

CULVER CITY ZONING CODE UPDATE

ZONING FRAMEWORK

Table 1A: Proposed Zones

PROPOSED ZONING DISTRICTS	ACRONYM	CORRESPONDING CULVER CITY 2045 GENERAL PLAN DESIGNATIONS
RESIDENTIAL (<i>Residential Hillside Overlay applies</i>)		
Single Family	R1	Single Family
Two Family	R2	Two Family
Low Density Multifamily	RLD	Low Density Multifamily
Medium Density Multifamily	RMD	Medium Density Multifamily
High Density Multifamily	RHD	High Density Multifamily
MIXED USE		
Mixed Use Neighborhood	MU-N	Mixed Use Corridor 1
Mixed Use Corridor 1	MU-1	Mixed Use Corridor 1
Mixed Use Corridor 2	MU-2	Mixed Use Corridor 2
Mixed Use Downtown	MU-DT	Mixed Use Medium
Mixed Use Medium	MU-MD	Mixed Use Medium
Mixed Use High	MU-HD	Mixed Use High
Mixed Use Industrial	MU-I	Mixed Use Industrial
SPECIAL PURPOSE		
Studio	S	Studio
Institutional	I	Institutional
Open Space	OS	Open Space
Cemetery	E	Cemetery
Transportation	T	Transportation
Planned Development	PD	Various

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Table 1B: Draft Overlay Zones

OVERLAYS	RECOMMENDATIONS
Existing Overlays - Not Changing	
Residential Zero Setback Overlay (-Rz)	The Residential Zero Setback Overlay will remain as-is, without changes.
Redevelopment Project Area Overlay (-Rp)	The Redevelopment Project Area Overlay will remain as-is, without changes.
Civic Center Overlay (-Cv)	The Civic Center Overlay will remain as-is, without changes.
Residential Hillside Overlay (-Rh)	The Residential Hillside Overlay will remain as-is, without changes.
Existing Overlays - Being Removed	
Commercial Zero Setback Overlay (-Cz)	The Commercial Zero Setback Overlay will be removed from the Zoning Code. All parcels that currently fall within the overlay are designated MU-1 and MU-2 land use designations. Instead of utilizing an overlay, we will allow a 0 ft minimum setback and set maximums as appropriate based on ground-floor use in the MU-1 and MU-2 base development standards.
East Washington Boulevard Overlay (-Ew)	The East Washington Boulevard Overlay will be removed from the Zoning Code. The General Plan Update designates these parcels as MU-1 and MU-2. All parcels that fall within the overlay currently have a base zone of CG or IG, which allow a broad range of higher-intensity commercial and industrial uses such as vehicle repair shops, small-scale manufacturing, wholesaling and distribution, etc. The original intent of the East Washington Boulevard Overlay was to modify the permitted uses in the area to limit and amortize these higher-intensity commercial and light industrial activities. Moving forward, the MU-1 and MU-2 base zones will allow neighborhood-serving and general retail uses, consistent with uses currently on the ground today.

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ZONING FRAMEWORK

Table 1C: Draft Zoning Code Framework

PROPOSED ZONING DISTRICTS	CORRESPONDING CULVER CITY 2045 GENERAL PLAN DESIGNATIONS	MAXIMUM RESIDENTIAL DENSITY	MAXIMUM RESIDENTIAL FAR	MAXIMUM NON-RESIDENTIAL FAR	HEIGHT <i>(Heights to be finalized after site testing; maximum height to not exceed 56 feet)</i>	ALLOWED USES	BUILDING TYPES	CORRELATION TO CURRENT ZONING CODE	MINIMUM & MAXIMUM RESIDENTIAL DENSITY	HEIGHT
RESIDENTIAL										
Single Family (R1)	Single Family	8.7 du/acre	0.45 FAR	N/A	Flat roofs: 27 feet Sloped roofs: 30 feet	Primary: Single family residential Secondary Uses: Open space, schools, community assembly	Single family homes	Residential Single Family (R1)	8.71 du/acre 0.6 FAR	Flat roofs: 2 stories, 27 ft Sloped roofs: 2 stories, 30 ft
Two Family (R2)	Two Family	17.4 du/acre	N/A	N/A	30 ft	Primary: Single family residential and duplexes Secondary Uses: Open space, schools, community assembly	Single family homes, duplexes	Residential Two-Family (R2)	17.4 du/acre 1,500 square feet plus 40% of net lot area for parcels less than 8,000 square feet; 60% of net lot area for parcels 8,000 square feet or more.	2 stories/30 feet
Low Density Multifamily (RLD)	Low Density Multifamily	35 du/acre	N/A	N/A	32 ft	Primary: Single family residential, duplexes, and triplexes, multifamily residential Secondary Uses: Open space, schools, community assembly	Single family homes, duplexes, triplexes, townhomes, low-rise multifamily residential/ courtyard housing	Residential Three-Family (R3)	26.1 du/acre 1,500 square feet plus 40% of net lot area for parcels less than 8,000 square feet; 60% of net lot area for parcels 8,000 square feet or more.	2 stories/30 feet
								Residential Low-Density (RLD)	15 du/acre	2 stories/30 feet
								Residential Medium-Density (RMD)	29 du/acre (1/1,500 sf up to maximum density of 9 units per development parcel except for parcels on Grand View Boulevard, between Washington Place and Herbert Street)	2 stories/30 feet
Medium Density Multifamily (RMD)	Medium Density Multifamily	50 du/acre	N/A	N/A	48 ft	Primary: Multifamily residential, triplexes Secondary Uses: Open space, schools, community assembly, existing single family residential and duplexes	Low-rise and mid-rise multifamily residential	Residential High-Density (RHD)	29 du/acre	3 stories/40 feet
High Density Multifamily (RHD)	High Density Multifamily	70 du/acre	N/A	N/A	56 ft	Primary: Multifamily residential, triplexes Secondary Uses: Open space, schools, community assembly, existing single family residential and duplexes	Mid-rise multifamily residential	N/A (Not in existing ZC)		

PROPOSED ZONING DISTRICTS	CORRESPONDING CULVER CITY 2045 GENERAL PLAN DESIGNATIONS	MAXIMUM RESIDENTIAL DENSITY	MAXIMUM RESIDENTIAL FAR	MAXIMUM NON-RESIDENTIAL FAR	HEIGHT <i>(Heights to be finalized after site testing; maximum height to not exceed 56 feet)</i>	ALLOWED USES	BUILDING TYPES	CORRELATION TO CURRENT ZONING CODE	MINIMUM & MAXIMUM RESIDENTIAL DENSITY	HEIGHT
MIXED USE										
Mixed Use Neighborhood (MU-N)	Mixed Use Corridor 1	35 du/acre	N/A	2	56 ft	Primary: Attached SFR, multifamily residential, live/work, small-scale neighborhood-serving commercial Secondary Uses: Public/institutional, community assembly, schools, small office/medical offices	Attached single family homes, triplexes/quadplexes, low-rise multifamily residential/courtyard housing, vertical and horizontal mixed use, stand-alone commercial/office	Commercial Neighborhood (CN)	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	43 feet
Mixed Use Corridor 1 (MU-1)	Mixed Use Corridor 1	35 du/acre	N/A	2	56 ft	Primary: Attached SFR, multifamily residential, live/work, neighborhood commercial and general commercial uses Secondary Uses: Public/institutional, community assembly, schools, small office/medical offices	Attached single family homes, triplexes/quadplexes, low-rise multifamily residential/courtyard housing, vertical and horizontal mixed use, stand-alone commercial/office	Commercial Neighborhood (CN)	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	43 feet
								Commercial General (CG)		56 feet
Mixed Use Corridor 2 (MU-2)	Mixed Use Corridor 2	50 du/acre	N/A	3	56 ft	Primary: Multifamily residential, live/work, neighborhood-serving and general commercial uses Secondary Uses: Public/institutional, community assembly, schools, small office/medical offices	Low-rise and mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office	Commercial Neighborhood (CN)		43 feet
								Commercial General (CG)	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	56 feet
								Industrial Light (IL)	N/A	43 feet
Mixed Use Medium (MU-MD)	Mixed Use Medium	65 du/acre	N/A	3	56 ft	Primary: Multifamily residential, live/work, neighborhood-serving, regional commercial uses and some general commercial uses, office/business parks Secondary Uses: Public/institutional, open space, community assembly, schools	Mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office	Commercial Neighborhood (CN)		43 feet
								Commercial General (CG)	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	56 feet
								Commercial Downtown (CD)		Ranges between 30 ft and 56 ft, depending on location.
								Commercial Community (CC)		56 feet
								Commercial Regional Business Park (CRB)	N/A	56 feet

PROPOSED ZONING DISTRICTS	CORRESPONDING CULVER CITY 2045 GENERAL PLAN DESIGNATIONS	MAXIMUM RESIDENTIAL DENSITY	MAXIMUM RESIDENTIAL FAR	MAXIMUM NON-RESIDENTIAL FAR	HEIGHT (Heights to be finalized after site testing; maximum height to not exceed 56 feet)	ALLOWED USES	BUILDING TYPES	CORRELATION TO CURRENT ZONING CODE	MINIMUM & MAXIMUM RESIDENTIAL DENSITY	HEIGHT
Mixed Use Downtown (MU-DT)	Mixed Use Medium	65 du/acre	N/A	3	56 feet	Primary: Multifamily residential, neighborhood-serving commercial	Low-rise and mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office	Commercial Downtown (CD)	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	Ranges between 30 ft and 56 ft, depending on location.
Mixed Use High (MU-HD)	Mixed Use High	100 du/acre	N/A	4	56 ft	Primary: Multifamily residential, live/work, neighborhood, regional and some general commercial uses, office	Mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office	Commercial Regional Business Park (CRB)	N/A	56 feet
								Commercial Regional Retail (CRR)	N/A	56 feet
Mixed Use Industrial (MU-I)	Mixed Use Industrial	65 du/acre	N/A	3	56 ft	Primary: Multifamily residential, live/work, general/medium-scale commercial uses, office, light industrial Secondary Uses: Open space, public/institutional, community assembly, schools	Low-rise and mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office and industrial	Industrial General (IG)	N/A	43 feet
SPECIAL/OTHER										
Studio (S)	Studio	N/A	N/A	Varies, maximum established by project	56 ft	Primary: Studio facilities, offices, sets	N/A	Studio	N/A Shall be established by the Comprehensive Plan	56 feet
Institutional (I)	Institutional	N/A	N/A	4	56 ft	Primary: Government offices, community facilities, hospitals, schools	N/A	N/A (Not in existing ZC)		
Open Space (OS)	Open Space	N/A	N/A	0.5	56 ft	Primary: Parks, open space and recreation opportunities	N/A	Open Space	N/A	None
Cemetery (E)	Cemetery	N/A	N/A	0.5	N/A	Primary: Cemeteries	N/A	Cemetery	N/A	None
Transportation (T)	Transportation	N/A	N/A	0.5	N/A	Primary: Rights-of-way and transportation easements, pipelines, telecommunications	N/A	Transportation	N/A	None
Planned Development (PD)	Various	Varies, maximum established by project	N/A	Varies, maximum established by project	N/A	N/A	N/A	Planned Development	N/A Shall be established by the Comprehensive Plan	N/A

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Table 2A: Draft Residential Zones Use List

* These proposed zones have different uses and densities than the existing zones of the same name.

Red text or (New) = new use or revisions to use

	EXISTING RESIDENTIAL ZONES						PROPOSED RESIDENTIAL ZONES					Notes/Special Regulations
Uses	R1	R2	R3	RLD	RMD	RHD	R1	R2	RLD*	RMD*	RHD*	
INDUSTRIAL, MANUFACTURING, PROCESSING	-	-	-	-	-	-	-	-	-	-	-	
RECREATION, EDUCATION & PUBLIC ASSEMBLY												
Arcade	-	-	-	-	-	-	-	-	-	-	-	
Clubs, lodges, and private meeting halls	-	-	-	-	-	-	-	-	-	-	-	
Community Garden (new)							P	P	P	P	P	
Indoor Commercial Recreation (new)							-	-	-	-	-	
Event centers	-	-	-	-	-	-	-	-	-	-	-	
Health/fitness facilities	-	-	-	-	-	-	-	-	-	-	-	
Outdoor commercial recreation	-	-	-	-	-	-	-	-	-	-	-	
Public recreational and cultural facilities	P	P	P	P	P	P	P	P	P	P	P	
Private residential recreational facilities	-	-	-	P	P	P	-	-	P	P	P	
Public Schools - Kindergarten to 12th grade	P	P	P	P	P	P	P	P	P	P	P	
Private schools - Kindergarten to 12th grade	CUP (A)	CUP (A)	CUP (A)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	(A) Use only allowed on a site declared by the Culver City Unified School District.
College/University/Trade School (new)							-	-	-	-	-	
Religious places of worship	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Studios - Art, dance, music, photography, and the like	-	-	-	-	-	-	-	-	-	-	-	
Theatres	-	-	-	-	-	-	-	-	-	-	-	
RESIDENTIAL												
Accessory dwelling units and junior accessory dwelling units	P	P	P	P	P	P	P	P	P	P	P	
Accessory residential structures and uses	P	P	P	P	P	P	P	P	P	P	P	
Child day care - Large family day care homes	P	P	P	P	P	P	P	P	P	P	P	
Child day care - Small family day care homes	P	P	P	P	P	P	P	P	P	P	P	
Cottage Food Operation - accessory (new)							P	P	P	P	P	Cottage Food Operations are allowed pursuant to Section 113758 of the California Health and Safety Code. For guidelines and regulations, go to the LA County Public Health Department website .
Cottage Industry - accessory (new)							AUP	AUP	AUP	AUP	AUP	

	EXISTING RESIDENTIAL ZONES						PROPOSED RESIDENTIAL ZONES					Notes/Special Regulations
Uses	R1	R2	R3	RLD	RMD	RHD	R1	R2	RLD*	RMD*	RHD*	
Two-Family Dwelling/Duplex	-	P	P	P	P	P	-	P	P	- (A)	- (A)	(A) Existing two-family dwellings/duplexes as of X (date of ordinance) in the RMD and RHD zones shall be considered conforming.
Home occupations	P	P	P	P	P	P	P	P	P	P	P	
Live/work units	-	-	-	-	-	-	-	-	-	-	-	
Mixed use projects	-	-	-	-	-	-	-	-	-	-	-	
Multiple-family dwelling (4+ units)	-	-	-	P	P	P	-	-	P	P	P	
Residential care facilities, 6 or fewer clients	P	P	P	P	P	P	P	P	P	P	P	
Residential care facilities, 7 or more clients	CUP (A)	CUP (A)	CUP (A)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	(A) Use only allowed on a site of 5 acres or more.
Senior citizen congregate care housing	-	-	-	CUP	CUP	CUP	-	-	CUP	CUP	CUP	
Single-family dwellings	P	P	P	P	P	P	P	P	P	- (A)	- (A)	(A) Existing two-family dwellings/duplexes as of X (date of ordinance) in the RMD and RHD zones shall be considered conforming.
Single room occupancy units	-	-	-	-	-	-	-	-	-	-	-	
Supportive housing	P	P	P	P	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transitional housing	P	P	P	P	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Triplex	-	-	P	P	P	P	-	-	P	P	P	
RETAIL TRADE	-	-	-	-	-	-	-	-	-	-	-	
SERVICE												
Adult day care facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Animal boarding and kennels	-	-	-	-	-	-	-	-	-	-	-	
Automated teller machines (ATMs)	-	-	-	-	-	-	-	-	-	-	-	
Banks and financial services	-	-	-	-	-	-	-	-	-	-	-	
Business and consumer support services	-	-	-	-	-	-	-	-	-	-	-	
Catering services Commercial Kitchens	-	-	-	-	-	-	-	-	-	-	-	
Check-cashing businesses	-	-	-	-	-	-	-	-	-	-	-	
Child day care centers	-	-	-	CUP	CUP	CUP	-	-	CUP	CUP	CUP	
Construction contractors, no outdoor storage	-	-	-	-	-	-	-	-	-	-	-	
Contractor's storage yard	-	-	-	-	-	-	-	-	-	-	-	
Drive-thru facilities or services	-	-	-	-	-	-	-	-	-	-	-	
Emergency shelters	-	-	-	-	-	-	-	-	-	-	-	

	EXISTING RESIDENTIAL ZONES						PROPOSED RESIDENTIAL ZONES					Notes/Special Regulations
Uses	R1	R2	R3	RLD	RMD	RHD	R1	R2	RLD*	RMD*	RHD*	
Hotels and motels (12)	-	-	-	-	-	-	-	-	-	-	-	
Hotels and motels (extended stay) (12) (13)	-	-	-	-	-	-	-	-	-	-	-	
Medical services - Offices/clinics	-	-	-	-	-	-	-	-	-	-	-	
Medical services - Labs	-	-	-	-	-	-	-	-	-	-	-	
Medical services - Hospitals	-	-	-	-	-	-	-	-	-	-	-	
Mortuaries and Funeral Homes	-	-	-	-	-	-	-	-	-	-	-	
Offices	-	-	-	-	-	-	-	-	-	-	-	
Personal services	-	-	-	-	-	-	-	-	-	-	-	
Pet day care	-	-	-	-	-	-	-	-	-	-	-	
Public safety facilities	CUP	CUP	CUP	CUP	CUP	CUP	P	P	P	P	P	
Public utility facilities	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Storage facilities, personal storage	-	-	-	-	-	-	-	-	-	-	-	
Storage, outdoor (accessory)	-	-	-	-	-	-	-	-	-	-	-	
Storage, warehouse	-	-	-	-	-	-	-	-	-	-	-	
Vehicle services - Accessories installation	-	-	-	-	-	-	-	-	-	-	-	
Vehicle services - Car washes	-	-	-	-	-	-	-	-	-	-	-	
Vehicle services - Fueling stations	-	-	-	-	-	-	-	-	-	-	-	
Vehicle services - EV Charging Stations (new)												
Vehicle services - Fueling, incidental repair	-	-	-	-	-	-	-	-	-	-	-	
Vehicle services - Impounding/storage	-	-	-	-	-	-	-	-	-	-	-	
Vehicle services - Maintenance/repair	-	-	-	-	-	-	-	-	-	-	-	
Vehicle services - Paint/body	-	-	-	-	-	-	-	-	-	-	-	
Vehicle services - Towing, no storage	-	-	-	-	-	-	-	-	-	-	-	
Veterinary clinics and animal hospitals	-	-	-	-	-	-	-	-	-	-	-	
Animal Hospital	-	-	-	-	-	-	-	-	-	-	-	
TRANSPORTATION & COMMUNICATIONS												
Broadcast studios	-	-	-	-	-	-	-	-	-	-	-	
Heliports	-	-	-	-	-	-	-	-	-	-	-	
Parking facilities	-	-	-	-	-	-	-	-	-	-	-	
Telecommunications facilities, cellular	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Telecommunications facilities, dish/wireless antenna	See § 17.400.110 for permit requirements						See § 17.400.110 for permit requirements					

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Table 2B: Draft Mixed Use Zones Use List

Red text or (New) = new use or revisions to use

USES	EXISTING ZONING									PROPOSED MIXED-USE ZONES							NOTES/SPECIAL REGULATIONS <i>*Notes still being finalized</i>
	CN	CG	CC	CD	CRR	CRB	IL	IG	EW Overlay	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
INDUSTRIAL, MANUFACTURING, PROCESSING																	
Chemical product manufacturing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Concrete, gypsum, and plaster products	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Cosmetic product manufacturing	-	-	-	-	-	P	-	-	-	-			-	-	-	-	
Electronics and equipment manufacturing	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	AUP	
Fabric products manufacturing	-	-	-	-	-	P	P	P	AUP/CUP	-	-	-	-	-	-	AUP	
Food and beverage manufacturing (A)(B)	-	-					-	P	AUP/CUP	-	-	-	-	-	-	AUP	(A) For permit requirements related to the sale of alcoholic beverages, see § 17.400.015. (B) A beverage tasting facility cannot exceed 20% of the gross floor area of the food and beverage manufacturing or general retail use to which it is associated unless approved by Administrative Use Permit to exceed no more than 30% gross floor area.
Furniture/fixtures manufacturing	P	P					P	P	AUP/CUP	-	P	P		-	-	P	
Glass, metal and plastics product manufacturing	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Handcraft industries	-	-	-	-	-	P	P	P	AUP	-	P	P	-	-	-	P	
Hazardous Materials/Wholesale Fuel Storage and Distribution (new)										-	-	-	-	-	-	-	
Laundries and dry cleaning plants	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Lumber and wood product manufacturing	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Machinery manufacturing	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Media production - Backlots/outdoor facilities	-	P	-	-	-	-	-	P	-	-	AUP	AUP	-	-	-	AUP	
Media production - Indoor support facilities	-	P	-	-	-	P	P	P	-	-	P	P	-	-	-	P	
Media production - Soundstages	-	-	-	-	-	P	P	P	-	-	-	-	-	-	-	P	
Metal products fabrication, machine/welding shops	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Mining/Resource Extraction (new)										-	-	-	-	-	-	-	
Motor vehicle/transportation equipment manufacturing	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Paper product manufacturing	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Paving and roofing material manufacturing	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Printing and publishing	-	P	P	-	P	P	P	P	P	-	P	P	-	-	-	P	
Recycling facility - Processing	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Recycling facility - Large collection	-	P	-	-	-	-	-	P	CUP	-	-	-	-	-	-	-	

USES	EXISTING ZONING									PROPOSED MIXED-USE ZONES							NOTES/SPECIAL REGULATIONS <i>*Notes still being finalized</i>
	CN	CG	CC	CD	CRR	CRB	IL	IG	EW Overlay	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
Recycling facility - Incidental small collection	-	P	P	-	-	P	P	P	AUP	P	P	P	-	P	P	P	
Recycling facility - Small collection	-	AUP	AUP	-		AUP	AUP	P	CUP	-	AUP	AUP	-	-	-	P	
Research and development (R&D)	-	-	-	-	-	P	P	P	-	-	P	P	-	P	P	P	
Salvage and Wrecking (new)										-	-	-	-	-	-	-	
Small-scale product manufacturing	P	P	-	-	-	-	P	P	-	-	P	P	-	-	-	P	
Stone and cut stone product manufacturing	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	-	
Stone, clay and pottery product manufacturing	-	P	-	-	-	-	-	P	-	-	-	-	-	-	-	CUP	
Warehousing and distribution facilities	-	-	-	-	-	P(2)	P	P	-	-	-	-	-	-	-	AUP	10,000 square feet maximum floor area.
Wholesaling and distribution facilities	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	AUP	
RECREATION, EDUCATION & PUBLIC ASSEMBLY																	
Arcade	-	AUP	AUP	P(A)	AUP	-	P	P	-	P	P	P	P(A)	P	P	P	(A) Up to 10 amusement devices allowed in conjunction with a multiplex movie theater subject to § 17.230.035.
Clubs, lodges, and private meeting halls	-	P	P	P(A)	-	P	-	-	AUP	-	P	P	P(A)	P	P	P	(A) Subject to ground floor restrictions, see § 17.220.035 (CD District Requirements).
Community Garden (new)										P	P	P	-	P	P	P	
Indoor Commercial Recreation	-	P	P	P	P	-	AUP	AUP	AUP	-	P	P	P	P	P	P	
Event centers	-	P	P	P	P	-	AUP	AUP	AUP	-	AUP	AUP	P	AUP	AUP	AUP	Reference section 17.520.035
Health/fitness facilities	-	P	P	P(4)	P	P	P	P	P	P	P	P	P (A)	P	P	P	(A) Limited to 3,000 square feet on the ground floor.
Outdoor commercial recreation	-	CUP	CUP	-	CUP	CUP	CUP	CUP	-	-	CUP	CUP	-	-	-	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	CUP	CUP	-	P	P	P	P	P	P	P	
Private residential recreational facilities	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
Public Schools - Kindergarten to 12th grade	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Private schools - Kindergarten to 12th grade (A)	CUP	CUP	CUP	CUP	-	CUP	CUP	(B)	CUP	AUP/CUP	AUP/CUP	AUP/CUP	AUP/CUP	AUP/CUP	AUP/CUP	(B)	(A) AUP required for schools up to 1,500 sq. feet in area. (B) See § 17.610.010 for nonconforming school uses.
College/University/Trade School (new) (A)										AUP/CUP	AUP/CUP	AUP/CUP	AUP/CUP (B)	AUP/CUP	AUP/CUP	AUP/CUP	(A) AUP required for schools up to 1,500 sq. feet in area. (B) Subject to ground floor restrictions, see § 17.220.035 (CD District Requirements).
Religious places of worship	CUP	P	P	-	-	P	-	-	P	P	P	P	P	P	P	P	
Studios - Art, dance, music, photography,etc.	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Theatres	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

USES	EXISTING ZONING									PROPOSED MIXED-USE ZONES							NOTES/SPECIAL REGULATIONS <i>*Notes still being finalized</i>
	CN	CG	CC	CD	CRR	CRB	IL	IG	EW Overlay	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
RESIDENTIAL																	
Accessory dwelling units	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
Accessory residential structures and uses	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
Child day care - Large family day care homes	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Child day care - Small family day care homes	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Cottage Food Operation - accessory (new)										P	P	P	P	P	P	P	Cottage Food Operations are allowed pursuant to Section 113758 of the California Health and Safety Code. For guidelines and regulations, go to the LA County Public Health Department website .
Cottage Industry - accessory (new)										AUP	AUP	AUP	AUP	AUP	AUP	AUP	
Two-Family Dwelling/Duplex	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Home occupations	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P	P	
Live/work units	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	P	
Mixed use projects	P	P	P	P	-	-	-	-	P	P	P	P	P	P	P	P	
Multiple-family dwelling, ≥ 4 Units	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	
Residential care facilities, 6 or fewer clients	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P	P	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	-	-	-	-	-	CUP	CUP	CUP	-	CUP	CUP	CUP	
Senior citizen congregate care housing	CUP	CUP	CUP	-	-	-	-	-	-	CUP	CUP	CUP	-	CUP	CUP	CUP	
Single-family dwellings										-	-	-	-	-	-	-	
Single room occupancy units (A) (B)	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone. (A) Guest rooms or suites rented for long term lodging purposes are not subject to requirements of CCMC Section 11.02.100, et seq., but are subject to the Transient Occupancy Tax Ordinance. (B) Extended stay hotels and motels are permitted, without CUP, for SRO units in existence on February 22, 2021.
Supportive housing	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Transitional housing	P	P	P	P	-	-	-	-	-	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Triplex							-	-	-	-	-	-	-	-	-	-	

USES	EXISTING ZONING									PROPOSED MIXED-USE ZONES							NOTES/SPECIAL REGULATIONS <i>*Notes still being finalized</i>
	CN	CG	CC	CD	CRR	CRB	IL	IG	EW Overlay	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
RETAIL TRADE																	
Accessory food service	P	P	P	P	P	P			-	P	P	P	P	P	P	P	
Accessory retail uses	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	
Adult businesses (A)	-	P	P	-	-	-	P(2)	P(2)	-	-	P	P	-	-	-	P(B)	(A) Use only allowed subject to the approval of an Adult Use Development Permit (see CCMC Chapter 11.13). (B) 10,000 square feet maximum floor area.
Artisan shops	P	P	P	P	P	P	P	P	-	P	P	P	P	P	P	P	
Auto and vehicle sales/rental (A)	-	P	P	-	AUP	-	CUP	CUP	P	-	P/CUP	P/CUP	-	-	P/CUP (B)	-	(A) Auto sales establishments selling used vehicles exclusively are subject to the approval of a Conditional Use Permit. (see Chapter 17.530). (B) In MU-HD, use is only allowed within boundary of existing dealerships near downtown.
Auto parts sales, retail	P	P	P	-	P	P	-	-	P	P	P	P	-	P	P	P	
Bars, night clubs (A)	-	CUP	CUP	CUP	CUP	CUP	-	-	-	-	CUP	CUP	CUP	CUP	CUP	CUP	(A) For permit requirements related to the sale of alcoholic beverages, see § 17.400.015
Building material stores	-	P	P	-	P	-	P	P	-	-	P	P	-	-	-	P	
Construction equipment sales			-	-	-	-	P	P	-	-	-	-	-	-	-	P	
Convenience stores (A)	P	P	P	-	P	P	P	P	P	P	P	P	-	P	P	P	(A) For permit requirements related to the sale of alcoholic beverages, see § 17.400.015
Firearms sales	-	CUP	CUP	-	CUP	CUP	-	-	-	-	CUP	CUP	-	-	-	-	Reference firearms sections of Chapter 17 and Chapter 11
Food retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
General retail stores (A)(B)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	Commercial Cannabis Businesses only allowed on pre-screened sites. See Chapter 11.17 (Commercial Cannabis Businesses). (A) Where alcohol is served or sold, an AUP or CUP is required. For permit requirements related to the sale of alcoholic beverages, see § 17.400.015. (B) A beverage tasting facility cannot exceed 20% gross floor area of the food and beverage manufacturing use or general retail use to which it is associated unless approved by Administrative Use Permit to exceed no more than 30% gross floor area.
Internet café	AUP	P	P	P	P	P	-	-	P	P	P	P	P	P	P	P	
Outdoor retail sales and display (A) (Accessory)	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	P	AUP	AUP	AUP	AUP	AUP	AUP	AUP	(A) Ancillary to a primary retail use.
Pawnshops	-	CUP	-	-	-	-	-	-	-	-	CUP	CUP	-	-	-	-	
Pet shop	P	P	P	P	P(A)	P	-	-	P	P	P	P	P	P	P	P	(A) Only one pet shop shall be permitted within any one shopping center. The tenant space shall be located so as to share no more than one common wall with any other tenant.
Plant nurseries, retail	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	

USES	EXISTING ZONING									PROPOSED MIXED-USE ZONES							NOTES/SPECIAL REGULATIONS <i>*Notes still being finalized</i>
	CN	CG	CC	CD	CRR	CRB	IL	IG	EW Overlay	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
Restaurants, table service or take out (A)(B)	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	(A) For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (B) Artisanal alcohol production cannot exceed 20% gross floor area of table service restaurant to which it is a part unless approved by Administrative Use Permit to exceed no more than 30% gross floor area.
Restaurants, outdoor dining (A) - accessory	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	(A) For permit requirements related to the sale of alcoholic beverages, see § 17.400.015
Secondhand stores	P	P	-	-	-	-	-	-	P	P	-	-	-	-	-	-	
Shopping center	P	P	P	-	P	-	P	P	-	P	P	P	-	P	P	P	
Warehouse retail stores	-	-	-	-	CUP	-	-	-	-	-	-	CUP	-	-	-	-	
SERVICE																	
Adult day care facilities	CUP	CUP	CUP	-	-	CUP	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	
Animal boarding and kennels	-	-	-	-	-	-	P	P	-	-	-	-	-	-	-	CUP	Reference 17.400.020
Automated teller machines (ATMs)	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P	P	
Banks and financial services	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P	P	
Business and consumer support services	P	P	P	P(A)	P	P	P	P	P	P	P	P	P(A)	P	P	P	(A) Subject to ground floor restrictions, see § 17.220.035 (CD District Requirements).
Catering services Commercial Kitchens	P	P	P	P(A)	P	P	P	P	-	-	P	P	-	-	-	P	(A) Subject to ground floor restrictions, see § 17.220.035 (CD District Requirements).
Check-cashing businesses	-	CUP	CUP	-	CUP	CUP	-	-	-	-	CUP	CUP	-	-	-	-	
Child day care centers	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	
Construction contractors, no outdoor storage	P	P	P	-	-	P	-	-	-	-	P	P	-	-	-	P	
Contractor's storage yard	-	-	-	-	-	-	P(A)	P	-	-	-	-	-	-	-	-	(A) Use only allowed indoors.
Drive-thru facilities or services	-	CUP	CUP	-	CUP	CUP	CUP	CUP	-	CUP	CUP	CUP	-	CUP	CUP	CUP	Subject to 17.400.045
Emergency shelters	CUP	CUP	CUP	-	-	-	-	-	-	-	P	P	-	-	-	-	Subject to 17.400.046
Hotels and motels (A)	P	P	P	P(B)	P	P	-	-	CUP	P	P	P	P(B)	P	P	P	(A) Subject to requirements of CCMC Section 11.02.100, et seq. (B) Subject to ground floor restrictions, see § 17.220.035 (CD District Requirements).
Hotels and motels (extended stay) (A),(B)	CUP (C)	CUP	CUP	CUP	CUP	CUP	-	-	-	CUP (C)	CUP	CUP	CUP	CUP	CUP	CUP	(A) Subject to requirements of CCMC Section 11.02.100, et seq. (B) Guest rooms or suites rented for long term lodging purposes are not subject to requirements of CCMC Section 11.02.100, et seq., but are subject to the Transient Occupancy Tax Ordinance. (C) Extended stay hotels and motels are permitted, without CUP, for SRO units in existence on February 22, 2021.
Medical services - Offices/clinics	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P	P	
Medical services - Labs	P	P	P	P(A)	P	P	-	-	P	P	-	-	P(A)	P	P	P	(A) Subject to ground floor restrictions, see § 17.220.035 (CD District Requirements).

USES	EXISTING ZONING									PROPOSED MIXED-USE ZONES							NOTES/SPECIAL REGULATIONS <i>*Notes still being finalized</i>
	CN	CG	CC	CD	CRR	CRB	IL	IG	EW Overlay	MU-N	MU-1	MU-2	MU-DT	MU-MD	MU-HD	MU-I	
Medical services - Hospitals	-	P	P	P	-	P	-	-	CUP	-	-	-	CUP	CUP	CUP	CUP	
Mortuaries and Funeral Homes	-	P	P	-	-	P	-	-	P	-	P	P	-	-	-	-	
Offices	P	P	P	P(A)	P	P	P	P	P	P	P	P	P(A)	P	P	P	(A) Subject to ground floor restrictions, see § 17.220.035 (CD District Requirements).
Personal services	P	P	P	P	P	P	-	-	P	P	P	P	P	P	P	P	
Pet day care	-	AUP	AUP	-	AUP (A)	AUP	-	-	-	-	AUP	AUP	-	-	-	AUP	(A) Ancillary to a pet shop only. Keep Reference 17.400.020
Public safety facilities	P	P	P	P(A)	P	P	P	P	-	P	P	P	P	P	P	P	(A) Subject to ground floor restrictions, see § 17.220.035 (CD District Requirements).
Public utility facilities	CUP	CUP	CUP	-	CUP	CUP	P	P	-	CUP	CUP	CUP	-	CUP	CUP	CUP	
Storage facilities, personal storage	-	-	-	-	-	-	CUP(A)	CUP(A)	-	-	-	-	-	-	-	-	(A) Modifications and/or expansion of existing facilities only
Storage, outdoor (accessory)	AUP	AUP	AUP	-	AUP	AUP	P	P	-	AUP	AUP	AUP	-	AUP	AUP	AUP	Shall be ancillary to the primary use of the main structure. See § 17.400.080 OUTDOOR STORAGE.
Storage, warehouse			-	-	-	-	P	P	-	-	-	-	-	-	-	P	
Vehicle services - Accessories installation	-	P	-	-	P	P	P	P	-	-	P	P	-	-	-	P	Reference 17.400.125
Vehicle services - Car washes	CUP	CUP	CUP	-	CUP	CUP	-	-	-	-	CUP	CUP	-	-	-	-	
Vehicle services - Fueling stations	CUP	P	P	-	P	P	P	P	P	CUP	P	P	-	-	-	P	Reference 17.400.020
Vehicle services - EV Charging Stations (new)										P	P	P	-	P	P	P	17.400.020 To include specific use standards to cover EV charging stations
Vehicle services - Fueling, incidental repair	CUP	CUP	CUP	-	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	-	-	-	CUP	
Vehicle services - Impounding/storage	CUP	CUP	-	-	-	-	CUP	CUP	AUP	-	-	-	-	-	-	-	
Vehicle services - Maintenance/repair	-	CUP	CUP	-	-	CUP	CUP	CUP	CUP	-	CUP	CUP	-	-	-	CUP	Reference 17.400.125
Vehicle services - Paint/body	-	-	-	-	-	-	P(A)	P(A)	-	-	-	-	-	-	-	-	(A) Use only allowed indoors.
Vehicle services - Towing, no storage	-	P	-	-	P	P	P	P	-	-	P	P	-	-	-	P	Reference 17.400.125
Veterinary Clinics and animal hospitals	-	AUP	AUP	-	AUP	AUP	P	P	AUP	-	P	P	-	P	P	P	17.44.020 to be revised - no outdoor
Animal Hospital										-	AUP	AUP	-	-	-	AUP	17.44.020 to be revised - no outdoor
TRANSPORTATION & COMMUNICATIONS																	
Broadcast studios	-	P	P	P	-	P	P	P	P	-	P	P	P	P	P	P	
Heliports	-	-	-	-	-	-	CUP	CUP	-	-	-	-	-	-	-	-	
Parking facilities	P	P	P	P	P	P	P	P	AUP	P	P	P	P	P	P	P	
Telecommunications facilities, cellular	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	AUP	Reference 17.400.110
Telecommunications facilities, dish/wireless antenna	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	See § 17.400.110 for permit requirements	

CULVER CITY ZONING CODE UPDATE

Table 2C: Uses Becoming Non-Conforming*

	Existing Zoning								
Uses	CN	CG	CC	CD	CRR	CRB	IL	IG	EW Overlay
INDUSTRIAL, MANUFACTURING, PROCESSING									
Chemical product manufacturing**	-	-	-	-	-	-	-	-	-
Concrete, gypsum, and plaster products**	-	-	-	-	-	-	-	-	-
Cosmetic product manufacturing	-	-	-	-	-	P	-	-	-
Glass, metal and plastics product manufacturing	-	P	-	-	-	-	-	P	-
Laundries and dry cleaning plants	-	P	-	-	-	-	-	P	-
Lumber and wood product manufacturing	-	P	-	-	-	-	-	P	-
Machinery manufacturing	-	P	-	-	-	-	-	P	-
Metal products fabrication, machine/welding shops	-	P	-	-	-	-	-	P	-
Motor vehicle/transportation equipment manufacturing	-	P	-	-	-	-	-	P	-
Paper product manufacturing	-	P	-	-	-	-	-	P	-
Paving and roofing material manufacturing	-	P	-	-	-	-	-	P	-
Recycling facility - Processing	-	P	-	-	-	-	-	P	-
Recycling facility - Large collection	-	P	-	-	-	-	-	P	CUP
Stone and cut stone product manufacturing	-	P	-	-	-	-	-	P	-
SERVICE									
Construction contractors, no outdoor storage	P	P	P	-	-	P	-	-	-
Contractor's storage yard	-	-	-	-	-	-	P(5)	P	-
Storage facilities, personal storage (6)	-	-	-	-	-	-	CUP(6)	CUP(6)	-
Vehicle services - Impounding/storage	CUP	CUP	-	-	-	-	CUP	CUP	AUP
Vehicle services - Paint/body	-	-	-	-	-	-	P(5)	P(5)	-

* New uses in these categories will no longer be permitted. Existing uses may continue as non-conforming per the City's Municipal Code

**prohibited use prior to the Zoning Code Update effort