

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 § 30-7.4.3
Live-Work Unit	P	P	P	
Mobile Home Parks	--	--	--	
Planned Residential Developments	C	C	--	See § 30-18.
Structure, Accessory Residential	A	A	A	
SPECIAL CARE RESIDENTIAL USES				
Family Day Care Home	P	P	P	In permitted residential units. See § 30-7.4.1.
Residential Care Facility, General	C	C	C	See § 30-7.4.5
Residential Care Facility, Limited	P	P	P	See § 30-7.4.5
Residential Care Facility, Assisted Living	C	C	C	
Supportive Housing	P	P	P	
Transitional Housing	P	P	P	
Communal Housing, Boarding House, and Single Room Occupancy (SRO)	P	P	P	See § 30-7.4.6 for SRO standards.
Emergency Shelter, General	--	--	--	See § 30-49

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	MU-1	MU-2	MU-TOD	
Emergency Shelter, Low Barrier Navigation Center	P	P	P	See § 30-49
Recuperative Care/Medical Respite (Serving 6 or fewer persons)	P	P	P	
Recuperative Care/Medical Respite (Serving 7 or more persons)	--	C	--	
CANNIBUS (MARIJUANA) USES				
Marijuana Cultivation Indoors	A	A	A	Consistent with State law. See § 9-24.4
ANIMAL USES				
Veterinary Clinic or Animal Hospital	P	P	--	Outdoor kennels or dog runs are not permitted.
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	A	A	A	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	C	C	--	Outdoor kennels or dog runs are not permitted. Subject to noise ordinance.
Animal Care Facility (Indoor Only)	P	P	P	
COMMERCIAL SERVICES, RETAIL, AND OFFICE USES				
Adult Day Care Center	P	P	P	
Alcoholic Beverage Sales Establishment	P/C	P/C	P/C	See § 30-51
Automated Teller Machine (ATM) – Drive-Through (Accessory)	A	A	A	Accessory to and located on the same site as the bank or financial institution.
Automated Teller Machine (ATM) – Standalone	C	C	C	
Alternative Financial Services-Bail Bond Services	C	--	--	
Alternative Financial Services – Check Cashing Business	C	C	C	See § 30-10.4.4
Alternative Financial Services – Payday Loan and Auto Title Loan Business	--	--	--	See § 30-10-.4.5
Business and Consumer Support Services	P	P	P	

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	MU-1	MU-2	MU-TOD	
Commercial Marijuana Activity including head shops or establishments primarily engaged in the sale of drug paraphernalia	--	--	--	
Convenience Store	C	C	C	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 See § 30-51 for applicable use-specific standards and operational requirements.
Day Care Center	P	P	P	
Drive-In / Drive-Through Establishments	C	C	C	See § 30-21 for applicable use-specific standards and requirements.
Financial Institutions and Related Services	P	P	P	
Firearm and Ammunition Sales	--	--	--	
Fitness/Health Club	P	P	P	
Grocery Store/Major Retailer	P	P	P	See § 30-51 for alcohol sales.
Grocery Store, Small ≤10,000 sf	P	P	P	See § 30-51 for alcohol sales.
Hospital	C	C	--	
Hotel	C	C	C	
Laundromat	P	P	P	
Liquor Store	C	C	C	
Massage Establishments	C	C	C	See § 9-15 for applicable standards and eligibility requirements.
Media Production – Backlots/Outdoor Facilities	--	--	--	
Media Production – Indoor Support Facilities	--	--	--	
Media Production - Soundstages	--	--	--	
Motel	--	--	--	

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	MU-1	MU-2	MU-TOD	
Nurseries, Garden Center	P	P	P	Outdoor sales areas >2,000 sf is subject to a CUP
Nurseries, Bulk landscape	--	--	--	
Office, Business, and Professional (Excludes medical and dental offices)	P	P	P	
Office, Medical or Dental	P	P	P	
Pawn Shop	--	--	--	
Personal Services, General	P	P	P	
Psychic Reading Services, Fortune Telling, Tarot Card Reading, or Similar	--	--	--	
Retail, General	P	P	P	New developments or expansions resulting in an aggregate gross floor area of 50,000 square feet or more shall require approval of a Conditional Use Permit pursuant to § 30-26. Changes in tenancy within an existing approved retail development shall not require a Conditional Use Permit, provided the use is permitted by right and no physical expansion of the development or other applicable review trigger under this Code occurs.
Unattended Donation Box	A	A	A	See § 30-48 for applicable standards and regulations
Shooting Range - Indoor	--	--	--	
Smoke, Tobacco or Vape Shop	C	C	C	See § 30-10.4.2
Swap Meet (Indoor or Outdoor)	--	--	--	
EATING ESTABLISHMENTS				
Commercial Kitchen / Food Preparation Facility	C	C	C	
Commissary Kitchen / Shared Kitchen	C	C	--	
Food Hall / Market Hall	C	C	--	
Restaurant, Full-Service with no Alcohol Sales	P	P	P	

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	MU-1	MU-2	MU-TOD	
Restaurant, Full-Service with more than 50% of the overall seating area for outside dining	C	C	C	
Restaurant, Limited-Service with no Alcohol Sales	P	P	P	
Restaurants with Alcohol Sales	C	C	C	See § 30-51 for applicable standards and regulations
BREWERIES, BARS, AND LOUNGES				
Bar, Tavern, or Cocktail Lounge	C	C	C	See § 30-51
Brewery, Winery, or Distillery – Accessory Production	C	C	C	
Brewery, Winery, or Distillery – Production	--	--	--	
Brewery, Winery, or Distillery – Tasting Room	C	C	C	See § 30-51
Nightclub	--	--	--	
Smoking Lounge	C	C	C	
VEHICLE-RELATED USES				
Vehicle Sales, New	C	C	--	
Vehicle Sales, Used	C	C	--	See § 24-7
Vehicle Rental	C	C	--	
Vehicle Service, Major	C	--	--	
Vehicle Service, Minor	P	P	--	
Service/Fueling Station, Vehicle	C	C	--	
Electric Vehicle Charging Station -Accessory	A	A	A	Permitted by right as an accessory use in all zoning districts where the principal use is permitted, provided the electric vehicle charging station is incidental and subordinate to the principal use.
Electric Vehicle Charging Station – Stand-Alone	--	--	--	
Electric Vehicle Charging Station - Commercial Fleet/ Heavy-Duty Trucks	--	--	--	
ENTERTAINMENT VENUES				
Commercial Recreation Facility - Indoor	P	P	P	See § 7-6.9; does not include shooting ranges
Commercial Recreation Facility - Outdoor	--	C	C	
Entertainment Venue	--	C	C	For ancillary alcoholic service see § 30-51.
Banquet and Event Venue	--	C	C	

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	MU-1	MU-2	MU-TOD	
ART, RECREATION, EDUCATION AND PUBLIC ASSEMBLY USES				
Art Gallery / Exhibition Space	P	P	P	
Assembly or Meeting Facility	C	C	C	
Clubs, Lodges, and Private Meeting Halls	C	C	C	
Community or Cultural Center	P	P	P	
Community Garden	P	P	P	
Creative Production Space - Artist Studio / Creative Workspace	P	P	P	
Creative Production Space - Maker Space / Fabrication Studio	--	--	--	
Government Facility	P	P	P	
Government Public Safety Facility	P	P	P	
Library	P	P	P	
Museum	P	P	P	
Public Park and Recreation Facility	P	P	P	
Recreational Vehicle, Park	--	--	--	
Religious Institution	C	C	C	
Schools, Public or Private	C	C	C	
Schools, Business, Trade	C	C	--	
UTILITY, TRANSPORTATION, AND COMMUNICATIONS				
Parking Facilities	C	C	C	
Transit Facility	--	--	--	
Public Utilities Facility	C	C	C	
Wireless Telecommunication Facility	See § 30-46.			
OTHER USES				
Agriculture, Small-Scale	C	C	--	
Cemeteries, Columbariums, crematories, mausoleums and pet cemeteries	C	C	--	
Data Center	--	--	--	
Estate, Garage or Yard Sales	A	A	A	Accessory use to residential dwelling units, see §30-7.4.2.
Mortuary and Funeral Homes.	C	C	--	
New developments ≥ 50,000 sf	C	C	C	Aggregate square footage

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	MU-1	MU-2	MU-TOD	
Outdoor Sales Area >2,000 sf	C	C	C	Permanent area, not temporary
Outdoor Markets and Vendor Sales	C	C	C	TUP or CUP. See § 30-10.4.7
Certified Small Collection Facility	A	A	A	See §30-10.4.6 for criteria
Temporary Outdoor Events and Sales	A	A	A	Subject to issuance of a temporary use permit for the accessory use
BESS Tier 1 – Residential Scale	A	A	A	Only for all residential project sites
BESS Tier 2 – Medium-Scale/Commercial	A	A	A	
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 § 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	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. Residential buildings shall meet the setback standards of the High-Density Residential (R-H) Zone.

Table 30-9.3.1: Mixed Use Development Standards

Standards	Mixed Use Zones			Specific Use Regulations
	MU-1	MU-2	MU-TOD	
- Interior Side - Corner/Street				
Maximum residential unit size	2,500 sf	2,500 sf	2,500 sf	
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 FENCING			
Landscaping	See § 30-43 LANDSCAPING			
Parking	See § 30-21 OFF-STREET PARKING AND LOADING			
Signs	See § 30-22 SIGN REGULATIONS			
Objective Design Standards	See § 30-14 MULTIPLE-UNIT RESIDENTIAL AND MIXED-USE OBJECTIVE DESIGN STANDARDS			

Notes:

- a) 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.

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

- a. 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 one hundred (100) square foot community garden; or five hundred (500) children’s play area, 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 Applicable¹
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	

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
	• 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 • 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 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.