

Draft Recommendations for R1 Development Standards

The following is a summary of existing Culver City R1 Residential Development Standards (2018) in relation to proposed R1 development standards for single-family residential neighborhoods (R1).

EXISTING	PROPOSED
R1	R1
Zone	
R1	R1
Lot	
Minimum Lot Area	
5,000 SF ¹	[Adopt Existing]
Minimum Lot Width	
50 FT ²	[Adopt Existing]
Minimum Lot Depth	
100 FT	[Adopt Existing]
Lot Coverage	
Minimum Lot Coverage	
Ground Floor 1,000 SF	[Adopt Existing]
Maximum Lot Coverage	
[N/A]	40%
Maximum Floor Area Ratio (FAR)	
0.60 ³	5,000 SF ⁴ ≤ Lot Area < 10,000 SF 0.45 10,000 SF ≤ Lot Area 0.35
Related Definitions	
Floor Area Ratio (FAR) ⁵ The floor area ratio (FAR) is the ratio of floor area to total lot area. The maximum floor area permitted on a site shall be determined by multiplying the floor area ratio (FAR) by the total area of the site (FAR x Site Area = Maximum Allowable Floor Area). Basement area shall not be included in calculation of FAR.	Limit Definition Modify "Floor Area Ratio" definition to include mezzanine area and accessory buildings in addition to any floor area within the main dwelling unit.
Maximum Density	
1 Unit ⁶	[Adopt Existing]
Related Definitions	
[N/A]	Limit Kitchens Modify definitions of "Dwelling Unit" and "Kitchen" to limit homes to one kitchen per DU
[N/A]	Limit Exterior Entries Modify definition of "Dwelling Unit" to specify all habitable rooms to be accessed from the interior to prevent the conversion of single-family DU to multiple DUs with separate entries
Setbacks	
Minimum Front Yard Setback	

¹ Or the average area of residential lots within a 500-foot radius of a proposed subdivision, whichever is greater. For lots less than 5,000 square feet, refer to Nonconforming standards.

² Measured at street property line as applicable.

³ Excludes detached garages in rear 1/3 of property and basements.

⁴ For lots less than 5,000 square feet, refer to Nonconforming standards.

⁵ See §17.700.010.F.

⁶ For Accessory Dwelling Unit standards, see §17.400.095.

EXISTING	PROPOSED
R1	R1
20 FT	[Adopt Existing]
Minimum Front Yard Setback at Second Story	
25 FT	30 FT
Minimum Side Yard Setback	
5 FT	10% Lot Width, but not less than 5 FT and not to exceed 10 FT
Minimum Side Yard Setbacks at Second Story	
[N/A]	Setback 1 Narrower Setback 16% Lot Width but not less than 8 FT and not to exceed 16 FT
[N/A]	Setback 2 Wider Setback 24% Lot Width, but not less than 12 FT and not to exceed 24 FT
Minimum Street Side Setback (Corner)	
5 FT	10% Lot Width, but not less than 5 FT and not to exceed 10 FT
Minimum Street Side Setback (Corner) at Second Story	
Second Story 10 FT	Narrower Setback 16% Lot Width but not less than 8 FT and not to exceed 16 FT.
Minimum Rear Yard Setback	
15 FT	30 FT ⁷
Maximum Height	
Flat Roof ⁸ 2 Stories / 26 FT	[Adopt Existing]
Sloped Roof ⁹ 2 Stories / 30 FT	[Adopt Existing]
Related Definitions	
Fire or Parapet Walls ¹⁰ Fire or parapet walls may extend up to 5 feet above the building height limit of the structure, and as may otherwise be required by the California Building Code.	Parapets Modify height exceptions to include the height of parapets for flat roofed structures
Height Measurement ¹¹ The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade.	Floor-to-Plate Modify the definition of "Height Measurement" to include a maximum floor-to-plate height of 14 FT
Developable Area	
[N/A]	[N/A]
Minimum Distance Between Structures	
Between Main and Accessory Residential Structures 5 FT	Between Main and Accessory Residential Structures 8 FT
Between Detached Dwelling Units	[Adopt Existing]

⁸ Flat Roof < 3:12 Slope.

⁹ Sloped Roof ≥ 3:12 Slope.

¹⁰ See §17.300.025.C.3.

¹¹ See §17.300.025.B.

EXISTING	PROPOSED
R1	R1
8 FT	
Design Standards	
New Construction	
[N/A]	Front Facing Garage Setback Front facing garages shall be setback at least an additional 3 FT from the face of the façade
Landscape	
Setbacks	
All setback and open space areas not occupied by driveways, parking areas, walkways, building projections, and approved hardscape areas, shall be planted (except where a required setback is screened from public view)	[Adopt Existing]
Unused Areas	
All areas of a project site or a vacant lot not intended for a specific use, shall be landscaped (including areas held for future development)	[Adopt Existing]
Drought Tolerant	
[N/A]	New landscaping shall be comprised of Native California Plants or region appropriate plants with moderate to very low water use per Culver City approved list.
Landscape Standards for Additions and New Construction	
[N/A]	Second Story Landscape Screening A minimum of one new tree with a moderate to fast growth rate to 30' of height prepared by a licensed Landscape Architect shall be planted within a front, side, or rear yard to screen new second-story additions or new two-story construction.
[N/A]	3-Tier Plantings All setback and open space areas not occupied by driveways, parking areas, walkways, building projections, and approved hardscape shall be planted with a combination of low ground cover to a maximum of 2' of height, shrubs to a maximum of 4' of height, and trees to a minimum of 30' of height as prepared by a licensed Landscape Architect.
Fence, Hedge, and Walls	
Maximum Fence, Hedge, and Wall Heights	
Within Front Yard Setback 4 FT ¹²	[Adopt Existing]
Within Safety Sightline (15 Foot Intersection) 4 FT ¹²	[Adopt Existing]
Within Safety Sightline (5 Foot or Rear Yard Driveway) 4 FT ¹²	[Adopt Existing]
Within Side or Rear Yard Setback 6 FT ¹³	[Adopt Existing]
Maximum Retaining Wall Height	
One Wall ¹⁴	[Adopt Existing]

¹² The portion of the fence or wall above 30 inches in height shall be of an openwork design, as approved by the Director, to ensure adequate visibility for pedestrian and vehicular traffic.

¹³ A fence or wall on a side or rear property line abutting a public street right-of-way shall have a minimum 1 foot landscaped setback from the property line or public street right-of-way.

¹⁴ Permitted in all yards.

EXISTING	PROPOSED
R1	R1
6 FT	
Combination of Walls ¹⁴ 12 FT; Walls to be horizontally separated by 3 FT	[Adopt Existing]
Parking	
Minimum Parking Spaces 2/DU	[Adopt Existing]
Related Definitions	
Carport ¹⁵ A roofed structure over a driveway, the purpose of which is to shelter a vehicle.	Carport/Porte-Cochère Location and Style Modify the definition of “Carport” and “Porte-Cochère” to prohibit the location in front of street-facing facades. Modify the definition of “Carport” and “Porte-Cochère” to match the architectural style, materials, roof forms and pitch of the house.
Porte-Cochère ¹⁶ A roofed structure extending from the entrance of a building over an adjacent driveway, the purpose of which is to shelter a person entering or exiting a vehicle.	

¹⁵ See §17.700.010.C.

¹⁶ See §17.700.010.P.

Draft Recommendations for R1 Hillside Development Standards

The following is a summary of the existing Culver Crest/Hillside Overlay (CC) (2019) in relation to proposed R1 hillside development standards for single-family residential hillside neighborhoods (R1 Hillside).

EXISTING		PROPOSED
R1	Culver Crest/Hillside Overlay (CC)	R1 Hillside
Zone		
R1 (Underlying Zoning)	Culver Crest/Hillside Overlay (CC)	Designated R1 Hillside lots where any existing or proposed slope $\geq 15\%$ (20:3)
Lot		
Minimum Lot Area		
5,000 SF ¹	[N/A]	[Adopt Existing R1]
Minimum Lot Width		
50 FT ²	[N/A]	[Adopt Existing R1]
Minimum Lot Depth		
100 FT	[N/A]	[Adopt Existing R1]
Lot Coverage		
Minimum Lot Coverage		
Ground Floor 1,000 SF	[N/A]	[Adopt Existing R1]
Maximum Lot Coverage		
[N/A]	[N/A]	40%
Maximum Floor Area Ratio (FAR)		
0.60 ³	Slope ⁴	FAR
	< 15%	0.45
	15% to 30%	0.40
	> 30% to 45%	0.35
	> 45% to 60%	0.30
	> 60%	0.25
0% $\leq$ Slope < 15% = 0.45 15% $\leq$ Slope < 30% = 0.40 30% $\leq$ Slope < 45% = 0.35 45% $\leq$ Slope < 60% = 0.30 60% $\leq$ Slope < 100% = 0.25 100% $\leq$ Slope = 0.00		
Related Definitions		
Floor Area Ratio (FAR) ⁵ The floor area ratio (FAR) is the ratio of floor area to total lot area. The maximum floor area permitted on a site shall be determined by multiplying the floor area ratio (FAR) by the total area of the site (FAR x Site Area = Maximum Allowable Floor Area). Basement area shall not be included in calculation of FAR.	Floor Area, Residential Residential floor area shall include mezzanines, covered porches, covered patios, and accessory buildings in addition to any floor area within the main dwelling unit but shall not include detached garages. Areas within a ceiling height greater than one (1) story, as defined by this Title, will be counted twice towards floor area. Staircases, elevator shafts, and the like, shall be counted as one (1) plane per floor.	Limit Definition Modify "Floor Area Ratio" definition to include mezzanine area and accessory buildings in addition to any floor area within the main dwelling unit.
[N/A]	Mezzanine/Loft	[Adopt Existing CC]

¹ Or the average area of residential lots within a 500-foot radius of a proposed subdivision, whichever is greater. For lots less than 5,000 square feet, refer to Nonconforming standards.

² Measured at street property line as applicable.

³ Excludes detached garages in rear 1/3 of property and basements.

⁴ Existing slope is to be established with topographic survey and slope analysis of existing conditions prior to issuance of Building Permit.

⁵ See §17.700.010.F.

EXISTING		PROPOSED
R1	Culver Crest/Hillside Overlay (CC)	R1 Hillside
	An intermediate or fractional floor area between the floor and ceiling of a main story. A mezzanine/loft floor area shall be deemed a full story when it covers more than one-third of the area of the story directly underneath said mezzanine/loft area or the floor to plate height of the mezzanine/loft exceeds fourteen (14) feet.	
[N/A]	Covered Any enclosed, semi-enclosed, or unenclosed building area that is covered by a solid roof.	[Adopt Existing CC]
Maximum Density		
1 Unit ⁶	1 Unit ⁷	1 Unit ⁸
Related Definitions		
Dwelling Unit Any structure designed or used for the shelter or housing that contains permanent provisions for sleeping, eating, cooking and sanitation, occupied by or intended for one or more persons on a long-term basis.	Dwelling Unit Any structure designed or used for shelter or housing that contains permanent provisions for sleeping, eating, cooking, and sanitation occupied by or intended for one (1) or more persons on a long term basis. A dwelling unit shall have no more than one (1) kitchen. All habitable rooms within the dwelling shall be accessed from the interior of the structure.	[Adopt Existing CC]
[N/A]	Kitchen Any room or space within a structure containing a combination of the following facilities that are capable of being used for the preparation or cooking of food: oven/microwave oven, stove, refrigerator exceeding six (6) cubic feet, and sink.	[Adopt Existing CC]
[N/A]	[N/A]	Limit Exterior Entries Modify definition of “Dwelling Unit” to specify all habitable rooms to be accessed from the interior to prevent the conversion of single-family DU to multiple DUs with separate entries
Setbacks		
Minimum Front Yard Setback		
20 FT	20 FT	[Adopt Existing R1]
Minimum Front Yard Setback at Second Story		
25 FT	30 FT	[Adopt Existing CC]
Minimum Side Yard Setback		
5 FT	10% of Lot Width,	12% Lot Width,

⁶ For Accessory Dwelling Unit standards, see §17.400.095.

⁷ Minimum by-right floor area in the hillside area, regardless of lot size, is 2,500 square feet.

⁸ Minimum by-right floor area in the hillside area, regardless of lot size, is 2,250 square feet.

EXISTING		PROPOSED
R1	Culver Crest/Hillsides Overlay (CC)	R1 Hillside
	but not < 5 feet and not > 10 feet ⁹	but not less than 6 FT and not to exceed 12 FT
Minimum Side Yard Setbacks at Second Story		
[N/A]	Second Floor ⁹ (Narrower Setback) 16% of Lot Width but not < 8 feet and not > 16 feet	Setback 1 Narrower Setback 16% Lot Width but not less than 8 FT and not to exceed 16 FT
[N/A]	Second Floor ⁹ (Wide or Street-Facing Setback) 24% of Lot Width, but not < 12 feet and not > 24 feet	Setback 2 Wider Setback 24% Lot Width, but not less than 12 FT and not to exceed 24 FT
Minimum Street Side Setback (Corner)		
5 FT	[N/A]	12% Lot Width, but not less than 6 FT and not to exceed 12 FT
Minimum Street Side Setback (Corner) at Second Story		
Second Story <u>10</u> FT	Second Floor (Wide or Street-Facing Setback) 24% of Lot Width, but not < 12 feet and not > 24 feet	Narrower Setback 16% Lot Width but not less than 8 FT and not to exceed 16 FT
Minimum Rear Yard Setback		
15 FT	15 FT	30 FT
Exceptions		
[N/A]	Setback and Stepback Exceptions Findings Exceptions to setback standards shall be reviewed by the Planning Commission. The Planning Commission shall consider and record the decision in writing with the findings on which the decision is based. The exception may be approved, with or without conditions, only after making all of the following findings: 1. There are special circumstances applicable to the property (e.g. location, shape, size, depth, surroundings, and/or topography), or to the intended use of the property, so that the strict application of this Title denies the property owner privileges enjoyed by other property owners in the vicinity and under identical zoning districts. 2. Approval of the exception would not be detrimental to the public	[Adopt Existing CC]

⁹ Building may exceed minimum required setback but cannot reduce minimum required setback. Applicant may choose which of the two side setbacks is narrow and which is wide, but wide setback will automatically apply to a street facing side yard.

EXISTING		PROPOSED
R1	Culver Crest/Hillsides Overlay (CC)	R1 Hillside
	health, interest, safety, or general welfare and would not be detrimental or injurious to property or improvements in the vicinity and in the same zoning district.	
Maximum Height		
Flat Roof ¹⁰ 2 Stories / 26 FT	Slope < 50%	Height ¹¹ Flat Roof - 2 Stories and 26 feet Sloped Roof - 2 Stories and 30 feet
Sloped Roof ¹² 2 Stories / 30 FT		
	Slope 50% to 100%	Height ¹¹ 1 Story and 14 feet
Related Definitions		
Fire or Parapet Walls ¹³ Fire or parapet walls may extend up to 5 feet above the building height limit of the structure, and as may otherwise be required by the California Building Code.	[N/A]	Parapets Modify height exceptions to include the height of parapets for flat roofed structures
Height Measurement ¹⁴ The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade.	Story That portion of a building included between the surface of any floor and the surface of the next floor above it, or if there is no floor above, then the space between the floor and the ceiling above. A story shall be defined as the floor to plate height and can be no taller than fourteen (14)-feet.	[Adopt Existing CC]
[N/A]	Attic Any non-habitable space, per Building Code Standard, between the ceiling beams of the top story and the roof rafters, which may be reached by ladder and used for storage or mechanical equipment, and which is less than seventy (70) square feet in area and less than seven (7) feet in height, shall constitute an attic.	[Adopt Existing CC]
Minimum Distance Between Structures		
Between Main and Accessory Residential Structures 5 FT	[N/A]	Between Main and Accessory Residential Structures 8 FT
Between Detached Dwelling Units	[N/A]	[Adopt Existing R1]

¹⁰ Flat Roof < 3:12 Slope.

¹¹ Any parapet is included as part of the flat roof height standard.

¹² Sloped Roof ≥ 3:12 Slope.

¹³ See §17.300.025.C.3.

¹⁴ See §17.300.025.B.

EXISTING		PROPOSED
R1	Culver Crest/Hillsides Overlay (CC)	R1 Hillside
8 FT		
Landscape		
Setbacks		
All setback and open space areas not occupied by driveways, parking areas, walkways, building projections, and approved hardscape areas, shall be planted (except where a required setback is screened from public view)	[N/A]	[Adopt Existing R1]
Unused Areas		
All areas of a project site or a vacant lot not intended for a specific use, shall be landscaped (including areas held for future development)	[N/A]	[Adopt Existing R1]
Drought Tolerant		
[N/A]	[N/A]	New landscaping shall be comprised of Native California Plants or region appropriate plants with moderate to very low water use per Culver City approved list.
Hillside View Preservation ¹⁵ (Obstruction from Trees)		
A property owner has the right to preserve and seek restoration of a preexisting view, when it has been unreasonably obstructed by the growth of one or more trees	[N/A]	[Adopt Existing R1]
Landscape Standards for Additions and New Construction		
[N/A]	[N/A]	Second Story Landscape Screening A minimum of one new tree with a moderate to fast growth rate to 30' of height as prepared by a licensed Landscape Architect shall be planted within a front, side, or rear yard to screen new second-story additions or new two story construction.
[N/A]	[N/A]	3-Tier Plantings All setback and open space areas not occupied by driveways, parking areas, walkways, building projections, and approved hardscape shall be planted with a combination of low ground cover to a maximum of 2' of height, shrubs to a maximum of 4' of height, and trees to a minimum of 30' of height as prepared by a Landscape Architect.
Fence, Hedge, and Walls		
Maximum Fence, Hedge, and Wall Heights		
Within Front Yard Setback	[N/A]	[Adopt Existing R1]

¹⁵ See Chapter 9.12 View Preservation (Obstruction From Trees).

EXISTING		PROPOSED
R1	Culver Crest/Hillsides Overlay (CC)	R1 Hillside
4 FT ¹⁶		
Within Safety Sightline (15 Foot Intersection) 4 FT ¹⁶	[N/A]	[Adopt Existing R1]
Within Safety Sightline (5 Foot or Rear Yard Driveway) 4 FT ¹⁶	[N/A]	[Adopt Existing R1]
Within Side or Rear Yard Setback 6 FT ¹⁷		[Adopt Existing R1]
Maximum Retaining Wall Height		
One Wall ¹⁸ 6 FT	[N/A]	[Adopt Existing R1]
Combination of Walls ¹⁸ 12 FT; Walls to be horizontally separated by 3 FT	[N/A]	[Adopt Existing R1]
Parking		
Minimum Parking Spaces 2/DU	[N/A]	[Adopt Existing]
Related Definitions		
Carport ¹⁹ A roofed structure over a driveway, the purpose of which is to shelter a vehicle. Porte-Cochere ²⁰ A roofed structure extending from the entrance of a building over an adjacent driveway, the purpose of which is to shelter a person entering or exiting a vehicle.	[N/A]	Carport/Porte-Cochère Location and Style Modify the definition of “Carport” and “Porte-Cochere” to prohibit the location in front of street-facing facades. Modify the definition of “Carport” and “Porte-Cochere” to match the architectural style, materials, roof forms and pitch of the house.

¹⁶ The portion of the fence or wall above 30 inches in height shall be of an openwork design, as approved by the Director, to ensure adequate visibility for pedestrian and vehicular traffic.

¹⁷ A fence or wall on a side or rear property line abutting a public street right-of-way shall have a minimum 1 foot landscaped setback from the property line or public street right-of-way.

¹⁸ Permitted in all yards.

¹⁹ See §17.700.010.C.

²⁰ See §17.700.010.P.