

§ 17.220.015 MIXED USE DISTRICT LAND USES AND PERMIT REQUIREMENTS.

A. Table 2-6 (Allowed Uses and Permit Requirements for Mixed Use Zoning Districts) identifies the uses of land allowed by this Title in the mixed use zoning districts, and the land use permit required to establish each use in compliance with § 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements). Residential use must occupy a minimum 50 percent of the total floor area of a mixed use project on sites anticipated to accommodate lower-income housing on the Housing Element Adequate Sites Inventory, pursuant to Cal Gov't Code § 65583.2(h).

Note: Where the last column in the tables (Additional Regulations and Specific Use Regulations) includes a note or section number, the regulations in that note and/or the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts

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LAND USES	PERMIT REQUIREMENT BY DISTRICT							Additional Regulations and Specific Use Regulations
	MU- N	MU- 1	MU- 2	MU- DT	MU- MD	MU- HD	MU- I	
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	MU- N	MU- 1	MU- 2	MU- DT	MU- MD	MU- HD	MU- I	
INDUSTRIAL, MANUFACTURING, PROCESSING								
Chemical product manufacturing	-	-	-	-	-	-	-	
Concrete, gypsum, and plaster products	-	-	-	-	-	-	-	
Cosmetic product manufacturing	-			-	-	-	-	
Electronics and equipment manufacturing	-	-	-	-	-	-	AUP	
Fabric products manufacturing	-	-	-	-	-	-	AUP	
Food and beverage manufacturing	-	-	-	-	-	-	AUP	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales).
Furniture/fixtures manufacturing	-	P	P		-	-	P	
Glass, metal and plastics product manufacturing	-	-	-	-	-	-	-	
Handcraft industries	-	P	P	-	-	-	P	
Hazardous materials/wholesale fuel storage and distribution	-	-	-	-	-	-	-	

Laundries and dry-cleaning plants	-	-	-	-	-	-	-	
Lumber and wood product manufacturing	-	-	-	-	-	-	-	
Machinery manufacturing	-	-	-	-	-	-	-	
Media production - Backlots/outdoor facilities	-	-	-	-	-	-	AUP	
Media production - Indoor support facilities	-	P	P	-	-	-	P	
Media production - Soundstages	-	-	-	-	-	-	P	
Metal products fabrication, machine/welding shops	-	-	-	-	-	-	-	
Mining/resource extraction	-	-	-	-	-	-	-	
Motor vehicle/transportation equipment manufacturing	-	-	-	-	-	-	-	
Paper product manufacturing	-	-	-	-	-	-	-	
Paving and roofing material manufacturing	-	-	-	-	-	-	-	
Printing and publishing	-	P	P	-	-	-	P	
Recycling facility - processing	-	-	-	-	-	-	-	
Recycling facility - Large collection	-	-	-	-	-	-	-	
Recycling facility - Incidental small collection	P	P	P	-	P	P	P	See § 17.400.090 (Recycling Facilities)
Recycling facility - Small collection	-	AUP	AUP	-	-	-	P	See § 17.400.090 (Recycling Facilities)
Research and development (R&D)	-	P	P	-	P	P	P	
Salvage and wrecking	-	-	-	-	-	-	-	
Small-scale product manufacturing	-	P	P	-	-	-	P	
Stone and cut stone product manufacturing	-	-	-	-	-	-	-	
Clay and pottery product manufacturing	-	-	-	-	-	-	CUP	
Warehousing and distribution facilities	-	-	-	-	-	-	AUP	10,000 square feet maximum floor area
Wholesaling and distribution facilities	-	-	-	-	-	-	AUP	
RECREATION, EDUCATION & PUBLIC ASSEMBLY								
Arcade	P	P	P	P (1)	P	P	P	(1) Up to 10 amusement devices allowed in conjunction with a multiplex movie theater subject to § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).

Clubs, lodges, and private meeting halls	-	P	P	P (2)	P	P	P	(2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements). For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Community garden	P	P	P	-	P	P	P	
Indoor commercial recreation	-	P	P	P	P	P	P	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Event centers	-	AUP	AUP	P	AUP	AUP	AUP	See § 17.520.035 (Development and Operating Standards) For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Health/fitness facilities	P	P	P	P (3)	P	P	P	(3) Limited to 3,000 square feet on the ground floor.
Outdoor commercial recreation	-	CUP	CUP	-	-	-	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	P	
Private residential recreational facilities	P	P	P	P	P	P	P	
Public Schools - Kindergarten to 12th grade	P	P	P	P	P	P	P	
Private schools - Kindergarten to 12th grade	AUP /CUP	AUP /CUP	AUP /CUP	AUP /CUP	AUP /CUP	AUP /CUP	- (4)	AUP required for schools up to 1,500 square feet in area. (4) See § 17.610.010 (Nonconforming Uses) for nonconforming school uses.
College/university/trade school	AUP /CUP	AUP /CUP	AUP /CUP	AUP /CUP (2)	AUP /CUP	AUP /CUP	AUP /CUP	AUP required for schools up to 1,500 square feet in area. (2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Religious places of worship	P	P	P	P	P	P	P	
Studios - Art, dance, music, photography, etc.	P	P	P	P	P	P	P	

Theatres	P	P	P	P	P	P	P	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
RESIDENTIAL								
Accessory dwelling units	P	P	P	P	P	P	P	See § 17.400.095 (Residential Uses - Accessory Dwelling Units)
Accessory uses and structures	P	P	P	P	P	P	P	See § 17.400.100 (Residential Uses - Accessory Residential Structures)
Child day care - Large family day care homes	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Child day care - Small family day care homes	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Cottage food operation (accessory)	P	P	P	P	P	P	P	Cottage Food Operations are allowed pursuant to Cal. Health and Safety Code § 113758. For guidelines and regulations, go to the LA County Public Health Department website.
Two-family dwelling/duplex	-	-	-	-	-	-	-	
Home occupations	P	P	P	P	P	P	P	See § 17.400.055 (Home Occupations)
Live/work units	P	P	P	P	P	P	P	See § 17.400.060 (Live/Work Development Standards)
Mixed use projects	P	P	P	P	P	P	P	Residential use must occupy a minimum 50 percent of the total floor area of a mixed use project on sites anticipated to accommodate lower-income housing on the Housing Element Adequate Sites Inventory, pursuant to Cal. Gov't Code § 65583.2(h).
Multiple-family dwelling, 4 Units	P	P	P	P	P	P	P	
Residential care facilities, 6 or fewer clients	P	P	P	P	P	P	P	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	CUP	CUP	CUP	

Senior citizen congregate care housing	CUP	CUP	CUP	-	CUP	CUP	CUP	
Single-family dwellings	-	-	-	-	-	-	-	
Single room occupancy units	P	P	P	P	P	P	P	See § 17.400.106 (Single Room Occupancy (SRO) Units) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Supportive housing	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transitional housing	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transit-oriented housing development projects	P	P	P	P	P	P	P	Use is allowed only within one half mile of designated transit- oriented development stops, as defined by Cal. Gov't Code §§ 65912.156 and 65912.160(f). See § 17.400.116 (Transit- Oriented Housing Development Projects)
Triplex	-	-	-	-	-	-	-	
RETAIL TRADE								
Accessory food service	P	P	P	P	P	P	P	
Accessory retail uses	P	P	P	P	P	P	P	
Adult businesses	-	P	P	-	-	-	P (5)	Use only allowed subject to the approval of an Adult Use Development Permit (see CCMC Chapter 11.13). (5) 10,000 square feet maximum floor area.
Artisan shops	P	P	P	P	P	P	P	
Bars, night clubs	-	CUP	CUP	CUP	CUP	CUP	CUP	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Building material stores	-	P	P	-	-	-	P	
Construction equipment sales	-	-	-	-	-	-	P	

Convenience stores	P	P	P	-	P	P	P	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Firearms sales	-	CUP	CUP	-	-	-	-	See CCMC Chapter 11.19 (Firearms And Ammunition Retail Establishments) and § 17.400.050 (Firearms Sales) of this Title.
Food retail	P	P	P	P	P	P	P	
General retail stores	P	P (6)	P (6)	P	P	P	P	Where alcohol is sold, an AUP or CUP may be required pursuant to § 17.400.015 (Alcoholic Beverage Sales). Commercial Cannabis Businesses only allowed with a CUP on pre-screened sites. See CCMC Chapter 11.17 (Commercial Cannabis Businesses). For used merchandise, see § 17.400.105 (Secondhand Stores) (6) Incidental Light Manufacturing. Light manufacturing incidental to the retail sale of goods from the premises only in the MU-1 and MU-2 zoning districts, upon the following provisions.

General retail stores (continued)	P	P (6)	P (6)	P	P	P	P	1. That not more than 25% of the ground floor area of any building may be used for such purpose; 2. That any such portion of any building or premises used for such incidental manufacturing shall not be nearer than 50 feet to any residential zone; 3. That such incidental manufacturing is not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes; 4. That the area required for the storage of materials to be manufactured shall be included within the maximum 25% allowable floor area.
Internet café	P	P	P	P	P	P	P	
Outdoor retail sales and display	AUP	AUP	AUP	AUP	AUP	AUP	AUP	See § 17.400.075 (Outdoor Retail Sales and Display)
Pawnshops	-	CUP	CUP	-	-	-	-	See § 17.400.085 (Pawnshops)
Pet shops/ grooming	P	P	P	P	P	P	P	
Plant nurseries	P	P	P	P	P	P	P	
Restaurants, table service or take out	P	P	P	P	P	P	P	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015.
Restaurants, outdoor dining (accessory)	AUP	AUP	AUP	AUP	AUP	AUP	AUP	See § 17.400.070 (Outdoor Dining) For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Shopping center	P	P	P	-	P	P	P	
Vehicle sales - Auto and vehicle sales/rental	-	P/ CUP	P/ CUP	-	CUP /CUP	P/ CUP (7)	CUP /CUP	Auto sales establishments selling used vehicles exclusively are subject to the approval of a Conditional Use Permit. (see Chapter 17.530). (7) In the MU-HD zone, this use is permitted only within the boundary of an existing dealership.
Vehicle sales - Auto parts sales, retail	P	P	P	-	P	P	P	

Warehouse retail stores	-	-	CUP	-	-	-	-	
SERVICE								
Adult day care facilities	CUP	CUP	CUP	-	CUP	CUP	CUP	
Animal boarding and kennels	-	-	-	-	-	-	CUP	See § 17.400.020 (Animal Boarding, Pet Day Care, Veterinary Clinics and Animal Hospital)
Automated teller machines (ATMs)	P	P	P	P	P	P	P	See § 17.400.025 (Automatic Teller Machines (ATMs))
Banks and financial services	P	P	P	P	P	P	P	
Business and consumer support services	P	P	P	P (2)	P	P	P	(2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Commercial kitchens	-	P	P	-	-	-	P	
Check-cashing businesses	-	CUP	CUP	-	-	-	-	See § 17.400.030 (Check-Cashing Businesses)
Child day care centers	AUP/CUP	AUP/CUP	AUP/CUP	AUP/CUP	AUP/CUP	AUP/CUP	AUP/CUP	AUP required for child day care centers up to 1,500 square feet in area. An AUP/CUP is not required for child day care centers that are colocated with multifamily housing.
Construction contractors, no outdoor storage	-	P	P	-	-	-	P	
Contractor's storage yard	-	-	-	-	-	-	-	
Drive-thru facilities or services	CUP	CUP	CUP	-	CUP	CUP	CUP	See § 17.400.045 (Drive-In and Drive-Through Facilities)
Emergency shelters	-	CUP	P	-	CUP	-	-	See § 17.400.046 (Emergency Shelters)
Hotels and motels	P	P	P	P (2)	P	P	P	Subject to requirements of CCMC §§ 11.02.100, et seq. (2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).

Hotels and motels - Extended stay	CUP (8)	CUP	CUP	CUP	CUP	CUP	CUP	Subject to requirements of CCMC §§ 11.02.100, et seq. Guest rooms or suites rented for long term lodging purposes are not subject to requirements of CCMC §§ 11.02.100, et seq., but are subject to the Transient Occupancy Tax Ordinance.
Low barrier navigation centers	P	P	P	P	P	P	P	See § 17.400.065 (Low Barrier Navigation Centers)
Medical services - Offices/clinics	P	P	P	P	P	P	P	
Medical services - Labs	P	-	-	P (2)	P	P	P	(2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Medical services - Hospitals	-	-	-	CUP	CUP	CUP	CUP	
Mortuaries and funeral homes	-	P	P	-	-	-	-	
Offices	P	P	P	P (2)	P	P	P	(2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Personal services	P	P	P	P	P	P	P	
Pet day care	-	AUP	AUP	-	-	-	AUP	See § 17.400.020 (Animal Boarding, Pet Day Care, Veterinary Clinics and Animal Hospital)
Public facilities	P	P	P	P	P	P	P	
Public utility facilities	CUP	CUP	CUP	-	CUP	CUP	CUP	
Storage, Personal storage facility	-	-	-	-	-	-	-	
Storage, outdoor (accessory)	AUP	AUP	AUP	-	AUP	AUP	AUP	See § 17.400.080 (Outdoor Storage)
Storage, warehouse	-	-	-	-	-	-	P	
Vehicle services - Accessories installation	-	P	P	-	-	-	P	See § 17.400.125 (Vehicle Repair Shops)
Vehicle services - Car washes	-	CUP	CUP	-	-	-	-	
Vehicle services - Fueling stations	CUP	P	P	-	-	-	P	See § 17.400.120 (Vehicle Fueling Stations)
Vehicle services - Electric vehicle charging stations	P	P	P	-	P	P	P	See § 17.400.120 (Vehicle Fueling Stations)
Vehicle services - Fueling/charging, incidental repair	CUP	CUP	CUP	-	-	-	CUP	
Vehicle services - Impounding/ storage	-	-	-	-	-	-	-	

Vehicle services - Maintenance/ repair	-	CUP	CUP	-	-	-	CUP	See § 17.400.125 (Vehicle Repair Shops)
Vehicle services - Paint/body	-	-	-	-	-	-	-	
Vehicle services - Towing, no storage	-	P	P	-	-	-	P	See § 17.400.125 (Vehicle Repair Shops)
Veterinary clinics	-	P	P	-	P	P	P	
Animal hospital	-	AUP	AUP	-	-	-	AUP	
TRANSPORTATION & COMMUNICATIONS								
Broadcast studios	-	P	P	P	P	P	P	
Heliports	-	-	-	-	-	-	-	
Parking facilities	P	P	P	P	P	P	P	
Telecommunications facilities, cellular	AUP	AUP	AUP	AUP	AUP	AUP	AUP	See § 17.400.110 (Telecommunications Facilities)
Telecommunications facilities, dish/wireless antenna	See § 17.400.110 for permit requirements							

B. Cannabis Dispensary, retail-store front. Concurrent with obtaining a Commercial Cannabis Business Permit required by CCMC Chapter 11.17, all cannabis dispensary, retail store front facilities shall be required to obtain a Conditional Use Permit pursuant to Chapter 17.530.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-004 § 2 (part); Ord. No. 2013-008 § 1 (part); Ord. No. 2014-007 § 2 (part); Ord. No. 2017-019 § 2 (part); Ord. No. 2018-011 § 2 (part); Ord. No. 2019-003 § 2 (part); Ord. No. 2020-013 § 2 (part); Ord. No. 2021-003 (part); Ord. No. 2022-003 § 2 (part); Ord. No. 2024-006; Ord. No. 2025-008, Exhibit A (part); Ord. No. 2026-005, Exhibit A (part); Ord. No. 2026-007 § 1 (part); Ord. No. 2026-012, Exhibit A (part))