

**CITY OF LOMPOC  
PLANNING COMMISSION STAFF REPORT**



**MEETING DATE:** JULY 25, 2012

**TO:** MEMBERS OF THE PLANNING COMMISSION

**FROM:** LUCILLE T. BREESE, PLANNING MANAGER

**RE:** TEXT AMENDMENT – TA 12-04  
Industrial Zoning District

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**AGENDA ITEM NO. 1**

**TEXT AMENDMENT INDUSTRIAL ZONING DISTRICT – TA 12-04**

Planning Commission consideration of possible amendments to City of Lompoc Municipal Code Section 17.064 – *Industrial Zone*. In addition to review of the existing Ordinance, the Planning Commission may consider the proposed *Industrial Success* zoning designation reviewed by City Council. The Planning Commission will formulate a recommendation to the City Council regarding any changes to the *Industrial* zoning designation.

**Recommendation:**

1. Hold the public hearing;
2. Consider the material presented in the staff report and at the public hearing;
3. Provide direction to staff.

**Background:**

Jan/Feb 2012	The City Council directed staff to prepare a schedule for review of Zoning Ordinance Text Amendments to be reviewed prior to City Council review of the 2030 General Plan.
May 15, 2012	City Council discussion and initial direction of material presented by Mayor Linn regarding Industrial Zoning Districts.
June 12, 2012	City Council meeting to consider professional input on proposed language.

The Planning Commission has the authority to recommend approval or denial of an amendment to the Zoning Ordinance to the City Council (Lompoc City Code Section 17.132.040).

### Discussion:

The City of Lompoc currently has a total of 35 parcels comprising 99.62 acres designated *Business Park*. There are 15 vacant parcels zoned *Business Park* comprising 58.51 acres for 14% of the total number of vacant parcels in the City.

The City has 160 parcels comprising 95.96 acres with a land use designation of *Industrial*. There are 18 vacant parcels zoned *Industrial* comprising 13.26 acres or 3.18% of the total number of vacant parcels in the City.

The Mayor prepared material and presented proposed changes to the City Council for consideration on April 17, 2012. The City Council held two (2) noticed public hearings on the proposed *Industrial Success (IS) Zone* on May 15 and June 12, 2012. A copy of the June 12, 2012 Council staff report is included as Attachment No. 2.

### City Council Review

General comments made by Council members on June 12, 2012 include:

Mayor Linn did not participate in the discussion of *Industrial* or *Business Park* zoning due to potential conflict of interest.

Council member Martner noted she had lived in communities with both *Industrial* and *Business Park* land use designations and saw the benefit in retaining both designations; stated review of the existing uses and development standards should be done at the Planning Commission and returned to Council with their recommendation; questioned if there was sufficient land zoned for *Industrial* use in the City; and expressed support for retaining development standards in two (2) zones.

Council member Costa asked if the *Business Park* designation had inhibited business from locating in the community; noted her belief there should be a written policy to separate inappropriate uses; questioned the process of Zoning changes prior to adoption of the General Plan; and expressed her thought that the Planning Commission should be reviewing the Zoning Ordinance before the City Council.

Council member Lingl indicated it was unusual for a community not to have *Business Park* designation; noted the community does not have "heavy manufacturing" uses probably due to location; expressed need to review *terminology* in Ordinance; noted it was his belief that it was the intent of the Mayor to blend the uses and have a more "business friendly" Ordinance; agreed with

separating “heavy industrial” from “high tech” uses; expressed need for flexibility and common sense in determining uses; and noted existing regulations had not been successful in allowing business to develop.

Council member Starbuck noted there is a fine line in the differences between the *Industrial* and *Business Park* designation; stated the need for flexibility in the uses; and, noted the need for a “business friendly” Ordinance.

The Council directed staff to provide the existing *Industrial (I)* Zoning Ordinance sections to the Planning Commission for consideration and recommendation of any change to the Council. The intent is to recommend any necessary changes to the existing language. The Commission may also consider the proposed *Industrial Success (IS) Zone*, attached to the June 12, 2012 City Council staff report.

The Zoning Ordinance Section for the existing Industrial Zoning District is a Planning Commission review (Attachment No. 3).

**Requested Action:**

Staff requests Planning Commission discussion regarding:

- Purpose of proposed Zone – need for both *Industrial* and *Business Park* designations within the City of Lompoc:

Generally, the *Industrial* zoning designation allows industrial uses to be operated in a compact development pattern. There are minimal requirements for landscaping and setbacks. Parking for the use must be provided on the site and outdoor storage is allowed if screened from public view; and

*Business Park* developments are envisioned on larger parcels planned with attractive landscape areas where parking is provided. Additionally, this type of development contains a variety of users having similar sign programs and architectural standards within a common complex of like activities.

- Any additions/changes/clarifications to the proposed use lists;

The existing use lists were last reviewed and adopted in 2007. Many of the same uses are allowed in both zoning districts, the existing Zoning Ordinance does not have definitions for Manufacturing (see discussion below).

- Any additions/changes/clarifications to Development Standards.

The existing *Industrial* zoning district allows maximum flexibility with an approved Development Plan by Planning Commission. The following table identifies the current standards and the proposed *Industrial Success* standards:

	Existing Industrial	Existing Business Park	Proposed Industrial Success
<b>Lot Size</b>	7,000 sq. ft. min	<b>For new lots:</b> Two acres. Any proposed subdivision creating parcels of less than ten acres must be accompanied by conceptual development plan approval	7,000 sq. ft
<b>Frontage Width for New Lots</b>	Minimum 50 foot frontage	Minimum 150 foot frontage	50 feet
<b>Bldg Height</b>	35 feet	18 feet at northerly boundary adjacent to Lompoc Airport to maximum 35 feet	35 feet or three stories
<b>Front Yard Setback</b>	None, except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided	Building and parking setback of ten feet	None, except 10 feet when adjacent to a residential zone
<b>Side Yard Setback</b>	None, except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided	Building and parking setback of five feet	None, except 10 feet when adjacent to a residential zone
<b>Rear Yard Setback</b>	None, except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided	Building and parking setback of five feet	None, except 10 feet when adjacent to a residential zone
<b>Fences, walls</b>			
<b>Height</b>	Maximum eight feet in height – higher walls may be allowed subject to conditional use permit (CUP)	Maximum eight feet in height – higher walls may be allowed subject to conditional use permit (CUP)	8 feet in height, or equal to building height not to exceed 15 feet
<b>Location</b>	When adjacent to an "R" zone a solid six foot wall shall be erected	When adjacent to an "R" zone a solid six foot masonry wall shall be erected	Adjacent to residential areas 10 feet high, wrought iron, metal panel, slump block, stucco or other decorative material

	Existing Industrial	Existing Business Park	Proposed Industrial Success
Materials	Barbed/razor wire shall be allowed when minimized from public view, subject to CUP	Wrought iron or solid masonry – chain link, barbed/razor wire may be allowed when minimized from public view, subject to CUP	Security – Wrought iron, metal panel or solid masonry – chain link, barbed/razor wire may be allowed when minimized from public view, subject to CUP
Signs	Signs as permitted in Chapter 17.108		

**Future Review:**

Following discussion and direction, staff will return with proposed Ordinance language for Planning Commission consideration to be included in a recommendation to the City Council at a future date.

The 2030 Land Use Element text and map will be revised for consistency with the proposed Zoning District changes and will be returned to the Planning Commission for a revised recommendation prior to City Council review of the 2030 General Plan.


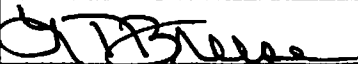
**Noticing:**

On July 13, 2012

- 1) Notice of the Public Hearing was published in the Lompoc Record;
- 2) Individual notices were mailed to Industrial property owners; and
- 3) Notice of the Public Hearing was posted on the City Website.

**Attachments:**

- 1) City Council Staff Report dated June 12, 2012 with Attachments
- 2) Map of Existing Industrial Zoning District

Approved for Submittal to the Planning Commission			
	7/17/12		July 17 2012
Teresa Gallavan, Economic Development Director / Assistant City Administrator	Date	Lucille T. Breese, AICP Planning Manager	Date

## ***Lompoc City Council Agenda Item***



**City Council Meeting Date:** June 12, 2012

**TO:** Laurel M. Barcelona, City Administrator

**FROM:** Lucille T. Breese, AICP, Planning Manager  
[l\\_breese@ci.lompoc.ca.us](mailto:l_breese@ci.lompoc.ca.us)

**SUBJECT:** The Lompoc City Council will Conduct a Public Hearing to Consider Initial Professional Analysis of Materials Presented by Mayor Linn and Preliminarily Reviewed by the Council, and Provide Additional Direction as Determined by the Council Regarding a Text Amendment (Planning Division File No. TA 12-04) to the City of Lompoc Municipal Code Section Chapter 17.064 – Industrial Zone

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### **Recommendation:**

1. Hold the public hearing;
2. Consider the material presented in the staff report and at the hearing and provide direction, as determined by Council; and
3. Direct staff to forward the proposed Text Amendment language to the Planning Commission for consideration at a public hearing and to prepare a recommendation for adoption; or
4. Provide alternative direction.

### **Background/Discussion:**

At the May 15, 2012 City Council meeting, the material presented by Mayor Linn was reviewed and discussed (Attachment No. 1). The Mayor recused himself from discussion of the Industrial Zoning, but did discuss the Business Park requirements.

In 1985, the City Council adopted the Central Avenue Specific Plan for the property north of Central Avenue. The Specific Plan laid out an integrated land use pattern where all of the properties would be developed as part of a master plan concept and all of the uses would be interdependent.

Following a vote of the community, in 1991 Council approved construction of the WalMart facility on West Central Avenue, thereby changing the land use pattern envisioned in the Central Avenue Specific Plan. The Central Avenue Specific Plan was repealed with the adoption of the General Plan in 1997 and the development standards listed in the Specific Plan were incorporated into the Business Park section of the Zoning Ordinance.

Following public hearings at the Planning Commission and the City Council, in July 2007, the City Council adopted Ordinance No. 1545 (07), updating the General Plan and the Zoning Ordinance to consolidate the *Commercial Industrial*, *Planned Manufacturing* and *Business Park* into an Industrial Zone. A new format was utilized and the development standards and uses for the *Industrial* and *Business Park* areas within the Industrial Zoning District were updated (Attachment No. 2).

The concept was originally to separate typical heavy industrial uses from cleaner industrial uses where administrative offices, research and development facilities, and light manufacturing could be established and share common facilities.

A brief survey of local jurisdictions shows that the existing number of Zoning districts in the City of Lompoc is within the average number.

Zoning District Comparison by Jurisdiction					
Jurisdiction	Population	Zoning Districts			
		Residential	Commercial	Industrial	Other
Lompoc	42,434	5	5	1	7
San Luis Obispo	45,119	4	6	3	8
Paso Robles	29,793	7	7	2	9
Buellton	4,828	4	3	1	4
Santa Barbara	88,410	13	11	3	7
Solvang	5,245	3	4	1	4

Policy Question for City Council:

Does the City Council want to have a single designation within the Industrial Zone, removing the area currently designated as Business Park?

A map of the current Industrial area showing the separate designations will be available at the meeting for review.

Definitions:

Proposed	Existing	Comment
<u>Proposed for deletion</u>	Accessory buildings/structures may be allowed as a part of an approved development plan, provided that they are architecturally treated to be consistent with the main building and the City Architectural Review Guidelines. Temporary buildings/structures may be permitted with a temporary use permit from the Community Development Department for a period not to exceed 12 months.	This language was originally included to provide clear direction regarding Accessory buildings in the Industrial Zone and it is recommended that it be retained.

Proposed	Existing	Comment
<u>Proposed for deletion</u>	Outdoor storage shall mean a storage area that is adequately screened with walls and landscaping and does not contain more than 50 percent of the primary use site area. No material shall be stored to a height greater than the height of the required wall or fence within ten feet of the required wall or fence.	This language was included to provide clear direction regarding outdoor storage and is recommended that it be retained.
<u>Limited accessory use</u> includes the office, showroom, and/or retail areas that have a direct relationship to the primary industrial use. Limited accessory use does not exceed 20 percent of the gross floor area of the primary industrial use.	Limited accessory uses shall mean those limited accessory uses (including office, showroom, and retail) that are permitted, conditionally permitted, or allowed because of the direct relationship to the primary industrial uses allowed. This category of land use will be allowed in conjunction with permitted or conditionally permitted uses provided the floor area for the accessory use does not exceed 15 percent of the gross floor area of the primary industrial use.	Proposed language is generally the same but changes the percent allowed from the existing 15 percent to 20 percent. Current definition is more explanatory.
<u>Manufacturing:</u> light manufacturing includes low noise level industries whose business is predominately associated with assembling parts manufactured elsewhere or the manufacturing of circuit boards and other "quiet" processes; heavy manufacturing includes industries that rely on the use of industrial saws, planers, riveting machines, hammering or metal stamping, sawmills, etc. in the course of producing product.		Current Ordinance does not define these terms. Staff was to work on definitions for future consideration.
<u>Processing</u> includes industries similar to the repackaging of bulk materials into smaller lots or converting raw agricultural materials into products.		Current Ordinance does not define these terms. Staff was to work on definitions for future consideration.
<u>Technical training schools</u> include facilities that teach aerospace, electrical, mechanical processing and manufacturing skills in a structured environment. They also include related engineering skills.		Current Ordinance does not define these terms. Staff was to work on definitions for future consideration.
<u>Wineries</u> include the processing of grapes, distilling, bulk storage, aging and bottling of wine and associated products account for more than 80 percent of the gross floor area.		Current Ordinance does not define these terms. Staff was to work on definitions for future consideration.
<u>Wine tasting rooms</u> include businesses where the tasting or sale of wine and associated products accounts for more than 20 percent of the gross floor area.		Current Ordinance does not define these terms. Staff was to work on definitions for future consideration.

Policy Question for City Council:

Does the City Council want the staff to continue working on the definitions for the zone with the Planning Commission for future City Council review?

Development Standards

The following issues should be discussed:

Building Height – the requirement in the *Business Park* zoning district adjacent to the Lompoc Airport is required by FAA regulations.

Fences – currently adjacent to residential, the requirement is for a solid six foot wall, as opposed to the proposed ten foot wall, which could be out of scale with residential development.

Noise, Smoke, Odor, Dust and Dirt, Glare, Liquid and Solid Waste are currently addressed in the development standards to provide general direction to an applicant.

Policy Question for City Council:

Does the City Council want to provide general guidance to an applicant on development standards regarding environmental effects of new business on the built environment in the Zoning Ordinance?

Permitted Uses

The Permitted and Conditionally Permitted uses are identified in the attachments.

Policy Question for City Council:

If the *Business Park* designation is deleted, does the City Council intend all uses currently identified to be allowed in the Industrial Success Zone?

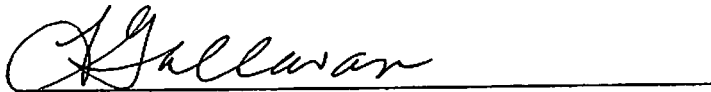
Public Notice:

Notice of the public hearing was published in the Lompoc Record and posted on the City website on June 1, 2012; and in the Chamber of Commerce Friday Focus on June 8, 2012.



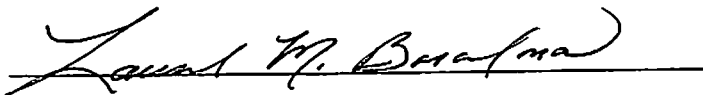
Lucille T. Breese, AICP, Planning Manager

**APPROVED FOR SUBMITTAL TO THE CITY ADMINISTRATOR:**



Teresa Gallavan, Economic Development Director/Assistant City Administrator

**APPROVED FOR SUBMITTAL TO THE CITY COUNCIL:**



Laurel M. Barcelona, City Administrator

Attachment:

1. Draft Industrial Success Zone distributed by Mayor John Linn
2. Existing Chapter 17.064 Industrial District

## Chapter 17.064 INDUSTRIAL SUCCESS ZONE

### 17.064.010 Purpose.

This zone is intended to provide for a large variety of successful industrial, manufacturing, and accessory uses in appropriate areas that meet sound development standards. The intent is to have primary users share common building complexes with common sign programs, building architecture, utility networks, and landscape areas in compatibly planned developments when practical and maintain facilities that blend well into the surrounding neighborhoods.

~~A. I Industrial Zoning District. This zone is intended to provide for light industrial, manufacturing, and limited accessory uses. The intent is to encourage sound industrial development in appropriate areas and to provide development standards to protect adjacent commercial districts. The I zoning district is consistent with the industrial designation of the General Plan Land Use Element.~~

~~B. BP Business Park Zoning District. This zone is intended to provide for planned industrial complexes in appropriate areas with sound development standards. The intent is to have primary users share common building complexes with common sign programs, building architecture, utility networks, and landscape areas in compatibly planned developments. The BP zoning district is consistent with the business park designation of the General Plan Land Use Element. (Prior code § 8300)~~

### 17.064.020 Definitions.

See 17.008.020 Definitions and those below.

~~Limited accessory use includes the office, showroom, and/or retail areas that have a direct relationship to the primary industrial use. Limited accessory use does not exceed 20 percent of the gross floor area of the primary industrial use.~~

~~Manufacturing, light manufacturing includes low noise level industries whose business is predominately associated with assembling parts manufactured elsewhere or the manufacturing of circuit boards and other quiet processes; heavy manufacturing would include industries that rely on the use of industrial saws, planners, riveting, machine hammering or metal stamping, sawmills, etc in the course of producing products.~~

~~Processing includes industries similar to the repackaging of bulk materials into smaller lots or converting raw agricultural materials into products.~~

~~Technical training schools include facilities that teach aerospace, electrical, mechanical, processing and manufacturing skills in a structured environment. They also include related engineering skills.~~

~~Wineries include the processing of grapes, distilling, bulk storage, aging and bottling of wine and associated products account for more than 80 percent of the gross floor area.~~

~~Wine tasting rooms include businesses where the tasting or sale of wine and associated products accounts for more than 20 percent of the gross floor area.~~

The following definitions are required for the proper administration of provisions of the Industrial (I) and Business Park (BP) zones and are meant to apply exclusively thereto:

A. Accessory buildings/structures may be allowed as a part of an approved development plan, provided that they are architecturally treated to be consistent with the main building

consistent with the City Architectural Review Guidelines. Temporary buildings/structures may be permitted with a temporary use permit from the Community Development Department for a period not to exceed 12 months.

~~B. Limited accessory uses shall mean those limited accessory uses (including office, showroom, and retail) that are permitted, conditionally permitted, or allowed because of the direct relationship to the primary industrial uses allowed. This category of land use will be allowed in conjunction with permitted or conditionally permitted uses provided the floor area for the accessory use does not exceed 15 percent of the gross floor area of the primary industrial use.~~

~~C. Outdoor storage shall mean a storage area that is adequately screened with walls and landscaping and does not contain more than 50 percent of the primary use site area. No material shall be stored to a height greater than the height of the required wall or fence within ten feet of the required wall or fence. (Prior code § 8304)~~

17.064.030 Uses Permitted.

Permitted	Conditionally Permitted	Minor Use Permit
Light Manufacturing	Caretaker Units	A conditionally permitted use may be permitted subject to a Minor Use Permit as defined in Chapter 17.124 issued by the Zoning Administrator where the use will be in an existing building and all of the underlying development standards of the Zoning District are met. (Ord. 1578(11) § 10)
Processing	Churches	
Wholesaling	Concrete/Asphalt Batch Plants	
Commercial Services	Lodges and Clubs	
Storage	Limited accessory use	
Wineries	Wine Tasting Rooms over 20%	
Warehousing	Major Manufacturing	
Equipment Rental and Service	Major Industry	
Utilities	Research and development	
Light Industry		
Administrative Offices		
Technical training schools		

Churches shall not restrict the operation of any adjacent commercial or industrial zone; shall not operate childcare programs, including Vacation Bible School, or other church activities between the hours of 8:00 am and 5:00 pm, Monday through Friday; and shall be limited to existing buildings.

~~A. General classes of use for the I Industrial Zoning District include:~~

- ~~1. Manufacturing;~~
- ~~2. Processing;~~
- ~~3. Wholesale, warehousing, and storage;~~
- ~~4. Utilities; and~~
- ~~5. Commercial services.~~

~~B. General classes of use for the BP Business Park include:~~

- ~~1. Light industrial;~~
- ~~2. Manufacturing;~~
- ~~3. Administrative offices;~~

- 4. ~~Research and development; and~~
- 5. ~~Wholesale, warehousing, and storage.~~
- C. ~~See Section 17.064.060 for expanded use list and permitting requirements. (Prior code § 8302)~~

~~17.064.040 Uses Permitted Subject to Obtaining a Conditional Use Permit.~~

~~A. The uses that the Planning Commission finds to fall within the intent and purpose of the zoning district that will not be more obnoxious or detrimental to the public welfare, and which are of a comparable nature and of the same class as those identified in Section 17.064.060 shall be allowed with a conditional use permit.~~

~~B. See Section 17.064.060 for expanded use list and permitting requirements. (Prior code § 8303)~~

~~17.064.045 Minor Use Permit.~~

~~A conditionally permitted use may be permitted subject to a Minor Use Permit as defined in Chapter 17.124 issued by the Zoning Administrator where the use will be in an existing building and all of the underlying development standards of the Zoning District are met. (Ord. 1578(11) § 10)~~

~~17.064.050 Property Development Standards.~~

~~The following minimum requirements apply to development within the Industrial and Business Park zoning districts.~~

Accessory Buildings and Structures	As a part of an approved development plan, provided that they are architecturally treated to be consistent with the main building as required by the City Architectural Review Guidelines.
Temporary Buildings and Structures	Temporary buildings/structures may be permitted with a Temporary Use Permit for a period not to exceed 12 months.
Maximum Allowable Height	35 feet or three stories.
Minimum Building Site Required	7,000 square feet
Minimum lot width	50 feet
Maximum Lot Coverage	
Minimum Front Yard	None; exception 10 feet when adjacent to a residential zone.
Minimum Rear Yard	None; exception 10 feet when adjacent to a residential zone.
Minimum Side Yard	None; exception 10 feet when adjacent to a residential zone.
Open Area Required	
Fences - general	8 feet high, or equal to building height not to exceed 15 feet.
Fences – adjacent to residential areas	10 feet high, wrought iron, metal pannel, slump block, stucco, or other decorative material.
Fences - security	Wrought iron, metal pannel or solid masonry – Chain link, barbed/razor wire may be allowed when minimized from public view, subject to CUP

Outdoor storage	50 percent of the primary use site area on the rear portion of the parcel. No material shall be stored to a height greater than the height of the required wall or fence within ten feet of required wall or fence.
Noise	As permitted in Chapter 8.08
Signs	As permitted in Chapter 17.108
Parking	As required in Chapter 17.112
Landscaping	As required in Chapter 17.092
Architectural	As required in Chapter 17.104

A development review plan is required for all new developments in this zone; staff review for reuse of an existing building with no changes in appearance.

The Destruction, Damage or Obsolescence of Structure provisions in Chapter 17.16.020 do not apply to industrial buildings, except for structures which are classified unsound by the Uniform Building Code.

The Cessation of Use provisions in Chapter 17.16.020 do not apply to industrial buildings. When a building is repurposed or has been vacant for any length of time, the same development standards shall apply as when the building was originally constructed.

**Existing buildings:**

Industrial enterprises being established in existing structures with no plans to alter the exterior of the building or increase the building footprint are not subject to any specific development standards. This does not relieve the project proponent from acquiring building permits or submitting materials supporting any other permit or license required by the Lompoc Municipal Code.

**Renovated/repared buildings:**

**Renovations:** When a building renovation includes altering the size or bulk of the building or changes any of the architectural features of the building, a development plan shall be submitted for an architectural review by the Planning Commission as described in Chapter 17.104 of the Municipal Code.

The right to operate and maintain a nonconforming use shall terminate when the structure or structures housing such use are removed, razed, or remodeled to the extent that the razed or removed portions are equal to 50 percent or more of the structure's bulk.

**Repairs:** When a building has been damaged by either a man or nature caused event and any repairs change any of the architectural features or signage of the building, a development plan shall be submitted for an architectural review by the Planning Commission as described in Chapter 17.104 of the Municipal Code.

If repairs are only meant to return the building to its former condition, Planning Commission review is not required.

If repairs include modifying the size or bulk of the building a development plan shall be submitted for an architectural review by the Planning Commission as described in Chapter 17.104 of the Municipal Code.

DEVELOPMENT STANDARD	INDUSTRIAL	BUSINESS PARK
Minimum Lot Area For New Lots	7,000 square feet	2 acres. Any proposed subdivision creating parcels of less than ten acres must be accompanied by conceptual development plan approval.
Frontage Width for New Lots	Minimum 50-foot frontage	Minimum 150-foot frontage
Building Height	35 feet	18 feet at northerly boundary adjacent to Lompoc Airport to maximum 35 feet
<b>Setbacks</b>		
Front	None, except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided.	Building and parking setback of ten feet
Side	None, except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided.	Building and parking setback of five feet
Rear	None, except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided.	Building and parking setback of five feet
<b>Fences, Walls</b>		
Height	Maximum eight feet in height—higher walls may be allowed subject to conditional use permit (CUP)	Maximum eight feet in height—higher walls may be allowed subject to conditional use permit (CUP)
Location	When adjacent to an "R" zone a solid six foot wall shall be erected	When adjacent to an "R" zone a solid six foot masonry wall shall be erected
Materials	Barbed /razer wire may be allowed when	Wrought iron or solid masonry—Chain link,

	minimized from public view, subject to CUP	barbed/razor wire may be allowed when minimized from public view, subject to CUP
<b>Signs</b>	Signs as permitted in Chapter 17.108.	
<b>Outdoor Storage</b>	As part of the approved development plan when adequately screened with walls and landscaping and does not contain more than 50 percent of the primary use site area on the rear portion of the parcel. No material shall be stored to a height greater than the height of the required wall or fence within ten feet of required wall or fence.	
<b>Parking</b>	The provisions of Section 17.112.010 shall apply to all development in these zones.	
<b>Accessory Buildings and Structures</b>	As a part of an approved development plan, provided that they are architecturally treated to be consistent with the main building as required by the City Architectural Review Guidelines. Temporary buildings/structures may be permitted with a temporary use permit from the Community Development Department for a period not to exceed 12 months.	
<b>Smoke</b>	Every use shall be operated in conformance with air quality standards established by the Santa Barbara Air Pollution Control District (APCD).	
<b>Odor</b>	Every use shall be so operated that it does not emit obnoxious odors or fumes beyond any boundary line of the lot.	
<b>Dust and Dirt</b>	Every use shall be so operated that any dust or dirt produced shall be confined within a building and shall not be discharged into the atmosphere.	
<b>Glare</b>	Every use shall be so operated that any glare incidental to the operations shall not be visible beyond the boundaries of the property.	
<b>Noise</b>	Every use shall be operated so that it is in conformance with the City of Lompoc Municipal Code noise regulations.	
<b>Liquid and Solid Waste</b>	No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted except in accord with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction of such activities.	

Churches	Shall not restrict the operation of any adjacent commercial or industrial zone; shall not operate childcare programs, including Vacation Bible School, or other church activities between the hours of 8:00 am and 5:00 pm, Monday through Friday; and shall be limited to existing buildings.
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(Prior code § 8304)

~~17.064.030 Allowable Land Use and Permit Requirements.~~

The uses of land allowed in the Industrial/Business Park zoning districts are identified in the following table. The key to the permit requirements is listed at the end of this Section.

Land Use	Industrial	Business Park
<b>Manufacturing</b>	<b>Permit Requirement by Zone</b>	
Aerospace and Aeronautical Systems and Components	DR, A	DR, A
Bakery (wholesale)	DR, A	DR, A
Boat Building and Repair	DR, A	DR, A
Bottling Plants	DR, A	DR, A
Cabinet Shop, Furniture	DR, A	DR, A
Ceramic Product Manufacture	DR, A	DR, A
Drug and Pharmaceutical	DR, A	DR, A
Electrical and Electronics Equipment	DR, A	DR, A
Garment	DR, A	DR, A
Ice and Cold Storage Plant	DR, A	DR, A
Lumber Yard, including Milling	DR, A	
Machine Shop	DR, A	
Sheet Metal Shop	DR, A	
Sign	DR, A	DR, A
Tire Recapping, Retreading	DR, A	
Welding Shop	DR, A	
<b>Processing</b>		
Blueprinting, Printing, Photocopy	DR, A	DR, A
Carpet and Rug Cleaning Plant	DR, A	
Feed	DR, A	DR, A
Laboratory (chemical or scientific)	DR, A	DR, A
Watersoftening	DR, A	
Greenhouse	DR, A	
Wineries	DR, A	DR, A
Recycle Scrap Yard	DR, A	
<b>Wholesaling, Warehousing, and Storage</b>		
Distribution Agencies	DR, A	DR, A

Contractor Storage Yard	DR, A	
Building Materials	DR, A	
Feed and Fuel	DR, A	
<b>Land Use</b>	<b>Industrial</b>	<b>Business Park</b>
<b>Wholesaling, Warehousing, and Storage (continued)</b>		
Machinery and Equipment Rental	DR, A	
Mini Storage Facilities	DR, A	
Recreational Vehicle	DR, A	
<b>Utilities</b>		
Distribution Plant or Substation	DR, A	
Service Yard	CUP	
<b>Services</b>		
Administrative and Executive Offices	DR, A	DR, A
Animal Kennel	CUP	
Automotive Repair, including body and paint work	DR, A	
Boat, Camper, Motor Home, Trailer, Truck (sales and service)	DR, A	
Garetaker Unit	CUP	CUP
Churches	CUP	CUP
Concrete Batch Plant	CUP	
Equipment Rental and Service	CUP	
Lodges and Clubs	CUP	
Research and Development Facilities		DR, A
Wine Tasting Rooms	CUP	CUP

**A**—Allowed land use, review with business tax statement application

**CUP**—Conditional Use Permit required, Planning Commission review

**DR, A**—Development plan for the first development of a vacant site or in accordance with the Architectural Review Guidelines; staff review for reuse of an existing building with no changes in appearance.

Chapter 17.064

I INDUSTRIAL DISTRICT

Sections:

- 17.064.010 Purpose.
- 17.064.020 Definitions.
- 17.064.030 Uses Permitted.
- 17.064.040 Uses Permitted Subject to Obtaining a Conditional Use Permit.
- 17.064.045 Minor Use Permit.
- 17.064.050 Property Development Standards.
- 17.064.060 Allowable Land Use and Permit Requirements.

17.064.010 Purpose.

- A. I—Industrial Zoning District. This zone is intended to provide for light industrial, manufacturing, and limited accessory uses. The intent is to encourage sound industrial development in appropriate areas and to provide development standards to protect adjacent commercial districts. The I zoning district is consistent with the industrial designation of the General Plan Land Use Element.
- B. BP—Business Park Zoning District. This zone is intended to provide for planned industrial complexes in appropriate areas with sound development standards. The intent is to have primary users share common building complexes with common sign programs, building architecture, utility networks, and landscape areas in compatibly planned developments. The BP zoning district is consistent with the business park designation of the General Plan Land Use Element. (Prior code § 8300)

17.064.020 Definitions.

The following definitions are required for the proper administration of provisions of the Industrial (I) and Business Park (BP) zones and are meant to apply exclusively thereto:

- A. Accessory buildings/structures may be allowed as a part of an approved development plan, provided that they are architecturally treated to be consistent with the main building consistent with the City Architectural Review Guidelines. Temporary buildings/structures may be permitted with a temporary use permit from the Community Development Department for a period not to exceed 12 months.
- B. Limited accessory uses shall mean those limited accessory uses (including office, showroom, and retail) that are permitted, conditionally permitted, or allowed because of the direct relationship to the primary industrial uses allowed. This category of land use will be allowed in conjunction with permitted or conditionally permitted uses provided the floor area for the accessory use does not exceed 15 percent of the gross floor area of the primary industrial use.
- C. Outdoor storage shall mean a storage area that is adequately screened with walls and landscaping and does not contain more than 50 percent of the primary use site area. No material shall be stored to a height greater than the height of the required wall or fence within ten feet of the required wall or fence. (Prior code § 8301)

17.064.030 Uses Permitted.

- A. General classes of use for the I Industrial Zoning District include:
  1. Manufacturing;
  2. Processing;

3. Wholesale, warehousing, and storage;
  4. Utilities; and
  5. Commercial services.
- B. General classes of use for the BP—Business Park include:
1. Light industrial;
  2. Manufacturing;
  3. Administrative offices;
  4. Research and development; and
  5. Wholesale, warehousing, and storage.
- C. See Section 17.064.060 for expanded use list and permitting requirements. (Prior code § 8302)

**17.064.040 Uses Permitted Subject to Obtaining a Conditional Use Permit.**

- A. The uses that the Planning Commission finds to fall within the intent and purpose of the zoning district that will not be more obnoxious or detrimental to the public welfare, and which are of a comparable nature and of the same class as those identified in Section 17.064.060 shall be allowed with a conditional use permit.
- B. See Section 17.064.060 for expanded use list and permitting requirements. (Prior code § 8303)

**17.064.045 Minor Use Permit.**

A conditionally permitted use may be permitted subject to a Minor Use Permit as defined in Chapter 17.124 issued by the Zoning Administrator where the use will be in an existing building and all of the underlying development standards of the Zoning District are met. (Ord. 1578(11) § 10)

**17.064.050 Property Development Standards.**

The following minimum requirements apply to development within the Industrial and Business Park zoning districts.

DEVELOPMENT STANDARD	INDUSTRIAL	BUSINESS PARK
Minimum Lot Area For New Lots	7,000 square feet	2 acres. Any proposed subdivision creating parcels of less than ten acres must be accompanied by conceptual development plan approval.
Frontage Width for New Lots	Minimum 50 foot frontage	Minimum 150 foot frontage
Building Height	35 feet	18 feet at northerly boundary adjacent to Lompoc Airport to maximum 35 feet
<b>Setbacks</b>		
Front	None, except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided.	Building and parking setback of ten feet
Side	None, except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided.	Building and parking setback of five feet
Rear	None, except when adjacent to an "R" zone, then a landscaped yard of ten feet shall be provided.	Building and parking setback of five feet
<b>Fences, Walls</b>		
Height	Maximum eight feet in height – higher walls may be allowed subject to conditional use permit (CUP)	Maximum eight feet in height – higher walls may be allowed subject to conditional use permit (CUP)
Location	When adjacent to an "R" zone a solid six foot wall shall be erected	When adjacent to an "R" zone a solid six foot masonry wall shall be erected
Materials	Barbed /razor wire may be allowed when minimized from public view, subject to CUP	Wrought iron or solid masonry – Chain link, barbed/razor wire may be allowed when minimized from public view, subject to CUP
Signs	Signs as permitted in Chapter 17.108.	

<b>Outdoor Storage</b>	As part of the approved development plan when adequately screened with walls and landscaping and does not contain more than 50 percent of the primary use site area on the rear portion of the parcel. No material shall be stored to a height greater than the height of the required wall or fence within ten feet of required wall or fence.
<b>Parking</b>	The provisions of Section 17.112.010 shall apply to all development in these zones.
<b>Accessory Buildings and Structures</b>	As a part of an approved development plan, provided that they are architecturally treated to be consistent with the main building as required by the City Architectural Review Guidelines. Temporary buildings/structures may be permitted with a temporary use permit from the Community Development Department for a period not to exceed 12 months.
<b>Smoke</b>	Every use shall be operated in conformance with air quality standards established by the Santa Barbara Air Pollution Control District (APCD).
<b>Odor</b>	Every use shall be so operated that it does not emit obnoxious odors or fumes beyond any boundary line of the lot.
<b>Dust and Dirt</b>	Every use shall be so operated that any dust or dirt produced shall be confined within a building and shall not be discharged into the atmosphere.
<b>Glare</b>	Every use shall be so operated that any glare incidental to the operations shall not be visible beyond the boundaries of the property.
<b>Noise</b>	Every use shall be operated so that it is in conformance with the City of Lompoc Municipal Code noise regulations.
<b>Liquid and Solid Waste</b>	No discharge at any point into any public sewer, private sewage disposal system, or stream, or into the ground of any materials of such nature or temperature as can contaminate any water supply, interfere with bacterial processes in sewage treatment, or otherwise cause the emission of dangerous or offensive elements, shall be permitted except in accord with standards approved by the California Department of Public Health or such other governmental agency as shall have jurisdiction of such activities.
<b>Churches</b>	Shall not restrict the operation of any adjacent commercial or industrial zone; shall not operate childcare programs, including Vacation Bible School, or other church activities between the hours of 8:00 am and 5:00 pm, Monday through Friday; and shall be limited to existing buildings.

(Prior code § 8304)

**17.064.060 Allowable Land Use and Permit Requirements.**

The uses of land allowed in the Industrial/Business Park zoning districts are identified in the following table. The key to the permit requirements is listed at the end of this Section.

<b>Land Use</b>	<b>Industrial</b>	<b>Business Park</b>
<b>Manufacturing</b>	<b>Permit Requirement by Zone</b>	
Aerospace and Aeronautical Systems and Components	DR, A	DR, A
Bakery (wholesale)	DR, A	DR, A
Boat Building and Repair	DR, A	DR, A
Bottling Plants	DR, A	DR, A
Cabinet Shop, Furniture	DR, A	DR, A
Ceramic Product Manufacture	DR, A	DR, A
Drug and Pharmaceutical	DR, A	DR, A
Electrical and Electronics Equipment	DR, A	DR, A
Garment	DR, A	DR, A
Ice and Cold Storage Plant	DR, A	DR, A
Lumber Yard, including Milling	DR, A	
Machine Shop	DR, A	
Sheet Metal Shop	DR, A	
Sign	DR, A	DR, A
Tire Recapping, Retreading	DR, A	
Welding Shop	DR, A	
<b>Processing</b>		
Blueprinting, Printing, Photocopy	DR, A	DR, A
Carpet and Rug Cleaning Plant	DR, A	
Food	DR, A	DR, A
Laboratory (chemical or scientific)	DR, A	DR, A
Watersoftening	DR, A	
Greenhouse	DR, A	
Wineries	DR, A	DR, A
Recycle Scrap Yard	DR, A	
<b>Wholesaling, Warehousing, and Storage</b>		
Distribution Agencies	DR, A	DR, A
Contractor Storage Yard	DR, A	
Building Materials	DR, A	
Feed and Fuel	DR, A	

Land Use	Industrial	Business Park
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Lodges and Clubs	CUP	
Research and Development Facilities		DR, A
Wine Tasting Rooms	CUP	CUP

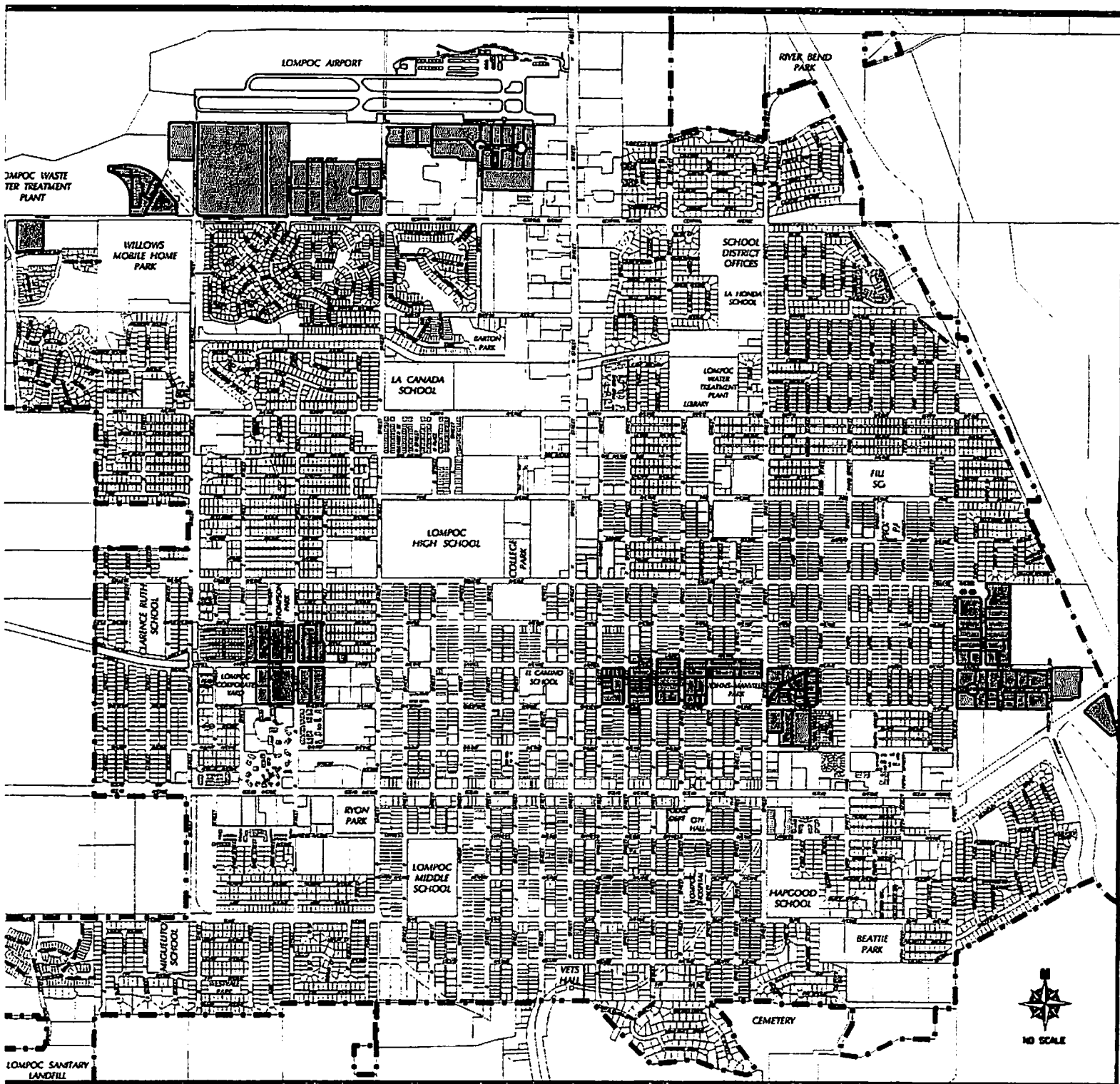
A—Allowed land use, review with business tax statement application

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(Ord. 1564(10) § 1; prior code § 8305)

# EXISTING INDUSTRIAL ZONING DISTRICTS



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11-JUN-2012

-  BP - BUSINESS PARK
-  I - INDUSTRIAL