

Ordinance No. 1731(25)

**An Ordinance of the City of Lompoc
County of Santa Barbara, State of California,
Amending the Zoning Code to Implement Housing Element Programs
(TA 2024-0003)**

WHEREAS, Text Amendment 2024-0003 (Project) to the City of Lompoc's (City) Zoning Code is for implementation of Housing Element Programs relating to Municipal Code Updates for the Medium Density Residential (R2), High Density Residential (R3), and Mixed Use (MU) zoning districts; and

WHEREAS, the City, pursuant to State Housing Law, is required to comply with the stated implementation programs in the Housing Element of its General Plan; and

WHEREAS, the Planning Commission by Resolution No. 1015 (24), following a public hearing on December 11, 2024, in the time and manner prescribed by law, recommended the proposed text amendments described herein; and

WHEREAS, the City Council held a public hearing on February 4, 2025, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations and continued the item; and

WHEREAS, the City Council held a public hearing on October 7, 2025, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations and continued the item; and

WHEREAS, the City Council held a public hearing on October 21, 2025, in the time and manner prescribed by law, and has duly heard and considered the Planning Commission's recommendations; and

WHEREAS, the City as Lead Agency determined the Zoning Code amendments is a "Project" under the California Environmental Quality Act (CEQA) and an Addendum to the General Plan Final Environmental Impact Report (SCH No. 2008081032) was prepared and certified in conformance with CEQA and the Environmental Guidelines.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF LOMPOC DOES HEREBY ORDAIN AS FOLLOWS:

SECTION 1. The City Council hereby finds and determines that:

- A. The Planning Commission did, by Resolution No. 1015 (24), following a public hearing in the time and manner prescribed by law, recommend the text amendments described hereinafter.
- B. The City Council has held a public hearing in the time and manner prescribed by law and has duly heard and considered the Planning Commission's recommendation.

- C. The amendments to the development standards in residential and commercial zoning districts will allow residential projects to increase their overall density by allowing taller buildings and increase lot coverage.
- D. The Municipal Code amendments will reduce redundancy in the implementation of the Zoning Code.
- E. The Municipal Code amendments are consistent with the objectives, goals and measures of the Lompoc 2030 General Plan.
- F. The Zoning Code text amendment would better serve the public necessity, convenience, and general welfare.
- G. The amendments are in compliance with the provisions of the California Environmental Quality Act (CEQA).

SECTION 2. The Zoning Code text is hereby amended as shown in Exhibit A, attached hereto, and incorporated herein by this reference.

SECTION 3. This ordinance shall take effect 30 days after its adoption. The City Clerk, or her duly appointed deputy, shall attest to the adoption of this ordinance and shall cause this ordinance to be posted in the manner required by law.

The foregoing Ordinance was introduced on October 21, 2025, and duly adopted by the City Council of the City of Lompoc at its duly noticed regular meeting on November 4, 2025, by the following vote:

AYES: Council Member(s): Jeremy Ball, Steve Bridge, and Victor Vega.

NOES: Council Member(s): None


ABSENT: Council Member(s): None

ABSTAINED: Council Member(s): Dirk Starbuck and Mayor James Mosby.

ATTEST:



Stacey Haddon, City Clerk
City of Lompoc


James Mosby, Mayor
City of Lompoc

Amendments to Zoning Code (Title 17)

(**Bold underlined** text is added, ~~stricken~~ text is deleted.)

Table 17.208.040.A: Residential Zones Development Standards⁷						
Development Feature	Requirement by Zone					
	RA	10-R-1	7-R-1	R-2	R-3	MH
Lot Requirements¹						
Lot Area (min.)	20,000 s.f.	10,000 s.f. ²	7,000 s.f. ²	6,000 s.f.	7,000 s.f.	10 acres
Lot Width (min.)	100 ft.	75 ft. interior and corner lots ²	50 ft. interior and corner lots ²	50 ft.	50 ft.	-
Lot Depth (min.)	-	90 ft.	90 ft.	-	-	-
Setbacks						
Front (min.)	20 ft.	15 ft.	15 ft.	15 ft.	15 ft.	-
Side - Interior	10% of lot width; min. 5 ft. and max. 10 ft. ^{3, 4}		5 ft. ⁴	5 ft. ⁴	5 ft. ⁴	
Side - Street (min.)	10 ft.		10 ft.	10 ft.	10 ft.	
Rear (min.)	15 ft. ⁴		5 ft. (1-story building); 10 ft. (2-story building) ^{4, 5}	10 ft. ⁴	10 ft. ⁴	
Building Form Standards						
Height (max.) - Primary Building	35 ft. or 2 stories, whichever is less		30 ft.	30 ft.	35 ft.	-
Height (max.) - Accessory Building	20 ft.		20 ft.	20 ft.	20 ft.	-
Lot Coverage (max.)	-		40%	50% 60%	60% 70%	-
Landscaped Open Area (min.)	-		-	300 s.f./unit	250 s.f./unit	250 s.f./unit
Density Standards⁶						
Density (max.)	2.2 dwelling units/net acre	2.5 to 6.2 dwelling units/net acre depending on General Plan LDR land use subcategory		14.5 dwelling units/net acre	22 33 dwelling units/net acre	7 mobile home spaces/gross acre
Density (min.) ⁸	-		-	6.2 dwelling units/net acre	14.5 dwelling units/net acre	-
Other Standards						
Accessory Structures	See Section 17.304.020 (Accessory Structures)					
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)					

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Development Feature	Requirement by Zone					
	RA	10-R-1	7-R-1	R-2	R-3	MH
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15, Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)					
Parking	See Chapter 17.308 (Parking Standards)					
Performance Standards	See Section 17.304.090 (Performance Standards)					
Signs	See Chapter 17.316 (Sign Standards)					
Additional Requirements	See Section 17.208.050 (Additional Standards and Requirements)					

Notes:

- 1 See Section 17.304.060 (Hillside Development) for lot requirements where steep slopes exist.
- 2 Minimum lot sizes and widths for recreation, education, and assembly uses shall be approved by the review authority. Also, see exceptions in Section 17.304.050.B.
- 3 A 10-foot minimum side setback is required for any agricultural building or structure greater than 45 feet in height.
- 4 See Section 17.304.020 (Accessory Structures) for additional setback standards.
- 5 The setback may be reduced to five feet for a two-story building with a garage entrance facing an alley.
- 6 Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State density bonus law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.208.040.A.
- 7 Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the development standards for any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element shall allow at least 16 units on the site. The City shall not enforce the existing development standards on any such site to the extent that they would physically preclude the development of at least 16 units on the site.
- 8 Notwithstanding any other provision herein, and in accordance with Government Code Section 65583.2(h), the minimum density shall be 20 DU/net acre for any site that was rezoned in order to accommodate the City's share of the regional housing need for units affordable to lower-income households pursuant to the City's 2023-2031 Housing Element.

- = No standard

Table 17.220.030.A: Other Zones Allowed Uses

Use	Requirement by Zone ¹			Specific Use Regulations
	MU	PF	OS	
Agricultural Uses and Animal Keeping Use Types				
Animal Keeping and Production	-	-	CUP	-
Animal Raising and Keeping	P ²	P ²	P ²	17.404.040
Community Garden	P	P	P	17.404.070
Field and Tree Crop Production	-	-	P	-
Industrial, Manufacturing, Processing and Wholesaling Use Types				
Artisan Manufacturing	CUP	-	-	-

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Use	Requirement by Zone ¹			Specific Use Regulations
	MU	PF	OS	
Micro-Alcohol Production	CUP	-	-	-
Mining/Resource Extraction	-	-	CUP	17.404.140
Recreation, Education and Assembly Use Types				
Cemeteries, Crematories, or Mausoleums	-	P	-	-
Civic/Government	P	P	-	-
Community Assembly	CUP	P	-	-
Entertainment, Outdoor	-	P	-	-
Library/Museum	CUP	P	-	-
Recreation, Indoor	CUP	P	-	-
Recreation, Outdoor	P	P	MUP	-
Recreation, Passive	P	P	P	-
Schools, Public or Private	CUP	P	-	-
Studio, Instructional Services	P ³	-	-	-
Residential Use Types				
Accessory Dwelling Unit	P ⁴	-	-	17.404.020
Caretaker's Unit	P ⁴	P	-	17.404.060
Emergency Shelters	CUP <u>P</u> ⁴	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 Occupation	AUP	-	-	17.404.110
Live/Work	MUP	-	-	17.404.120
Multi-Family Residential: Duplex	P ⁴	-	-	17.404.160
Multi-Family Residential	P ⁴	-	-	17.404.160
Residential Care Homes <7	P ⁴	-	-	17.404.200
Residential Care Homes ≥7	CUP ⁴	-	-	17.404.200
Single-Family Residential	P ⁴	-	-	-
Single Room Occupancy	CUP ⁴	-	-	-
Supportive Housing	P ⁴	-	-	-
Transitional Housing	P ⁴	-	-	-
Retail Trade Use Types				
Alcohol Sales, Specialty Alcohol Shop	P	-	-	-
Bar/Nightclub	CUP	-	-	-
Dispensary	P	-	-	LMC 9.36
General Retail ≤ 5,000 s.f.	P	-	-	-
General Retail > 5,000 s.f.	MUP	-	-	-
Outdoor Dining	MUP	-	-	17.404.170
Outdoor Display	MUP	-	-	17.404.180

Table 17.220.030.A: Other Zones Allowed Uses

Use	Requirement by Zone ¹			Specific Use Regulations
	MU	PF	OS	
Restaurant- w/o Alcohol Sales	P	-	-	-
Restaurant- w/Alcohol Sales	MUP	-	-	-
Services Use Types				
Bed & Breakfast	P	-	-	-
Day Care, Commercial	CUP	-	-	-
General Services	P ³	-	-	-
Hospital	-	CUP	-	-
Medical Clinics and Laboratories	MUP	-	-	-
Offices, General	P	P	-	-
Public Services, Emergency Services	-	P	-	17.404.190
Public Services, Major	-	CUP	CUP	-
Public Services, Minor	-	P	CUP	-
Safe Parking Program	AUP	AUP	-	17.404.205
Wireless Telecommunications Facility Use Types				
Wireless Tower	CUP	CUP	CUP	17.404.220
Other Wireless Telecommunications Facility				See Section 17.404.220
Transportation Facilities Use Types				
Airport	-	CUP	-	-
Parking Lot	P	P	MUP	-
Parking Structure	CUP	MUP	-	-
Passenger Transportation Facilities	-	CUP	-	-
Other Use Types				
Correctional Institution	-	CUP	-	-
Managed Resources Production	-	-	P	-
Metal Storage Container				See Section 17.404.130
Temporary Use				See Section 17.404.210

Notes:

- 1 Allowed uses within the Specific Plan Zone shall be established by an adopted specific plan.
- 2 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.
- 3 Chemical-based photographic studios, laundry facilities, and similar uses shall not be allowed in the MU Zone.
- 4 For buildings with H Street or Ocean Avenue frontage in the MU Zone, residential uses may only be located on the first floor if the residential use does not face the street (i.e., H Street or Ocean Avenue) and residential access is provided at the rear of the building.

Table 17.220.030.A: Other Zones Allowed Uses

Use	Requirement by Zone ¹			Specific Use Regulations
	MU	PF	OS	

P = Permitted Use. A permitted use in the PF Zone requires Architectural Design and Site Development Review approval by the Planning Commission.

AUP = Administrative Use Permit (See Chapter 17.508).

MUP = Minor Use Permit required (See Chapter 17.520). A use requiring a Minor Use Permit in the PF Zone requires Architectural Design and Site Development Review approval by the Planning Commission.

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

Table 17.220.040.A: Other Zones Development Standards

Development Feature	Requirement by Zone ¹		
	MU	PF	OS
Lot Requirements			
Lot Area (min.)	7,000 s.f.	-	-
Lot Width (min.)	50 ft.	-	-
Lot Depth (min.)	-	-	-
Setbacks			
Front (min.)	-	5 ft. ²	-
Side - Interior (min.)	-	5 ft. ³	-
Side - Street (min.)	-	-	-
Rear (min.)	10 ft. ⁴	-	-
Building Form Standards			
Height (max.)	45 ft. or 3 stories, whichever is less	35 ft. or 3 stories, whichever is less	-
Height (max.) - Accessory Building	20 ft.	20 ft.	-
Lot Coverage (max.)	-	40%	-
Floor Area Ratio (max.)	All commercial - 0.75 Mixed use - 1.00 1.5 with 25% to 50% 75% of floor area for residential uses	1.0	-
Density Standards⁵			
Density (max.)	44 dwelling units/net acre	-	-
Density (min.)	14.5 dwelling units/net acre	-	-
Other Standards			
Accessory Structures	See Section 17.304.020 (Accessory Structures)		
Fences and Walls	See Chapter 17.312 (Landscaping and Screening Standards)		
Landscaping and Screening	See Chapter 17.312 (Landscaping and Screening Standards) & Title 15 , Chapter 15.52 (Water Efficient Landscape and Irrigation Standards)		
Parking	See Chapter 17.308 (Parking Standards)		
Performance Standards	See Section 17.304.090 (Performance Standards)		
Signs	See Chapter 17.316 (Sign Standards)		

Table 17.220.040.A: Other Zones Development Standards
Requirement by Zone¹

Development Feature	MU	PF	OS
Additional Requirements	See 17.220.050 (Additional Standards and Requirements)		

Notes:

- 1 Development standards applicable to parcels within the Specific Plan Zone shall be established by an adopted specific plan.
- 2 When adjoining property that is zoned residential, and the residential property and the PF Zone property face the same street, a minimum 15-foot front yard setback is required.
- 3 When adjoining property that is zoned residential, a minimum 10-foot setback is required along the property line abutting the residential zone.
- 4 The rear setback may be reduced by the review authority if it can be demonstrated that there is sufficient room for solid waste receptacles and equipment storage and access.
- 5 Applies to projects that are all residential (no commercial uses and not mixed use). Any resulting fractions shall round up, and only a whole number shall be considered in determining the number of units allowed on a lot, unless required by State density bonus law. However, in no case shall rounding allow density to exceed the maximum densities identified in Table 17.220.040.A.

- = No standard