

Lompoc Municipal Code							
Up	Previous	Next	Main		Search	Print	No Frames
Title 17 ZONING Division 2: Allowed Uses and Development Standards for All Zones Chapter 17.212 COMMERCIAL ZONES							

17.212.030 Allowed Land Use and Permit Requirements

The land uses allowed in the commercial zones are listed below, together with the planning permit type required for each use.

A. Establishment of an Allowable Use.

- Any one or more land uses allowed in Table 17.212.030.A (Commercial Zones Allowed Uses) may be established on any lot within the commercial zone, subject to the planning permit requirement listed in the Table, and in compliance with all applicable requirements of this Code. Accessory uses are allowed only in conjunction with a primary use to which the accessory use relates.
- Where a single parcel is proposed for development with two or more of the land uses listed in the Table at the same time, the overall project will be subject to the highest permit level required by the Table for any individual use.
- Uses not listed below may be allowed in compliance with Section 17.520.050 (Allowable Uses of Land).

B. Allowed Uses.

Table 17.212.030.A: Commercial Zones Allowed Uses

Use	Requirement by Zone				Specific Use Regulations
	CC	CB	OTC	PCD	
Agricultural Uses and Animal Keeping Use Types					
Animal Raising and Keeping	p ¹	p ¹	p ¹	p ¹	17.404.040
Community Garden	P	P	P	P	17.404.070
Industrial, Manufacturing, Processing, and Wholesaling Use Types					
Artisan Manufacturing	-	MUP	MUP	MUP	-
Cannabis Testing Laboratory	-	P	-	P	LMC 9.36
Manufacturing/Processing: Light/Medium	-	CUP	-	CUP	-
Micro-Alcohol Production	-	CUP	CUP	CUP	-
Recreation, Education, and Assembly Use Types					
Business/Trade School	-	P	CUP	P	-
Civic/Government	-	P	P	P	-
Community Assembly, Neighborhood	-	P	CUP	P	-
Community Assembly, Regional	-	CUP	CUP	CUP	-
Entertainment, Indoor - Neighborhood	-	P	P	P	-
Entertainment, Indoor - Regional	-	CUP	CUP	CUP	-
Library/Museum	-	MUP	MUP	MUP	-
Recreation, Indoor	MUP	MUP	MUP	MUP	-
Recreation, Outdoor	P	MUP	MUP	P	-
Recreation, Passive	P	P	P	P	-

Use	Requirement by Zone				Specific Use Regulations
	CC	CB	OTC	PCD	
Schools, Public or Private	-	P	P	P	-
Studio, Instructional Services	P	P	p2	P	-
Residential Use Types					
Caretaker's Unit	-	MUP	-	MUP	17.404.060
Emergency Shelters	P	P	CUP	CUP	17.404.090
Home Occupation	-	-	AUP	-	17.404.110
Live/Work	MUP	MUP	P	MUP	17.404.120
Multi-Family Residential	-	-	p3	-	17.404.160
Single Room Occupancy	CUP	CUP	CUP	CUP	-
Supportive Housing	-	-	p3,4	-	-
Retail Trade Use Types					
Alcohol Sales	P	P	P	P	-
Bar/Nightclub	-	P	MUP	P	-
Dispensary	P	P	P	P	LMC 9.36
Drive-Through, Non-Restaurants	MUP	MUP	CUP ⁵	MUP	-
General Retail ≤ 5,000 sf	P	P	P	P	-
General Retail > 5,000 sf.	MUP	MUP	MUP	P	-
Outdoor Dining	P	P	P	P	17.404.170
Outdoor Display	AUP	MUP	AUP	AUP	17.404.180
Restaurant- w/o Alcohol Sales	P	P	P	P	-
Restaurant- w/Alcohol Sales	P	P	P	P	-
Restaurant- w/Drive Through	CUP	CUP	CUP ⁵	CUP	-

Services Use Types					
Bed & Breakfast	-	-	CUP	-	-
Day Care, Commercial	CUP	-	CUP	-	-
Dry Cleaning, Processing	P	P	-	P	-
Funeral Homes and Mortuaries	-	P	-	P	-
General Services	P	P	P	P	-
Hospital	-	P	-	P	-
Lodging	-	P	MUP	P	-
Medical Clinics and Laboratories	-	P	P	P	-
Offices, General	P	P	P	P	-
Public Services, Emergency Services	-	P	P	P	17.404.190
Safe Parking Program	CUP	CUP	CUP	CUP	LMC 10.30
Veterinary Clinics and Hospitals	-	P	P	P	-
Wireless Telecommunications Facility Use Types					

Use	Requirement by Zone				Specific Use Regulations
	CC	CB	OTC	PCD	
Wireless Tower	CUP	CUP	CUP	CUP	17.404.220
Other Wireless Telecommunications Facility	See Section 17.404.220				
Transportation Facilities Use Types					
Parking Lot	P	P	P	P	-
Parking Structure	CUP	P	CUP	P	-
Passenger Transportation Facilities	-	CUP	CUP	CUP	-
Vehicle Sales and Services Use Types					
Automotive Sales and Rental	-	P	P	P	-
Gas/Service Station	CUP	CUP	-	CUP	-
Large Vehicle and Boat Sales and Rental	-	P	-	P	-
Repair, Minor	-	P	P	P	-
Repair, Major	-	P	-	P	-
Other Use Types					
Adult Businesses	-	MUP	-	MUP	17.404.030
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 Chemical-based photographic studios, laundry facilities, and similar uses shall not be allowed in the OTC Zone.
- 3 For buildings with H Street or Ocean Avenue frontage in the OTC 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.
- 4 Permitted use only if the supportive housing development satisfies all of the requirements in Government Code § 65651.
- 5 Limited to lots that are listed in the City's registry of Old Town Commercial lots with previously existing drive-throughs. Drive-through uses may be reestablished on these lots, and any on-site building(s) that previously functioned as a drive-through may be improved to accommodate the reestablishment of the drive-through use provided the improvements comply with Section 17.620.050 (Nonconforming Structures), if applicable.

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. 1679(21) § 11; Ord. 1670(19) § 11)

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