

CHAPTER 30: ZONING

§ 30-26 CONDITIONAL USE PERMITS

§ 30-26.1. PURPOSE

The purpose of the conditional use permit provisions in this Chapter is to establish a flexible process for reviewing land uses that require special consideration due to their unique characteristics. These uses may not be suitable for automatic approval within the various zones defined in this Chapter and therefore warrant case-by-case evaluation to ensure compatibility with surrounding areas.

§ 30-26.2. FINDINGS REQUIRED.

Before approving a Conditional Use Permit, the Commission shall make all the following findings based on substantial evidence in the record:

- a. **Zoning Compliance.** The proposed use complies with all applicable requirements of this Chapter and other applicable provisions of the Municipal Code.
- b. **Performance and Impact Standards.** The proposed use meets applicable performance standards related to noise, traffic, parking, hours of operation, and other potential external impacts. The use will not result in substantial adverse effects on the public health, safety, or welfare, or on the use and enjoyment of nearby properties, considering both the potential impacts and the overall benefits to the community. Established standards shall be those identified in § 30-24.6 (Performance Standards) and other applicable chapters of the Compton Municipal Code, as well as in adopted City policies, plans, or performance guidelines. Applicants shall provide a narrative and supporting documentation, as required in the CUP application submittal checklist, explaining how the proposed use complies with applicable standards and avoids substantial adverse impacts.
- c. **Policy Consistency.** The proposed use is consistent with the goals, policies, and applicable land use designation of the General Plan and any applicable specific or community plan

§ 30-26.1. PURPOSE

~~The purpose of this conditional use permit provisions of this Chapter is to create a flexible mechanism to control those types of land use which require special consideration and which possess characteristics of such unique and special form as to make it impractical to permit them automatically in the various zones defined in this Chapter.~~

§ 30-26.2. FINDINGS REQUIRED.

~~The Commission, before granting a conditional use permit, shall find:~~

- a. ~~That the proposed use shall be in compliance with this Chapter;~~
- b. ~~That the proposed use will not be detrimental to the public welfare or the surrounding area; and~~

- ~~e. That the proposed use is substantially in conformance with the General Plan and compatible with the existing patterns of land use and development in the surrounding area.~~

§ 30-26.3 USES SUBJECT TO CONDITIONAL USE PERMITS.

Uses requiring a Conditional Use Permit (CUP) shall be those specifically identified as such within the applicable zone districts and use tables of this Code. These uses may be permitted only upon approval of a Conditional Use Permit in accordance with the provisions of this Chapter.

~~The following uses may be permitted in any zone provided a conditional use permit has been granted subject to the provisions of this Chapter:~~

- ~~a. The uses set forth in the zones requiring conditional use permits shall be restricted to the zones specified;~~
- ~~b. Airports and heliports;~~
- ~~c. Athletic fields (privately owned);~~
- ~~d. Cemeteries, columbarium's, crematories, mausoleums and pet cemeteries;~~
- ~~e. Churches, synagogues, temples, convents, monasteries, seminaries and other religious or eleemosynary organizations;~~
- ~~f. Colleges and universities;~~
- ~~g. Golf courses;~~
- ~~h. Halfway houses;~~
- ~~i. Hospitals, nursing facilities, mental convalescent homes and mental institutions;~~
- ~~j. Equestrian facilities;~~
- ~~k. Theaters, auditoriums, stadiums, arenas and similar uses involving large assemblages of people or vehicles; and~~
- ~~l. Any use or building which the Commission finds, as evidence by resolution in writing, is similar to any other uses or buildings set forth in this subsection.~~