



Community Development Department - Planning Division

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RESIDENTIAL UNITS IN C-M (COMMERCIAL MANUFACTURING) M-L (LIMITED MANUFACTURING) M-H (HEAVY MANUFACTURING) ZONES

On March 25, 1958, the City Council of the City of Compton adopted Ordinance No. 1095, which established zoning regulations for all land within the City. That ordinance specifically prohibited dwellings in the M-L (Limited Manufacturing) and M-H (Heavy Manufacturing) Zones. In 1978, the prohibition was expanded to include the C-M (Commercial Manufacturing) zone.

The adoption of these ordinances rendered existing dwelling units in these zones “legally nonconforming”. The Code grants an automatic variance to legally nonconforming structures to continue to be used as originally designed for a period of 30 – 50 years (depending on the type of construction).

Most dwellings located in the M-L and M-H zones are Type IV and V buildings, with nonconforming statuses that expired from 1988-1993. Because such dwellings no longer have legal status, the City cannot allow reconstruction in the event they are destroyed.

Some dwellings in the M-L and M-H zone and dwellings in the C-M zone have a nonconforming status that does not expire until 2008. These buildings may be repaired if damaged to less than 50 percent of value. However, the existence of such repairs does not extend the legal life of the structure. Dwellings constructed, with valid building permits, prior to those dates are legally nonconforming in the C-L Zone. If destroyed to less than 50 percent of value they may automatically be repaired. Should such a structure be destroyed to 50 percent or more of value, a conditional use permit would be required as a precondition of repair or replacement. Conditional use permits are discretionary land use permits that are considered, on a case-by-case basis, by the Planning Commission at an advertised public hearing.

Note: Section 14-2 of the Compton Municipal Code requires that all residential property be inspected by the City prior to sale. Pre-sale inspections are designed to determine the legality and conformity of existing structures. Absent the results of such an inspection, the Planning Division can only provide general information on the status on any property. Contact the Department of Building and Safety to schedule a pre-sale inspection.