

Text Additions (Underlined) and Deletions (~~Strikeouts~~) to the Lompoc Municipal Code Title 17:

**Chapter 17.224
OVERLAY ZONES**

17.224.020 Overlay Zones

A. Airport Overlay Zone (AO). The Airport Overlay (AO) Zone ~~applies to areas of the City in the vicinity of the Lompoc Airport.~~ is coterminous with the Airport Influence Area (AIA) as defined by the Lompoc Airport Land Use Compatibility Plan (ALUCP) adopted by the Santa Barbara County Association of Governments (SBCAG) acting as the Airport Land Use Commission (ALUC). The Airport Influence Area (AIA) includes Review Areas 1 and 2. The AO Zone is established for the general purpose of protecting the public health, safety, and welfare by minimizing the hazards to landing and take-off of aircraft and to increase the safety for land uses in the vicinity of the airport. The limitations on development imposed by the AO Zone ~~are based upon the classification of the runway to be affected and are derived from the Santa Barbara County Airport Land Use Plan. The planning boundaries as designated by the Airport Land Use Commission, constitute the Airport Safety Zone, as designated by the Airport Land Use Commission.~~ are discussed in the ALUCP, specifically Chapter 3.3 (Safety Compatibility Polices), and Table 3-2 (Lompoc Airport Safety Compatibility Criteria describing Compatible, Conditionally Compatible and Incompatible land Uses within Safety Zones 1-6).

17.224.030 Allowed Land Use and Permit Requirements

D. Allowed Uses.

Table 17.224.030.A: Overlay Zones Allowed Uses

Use	Requirement by Zone						Specific Use Regulations
	AO ⁶	CRO	SO	PD	SEO	HSO	
Agricultural Uses and Animal Keeping Use Types							
Agricultural Storage	CUP	Refer to base zone				-	-
Agricultural Support Sales and Service	P					-	-
Animal Raising and Keeping	-					P ¹	17.404.040
Community Garden	-					P	17.404.070
Field and Tree Crop Production	P ²					-	-
Industrial, Manufacturing, Processing and Wholesaling Use Types							
Artisan Manufacturing	-	Refer to base zone				MUP	-
Cannabis Cultivation	P					-	LMC 9.36
Cannabis Testing Laboratory	-					P	LMC 9.36
Construction Storage/Supply Yard	CUP					-	17.404.080
Manufacturing/Processing: Light/Medium	-					CUP	-
Micro-Alcohol Production	-					CUP	-

Use	Requirement by Zone						Specific Use Regulations	
	AO ⁶	CRO	SO	PD	SEO	HSO		
Mini-Storage Warehousing or Facility	CUP						-	
Recreation, Education, and Assembly Use Types								
Business/Trade School	-						P	-
Civic/Government	-						P	-
Community Assembly, Neighborhood	-						P	-
Community Assembly, Regional	-						CUP	-
Entertainment, Indoor - Neighborhood	-						P	-
Entertainment, Indoor - Regional	-					Refer to base zone	CUP	-
Library/Museum	-						MUP	-
Recreation, Indoor	-						MUP	-
Recreation, Outdoor	-						MUP	-
Recreation, Passive	-						P	-
Schools, Public or Private	-						P	-
Studio, Instructional Services	-						P ³	-
Residential Use Types								
Accessory Dwelling Unit	-						P	17.404.020
Caretaker's Unit	-						MUP	17.404.060
Emergency Shelters	-						CUP	17.404.090
Family Day Care Home, Large	-						AUP ⁴	17.404.100
Family Day Care Home, Small	-						P ⁴	17.404.100
Home Occupations	-					Refer to base zone	AUP	17.404.110
Live/Work	-						P	17.404.120
Multi-Family Residential	-						P ⁴	17.404.160
Residential Care Homes <7 Ppl	-						P ⁴	17.404.200
Residential Care Homes ≥7 Ppl	-						CUP ⁴	17.404.200
Single Room Occupancy	-						CUP	-
Supportive Housing	-						P ⁵	-
Retail Trade Use Types								
Alcohol Sales	-						P	-
Bar/Nightclub	-						MUP	-
Dispensary	-						P	LMC 9.36
Drive-Through, Non-Restaurants	-						MUP	-
General Retail	-					Refer to base zone	P	-
Outdoor Dining	-						P	17.404.170
Outdoor Display	-						AUP	17.404.180
Restaurant- w/o Alcohol Sales	-						P	-
Restaurant- w/Alcohol Sales	-						P	-
Restaurant- w/Drive Through	-						CUP	-
Services Use Types								
Bed & Breakfast	-						MUP	-
Day Care, Commercial	-						CUP	-
General Services	-						P ³	-
Hospital	-					Refer to base zone	P	-
Kennel	CUP						-	-
Lodging	-						P	-
Medical Clinics and Laboratories	-						P	-

Use	Requirement by Zone						Specific Use Regulations	
	AO ⁶	CRO	SO	PD	SEO	HSO		
Offices, General	-					P	-	
Public Services, Emergency Services	-					P	17.404.190	
Safe Parking Program	-					AUP	17.404.205	
Veterinary Clinics and Hospitals	-					P		
Wireless Telecommunications Facility Use Types								
Wireless Tower		Refer to base zone						
Other Wireless Telecommunications Facility		Refer to base zone						
Transportation Facilities Use Types								
Parking Lot	P					P	-	
Parking Structure	-					P	-	
Passenger Transportation Facilities	-					MUP	-	
Vehicle Sales and Services Use Types								
Automotive Sales and Rental	P					MUP	-	
Gas/Service Station	-					CUP	-	
Large Vehicle and Boat Sales and Rental	-					CUP	-	
Automotive Storage, Large Vehicles	CUP					-	-	
Repair, Minor	-					P	-	
Repair, Major	-					MUP	-	
Other Use Types								
Metal Storage Container		See Section 17.404.130						
Temporary Use		See Section 17.404.210						

Notes:

- 1 Permitted use on any lot containing a single-family residence, including a legal nonconforming single-family residence, provided the use complies with Section 17.404.040.
- 2 No reflective surfaces allowed.
- 3 Chemical-based photographic studios, laundry facilities, and similar uses shall not be allowed in mixed-use projects.
- 4 Not allowed on the first floor if located 30 feet from an intersection of any street and H Street as measured from the edge of both streets (i.e., H Street and the intersecting street), except when the residential use does not face a street and residential access is provided at the rear of the building.
- 5 Permitted use only if the supportive housing development satisfies all of the requirements in Government Code Section 65651.
- 6 Within the Airport Overlay Zone, this table shall only apply to development located within Safety Zone 1 as described in the ALUCP. Additionally, development in Safety Zones 1-6 (AIA Review Area 2) shall be reviewed for compatibility with Chapter 3/Table 3-2 of the ALUCP.

P = Permitted Use

AUP = Administrative Use Permit (See Chapter 17.508)

MUP = Minor Use Permit required (See Chapter 17.520)

CUP = Conditional Use Permit Required (See Chapter 17.520). A conditionally permitted use may be permitted subject to a Minor Use Permit when the use will be in an existing building and all applicable development standards applicable are met.

- = Use not allowed

(Ord. 1702(23) § 4; Ord. 1680(21) § 8; Ord. 1670(19) § 11)

17.224.050 Additional Standards and Requirements

A. Airport Overlay Zone.

1. **Compliance with Lompoc Airport Master Plan (LAMP) and Lompoc Airport Land Use Compatibility Plan (ALUCP).** ~~compliance~~ Development in the AO Zone shall comply with the standards and limitations included in the LAMP and the ALUCP. If there is a conflict between the plans, the ALUCP controls.
2. **Limitations and prohibited uses.** The following are prohibited within the Safety Zones 1-2 identified in the ALUCP within the AO Zone:
 - a. Illuminated signs.
 - b. Any use which would direct steady or flashing lights at aircraft during initial climb or final approach, other than a Federal Aviation Administration (FAA) approved navigational signal or visual approach slope indicator (VASI).
 - c. Any use which would cause sunlight to be reflected toward an aircraft or initial climb or final approach.
 - d. Any use which would generate electrical interference that may be detrimental to operation of aircraft or airport instrumentation.
3. **~~Height limitation—Clear zone~~ Airport Influence Area (AIA) Review Area 2.** ~~No structure, building, or vegetation shall exceed a height of 15 feet above the elevation of the airport take-off and landing area which has been established at 88.04 feet above mean sea level. The height of the approach zone, extended outward from the clear zone at its widest dimension, is 150 feet above the elevation of 88.04 feet. Structures, buildings, and vegetation within AIA Review Area 2, as identified in the ALUCP, shall comply with any applicable regulations of the Federal Aviation Administration (FAA).~~
4. **Processing.** Development of any size, involving the erection or placement of buildings or the locating of any object including movable objects, on any parcel within the ~~AO Zone~~ Safety Zone 1 (identified in the ALUCP), shall be approved by the Airport Land Use Commission prior to the issuance of any Grading Permit or Building Permit. The City is responsible for issuing the Building Permit for a project consistent with the LAMP and ALUCP. No Building or Grading Permit shall be issued prior to land use clearance by the Airport Land Use Commission.
5. **~~Performance standards.~~** ~~These performance standards are intended to be utilized for evaluating projects that may be acceptable in the clear zone or the approach zone, but have not been considered by the Airport Land Use Commission as being acceptable as identified as permitted and conditionally permitted uses in Table 17.224.030.A (Overlay Zones Allowed Uses). In any event, uses not listed in Table 17.224.030.A may be permitted, subject to a Conditional Use Permit, if the following general standards are met:~~
 - ~~a.~~ The use does not generate concentrations of people greater than 25 per acre;
 - ~~b.~~ The use does not result in concentrations of explosive, hazardous, or toxic materials of any significance;
 - ~~c.~~ The project has been referred to the Airport Land Use Commission for review and recommendations and the Commission has considered the Airport Land Use Commission's recommendations prior to making a decision;
 - ~~d.~~ Public safety officials indicated, in writing, that they can provide emergency services to the property;

- ~~— e. A "drop zone," 40 feet in width, centered on the runway centerline, shall be provided. Uses allowable in the 40-foot wide emergency drop zone may include auto access lanes, landscaping, breakaway light standards, water features, and underground utilities;~~
- ~~— f. The proposed use shall not result in concentrations of highway traffic due to poorly located drive approaches, unusual commercial "attention getting" devices, or signs;~~
- ~~— g. The use shall be compatible with noise and safety performance standards, as identified in the adopted Santa Barbara County Airport Land Use Plan and the adopted Lompoc Airport Land Use Plan (LAMP);~~
- ~~— h. The use will not result in danger to aircraft from light or glare; and~~
- ~~— i. Mitigation measures, pursuant to CEQA, as approved by the Commission, are made a part of the project approval.~~

Definitions to be added to 17.704.020.A Terms

Airport Influence Area (AIA): The AIA defines the geographic scope of the Lompoc Airport Land Use Compatibility Plan (ALUCP) as set forth by Santa Barbara County Association of Governments (SBCAG) acting as the Santa Barbara County Airport Land Use Commission (ALUC) and is the area where airport-related noise, safety, airspace protection, and overflight factors may significantly affect land use compatibility or necessitate restrictions on certain land uses as determined by the ALUC. The AIA includes Review Areas 1 and 2 (Figure 4-5 of the ALUCP). Land use actions that affect property within the AIA are subject to the compatibility policies and criteria in the ALUCP. If a residential property is located within the AIA, a real estate disclosure must be provided as a condition of the sale or transfer of the property.

City Zoning Map updates include:

- Amend Zoning Map to include Airport Overlay (AO) Zone (Review Areas 1 and 2) of the SBCAG ALUCP (Lompoc Airport Influence Area Map Figure 4-5).
- Amend Zoning Map by deleting the Airport Approach Overlay and Airport Clearance Zone (ACZ)