

Article 11 – Industrial Zones

Section 8300. Purpose.

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.

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.

Section 8301. 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:

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 Planning Division for a period not to exceed twelve (12) months.

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.

OUTDOOR STORAGE – shall mean a storage area that is adequately screened with walls and landscaping and does not contain more than fifty (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 (10) feet of the required wall or fence.

Section 8302 Uses Permitted

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.

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.

See Section 8305 for expanded use list and permitting requirements.

Section 8303. Uses Permitted Subject to Obtaining a Conditional Use Permit

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 8305 shall be allowed with a Conditional Use Permit.

See Section 8305 for expanded use list and permitting requirements.

Section 8304. 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 (10) acres must be accompanied by conceptual development plan approval.
Frontage Width for New Lots	Minimum 50 foot frontage	Minimum 150 foot frontage

Development Standard	Industrial	Business Park
Building Height	35 feet	18 feet at northerly boundary adjacent to Lompoc Airport to maximum 35 feet
Setbacks		
Front	None, except when adjacent to an "R" zone, then a landscaped yard of ten (10) feet shall be provided.	Building & parking setback of ten (10) feet
Side	None, except when adjacent to an "R" zone, then a landscaped yard of ten (10) feet shall be provided.	Building & parking setback of five (5) feet
Rear	None, except when adjacent to an "R" zone, then a landscaped yard of ten (10) feet shall be provided.	Building & parking setback of five (5) feet
Fences, Walls		
Height	Maximum eight (8) feet in height – higher walls may be allowed subject to Conditional Use Permit (CUP)	Maximum eight (8) feet in height – higher walls may be allowed subject to Conditional Use Permit (CUP)
Location	When adjacent to an "R" zone a solid six (6) foot wall shall be erected	When adjacent to an "R" zone a solid six (6) 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 Section 8840 et seq.	
Outdoor Storage	As part of the approved Development Plan when adequately screened with walls and landscaping and does not contain more than fifty (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 (10) feet of required wall or fence.	
Parking	The provisions of Section 8850 et seq. shall apply to all development in these zones.	

Development Standard	Industrial	Business Park
Accessory Buildings & 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/structures may be permitted with a Temporary Use Permit from the Planning Division for a period not to exceed twelve (12) months.	
Smoke	Every use shall be operated in conformance with air quality standards established by the Santa Barbara Air Pollution Control District (APCD).	
Odor	Every use shall be so operated that it does not emit obnoxious odors or fumes beyond any boundary line of the lot.	
Dust and Dirt	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.	
Glare	Every use shall be so operated that any glare incidental to the operations shall not be visible beyond the boundaries of the property.	
Noise	Every use shall be operated so that it is in conformance with the City of Lompoc Municipal Code Noise Regulations.	
Liquid and Solid Waste	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.	

Section 8305. 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 Section 8305.

Land Use	Industrial	Business Park
Permit Requirement by Zone		
<u>Manufacturing</u>		
Aerospace and Aeronautical Systems and Components	DR, A	DR, A
Bakery (wholesale)	DR, A	DR, A

Land Use	Industrial	Business Park
Permit Requirement by Zone		
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	
<u>Processing</u>		
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	
<u>Wholesaling, Warehousing, and Storage</u>		
Distribution Agencies	DR, A	DR, A
Contractor Storage Yard	DR, A	
Building Materials	DR, A	
Feed and Fuel	DR, A	
Machinery and Equipment Rental	DR, A	
Mini Storage Facilities	DR, A	
Recreational Vehicle	DR, A	
<u>Utilities</u>		
Distribution Plant or Substation	DR, A	
Service Yard	CUP	
<u>Services</u>		
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,	DR, A	

Land Use	Industrial	Business Park
Permit Requirement by Zone		
truck (sales and service)		
Caretaker Unit	CUP	CUP
Churches	CUP	CUP
Concrete Batch Plant	CUP	
Equipment Rental & Service	CUP	
Lodges & Clubs	CUP	
Research & Development Facilities		DR, A

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.