care Home	P	P	P	In permitted residential units. See § 30-11.3.
Residential Care Facility, General	C	C	C	See § 30-9.4.9
Residential Care Facility, Limited	P	P	P	See § 30-9.4.9
Residential Care Facility, Assisted Living	C	C	C	
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	

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Uses	Mixed Use Zones			Specific Use Regulations
	MU-1	MU-2	MU-TOD	
Communal Housing, Boarding House, and Single Room Occupancy (SRO)	--	--	--	
Emergency Shelter, General	--	--	--	See § 30-49
Emergency Shelter, Low Barrier Navigation Center	P	P	P	See § 30-49
ANIMAL USES				
Household Pets (For Residential Units Only): The keeping of up to 4 weaned dogs, 4 weaned cats, and their litters, provided the litters are no more than 4 months of age	P	P	P	No limit on small indoor household pets (fish, reptiles, amphibians, guinea pigs, hamsters, gerbils); keeping of illegal or exotic pets prohibited by federal, state, or local laws is not allowed.
Kennel; Pet Boarding			--	Outdoor kennels or dog runs are not permitted.
Veterinary Clinic or Animal Hospital – Without Overnight Care	P	P	P	
Veterinary Clinic or Animal Hospital – With Overnight Care	C	C	C	
Commercial Animal Care Facility (Indoor Only)	P	P	--	
COMMERCIAL SERVICES, RETAIL, AND OFFICE USES				
Adult Day Care Center	P	P	P	
Alcoholic Beverage Sales Establishment	C	C	C	See § 30-51; not allowed as a stand-alone use. Sale and/or service of alcoholic beverages require CUP approval (See § 30-26). See § 30-51
Automated Teller Machine (ATMs) – Drive-Through	A	A	A	
Automated Teller Machine (ATMs) – Standalone	C	C	C	
Business Support Services	P	P	P	
Alternative Financial Services – Check Cashing Business	C	C	C	See § 30-9.4.8.
Alternative Financial Services – Payday Loan Business	--	--	--	See § 30-9.4.9.
Commercial Marijuana Activity	--	--	--	

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Uses	Mixed Use Zones			Specific Use Regulations
	MU-1	MU-2	MU-TOD	
Convenience Store	C/P	C/P	C/P	All New convenience stores shall be a minimum of 4,000 square feet and shall be limited to locations within a commercial center with at least 25,000 square feet of retail, restaurant or entertainment floor area. New standalone convenience stores shall be a minimum of 10,000 square feet and require approval of a conditional use permit
Day Care Center	P	P	P	
Drive-In/Drive-Through Establishments	C	C	C	
Financial Institution and Related Services	P	P	P	
Fitness/Health Club – Small Scale	P	P	P	
Fitness/Health Club – Large Scale	P	P	P	
Grocery Store/Major Retailer	P	P	P	Any use involving alcohol sales requires a conditional use permit and shall comply with § 30-51.
Hotel	C	C	C	
Laundromat	P	P	P	
Major Retail Facility	P	P	P	
Massage Establishments	C	C	--	See § 9-15.
Motel	--	--	--	
Office, Business, and Professional (Non-Medical And Dental Offices)	P	P	P	
Office, Medical or Dental	P/ C	P/C	P/C	
Pawn Shop	--	--	--	
Personal Services, General	P	P	P	
Personal Services, Restricted	C	C	C	
Psychic Reading Services, Fortune Telling, Tarot Card Reading, or Similar	--	--	--	
Retail, General	P/C	P/C	P/C	CUP required for new retail establishments with more than 50,000 sf of floor area or more than 2,000 sf of outdoor sales or that include drive-through facilities. See § 30-9.4.5.

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Uses	Mixed Use Zones			Specific Use Regulations
	MU-1	MU-2	MU-TOD	
Retail, Restricted	C	C	C	
Retail, Secondhand Goods	P/C	P/C	P/C	Unattended donations box: see § 30-48.
Small Grocery Store	-P	-P	P	
Smoke or Vape Shop	C	C	C	See § 9-4.7.
EATING ESTABLISHMENTS				
Full-Service Restaurant (Sit-Down)	P	P	P	
Full-Service Restaurant, where the outdoor dining area is more than 50% of the overall seating area	C	C	C	
Limited-Service / Fast-Casual Restaurant	P	P	P	
Restaurant Serving Alcohol	C	C	C	See § 30-51
Drive-Through Restaurant	C	C	C	
Café / Coffeehouse / Teahouse	P	P	P	
Bakery (Retail)	P	P	P	
Dessert / Ice Cream / Frozen Yogurt / Confectionary Shop	P	P	P	
Juice / Smoothie Bar	P	P	P	
Food Hall / Market Hall	C	P	P	
Catering Kitchen / Food Preparation Facility	P	P	C	
Commissary Kitchen / Shared Kitchen	C	C	-	
Ghost Kitchen / Cloud Kitchen / Virtual Restaurant	--	--	-	
Commercial Kitchen	C	C	C	
BREWERIES, BARS, AND LOUNGES				
Bars, Brewery, Winery, or Distillery – Tasting Room Only	C	C	C	See § 30-51
Brewpub	C	C	C	
Cigar Lounge	C	C	C	For ancillary alcoholic service see § 30-51.
Cocktail Lounge	C	C	C	For ancillary alcoholic service see § 30-51.
Night club	--	--	--	
AUTOMOBILE-ORIENTED USES				
Automobile Sales, New	C	C	--	

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Uses	Mixed Use Zones			Specific Use Regulations
	MU-1	MU-2	MU-TOD	
Automobile Sales, Used	C	C	--	See § 24-7.
Automobile Rental	C	C	C	
Automobile Service, Major	--	--	--	
Automobile Service, Minor	C	P	--	
Service/Fueling Station, Automobile	C	C	--	For ancillary alcoholic service see § 30-51.
Electric Vehicle Charging Station - Standalone or Accessory	C/A	C/A	C/A	C: Standalone use A: Accessory use in parking area
ENTERTAINMENT VENUES				
Commercial Recreation Facility - Indoor	P	P	P	See § 7-6.9; does not include shooting ranges
Commercial Recreation Facility - Outdoor	--	C	C	
Family Entertainment Center / Bowling Alley	P	P	P	For ancillary alcoholic service see § 30-51.
Motorized or Track-Based Recreation	--	--	--	
Game / Skill-Based Recreation	C	C	C	For ancillary alcoholic service see § 30-51.
Movie Theater or Performance Center	C	P	P	
ART, RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES				
Artist Studio / Creative Workspace	P	P	P	
Maker Space / Fabrication Studio	P	P	P	
Art Gallery / Exhibition Space	P	P	P	
Assembly/Meeting Facility, Public or Private	C	C	C	
Community Garden	P	P	P	
Community or Cultural Center	P	P	P	
Edutainment /Children’s Museum	C	P	P	
Government Facility	P	P	P	
Government Public Safety Facility	P	P	P	
Library	P	P	P	
Museum	P	P	P	
Private Club	--	--	--	Minimum clearance: Shall not be located within 500-feet from any residential use or zone.
Public Park and Recreation Facility	P	P	P	
Religious Institution	C	C	C	

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Uses	Mixed Use Zones			Specific Use Regulations
	MU-1	MU-2	MU-TOD	
School Or University, Private	C	C	C	
School - Business, Trade	--	C	--	
UTILITY, TRANSPORTATION, AND COMMUNICATIONS				
Parking Facilities	--	--	C	
Transit Facility	--	--	--	
Public Utilities Facility	C	C	C	
Wireless Telecommunication Facility	See § 30-46.			
OTHER USES				
Cemeteries, Columbariums, crematories, mausoleums and pet cemeteries	C	C	--	
Estate Sales	A	A	A	Accessory use to residential dwelling units. Estate sale to take place within the unit only.
Garage And Yard Sales	--	--	--	
Mortuary and Funeral Homes.	C	C	--	
New developments > 49,999 square feet	C	C	C	Aggregate square footage
Outdoor Market/Vendor	C	C	C	
Small Collection Facility, Recycling	A	A	A	Accessory to a large retail facility containing in excess of 10,000 square feet of sales floor area on a site with a lot coverage ratio of 40 percent or less.
Temporary Outdoor Events and Sales	A	A	A	Subject to issuance of a temporary use permit for the accessory use
Notes:				
1. For housing element sites, see General Plan Housing Element at www.comptoncity.org . For projects on properties identified in the Housing Element as Lower Income Regional Housing Needs Assessment rezone sites, those projects must comply with Government Code Section 65583.2, subdivisions (h) and (i) which generally include, but are not limited to, permitting housing developments with 20 percent affordability to lower-income households without discretionary action at minimum densities of 20 units per acre and meeting residential only performance standards.				

§ 30-9.3. DEVELOPMENT STANDARDS.

The development standards in Table 30-9.3.1 shall apply to all lots in the Mixed Use zones.

Table 30-9.3.1: Mixed Use Development Standards

Standards	Mixed Use Zones			Specific Use Regulations
	MU-1	MU-2	MU-TOD	
Density range	25-40 du/ac	35-45 du/ac	60-80 du/ac	
Maximum FAR	1.0	1.5	3.0	
Minimum lot area	10,000 sf	10,000 sf	20,000 sf	See § 30-20.2 for exceptions.
Minimum lot width	50 ft	60 ft	80 ft	
Minimum lot depth	100 ft	100 ft	100 ft	
Minimum setback - Front - Rear - Interior Side - Corner/Street	0 ft ^a 10 ft ^{b, c} 0 ft ^{d, e, f} 0 ft	0 ft ^a 10 ft ^{b, c} 0 ft ^{d, e, f} 0 ft	0 ft 10 ft 0 ft 0 ft	See § 30-20.3 for exceptions.
Maximum building height (feet/stories)	Commercial: 40 ft 3 stories Mixed use: 60 ft 4 stories	65 ft 5 stories	120 ft 8 stories	See § 30-20.4 for exceptions.
Maximum lot coverage	60%	80%	100%	
Open Space (residential only) - Common open space - Private open space	150 sf/unit 50 sf/unit	150 sf/unit 50 sf/unit	100 sf/unit 50 sf/unit	See § 30-9.3.1
Storage (residential only)	150 cu ft/unit	150 cu ft/unit	150 cu ft/unit	See § 30-9.3.2
Fences and walls	See § 30-44.			

Notes:

- Reasonable accommodation required for ADA compliance, such as ramps and other accessibility features, may encroach into the front yard setback, subject to applicable building and safety standards.
- A lot or parcel of land having a depth of 90 feet or less may have a rear yard of 20% of the depth but shall not be less than 10 feet.
- Detached accessory structures of not more than one story and attached unenclosed patio covers may occupy not more than 50% of the required rear yard.
- Detached accessory buildings may be located in a required interior side yard.
- There shall be a side yard of not less than five feet for buildings and structures of two or more stories.

§ 30-9.3.1 Open Space Standards for MU-1, MU-2, and MU-TOD.

- The residential component of a mixed-use development shall provide open space areas in compliance with the following standards in addition to the requirements of Table 30-9.3.2.

1. **Private Open Space.** Private open space shall be provided for each unit in the form of a patio, yard, balcony, adjacent deck, or a combination thereof. The private open space must be directly accessible from each unit. Each private open space area shall have a minimum area of sixty (60) square feet, with a minimum dimension of six (6) feet in any direction and a minimum vertical clearance of eight (8) feet.
2. **Active Common Open Space/Recreation Areas.** Common open space and recreation areas shall be designed to provide specific amenities, as outlined below, based on the number of units proposed in the development. The list of amenities is both cumulative and additive, meaning the “Base Amenity Type and Minimum Size” must be satisfied for the applicable unit threshold, plus all preceding amenities, and any additional increase in the number or size of the amenities based on the “Additional Minimum Ratio to Be Provided, Where Applicable.”

As an example, a development consisting of twenty (20) units shall provide a business center with at least two workstations OR a two-hundred fifty (250) square-foot gym OR a one-hundred fifty (150) square foot meeting/study room OR a thirty-six (36) square foot community garden; PLUS, either one barbeque with table seating for twelve (12) adults OR an outdoor active use area a minimum of four-hundred five square feet (Base Amenity of 400 sf + 5 sf for 10 additional du above the base). All fractional values shall be rounded up. Additional amenity types and square feet of amenities beyond the minimum required may be provided.

Table. 30-9.3.2. List of Amenities for Active Common Open Space/Recreation Areas

Number of Units	Base Amenity Type and Minimum Size or Number (plus all preceding amenities)	Additional Minimum Ratio to Be Provided, Where Applicable ¹
1-10	Provide at least one of the following: - One Barbeque with Table Seating for 12 adults; or - Outdoor Active Use Area – 400 sf	1 / 45 du, with additional seating not to exceed 12 adults 5 sf/10 du for active use area
11-20	Provide at least one of the following: - Business Center – 2 workstations; or - Gym – 250 sf; or - Meeting/study room – 150 sf; or - Community Garden – 100 sf - Children’s Play Area – 500 sf	1 workstation/10 du up to 4 additional workstations maximum 5 sf/1 du up to additional 300 sf maximum gym 5 sf/1 du up to additional 300 sf maximum room 20 sf/5 du for garden
21-50	Provide either of the following: Clubhouse with kitchen – 400 sf	15 sf/1 du
51-70	Provide at least one of the following: - In-Ground or Below Deck Spa – 64 sf; or - Sauna and/or steam room; or - Dog run – 12 x 48 feet, and grooming station - Below Ground/Deck Pool – 20,000 gallons	For projects with ≥ 100 + units, the below ground/deck pool of 20,000 gallons may be one pool of this size, or two pools adding up to 20,000 gallons total.
71+	Provide at least one of the following: - Arcade/game room or pool table; or - Full basketball court (or two half courts), pickleball court, tennis court, or similar; or - Cabanas, pergolas, or ramadas with a total cover of 300 sf; or - Indoor theater for seating of a total 25 adults; or	

Number of Units	Base Amenity Type and Minimum Size or Number (plus all preceding amenities)	Additional Minimum Ratio to Be Provided, Where Applicable ¹
	• One Universal design office space of 80 sf; or • Concierge Desk and Secure Package Delivery Room; or • One Additional Amenity Type Not Already Provided, at Director of Community Development's discretion	

¹ Ratios to be applied for the additional number of units in the project that is above the amount listed in the "Number of Units" column, resulting in an increase in the amenity square footage or number in the "Base Amenity Type and Minimum Size" column.

sf = square feet; du = dwelling unit

3. **Common Open Space Dimensions.** Common open spaces shall have a minimum horizontal dimension of twenty (20) feet in any direction on the ground floor level. Upper story decks shall have a minimum horizontal dimension of ten (10) feet by ten (10) feet. Roof decks shall have a minimum horizontal dimension of fifteen (15) feet by fifteen (15) feet. The minimum vertical dimension for all common open spaces shall be fifteen (15) feet.

4. **Common Open Space Location.** Active common open spaces shall not be located within any required setback area. Active common open spaces may be located at ground level, on upper story decks, on roof decks, indoors, or outdoors. Areas located on upper story decks or roof decks may contribute one hundred (100) percent towards the required common open space area. Indoor spaces shall contribute no more than fifty (50) percent of the required common open space area.

§ 30-9.3.2 Storage Standards

- a. **Applicability.** These standards apply to all dwelling units in multi-family and mixed-use residential buildings.
- b. **Minimum Storage.** Each dwelling unit shall be provided with enclosed, weatherproof, and lockable storage space as follows:
1. Studio: 100 cubic feet
 2. One-bedroom: 125 cubic feet
 3. Two-bedroom: 150 cubic feet
 4. Three or more bedrooms: 200 cubic feet

At least 50 cubic feet shall be located within the dwelling unit. The remainder may be provided in an assigned locker, garage, or storage room.

- c. **Design.** Storage shall be private, durable, secure, and conveniently accessible to the unit it serves.

§ 30-9.4. SPECIAL REGULATIONS.

§ 30-9.4.1 Accessory Dwelling Units (ADUs) - Subject to the standards in § 30-8

§ 30-9.4.2 Family Child Care Homes - Subject to the standards in § 30-11.3.

§ 30-9.4.3 Garage and Yard Sales - Subject to the standards in § 30-11.4.

§ 30-9.4.4 Home Occupations - Subject to the standards in § 30-11.5.

§ 30-9.4.5 Outside Storage and Display.

All uses, storage, and display shall occur entirely within an enclosed building, except as provided in § 30-20.6 of this Chapter. Outdoor storage or display of merchandise, materials, or equipment associated with a principal permitted use may be allowed with a conditional use permit, subject to the provisions of § 30-26.

§ 30-9.4.6 Smoke and Vape Shops.

A smoke shop shall not be located within a 6,500-foot radius of any school, public park or facility, library, youth center, or licensed childcare facility. In addition, no smoke shop shall be located within 600 feet of another smoke shop. This spacing requirement is intended to reduce youth exposure to tobacco products and limit smoke shop density near sensitive public uses.

§ 30-9.4.7 Alternative Financial Services - Check Cashing Business

- a. No check cashing business may be located within a 750-foot radius of the nearest existing check cashing business. This spacing requirement is intended to support access to basic financial services in underserved communities while preventing overconcentration and limiting the availability of high-risk financial products that may contribute to long-term economic instability.
- b. Check cashing businesses are prohibited from offering or operating payday loan services on site.

§ 30-9.4.8 Alternative Financial Services - Payday Loan Business

No payday loan business may be located within a 1,320-foot radius of the nearest existing payday loan business or a 500-foot radius of a check cashing business. This spacing requirement is intended to limit the concentration of payday loan businesses to reduce financial harm to vulnerable residents and protect community economic health.

§ 30-9.4.9 Residential Care Facilities

- a. **Applicability.** The standards of this Section apply to Residential Facilities as defined in § 30-7 (Definitions).
- b. **Location.** Minimum distance requirements between Residential Facilities shall be limited to those set forth in Health and Safety Code Section 1267.9 (b).
- c. **Usable Open Space.** At least 20 square feet of usable open space shall be provided for each person who resides in the facility. Open space may be provided as either private or common space.
- d. **Residential Care Facilities of Six or Fewer Persons.** Residential Facilities for six or fewer persons shall be treated as a residential use and subject only to the same requirements as any permitted residential use of the same housing type in the Zone in which they are located.

- e. **Parking.** Residential Facilities for six or fewer persons shall be subject to the same parking requirements as any permitted housing type in the Zone in which they are located.

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