

ZONING THE USE AND REGULATION OF LAND

All land in the City is divided into zones which regulate, through the Zoning Ordinance of the Compton Municipal Code, how a piece of property can be used and physically developed. These zones are designed to promote orderly development, allowing similar uses to coexist while separating incompatible uses.

1. Automatically Permitted Uses

Uses which require no special permits provided that the physical development of the site meets Municipal Code guidelines. Normal permits such as certificates of occupancy, business licenses, building permits, etc., are still required.

2. Conditionally Permitted Uses

Uses which require a special permit, called a "Conditional Use Permit", in addition to all normal permits. Some uses may be "conditionally" permitted in one zone and "automatically" permitted in another zone. Other uses require a Conditional Use Permit no matter where they are located.

The Zoning Ordinance also prohibits certain uses, either in one or more zones or Citywide. If a use is not listed as "automatically" or "conditionally permitted" in the zone or "conditionally permitted" Citywide it is prohibited.

The physical development of land (setbacks, parking, signs, fences, etc.) is also regulated by the Zoning Ordinance. Proposed development must conform to both the usage and the development requirements for the specific zone.

Zoning within the City of Compton is divided into the following designations:

The "R-A" (Residential Agriculture) Zone, which provides for one-family homes on 10,000 square foot or larger lots and certain agricultural uses.

The "R-L" (Low-Density Residential) Zone, which provides for one-family homes on 5,000 square foot or larger lots.

The "R-M" (Medium-Density Residential) Zone, which provides for one dwelling unit per 2,500 square feet on 5,000 square-foot or larger lots. More than four dwelling units require a Conditional Use Permit.

The "R-H" (High-Density Residential) Zone, which provides for one dwelling unit per 1,250 square feet on 5,000 square foot or larger lots. More than four dwelling units require a Conditional Use Permit.