

CHAPTER 30: ZONING

§ 30-55. OPEN SPACE, PUBLIC FACILITY, AND AIRPORT ZONES AND STANDARDS

Sections:

- § 30-55.1 Purpose.
- § 30-55.2 Uses.
- § 30-55.3 Development Standards.
- § 30-55.4 Special Regulations.

§ 30-55.1 PURPOSE

- a. **Open Space Zone (OS).** This zone is established to preserve and maintain public and recreational open space for the community's active and passive recreation needs, including any buildings or structures associated with and in support of the park or recreation use. In addition to recreation-oriented uses, the zone may accommodate other open space uses that are consistent with the long-term preservation of land in open character, including cemeteries, plant nurseries, flood control, and public utility facilities such as transmission lines. Specifically prohibited uses include residential, industrial, and general commercial uses, except where a commercial use is directly related to the long-term provision of open space, recreation services, or other allowed open space purposes.
- b. **Public Facility Zone (PF).** This zone is established to provide locations for uses and facilities maintained by public agencies such as the City, county agencies, school districts, and utility companies.
- c. **Airport Zone (A).** This zone is established in recognition of the importance of airport and aviation-related uses to the City's economy; to allow for aviation, industrial, service, and commercial uses related to or compatible with or convenient for airport operations; and to support the safe and efficient operation of general aviation facilities. This zone supports uses essential to the operations of a general aviation airport, while minimizing potentially adverse impacts on any surrounding nonaviation uses.

§ 30-55.2 USES

- a. **Principal Uses.** Table 30-55.2.1 lists the land uses for OS, PF, and A 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 the OS, PF, and A zones.

Table 30-55.2.1: Allowed Uses and Permit Requirements

“P”: Permitted Uses “A”: Accessory Use		“C”: Uses Permitted Subject to Conditional Use Permit “--”: Prohibited Uses		
Uses	Zones			Specific Use Regulations
	OS	PF	A	
PUBLIC AND QUASI-PUBLIC USES				
Clubs/Social Organizations	--	P	--	
Corporation Yard	--	P	C	Includes indoor and outdoor storage, maintenance facilities, and fueling station for local, state, and federal agencies
Food Storage and Distribution - Public	--	P	--	
Flood Control Facilities	P	P	P	
Solid Waste Transfer and Recycling Facilities	--	C	--	
Transitional and Supportive Housing	--	P	--	
COMMERCIAL SERVICES, RETAIL, AND OFFICE USES				
Alcoholic Beverage Sales	--	--	C	Not allowed as a stand-alone use. Only permitted in association with an allowed food service business.
Farmers' Market	A	A	--	
Medical Clinic	--	A	A	
Nurseries, Wholesale/Production/Heavy Equipment	C	P	--	
Offices, Professional	--	P	P	In the PF zone, only associated with a government use.
Restaurants, Eating and Drinking Establishments	--	--	P/C	Sale and/or service of alcoholic beverages require CUP approval.
Retail Stores	--	A	A	
RECREATION, EDUCATION, AND PUBLIC ASSEMBLY USES				
Assembly/Meeting facilities, public or private	--	C	A	
Athletic/Ball Fields	P	P	--	Includes formal and informal fields for playing softball, baseball, soccer, and/or football
Community Garden	P	P	--	
Community/Cultural Centers	C	P	--	

Table 30-55.2.1: Allowed Uses and Permit Requirements

“P”: Permitted Uses “A”: Accessory Use		“C”: Uses Permitted Subject to Conditional Use Permit “--”: Prohibited Uses		
Uses	Zones			Specific Use Regulations
	OS	PF	A	
Day Care Centers	P	C	--	Includes adult and child day care. Subject to operational requirements.
Dog Parks	C	C	--	
Golf Course and Ancillary Facilities	C	C	C	
Gymnasiums	P	P	--	
Indoor Amusement/Entertainment Facility	C	--	--	
Indoor Fitness and Sports Facility	C	C	C	
Libraries and Museums	P	P	C	
Outdoor Recreation	P	--	C	May or may not include improved recreational facilities. Does not include commercial enterprise.
Parks and Public Plazas	P	P	--	
Playgrounds	P	--	--	
Recreation Centers	P	P	--	Includes ancillary services, such as support offices, restroom facilities, and maintenance area for on-site park or recreational center. Does not include commercial enterprises.
Schools, public or private	--	C	P	
Swimming Pool	P	P	--	
Theater and Auditoriums	C	C	--	
Trailheads	P	--	--	Must include options for vehicular parking. May include informational signage.
Vocational Schools	--	C	C	
INDUSTRIAL, UTILITY, TRANSPORTATION, AND COMMUNICATIONS				
Maintenance Yards	A	P	A	Area must be enclosed.
Parking Facilities as a Primary Use	--	--	C	
Railroad Facilities	--	P	--	
Transportation Facilities	--	P	--	
Utility Generation and Transmission Facilities	--	C	--	

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“P”: Permitted Uses “A”: Accessory Use		“C”: Uses Permitted Subject to Conditional Use Permit “--”: Prohibited Uses		
Uses	Zones			Specific Use Regulations
	OS	PF	A	
Warehousing	--	--	A	Does not include personal storage facilities.
Water and Wastewater Treatment and Distribution Facilities	--	C	C	
Personal Wireless Service Facility	See § 30-46			
AVIATION-RELATED FACILITIES				
Aircraft Charter/Rental Services	--	--	P	
Aircraft Hangar and Aircraft Maintenance Facility	--	--	P	
Aircraft Parts, Supplies, Merchandise, and Equipment Sales	--	--	P	
Aircraft Sales, Rental, Service, Repair, and Storage	--	--	P	
Airport	--	--	P	
Aviation Schools	--	--	P	
Helicopter Landing Facilities	--	--	C	

§ 30-55.3 DEVELOPMENT STANDARDS

The property development standards that follow shall apply to all lots in the P, PF, and AP zones.

Table 30-55.3.1: Development Standards

Standards	Zones			Notes
	P	PF	A	
Maximum FAR	N/A	1.0	N/A	
Minimum Setbacks			N/A	For the A zone, the provisions of CMC Chapter 13 (Airport Code) shall apply.
- Front	15 ft	15 ft		
- Rear	10 ft	10 ft		
- Interior Side	10 ft	10 ft		
- Corner/Street	10 ft	10 ft		
Maximum Height	Primary structure: 35 feet Accessory Structure: 20 feet	Primary Structure: 75 feet Accessory Structure: 20 feet	35 feet	For the A zone, the provisions of CMC Chapter 13 (Airport Code) shall apply. For the P, PF, and A zones, any building adjacent to a property zoned R-A or R-I, the maximum building height shall be 35 feet. Maximum 35 ft height within 1,000 ft of Compton/Woodley Airport to ensure aircraft safety (CMC §30-12.4.) Maximum building height subject to the provisions of 14 CFR Part 77 (Objects Affecting Navigable Airspace). No structure shall penetrate any FAA-designated Part 77 surface, and the more restrictive of the zoning height limit or FAA standard shall apply.
Maximum Lot Coverage	N/A	80%, provided all setback, parking, and landscaping requirements are met.	N/A	

§ 30-55.4 DESIGN STANDARDS

The following shall apply to the P and PF zones.

- a. **Loading Areas.** Loading areas, access and circulation driveways, trash enclosures, and mechanical equipment shall be located as far as practical from any adjacent residences.
- b. **Connections.** When adjoining uses can mutually benefit from connection rather than separation, appropriate connective elements (e.g., walkways, common landscape areas, building orientation, and unfenced property lines) shall be provided between the uses.
- c. **Refuse Storage Areas**
 1. Refuse and recycling containers shall be fully enclosed within a masonry or concrete enclosure, screened by solid gates, and designed to be compatible with the architectural style of the site.
 2. Refuse storage areas shall not be located between a building and a public street, and shall be set back and screened from public view and adjacent residential properties.
 3. Enclosures shall be sized to accommodate both trash and recycling containers consistent with City requirements.
 4. Adequate access shall be provided for collection vehicles without disrupting on-site circulation or blocking parking spaces.
- d. **Lighting**
 1. All outdoor lighting shall be directed downward and shielded to prevent light from shining onto adjacent lots.
 2. When adjacent to residential uses, lighting for outdoor active recreational activities must meet the following additional standards:
 - (a) Lights must be dimmed between 10:00 pm and 10:30 pm to allow all participants to vacate the field or premises.
 - (b) Lights may not operate between 10:30 pm and 7:30 am.
 - (c) Lighting outside of the hours described herein requires a Use Permit.