

CHAPTER 30: ZONING

§ 30-20. GENERAL REGULATIONS AND EXCEPTIONS

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§ 30-20.1 PURPOSE. The purposes of the general regulations and exceptions of this Chapter are to allow certain exceptions under specified conditions to the usual requirements of this Chapter and to provide for general regulations applicable to all zone classifications.

§ 30-20.2 AREA

- a. **Lot Areas Less Than Required.** Where a person owns or has lawful possession of a lot or parcel of land having less area than required by this Chapter by virtue of a duly recorded deed or contract of sale, the required area shall mean the area of such lot or parcel of land provided the deed or contract of sale, by which such right of possession was separated, was recorded prior to the following dates:
 1. In all residential zones: September 20, 1946;
 2. In all other zones: April 13, 2004.
- b. **Substandard Lots Under Common Ownership.** When several previously subdivided contiguous lots, each having less than the required area and width, are acquired by one owner, the required area shall mean the total area of the resulting parcel and all future development shall conform to the provisions of this Chapter.
- c. **Parcels Divided by City Boundaries.** Where a parcel of land which would otherwise have been shown as one lot is divided into two or more lots because of a City boundary line, the required area shall mean the total area of such parcel of land.
- d. **Lot Areas Affected by Street Widening or Public Acquisition.**
 1. Where property is acquired for public use and an existing building or structure is located on such property, the building or structure may be relocated on the same lot or parcel even if the lot area requirements of this Chapter cannot reasonably be met. Additionally, where a portion of such a building or structure is acquired for public use, the remainder may be repaired, reconstructed, or remodeled using the same or similar materials as the existing building.
 2. If a lot or parcel of land contains the required area, and less than 45% of such lot or parcel of land is acquired for public use, the remainder shall be considered to comply with the lot area requirements of this Chapter.

§ 30-20.3 YARDS

a. Permitted Projections into Required Yards.

1. Fire escapes may project into any rear yard by no more than four feet and into any required side yard by no more than three feet.
2. Fireplaces, water heater closets, cornices, canopies, eaves, belt courses, sills and other similar architectural features may project into a front or rear yard by no more than four feet and into a required side yard not more than six inches for each one foot of required side yard width.
3. Open, unenclosed stairways or balconies not covered by a roof or canopy may protrude into a required front or rear yard not more than four feet.
4. Uncovered porches, platforms, or landing places which do not extend above the level of the first floor of the main building may protrude into any front yard or rear yard not more than six feet. Any open-work railing not more than 30 inches in height may be installed or constructed on any such porch, platform, or landing place.

b. Use of Required Yards. Required yard or other open spaces around an existing building, or any building erected on or after May 4, 1978, shall not be considered as providing a yard or other open space for any other building on an adjoining lot or building site.

c. Property Development Standards for Schools, Religious Institutions, Other Institutions, Large Family Group Homes and Other Residential Care Facilities in Residential Zones.

1. **Setbacks.** In all residential zones, no building shall be erected, structurally altered, or used for a school, religious institution, other institutions, or residential care facility that requires a Conditional Use Permit, such as larger or commercially operated facilities, unless the building is located at least 15 feet from every property line. This setback requirement does not apply to small residential care facilities operating within a traditional single-family home setting that do not require a Conditional Use Permit under State or local regulations.
2. **Overconcentration.** In all residential zones no building shall hereafter be erected, structurally altered, or used for a school, religious institutions, other institutions, large group home or other residential care facility (i.e. general or assisted living) within 300 feet of any existing or proposed similar facility.

d. Storage and Parking in Yards.

1. No portion of any residential yard area visible from a public right-of-way shall be used for the storage of motor vehicles, tents, trailers, airplanes, boats, or parts thereof, garbage or rubbish receptacles or the temporary hanging of clothing or rugs.
2. No portion of any residential yard area shall be used for the storage of rubbish, garbage, junk, dismantled or inoperative vehicles, furniture equipment, appliances, or the storage of building materials (except building materials for use on the premises stored thereon during the time a valid permit is in effect for construction on the premises).
3. "Storage" as used in this subsection shall mean the presence of restricted items for a period of 48 consecutive hours or more.
4. No portion of any unpaved front yard or street side yard shall be used for the parking of motor vehicles, airplanes, boats or trailers.
5. Except for violation of paragraph 4 above, all other violations of this subsection are infraction.

- e. **Paving of Yards.** Not more than 25% of any required front or street side yard shall be paved; provided, however, this requirement shall not be construed to reduce the paved area required for parking ingress and egress.

§ 30-20.4 HEIGHT

- a. Exceptions. Except as otherwise provided in this section, no building shall be erected, reconstructed, or structurally altered to exceed the height limit established by this Chapter for the zone in which such building is located. The following are exceptions:
 - 1. In the thirty-five-foot height zones, public or semi-public buildings, schools, hospitals, or institutions may be erected to a height not exceeding 75 feet when the required front, side, and rear yards are increased an additional one foot for each four feet in height that such buildings exceed 35 feet.
 - 2. Roof structures for the housing of elevators, stairways, tanks, ventilating fans, or similar equipment required to operate and maintain the buildings and fire or parapet walls, skylights, flagpoles, chimneys, domestic radio and television masts, or similar structures may be erected above the maximum height permitted in each zone. No structure shall be allowed for the purposes of providing additional floor space.
- b. **Height Limits Around Airports.** No building or structure constructed or altered after May 4, 1978, may exceed thirty-five (35) feet in height on land within 1,000 feet of an airport, regardless of zoning.

§ 30-20.5 MISCELLANEOUS

- a. **Trash Storage.** All trash, refuse, garbage, combustible and noncombustible rubbish, garden refuse, and/or litter in any zone within the City shall be placed in and kept in receptacles, and, where applicable, such receptacles shall conform with the provisions of Chapter 21. All such receptacles shall be kept and stored in such manner as to be concealed from the public view, except for the purpose of collection and removal as provided in Chapter 21 and where such receptacles are for the primary use of customers on the premises.
- b. **Trailers.**
 - 1. No trailer shall be used for living or sleeping quarters in any zone, except when such trailer is located in an approved trailer park.
 - 2. A trailer may be used as a temporary structure for temporary occupancy by operators of fireworks stands and Christmas tree lots but not to exceed a period of 30 days within any calendar year.
 - 3. The Community Development Director may permit the temporary use of trailers for offices and classrooms, except that the continuance of such use for more than six months shall require a conditional use permit from the Commission.
- c. **Corrugated Metal.** Corrugated metal shall not be used as an exterior wall, fence, or roof in any zone.
- d. **Fences and Walls.** The provisions of § 30-44 of this Chapter shall apply.
- e. **Compliance with Trash Enclosure Requirements.** All uses which do not have a trash enclosure in conformance with the provisions of this Chapter shall be required to comply on or before one year from the date of adoption unless a variance is granted pursuant to the provisions of the Chapter.
- f. **Trash Bins and/or Containers.** It shall be unlawful to cause any trash bin and/or container to be or remain outside of the trash enclosure, where such enclosure is required by this Code, except during trash collection operations. The terms of this section shall apply equally to owners, operators and lessees of the property at which the offense occurs, and to persons engaged in the collection of trash from said premises.

- g. Penalties.** Failure to comply with subsection (f) constitutes an infraction, unless the City Attorney elects to prosecute as a misdemeanor upon evidence of a continuing violation, defined as two or more citations for the same or related offenses.
- h. Razor Wire, Concertina Wire, Cut Glass.** Razor wire, concertina wire and/or cut glass shall not be used on the exterior surface of any wall, fence, building, structure, or roof in any zone within the City, unless an exemption has been granted by the Chief of Police, or his or her designee, when such use is deemed necessary and there exists no reasonable alternatives for security purposes. An exemption may be granted only for property located in a Light Manufacturing Zone (M-L) or General Manufacturing Zone (M-G), that does not abut a residential zone or use.

§ 30-20.6 OUTSIDE STORAGE AND DISPLAY

This subsection is established to provide standards for the outside storage and display of merchandise and equipment in the commercial and manufacturing zones.

- a. Limited Commercial (C-L), General Commercial (C-G) and Mixed Use (MU) Zones.** All uses, storage and display shall be located entirely within a building except for the following:
 - 1. Refer to Table 30-10.2.1 and Table 30-9.2.1.
 - 2. Vehicle Sales, New; Vehicle Sales, Used; and Vehicle Rental (subject to approval by the Architectural Review Board);
 - 3. Service/Fueling Station, Vehicle (a maximum of 30 square feet may be used to display, but not store, auto related items);
 - 4. Day Care Center (play areas);
 - 5. Carnivals(temporary);
 - 6. Christmas tree lots (temporary);
 - 7. Employee and customer parking (24 hours or less);
 - 8. Florist shops (a maximum of 30 square feet may be used to display flowers and plants);
 - 9. Nurseries, Garden Centers accessory to retail, general;
 - 10. Nurseries, horticultural;
 - 11. Pottery and porcelain sales (a maximum of 30 square feet may be used to display, but not store, pottery and porcelain);
 - 12. Pumpkin patch lots (temporary);
 - 13. Restaurants, outside seating areas (subject to approval by the Architectural Review Board);
 - 14. Special outside sales may be permitted as an accessory use to any licensed use provided, however, such sales shall require a separate license and shall not be held on more than 12 days in any calendar year;
 - 15. Storage of commercial vehicles, limited to four operating vehicles (automobiles, pickup trucks or vans only) maintained as an accessory to a permitted use.
- b. Limited Manufacturing (M-L) and General Manufacturing (M-G) Zones.** The outside storage and display of merchandise, materials or equipment in conjunction with a permitted use shall be permitted as follows:

1. Refer to Table 30-10.2.1;
 2. Accessory storage and display areas not to exceed 30% of the size of the building (subject to screening and approval by the Architectural Review Board);
 3. Accessory parking of service vehicles, including trucks (24 hours or less);
 4. Boat sales (subject to approval by the Architectural Review Board);
 5. Truck, trailer and recreational vehicles sales and rental display areas (subject to approval of the Architectural Review Board);
- c. **Development Standards.** Except for those uses listed in paragraphs a and b above, all outside operations, display and storage, including equipment, shall comply with the following standards:
1. **Fences, Walls and Gates.**
 - (a) Outdoor storage areas must be fully enclosed by solid fences, walls, or gates constructed in accordance with § 30-44, except display area of vehicles/trucks/equipment for sale/lease/rent and nursery plants/flowers and similar.
 - (b) Fences, walls, and gates visible from public rights-of-way must comply with the Uniform Paint Ordinance and must be landscaped or treated with an approved anti-graffiti coating.
 2. **Paving.** The entire yard shall be paved with a minimum thickness of two inches of asphalt on a minimum of four inches of aggregate base material or a minimum of four inches of Portland cement concrete or other approved permanent impervious surfacing material.
 3. **Parking.** The provisions of § 30-21 of this Chapter shall apply.
 4. **Landscaping.** The provisions of § 30-43 of this Chapter shall apply.
 5. **General.**
 - (a) No materials, equipment or wrecked or dismantled vehicles shall be placed or allowed to remain outside the enclosed yard area or stored at a height greater than that of the surrounding fence, wall or gate.
 - (b) Required parking spaces shall not be used for the storage of materials or parking of equipment or wrecked or dismantled vehicles.
 6. **Violations.** Violations of this subsection are infractions punishable by fines of fifty dollars (\$50) for the first offense, seventy-five dollars (\$75) for the second, and one hundred dollars (\$100) for each additional offense within one (1) year. The City Attorney may prosecute continuing violations as misdemeanors.

§ 30-20.7 LOT CONSOLIDATION INCENTIVES

- a. **Purpose and Intent.** The purpose of this Section is to encourage the consolidation of small or underutilized parcels into larger, more viable development sites to support coordinated site planning, improve land use efficiency, and enable projects that contribute to the economic and physical revitalization of Compton's commercial corridors, residential neighborhoods, and mixed-use districts.
- b. **Applicability.** This Section applies to development proposals in any zoning district where multiple contiguous legal lots under common ownership or control, as determined by property records, agreements, and other legal documents, are proposed to be consolidated into a single development site, subject to the provisions below.

c. Eligibility Criteria. To qualify for lot consolidation incentives, a development must:

1. Consolidate a minimum of two contiguous legal lots and result in a combined lot area of at least 20,000 square feet;
2. Be consistent with the General Plan land use designation and applicable zoning;
3. Result in a development project under common ownership;
4. Comply with applicable design standards and objective development regulations, unless modified or waived through an approved variance or similar entitlement;
5. Not result in the displacement of existing protected residential units, unless replaced per Government Code § 7060 et seq.

d. Incentives and Regulatory Relief. Eligible lot consolidation projects may request one or more of the following incentives, subject to review and approval by the Community Development Director or Planning Commission, depending on the entitlement path:

1. **Reduced Setbacks.** Up to a 25% reduction in side or rear yard setbacks may be allowed, provided that the reduced setbacks comply with all applicable building, fire, and safety codes. Any reduction that would result in noncompliance with these codes is not permitted;
2. **Lot Coverage Increase.** Where a maximum lot coverage is established in the applicable zoning district, up to a 10% increase in allowable lot coverage may be permitted. If the zoning district does not establish a maximum lot coverage, this incentive is not applicable;
3. **Expedited Processing.** Eligible lot consolidation projects may request priority in the scheduling and processing of entitlement applications and plan checks. Expedited review shall be provided to the extent permitted by existing City procedures. This incentive shall also apply to Building & Safety plan-check services;
4. **Parking Reductions.** A parking reduction of up to 10% may be approved as part of the development entitlement, if supported by a parking analysis or justified by proximity to transit (within one-half mile of a high-quality transit stop or station).

e. Review and Approval

1. Incentives shall be reviewed concurrently with any required discretionary entitlements or through a ministerial review process if no such entitlements are required.
2. The Community Development Director or designee shall determine whether a proposed project meets the eligibility criteria for requested incentives.
3. Requested incentives may be approved by the Planning Commission or Community Development Director, as applicable, based on the project's contribution to consolidated, high-quality development and its consistency with applicable approval criteria.
4. Findings must demonstrate that the incentives facilitate better site design, access, and land use efficiency without adversely affecting adjacent properties. Applicants shall submit a narrative and supporting materials (e.g., site plans, diagrams, or studies) that clearly explain how the requested incentives achieve these outcomes.

- f. Prohibited Uses of Incentives.** Lot consolidation incentives shall not be used to:
1. Circumvent General Plan policies related to land use compatibility or environmental constraints;
 2. Permit land uses that are not otherwise allowed in the base zoning district. Lot consolidation incentives shall not be used to change the allowable use type (e.g., to permit multifamily housing in a single-family residential zone), unless such uses are authorized by other applicable laws or regulations.
- g. Approval Criteria – Development Standards and Design.** To qualify for a lot consolidation incentive, the project must demonstrate the following to the satisfaction of the reviewing authority:
1. Cohesive building design and circulation;
 2. Adequate infrastructure to serve the consolidated site;
 3. Compliance with landscaping, open space, and screening requirements.
- h. Recordation and Legal Merger.** As a condition of incentive approval, the applicant shall legally consolidate the lots through a parcel merger, parcel map, or other subdivision procedure as required by law prior to the issuance of a building permit. If warranted due to processing timelines or other administrative considerations, the City may defer this requirement until prior to final inspection or issuance of a certificate of occupancy.

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