

ARTICLE 2

Zoning Districts, Allowable Land Uses and Zone-Specific Standards

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Chapter 17.200 - ESTABLISHMENT OF ZONING DISTRICTS, ADOPTION OF ZONING MAP

Sections:

- 17.200.005 - Purpose
- 17.200.010 - Zoning Districts Established
- 17.200.015 - Zoning Map Adopted
- 17.200.020 - Zoning District Regulations

17.200.005 - Purpose

This Chapter establishes the zoning districts applied to property within the City, determines how the zoning districts are applied on the Zoning Map, and provides general permit requirements for development and land uses.

17.200.010 - Zoning Districts Established

Culver City shall be divided into zoning districts which implement the General Plan. The zoning districts described in Table 2-1 are hereby established, and shall be shown on the official Zoning Map (Section 17.200.015).

**Table 2-1
Zoning Districts**

Zoning Map Symbol	Zoning District Name	General Plan Land Use Classification Implemented by Zoning District
Residential Zoning Districts		
R1	Single-Family Residential	Low Density Single Family
R2	Two-Family Residential	Low Density Two Family
R3	Three-Family Residential	Low Density Three Family
RLD	Low Density Multiple Residential	Low Density Multiple Family
RMD	Medium Density Multiple Residential	Medium Density Multiple Family
RHD	High Density Multiple Residential	Planned Residential Development
<i>Table continues on next page.</i>		

Zoning Map Symbol	Zoning District Name	General Plan Land Use Classification Implemented by Zoning District
Commercial Zoning Districts		
CN	Commercial Neighborhood	Neighborhood Serving Corridor
CG	Commercial General	General Corridor
CD	Commercial Downtown	Downtown
CC	Commercial Community	Community Serving Center
CRR	Commercial Regional Retail	Regional Center
CRB	Commercial Regional Business Park	Regional Center
Industrial Zoning Districts		
IL	Industry, Light	Light Industrial, Industrial Park
IG	Industry, General	Industrial
Planned Development Zoning District		
PD	Planned Development	Planned Residential Development Other Land Use Designations
Special Purpose Zoning Districts		
S	Studio	Studio
E	Cemetery	Cemetery
OS	Open Space	Open Space
Overlay Zones		
-RZ	Residential Zero Setback Overlay	
-CZ	Commercial Zero Setback Overlay	
-SL	Street Level Use and Design Overlay	
-RP	Redevelopment Project Area Overlay	
-CV	Civic Center Overlay	
-EW	East Washington Overlay	

17.200.015 - Zoning Map Adopted

The official Culver City Zoning Map (hereafter referred to as the "Zoning Map") has been adopted by the Council and is on file with the Planning Division.

- A. Inclusion by Reference.** The Zoning Map, together with all legends, symbols, notations, references, zoning district boundaries, and other information on the maps, has been adopted by

the Council in compliance with Government Code Sections 65800 et seq., and is hereby incorporated into this Title by reference as though it were fully included here.

- B. Zoning District Boundaries.** The boundaries of the zoning districts established by Section 17.200.010 (Zoning Districts Established) shall be shown upon the Zoning Map.
- C. Relationship to General Plan.** The Zoning Map shall implement the General Plan.
- D. Map Amendments.** Amendments to the Zoning Map shall follow the process established in Chapter 17.620 (General Plan, Zoning Map and Zoning Code Amendments).
- E. Zoning Map Interpretation.** The Zoning Map shall be interpreted in compliance with Section 17.120.010.D (Zoning Map Boundaries).
- F. Zoning upon Annexation.** All property not rezoned by the Council prior to annexation shall be designated in the R1 (Single-Family Residential) zoning district upon annexation.

17.200.020 - Zoning District Regulations

- A. Purpose.** Chapters 17.210 through 17.260 determine which land uses are allowed in each zoning district, what steps are required to establish each use, and the basic development standards that apply.
- B. Determination of Allowable Land Uses and Permit Requirements.** The land uses allowed by this Title in each zoning district are identified in Tables 2-2, 2-5, 2-9, and 2-12 of this Chapter as being:
 1. Permitted subject to compliance with all applicable provisions of this Title, subject to first obtaining a zoning clearance (Chapter 17.510), and any construction permit or other permit required by the Municipal Code. These are shown as "P" uses in the tables;
 2. Allowed subject to the approval of an Administrative Use Permit (Chapter 17.530), and shown as "AUP" uses in the tables; and
 3. Allowed subject to the approval of a Conditional Use Permit (Chapter 17.530), and shown as "CUP" uses in the tables.

Pursuant to 17.120.010 (Rules for Interpretation) the Director is assigned the responsibility and authority to interpret the requirements of this title. Land uses that are not listed in the tables or are not shown in a particular zoning district are not allowed, except where otherwise provided by Section 17.110.010 (Exemptions from Land Use Permit Requirements).

- C. Indoor Uses Only.** All commercial and industrial activities, other than off-street parking, shall be conducted entirely within an enclosed structure(s), except as may otherwise be allowed in compliance with this Title.

D. Site Divided by Zoning District Boundary. Where a site is divided by one or more district boundaries, each portion of the site in a separate district shall be developed and used in compliance with the requirements of the applicable district.

E. Conflicts between Provisions:

1. In the event of any conflict between the zoning district regulations of this Article and the provisions of Article 3 (Site Planning and Project Design Standards), the provisions of Article 3 shall control; and
2. Rules for resolving conflict between the requirements of this Title may be found in Section 17.120.010.F. (Rules of Interpretation – Conflicting Requirements).

Chapter 17.210 - RESIDENTIAL ZONING DISTRICTS

Sections:

- 17.210.005 - Purpose
- 17.210.010 - Purpose of Residential Zoning Districts
- 17.210.015 - Residential Zoning District Land Uses and Permit Requirements
- 17.210.020 – Residential Zoning Districts Development Standards

17.210.005 - Purpose of Chapter

This Chapter provides residential development and use regulations in the residential zoning districts established by Section 17.200.010 (Zoning Districts Established).

17.210.010 - Purpose of Residential Zoning Districts

The purpose of the individual residential zoning districts and the manner in which they are applied are as follows.

- A. **R1 (Single-Family Residential) District.** The R1 zoning district identifies areas characterized by single-family dwellings. The standards of the R1 district are intended to protect the existing density and maintain the character of single-family residential neighborhoods. The R1 zoning district is consistent with the Low Density Single Family land use designation of the General Plan.
- B. **R2 (Two Family Residential) District.** The R2 zoning district identifies areas characterized by single-family dwellings and duplexes. The R2 standards are intended to maintain the character of existing neighborhoods, while allowing the opportunity for two family residential development. The R2 zoning district is consistent with the Low Density Two Family land use designation of the General Plan.
- C. **R3 (Three Family Residential) District.** The R3 zoning district identifies areas characterized by single-family homes, duplexes, and triplexes. The R3 standards are intended to maintain the character of existing neighborhoods, while allowing a mix of housing types. The R3 zoning district is consistent with the Low Density Three Family land use designation of the General Plan.
- D. **RLD (Low Density Multiple Family Residential) District.** The RLD zoning district identifies areas characterized by low density multiple family dwellings. The standards of the RLD district are intended to ensure that new development is compatible with the character of existing neighborhoods. The RLD zoning district is consistent with the Low Density Multiple Family land use designation of the General Plan.
- E. **RMD (Medium Density Multiple Family Residential) District.** The RMD zoning district identifies areas characterized by medium density multiple family dwellings. The standards of

the RMD district are intended to provide opportunities for the construction of medium density multiple family housing. The RMD zoning district is consistent with the Medium Density Multiple Family land use designation of the General Plan.

- F. RHD (High Density Multiple Family Residential) District.** The RHD zoning district identifies areas characterized by existing large-scale, multiple-family residential complexes. The standards of the RHD zoning district are intended to ensure that new high density residential projects are compatible with the character of existing large scale multi-family development. The RHD zoning district is consistent with the Planned Residential Development land use designation of the General Plan.

17.210.015 - Residential Zoning District Land Uses and Permit Requirements

- A. General Requirements.** Table 2-2 identifies the uses of land allowed by this Zoning Code in each residential zoning district, and the land use permit required to establish each use, in compliance with Section 17.200.020.B. (Determination of allowable land uses and permit requirements).

Note: where the last column in the tables ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Zoning Code may also apply.

TABLE 2-2 Allowed Uses and Permit Requirements for Residential Zoning Districts	P Permitted Use CUP Conditional Use Permit Required AUP Administrative Use Permit Required Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	R1	R2	R3	RLD	RMD	RHD	

RECREATION, EDUCATION, & PUBLIC ASSEMBLY

Public recreational and cultural facilities	P	P	P	P	P	P	
Private residential recreational facilities				P	P	P	
Religious places of worship	CUP	CUP	CUP	CUP	CUP	CUP	
Public Schools - Kindergarten to 12th grade (2)	P	P	P	P	P	P	
Private Schools - Kindergarten to 12th grade (2)	CUP(3)	CUP(3)	CUP(3)	CUP	CUP	CUP	

RESIDENTIAL

Accessory dwelling units	AUP	AUP	AUP				17.400.095
Duplex		P	P	P	P	P	
Home occupations	P	P	P	P	P	P	17.400.055
Multiple-family dwellings				P	P	P	17.400.105
Residential accessory uses and structures	P	P	P	P	P	P	17.400.100
Residential care facility, 6 or fewer clients	P	P	P	P	P	P	
Residential care facility, 7 or more clients	CUP(4)	CUP(4)	CUP(4)	CUP	CUP	CUP	
Senior citizen congregate care housing				CUP	CUP	CUP	
Single-family dwellings	P	P	P	P	P	P	
Triplex			P	P	P	P	

SERVICE

Adult day care facilities	CUP	CUP	CUP	CUP	CUP	CUP	
Child day care centers				CUP	CUP	CUP	17.400.035
Child day care, Large family day care homes	AUP	AUP	AUP	AUP	AUP	AUP	17.400.035
Child day care, Small family day care homes	P	P	P	P	P	P	17.400.035
Public utility or safety facilities	CUP	CUP	CUP	CUP	CUP	CUP	

TRANSPORTATION & COMMUNICATIONS

Pipelines and utility lines (underground)	P	P	P	P	P	P	
Telecommunications facilities, cellular (5)	CUP	CUP	CUP	CUP	CUP	CUP	17.400.110
Telecommunications facilities, dish antennas	See Section 17.400.110 for permit requirements						17.400.110

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Use only allowed on a site designated for such use by the General Plan.
- (3) Use only allowed on a site declared surplus by the Culver City Unified School District.
- (4) Use only allowed on a site of 5 acres or more.
- (5) Use only allowed on a site owned and controlled by the City or other governmental agency.

17.210.020 - Residential Zoning Districts Development Standards

- A. General Requirements.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the R1, R2 and R3 zones shall conform to the requirements in Table 2-3. Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the RLD, RMD and RHD zones shall conform to the requirements in Table 2-4. In addition, the applicable development standards in Article 3 (Site Planning and General Development Standards) apply to all Residential Zoning Districts.

**TABLE 2-3
RESIDENTIAL DISTRICTS DEVELOPMENT STANDARDS (R1, R2, R3)**

Development Feature	Requirement by Zoning District		
	R1	R2	R3
Minimum lot area (1)	5,000 sf or the average area of residential lots within a 500 ft radius of proposed subdivision, whichever is greater.		
Lot width (2)	50 ft		
Lot depth	100 ft		
Maximum number of dwelling units allowed per parcel	1 unit	2 units	3 units
Dwelling size	<i>Maximum and minimum allowed floor area, not including any garage or other non-habitable space.</i>		
Maximum area	1,500 sf plus 40% of net lot area for parcels less than 8,000 sf; 60% of net lot area for parcels 8,000 sf or more.		
Minimum area	1,000 sf on the ground floor.	1,000 sf for a single-family unit; 750 sf / unit in a duplex.	1,000 sf for a single-family unit; 750 sf for a duplex or triplex.
Setbacks (3)	<i>Minimum setbacks required. See 17.300.020 for Setback Regulations and Exceptions.</i>		
Front	20 ft	15 ft	10 ft, or ½ the building height, whichever is greater.
Sides (each)	4 ft		5 ft
Rear	10 ft		
Minimum distance between structures	5 ft; 8 ft between detached dwelling units.		
Open space	<i>Minimum area of a site to remain uncovered by structures, in compliance with 17.400.100 (Residential Uses - Accessory Residential Structures).</i>		
Private	None required other than setbacks.		
Common	None required.		
Height limit (3) (4)	2 stories and 30 ft.		
Landscaping	As required by Chapter 17.310 (Landscaping).		
Parking	As required by Chapter 17.320 (Offstreet Parking and Loading).		
Signs	As required by Chapter 17.330 (Signs).		

Notes:

- (1) Minimum lot area for parcels proposed in new subdivisions and lot line adjustments. Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter. Zero lot line subdivisions may be allowed in compliance with Section 17.280.020.
- (2) Minimum required width measured at the street property line, except as otherwise provided by Section 15.10.700. (Subdivision Design Standards) for curved lot frontages and flag lots.
- (3) For standards for Accessory Structures see Section 17.400.010.
- (4) See 17.300.025 (Height Measurement and Height Limit Exceptions).

TABLE 2-4
RESIDENTIAL DISTRICT DEVELOPMENT STANDARDS (RLD, RMD, RHD)

Development Feature	Requirement by Zoning District		
	RLD	RMD	RHD
Minimum lot area (1)	5,000 sf or the average of residential lots within a 500 ft radius of the proposed subdivision, whichever is greater.		
Lot width (2)	50 ft		
Lot depth	100 ft		
Maximum Density	1 unit / 2,904 sf of net lot area.	1 unit / 1,500 sf of net lot area, up to a maximum of 9 units. (3)	1 unit / 1,500 sf of net lot area.
Dwelling size	<i>Maximum and minimum allowed floor area not including any garage or other non-habitable space.</i>		
Maximum area	No limitation.		
Minimum area	Studio Unit: 500 sf 1 Bedroom Unit: 700 sf 2 Bedroom Unit: 900 sf 3 Bedroom Unit: 1,100 sf More than 3 Bedrooms: 1,100 sf plus 150 sf for each bedroom over 3.		
Setbacks (4)	<i>Minimum setbacks required. See 17.300.020 for Setback Regulations and Exceptions.</i>		
Front	10 ft, or ½ the building height, whichever is greater.		
Sides (each)	10 ft.	5 ft	10 ft.
Rear	15 ft.	10 ft; 5 ft when adjacent to an alley..	15 ft
Minimum distance between structures	5 ft; 10 ft between detached dwelling units.		
Open space	<i>Minimum area of a site to remain uncovered by structures, in compliance with 17.400.090 (Multi-Family Residential Standards,</i>		
Private	100 sf / unit		
Common	None required.		30% of net lot area.
Height limit (5)	2 stories and 30 ft		3 stories and 40 ft.
Landscaping	As required by Chapter 17.310 (Landscaping).		
Parking	As required by Chapter 17.320 (Offstreet Parking and Loading).		
Signs	As required by Chapter 17.330 (Signs).		

Notes:

- (1) Minimum lot area for parcels proposed in new subdivisions and lot line adjustments. Condominium, townhome, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.
- (2) Minimum required width measured at the street property line, except as otherwise provided by Section 15.10.700. (Subdivision Design Standards) for curved lot frontages and flag lots.
- (3) The maximum density of 9 units per development parcel shall not apply to RMD zoned properties on Grand View Boulevard between Washington Place and Herbert Street.
- (4) For standards for Accessory Structures see Section 17.400.010.
- (5) See Section 17.300.025 (Height Measurement and Height Limit Exceptions).

CHAPTER 17.220 - RESIDENTIAL DESIGN GUIDELINES

This page intentionally left blank until the Residential Design Guidelines document is developed.

Chapter 17.230 - COMMERCIAL ZONING DISTRICTS

Sections:

- 17.230.005 - Purpose
- 17.230.010 - Purpose of Commercial Zoning Districts
- 17.230.015 - Commercial District Land Uses and Permit Requirements
- 17.230.020 - Commercial District Development Standards
- 17.230.025 - CN (Commercial Neighborhood) District Requirements
- 17.230.030 - CD (Commercial Downtown) District Requirements
- 17.230.035 – CRB (Commercial Regional Business Park) District Requirements

17.230.005 - Purpose

This Chapter provides development and land use regulations in the commercial zoning districts established by Section 17.200.010 (Zoning Districts Established).

17.230.010 - Purpose of Commercial Zoning Districts

The purpose of the individual commercial zoning districts and the manner in which they are applied are as follows.

- A. CN (Commercial Neighborhood) District.** The CN zoning district identifies areas appropriate for retail sales, offices, and services that will primarily serve the daily needs of nearby residents. This district may also accommodate mixed-use and live/work developments. The development standards and permit requirements of the CN district are intended to create a pedestrian-oriented environment. The CN zoning district is consistent with the Neighborhood Serving Corridor land use designation of the General Plan.
- B. CG (Commercial General) District.** The CG zoning district identifies areas along major corridors appropriate for small- to medium-scale commercial uses, emphasizing community serving retail, office and service uses. This district may also accommodate mixed-use and live/work developments. The CG zoning district is consistent with the General Corridor land use designation of the General Plan.
- C. CC (Commercial Community) District.** The CC zoning district identifies areas appropriate for a wide range of medium-scale commercial uses, with an emphasis on community serving retail restaurant and service uses that may share parking, and serve a citywide or community market area. The CC zoning district is consistent with the Community Serving Center land use designation of the General Plan.
- D. CD (Commercial Downtown) District.** The CD zoning district is applied to the area identified by the General Plan as the Downtown area. The standards of this district are intended to encourage medium and large-scale commercial uses, with an emphasis on retail, entertainment, restaurant and cultural uses. This district may also accommodate mixed use and live/work uses. The development standards of the CD district are intended to provide a pedestrian-friendly

environment with high visual quality. The CD zoning district is consistent with the Downtown land use designation of the General Plan.

- E. **CRR (Commercial Regional Retail) District.** The CRR zoning district identifies areas appropriate for large-scale commercial uses emphasizing a variety of retail uses including anchor tenants, entertainment and restaurant uses that may share parking, and serve a regional market area. The CRR zoning district is consistent with the Regional Center land use designation of the General Plan.
- F. **CRB (Commercial Regional Business Park) District.** The CRB zoning district identifies areas appropriate for large-scale office and business park developments with shared parking, including specific light industrial uses. The CRB zoning district is consistent with the Regional Center and Industrial Park land use designations of the General Plan.

17.230.015 - Commercial District Land Uses and Permit Requirements

Table 2-5 identifies the uses of land allowed by this Title in the commercial zoning districts, and the land use permit required to establish each use in compliance with Section 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements).

Note: Where the last column in the tables ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Commercial Zoning Districts

17.230

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

INDUSTRY, MANUFACTURING & PROCESSING

Cosmetic product manufacturing						P	
Electronics and equipment manufacturing						P	
Fabric products manufacturing						P	
Handcraft industries						P	
Media production - Indoor support facilities		P				P	
Media production - Soundstages						P	
Printing and publishing		P	P		P	P	
Recycling facility - Incidental small collection		P	P			P	17.400.090
Recycling facility - Small collection		AUP	AUP			AUP	17.400.090
Research and development (R&D)						P	
Warehousing and distribution facilities						P(2)	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Arcade		AUP	AUP	P(3)	AUP		
Clubs, lodges, and private meeting halls		P	P	P(4)		P	
Health/fitness facilities		P	P	P(4)	P	P	
Indoor amusement/entertainment facilities		P	P	P	P		
Outdoor commercial recreation		CUP	CUP		CUP	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	
Public Schools	P	P	P	P	P	P	
Private Schools	CUP	CUP	CUP	CUP		CUP	
Religious places of worship	CUP	P	P			P	
Studios - Art, dance, music, photography, etc.	P	P	P	P	P	P	
Theaters	P	P	P	P	P	P	

RESIDENTIAL

Emergency shelters	CUP	CUP	CUP				
Home occupations	P	P	P	P			17.400.055
Live/work units	P	P	P	P			17.400.060
Mixed use projects	P	P	P	P			17.400.065
Residential care facilities, 6 or fewer clients	P	P	P	P			
Residential care facilities, 7 or more clients	CUP	CUP	CUP				
Senior citizen congregate care housing	CUP	CUP	CUP				

RETAIL TRADE

Accessory food service	P	P	P	P	P	P	
Accessory retail uses	P	P	P	P	P	P	
Adult businesses (5)		P	P				
Artisan shops	P	P	P	P	P	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) 10,000 sf maximum floor area.
- (3) Up to 10 amusement devices are allowed in conjunction with a multiplex movie theater subject to Section 17.230.030
- (4) Subject to ground floor restrictions; see Section 17.230.035 (CD District Requirements).
- (5) Use only allowed subject to approval of an Adult Use Development Permit (See CCMC Chapter 11.13).

Continues on next page.

Commercial Zoning Districts

17.230

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

RETAIL TRADE (cont.)

Auto and vehicle sales/rental (2)		P	P		AUP		
Auto parts sales, retail	P	P	P		P	P	
Bars, night clubs (3)		CUP	CUP	CUP	CUP	CUP	
Building material stores		P	P		P		
Convenience stores (3)	P	P	P		P	P	
Firearms sales		CUP	CUP		CUP	CUP	
General retail stores (3)	P	P	P	P	P	P	
Internet Cafe	AUP	P	P	P	P	P	
Mobile home and RV sales		CUP				CUP	
Outdoor retail sales and display (4)	AUP	AUP	AUP	AUP	AUP	AUP	17.400.075
Pawnshops		CUP					17.400.085
Pet Shop	P	P	P	P	P(5)	P	
Plant nurseries, retail	P	P	P	P	P	P	17.400.080
Restaurants, counter service (3)	AUP	P	P	P	P	P	
Restaurants, table service (3)	P	P	P	P	P	P	
Restaurants, outdoor dining (3)	AUP	AUP	AUP	AUP	AUP	AUP	17.400.070
Second hand stores	P	P					
Shopping center	P	P	P		P		
Warehouse retail stores					CUP		

SERVICE

Adult day care facilities	CUP	CUP	CUP			CUP	
Automated teller machines (ATMs)	P	P	P	P	P	P	17.400.025
Banks and financial services	P	P	P	P	P	P	
Business and consumer support services	P	P	P	P(6)	P	P	
Catering services	P	P	P	P(6)	P	P	
Check cashing businesses		CUP	CUP		CUP	CUP	17.400.030
Child day care centers	CUP	CUP	CUP	CUP		CUP	
Child day care, Large family day care homes	AUP	AUP					17.400.035
Child day care, Small family day care homes	P	P					17.400.035

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Auto sales establishments selling used vehicles exclusively are subject to approval of a Conditional Use Permit (see Chapter 17.530).
- (3) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015
- (4) Ancillary to a primary retail use.
- (5) 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.
- (6) Subject to ground floor restrictions; see 17.230.035 (CD District Requirements)

Continues on next page.

Commercial Zoning Districts

17.230

TABLE 2-5 Allowed Uses and Permit Requirements for Commercial Zoning Districts	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required Use not allowed						
	PERMIT REQUIREMENT BY DISTRICT						See Specific Use Regulations:
LAND USE (1)	CN	CG	CC	CD	CRR	CRB	

SERVICE (cont.)

Construction contractors, no outdoor storage	P	P	P			P	
Drive-thru facilities or services		CUP	CUP		CUP	CUP	17.400.045
Hotels and motels	P	P	P	P(2)	P	P	
Medical services - Office/Clinics	P	P	P	P(2)	P	P	
Medical services - Labs		P	P	P(2)	P	P	
Medical services - Hospitals		P	P	P		P	
Mortuaries		P	P			P	
Offices	P	P	P	P(2)	P	P	
Personal services	P	P	P	P(2)	P	P	
Pet day care		AUP	AUP		AUP(3)	AUP	17.400.020
Public safety facilities	P	P	P	P(2)	P	P	
Public utility facilities	CUP	CUP	CUP		CUP	CUP	
Storage, Outdoor	AUP	AUP	AUP		AUP	AUP	17.400.080
Vehicle services - Accessories installation		P			P	P	17.400.125
Vehicle services - Car washes	CUP	CUP	CUP		CUP	CUP	
Vehicle services - Fueling stations	CUP	P	P		P	P	17.400.120
Vehicle services - Fueling, incidental repair,	CUP	CUP	CUP		CUP	CUP	17.400.125
Vehicle services - Maintenance/repair		CUP	CUP			CUP	17.400.125
Vehicle services - Towing, no storage		P	P			P	17.400.125
Veterinary clinics and animal hospitals		AUP	AUP		AUP(3)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios		P	P	P		P	
Parking facilities	P	P	P	P	P	P	
Pipelines and utility lines (underground)	P	P	P	P	P	P	
Telecommunications facilities, cellular	AUP	AUP	AUP	AUP	AUP	AUP	17.400.110
Telecommunications facilities, dish antennas	See Section 17.400.110 for permit requirements						17.400.110

Notes:

- (1) See Article 7 for definitions of the land uses listed.
- (2) Subject to ground floor restrictions; see 17.230.035 (CD District Requirements).
- (3) Ancillary to a pet shop only.

17.230.020 - Commercial Zoning District Development Standards

- A. General Requirements.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the CN, CG, CC and CD zones, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-6. Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the CRR and CRB zones, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-7. In addition, the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards) shall apply to all commercial zoning districts.

TABLE 2-6
CN, CG, CC and CD COMMERCIAL DISTRICT
DEVELOPMENT STANDARDS

Development Feature	Requirement by Zoning District			
	CN	CG	CC	CD
Minimum lot area	Minimum lot area determined through subdivision review process.			
Residential development	Subject to the requirements of the Mixed Use development standards (17.400.080) and/or Live/Work development standards (17.400.075).			
Setbacks	Minimum setbacks required. See 17.300.020 for Setback Regulations and Exceptions.			
Street facing	None Required.			None Required. (1)
Side	None Required.			
Side Adjacent to Residential Zone	For first 15 ft of building height: 10 ft required. For portions of structure above 15 ft in height a 60 degree clear zone angle must be maintained, measured from 15 ft above the existing grade and from 10 feet from the side property line. (2)			
Rear	None Required.			
Rear Adjacent to Residential Zone	For first 15 ft of building height: 10 ft required. For portions of structure above 15 ft in height a 60 degree clear zone angle must be maintained, measured from 15 ft above the existing grade and from 10 feet from the rear property line. (2)			
Alley	2 ft. The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.			
Height limit (3)	43 ft	56 ft (4)	56 ft (4)	See CD District Requirements: Section 17.230.035.
Landscaping	As required by Chapter 17.310 (Landscaping).			
Parking and loading	As required by Chapter 17.320 (Offstreet Parking and Loading).			See CD District Requirements Section 17.230.035 and Chapter 17.320.
Signs	As required by Chapter 17.330 (Signs).			

Notes:

- (1) Except in compliance with the *Design for Development of the Downtown Area*. No setback shall be provided for at least 75% of any new exterior building wall resulting from the addition of building floor area along the east and west sides of Main St., the north side of Culver Bl. between Canfield and Duquesne Aves., and both sides of Washington Blvd. between Watseka and Hughes Aves.
- (2) See Diagram 2-1
- (3) See Section 17.300.025 (Height Measurement and Height Limit Exceptions). (4) This provision is as approved by Initiative Ordinance No. 90-013½ adopted April 17, 1990

**TABLE 2-7
CRB AND CG COMMERCIAL DISTRICT
DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	CRR	CRB
Minimum lot area	Minimum lot area determined through subdivision review process.	
Residential development	None allowed.	
Setbacks	Minimum setbacks required. See 17.300.020 for Setback Regulations and Exceptions.	
Street facing	Parcels up to 20,000 square feet in area: 5 ft. Parcels over 20,000 square feet in area: 15 ft.	
Side	None Required.	
Side adjacent to residential	60 ft	12 ft plus one foot of additional setback for every two feet in building height above 20 ft. (1)
Rear	None Required	
Rear adjacent to residential	60 ft	12 ft plus one foot of additional setback for every two feet in building height above 20 ft. (1)
Alley	2 ft. The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.	
Height limit (2)	56 ft (3)	56 ft (3)
Landscaping	As required by Chapter 17.310 (Landscaping).	
Parking and loading	As required by Chapter 17.320 (Offstreet Parking and Loading).	
Signs	As required by Chapter 17.330 (Signs).	

Notes:

- (1) See Diagram 2-2.
 (2) See Section 17.300.025 (Height Measurement and Height Limit Exceptions).
 (3) This provision is as approved by Initiative Ordinance No. 90-013½ adopted April 17, 1990

DIAGRAM 2-1
Commercial Setback Adjacent to Residential Zone

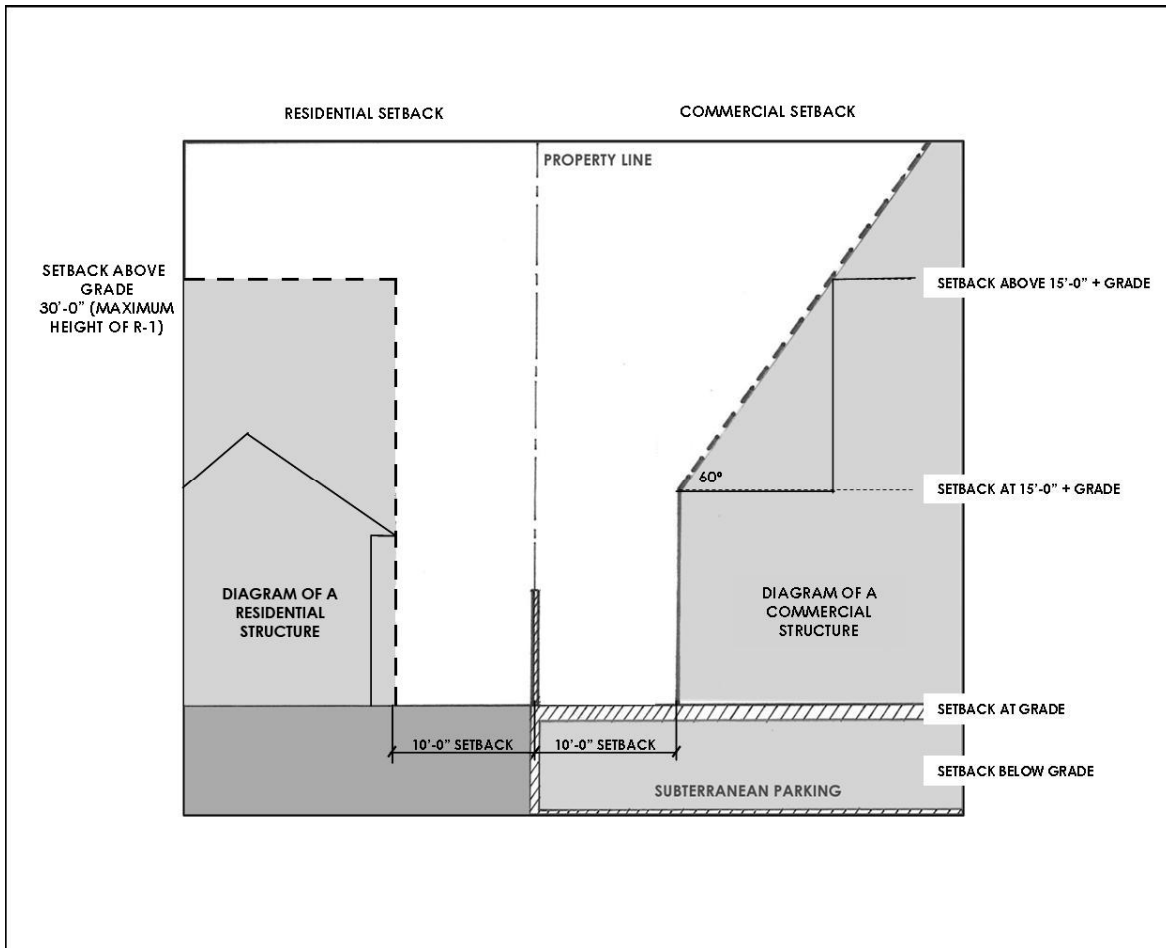
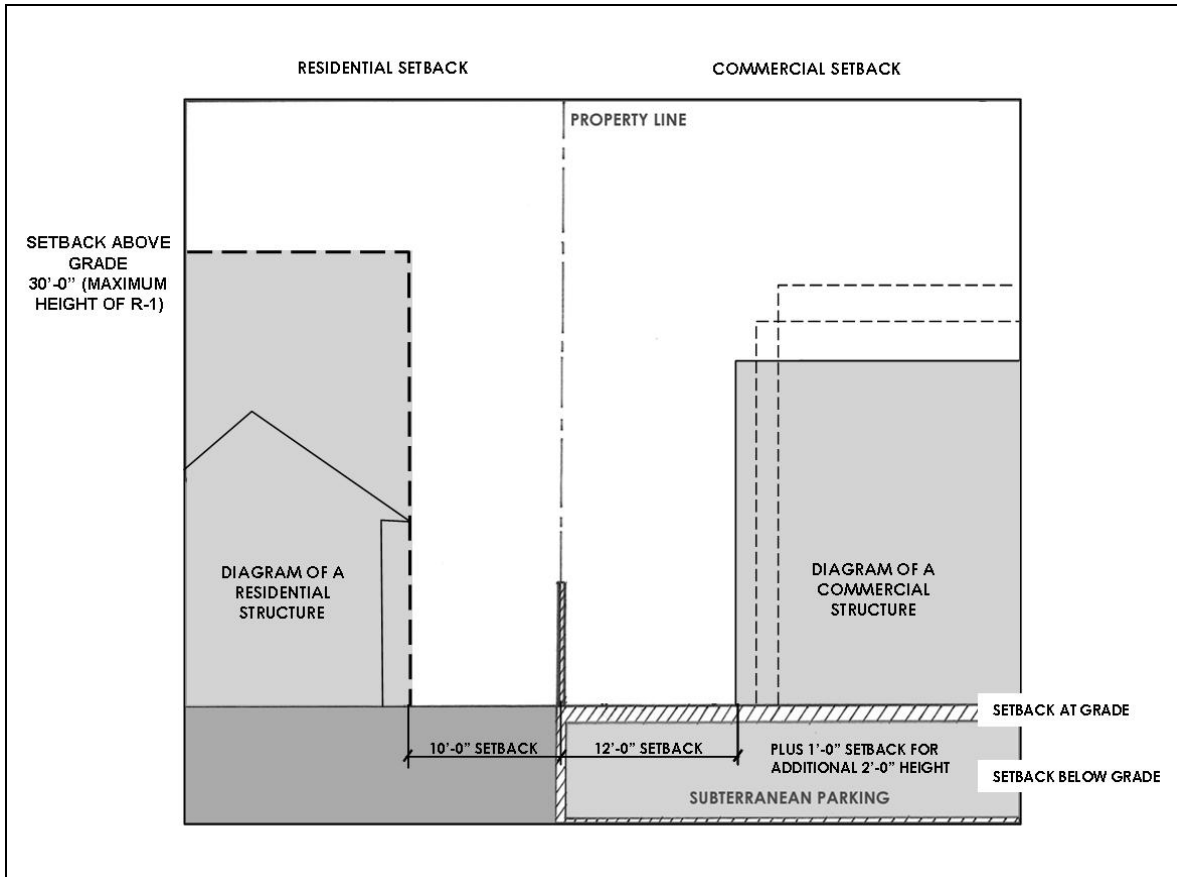


DIAGRAM 2-2
Examples of CRB, IL, IG Setbacks Adjacent to Residential Zone



17.230.025 - CN (Commercial Neighborhood) District Requirements

Land uses allowed within the CN (Commercial Neighborhood) zoning district by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following provisions, in addition to the development standards in 17.230.020 (Commercial District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

- A. Public Entrance.** Buildings proposed for retail trade or service uses shall be designed to locate the main entrance on the principal street frontage of the site or within 50 feet of the frontage, as determined by the Director. Side and/or rear entrances from public parking areas may also be provided.

17.230.030 - CG (Commercial General) District Requirements

Land uses allowed within the CG (Commercial General) zoning district by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following

provisions, in addition to the development standards in 17.230.020 (Commercial District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

A. Incidental Light Manufacturing. Light Manufacturing incidental to the retail sale of goods from the premises only, upon the following provisions.

1. That not more than 25% of the ground floor area of any building may be used for such purpose;
2. That any such portion of any building or premises used for such incidental manufacturing shall not be nearer than 50 feet to any Residential zone;
3. That such incidental manufacturing is not objectionable due to noise, odor, dust, smoke, vibration or other similar causes;
4. That the area required for the storage of materials to be manufactured shall be included within the maximum 25% allowable floor area.

17.230.035 - CD (Commercial Downtown) District Requirements

Land uses allowed within the CD (Commercial Downtown) zoning district by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following provisions, in addition to the development standards in 17.230.020 (Commercial District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

A. Ground Floor Restriction. Land uses shown in Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) as being subject to ground floor restrictions shall not be located on the ground floor of any building, in the following locations;

1. Both sides of Main Street;
2. The north side of Culver Boulevard from Canfield Avenue to Duquesne Avenue;
3. Both sides of Washington Boulevard between Watseka Avenue and Hughes Avenue; and
4. The Culver Boulevard and Washington Boulevard frontages of the Town Plaza and Town Park areas, except where other uses are allowed by the Culver City Redevelopment Agency in an Owner-Participation Agreement or a Disposition and Development Agreement.

Exemptions from ground floor use or design restrictions may be granted for designated historic structures when it can be demonstrated, by substantial evidence, that such restrictions would seriously compromise the economic viability or architectural integrity of the building.

B. Height Requirements.

1. The greater of 2 stories or 30 ft on either side of Main St, except for the southerly 80 ft (north of Culver Blvd.).
2. The greater of 3 stories or 44 ft along the southerly 80 ft of Main St. (north of Culver Blvd.), on the north side of Culver Blvd. from Canfield to Duquesne Aves., and on the north or south sides of Washington Blvd. between Watseka and Hughes Aves; or
3. 56 ft for all other areas, except for buildings within the Town Park and Town Plaza areas, which are governed by the Design for Development for the Downtown area.

C. Parking Requirements. In the event the downtown parking demand exceeds the pooled parking supply, as reasonably determined by the Director, all new buildings or proposed intensification of uses in the CD Zone shall be required to provide parking on-site or as otherwise permitted in this Section and Title.

1. Restaurant, retail stores, and similar uses, and entertainment/recreational uses operated in conjunction with a restaurant other than a fast food or take-out only restaurant: 2.5 spaces for each 1,000 square feet of gross floor area.
2. Outdoor dining areas: There shall be no separate parking requirements for the first 20,000 gross square feet of outdoor dining area within the CD Zone, as determined by the City Planner; provided that any gross square footage of outdoor dining area which exceeds 20,000 gross square feet shall provide parking at the rate of 2.5 parking spaces for each 1,000 square feet of gross outdoor dining area, except the first 250 square feet of each additional area shall have no additional parking requirement. As of the effective date of the section, all the existing outdoor dining areas shall be included in the calculation of the 20,000 square foot base criteria.
3. Financial institutions, corporate offices, medical offices and similar uses: 3.4 parking spaces for each 1,000 square feet of gross floor area, which requirement may be reduced by the City to 2.7 parking spaces for each 1,000 square feet of gross floor area subject to implementation of a Transportation Demand Management program approved by the City.
4. Theaters: The parking requirement shall be determined by the Director for each facility based on a parking demand/supply study.
5. Additional parking provisions: When applying the provisions of Section 17.320.025 (Alternative Parking Provisions), the legal walking distance of off-site parking spaces may be extended to allow the utilization of off-street parking areas within the boundaries of the CD zone or any City off-street parking lot within 750 feet of the CD zone boundary.
6. Evening and weekend use: Where the operator of a business provides parking at the levels established in Subsection C. 1,2,3 or 4, the City may require the operator to allow general public use of the parking spaces during evening and weekend hours, where feasible.

D. Multiplex Theater Amusement Devices. Amusement devices are permitted in conjunction with a multiplex movie theater complex of at least 10 screens subject to all the following criteria:

1. No more than 10 amusement devices shall be permitted in a complex.

2. Amusement devices shall be located within the theater complex and used only by theater customers who have purchased tickets.
3. An amusement area shall not occupy more than 500 square feet of floor area.
4. An amusement area shall be screened so as not to be generally visible from the exterior of the theater complex.
5. An amusement area shall be accessible only by means of the main customer entrance for the theater complex.

17.230.040 - CRB (Regional Commercial, Business Park) District Requirements

Land uses allowed within the CRB (Commercial Regional Business Park) zoning district by Table 2-5 (Allowed Uses and Permit Requirements for Commercial Zoning Districts) shall comply with the following provisions, in addition to the development standards in 17.230.020 (Commercial District Development Standards) and all applicable provisions of Article 3 (Site Planning and General Development Standards).

- A. **Enclosed Building Requirement.** All activities otherwise permitted under this zone classification shall be conducted wholly within a completely enclosed building, further that a wall constructed in conformity with the provisions of this Code relating thereto shall be constructed between premises utilized for the uses of this zone and any abutting residentially zoned property.
- B. **Vicinity Impacts.** The building, machinery and equipment shall be so constructed, installed and maintained, and the activity conducted therein shall be such that all noises, vibration, dust, odor and other objectionable factors shall be reduced to the extent that no annoyance or injury will result to any persons residing in the vicinity of such CRB premises.

CHAPTER 17.240 - COMMERCIAL USE DESIGN GUIDELINES

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Chapter 17.250 - INDUSTRIAL ZONING DISTRICTS

Sections:

- 17.250.005 - Purpose
- 17.250.010 - Purposes of Industrial Zoning Districts
- 17.250.015 - Industrial District Land Uses and Permit Requirements
- 17.250.020 – Industrial District Development Standards

17.250.005 - Purpose

This Chapter provides development and land use regulations in the industrial zoning districts established by Section 17.200.010 (Zoning Districts Established).

17.250.010 - Purposes of Industrial Zoning Districts

The purposes of the individual industrial zoning districts and the manner in which they are applied are as follows.

- A. **IL (Light Industrial) District.** The IL zoning district is applied to areas appropriate for light industry and light manufacturing uses including processing, distribution, and storage. The land uses allowed and development standards required within the IL district are intended to protect adjacent residential areas while allowing indoor, clean, quiet industry, commercial offices and research and development uses. The IL zoning district is consistent with the Light Industrial and Industrial Park land use designations of the General Plan.
- B. **IG (General Industrial) District.** The IG zoning district is applied to areas appropriate for a wider variety of industrial uses than the IL district, including outdoor activities, but no heavy industry. The IG zoning district is consistent with the Industrial land use designation of the General Plan.

17.250.015 - Industrial District Land Uses and Permit Requirements

- A. **General Requirements.** Table 2-8 identifies the uses of land allowed by this Title in each industrial zoning district, and the land use permit required to establish each use, in compliance with Section 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements).

Note: where the last column in the tables ("See Specific Use Regulations") includes a section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

Industrial Zoning Districts

17.250

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P CUP Permitted AUP Conditional Use Permit Adminstrative Use Permit Use not permitted		
	PERMIT REQUIREMENTS BY DISTRICT		See specific use regulations
	IL	IG	
	LAND USE(1)		
INDUSTRY, MANUFACTURING & PROCESSING			
Chemical product manufacturing		P	
Concrete, gypsum, and plaster products		P	
Electronics and equipment manufacturing	P	P	
Fabric products manufacturing	P	P	
Food and beverage manufacturing		P	
Furniture/fixtures manufacturing	P	P	
Glass, metal and plastics product manufacturing		P	
Handcraft industries	P	P	
Laundries and dry cleaning plants		P	
Lumber and wood product manufacturing		P	
Machinery manufacturing		P	
Media production - Backlots/outdoor facilities		P	
Media production - Indoor support facilities	P	P	
Media production - Soundstages	P	P	
Metal products fabrication, machine/welding shops		P	
Motor vehicle/transportation equipment manufacturing		P	
Paper product manufacturing		P	
Paving and roofing material manufacturing		P	
Printing and publishing	P	P	
Recycling facility - Processing		P	17.400.090
Recycling facility - Large collection		P	17.400.090
Recycling facility - Small collection	AUP	P	17.400.090
Recycling facility - Incidental small collection	P	P	17.400.090
Research and development (R&D)	P	P	
Small-scale product manufacturing	P	P	
Stone and cut stone product manufacturing		P	
Stone, clay and pottery product manufacturing		P	
Warehousing and distribution facilities	P	P	
Wholesaling and distribution facilities	P	P	

RECREATION, EDUCATION, PUBLIC ASSEMBLY

Arcade	P	P	
Health/fitness facilities	P	P	
Indoor amusement/entertainment facilities	CUP	CUP	
Outdoor Commercial Recreation	CUP	CUP	
Private Schools	CUP		
Public recreational and cultural facilities	CUP	CUP	
Public Schools	P	P	
Studios - Art, dance, music, photography, etc.	P	P	
Theaters	P	P	

RESIDENTIAL

Caretaker and employee housing	CUP	CUP	
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Notes: (1) See Article 7 for definitions of the land uses listed.

Continues on next page.

TABLE 2-8 Allowed Uses and Permit Requirements for Industrial and Special Purpose Zoning Districts	P CUP AUP		Permitted Conditional Use Permit Administrative Use Permit Use not permitted
	PERMIT REQUIREMENT BY DISTRICT		See specific use regulations
LAND USE(1)	IL	IG	

RETAIL TRADE

Accessory retail uses	P	P	
Adult entertainment businesses	P(2)	P(2)	
Artisan Shops	P	P	
Auto and vehicle sales/rental	CUP	CUP	
Building material stores	P	P	
Construction equipment sales	P	P	
Convenience stores (3)	P	P	
General retail stores (3)	P	P	
Mobile home and RV sales	CUP	CUP	
Outdoor retail sales and display	AUP	AUP	17.400.075
Plant nurseries	P	P	
Restaurants, counter service (3)	P	P	
Restaurants, table service (3)	P	P	
Warehouse retail stores	P	P	

SERVICE

Animal boarding and kennels	P(4)	P	17.400.020
Business and consumer support services	P	P	
Catering Services	P	P	
Child day care centers (5)	CUP	CUP	
Contractor's storage yard	P (4)	P	
Drive-thru facilities or services	CUP	CUP	17.400.045
Offices	P	P	
Public safety facilities	P	P	
Public utility facilities	P	P	
Storage facilities, personal storage	P	P	
Storage, outdoor	P	P	17.400.080
Storage, warehouse	P	P	
Vehicle services - Accessories installation	P	P	17.400.125
Vehicle services - Fueling stations	P	P	17.400.120
Vehicle services - Fueling, incidental repair	CUP	CUP	17.400.125
Vehicle services - Impounding/storage	CUP	CUP	17.400.125
Vehicle services - Maintenance/repair	CUP	CUP	17.400.125
Vehicle services - Paint/body	P (4)	P(4)	17.400.125
Vehicle services - Towing, no storage	P	P	17.400.125
Veterinary clinics and animal hospitals	P	P	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	P	P	
Heliports	CUP	CUP	
Parking facilities	P	P	17.320.
Pipelines and utility lines	P	P	
Telecommunications facilities, cellular	AUP	AUP	17.400.110
Telecommunications facilities, dish antenna	See Section 17.400.110 for permit requirements		

Notes: (1) See Article 7 for definitions of the land uses listed.

(2) Use only allowed subject to approval of an Adult Use Development Permit (see CCMC Chapter 11.13).

(3) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.030.

(4) Use only allowed indoors.

17.250.020 - Industrial District Development Standards

- A. General Requirements.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the IL and IG zones, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-9. In addition, the applicable development standards (e.g., landscaping, parking and loading, etc.) in Article 3 (Site Planning and General Development Standards) shall apply to all commercial zoning districts.

**TABLE 2-9
INDUSTRIAL DISTRICT DEVELOPMENT STANDARDS**

Development Feature	Requirement by Zoning District	
	IL	IG
Minimum lot area	Minimum lot area determined through subdivision review process.	
Residential development	None allowed.	
Setbacks	Minimum setbacks required. See 17.300.020 for Setback Regulations and Exceptions.	
Street facing	5 ft.	
Side	None Required.	
Side adjacent to Residential Zone	12 ft plus one foot of additional setback for every two feet in building height above 20 ft. (1)	
Rear	None Required.	
Rear Adjacent to a Residential Zone	12 ft plus one foot of additional setback for every two feet in building height above 20 ft. (1)	
Alley	2 ft The width of an alley may be credited toward the setback requirement for properties adjacent to residential zones.	
Height limit (2)	43 ft	
Landscaping	As required by Chapter 17.310 (Landscaping).	
Parking and loading	As required by Chapter 17.320 (Offstreet Parking and Loading).	
Signs	As required by Chapter 17.330 (Signs).	

Notes:

- (1) See Diagram 2-2.
 (2) See Section 17.300.025 (Height Measurement and Height Limit Exceptions).

B. Industrial District Performance Standards. All land uses proposed in the IL and IG zoning districts shall be operated and maintained so as to not be injurious to public health, safety or welfare, and shall comply with the following standards.

1. **Air emissions.** No approved land use shall generate or cause any visible dust, gasses, or smoke to be emitted into the atmosphere, except as necessary for the heating or cooling of structures, and the operation of motor vehicles on the site.
2. **Glare and heat.** No direct or reflected glare or heat, whether from floodlights or from high temperature processes (including combustion or welding or otherwise), shall be visible or felt at or beyond the property line.
3. **Ground vibration.** No approved land use shall generate ground vibration perceptible without instruments at any point along or outside of the property line of the use, except for motor vehicle operations.
4. **Noise.** All uses and activities shall comply with the noise regulations contained in Chapter 9.07 (Noise Regulations) of the Municipal Code.
5. **Odor.** No approved land use shall generate or emit any obnoxious odor or fumes perceptible at the property line.

Chapter 17.260 - PLANNED DEVELOPMENT ZONING DISTRICTS

Sections:

- 17.260.005 - Purpose
- 17.260.010 - Purpose of Planned Development Zoning Districts
- 17.260.015 - Planned Development District Requirements
- 17.260.020 - Established Planned Development Districts

17.260.005 - Purpose

This Chapter provides use and development regulations in the Planned Development zoning districts established by Section 17.200.010 (Zoning Districts Established).

17.260.010 - Purpose of Planned Development Zoning Districts

The intent of the Planned Development Zoning District and the manner in which it applied is as follows:

- A. Planned Development.** The PD zoning district is applied to areas of existing large-scale, multiple family residential and commercial complexes developed as a Planned District, and sites suitable for similar large scale development. The PD zoning district can also be applied to sites suitable for combined commercial, residential and/or live/work uses within a physically integrated and contiguous area. The PD zoning district is consistent with the Planned Residential Development Land Use designation of the General Plan and can be consistent with various residential and commercial land use designations of the General Plan.

17.260.015 - Planned Development District Requirements

- A. Requirements for the PD (Planned Development) District.** Development Standards, allowable land uses and permit requirements for the PD (Planned Development) zoning district shall be established by a Comprehensive Plan (Chapter 17.560).
- B. Minimum Site Area for Rezoning.** The PD zoning district may only be applied to sites of one acre or larger.
- C. Permit Requirements.** All development proposed within a PD zoning district shall require approval of a Comprehensive Plan in compliance with Chapter 17.560 (Comprehensive Plans). Land use permit requirements for changes in land use after the initial Comprehensive Plan approval may be established by the Council through the rezoning of the site to apply the PD zoning district, and/or through the approval of the Comprehensive Plan.
- D. Allowable Land Uses and Development Standards.** Except as otherwise provided by this Section, allowable land uses, and site planning and development standards for the PD zoning

district shall be determined by the Council through the rezoning of the site to apply the PD district, and/or through the approval of a Comprehensive Plan in compliance with Subsection C., above. In establishing allowable land uses and development standards, the Council shall consider the standards of the zoning districts most similar in nature and function to the uses proposed within the PD district.

- E. Height.** No building or structure in the PD zone may exceed 56 feet in height (This provision is as approved by Initiative Ordinance No. 90-013½ adopted April 17, 1990).
- F. Undergrounding of Utilities.** All utilities including telephone, cable television, and electric systems required within the limits of all PD zones shall be located underground.

17.260.020 - Established Planned Development Districts

- A. Established Planned Districts.** Specific areas identified as Planned Districts (PD) are listed in Table 2-10.

**TABLE 2-10
PLANNED DISTRICTS**

Planned District	General Description of Applicable Area
-PD1	Lenawee Avenue Multi-Family Housing
-PD2	MGM Lot #3 (Raintree, Tara Hills, and Lakeside)
-PD3	Windsor Fountain
-PD4	Raintree Plaza Shopping Center
-PD5	Rotary Plaza
-PD6	Studio Royale
-PD7	Palm Court
-PD8	The Classics at Heritage Park (Studio Drive-In)
-PD9	Liberty Plaza Senior Housing

- B. Standards for established Planned Development Zoning Districts.** The allowed uses and development standards for Planned Districts are developed as part of the project approval process. The allowed uses and development standards for the above established planned districts are on file at the Planning Division.

Chapter 17.270 - SPECIAL PURPOSE ZONING DISTRICTS

Sections:

- 17.270.005 - Purpose
- 17.270.010 - Purposes of Special Purpose Zoning Districts
- 17.270.015 - S (Studio) District Requirements
- 17.270.020 - E (Cemetery) District Requirements
- 17.270.025 - T (Transportation) District Requirements
- 17.270.030 - OS (Open Space) District Requirements

17.270.005 - Purpose

This Chapter provides special purpose development and use regulations in the special purpose zoning districts established by Section 17.200.010 (Zoning Districts Established).

17.270.010 - Purposes of Special Purpose Zoning Districts

The purposes of the individual special purpose zoning districts and the manner in which they are applied are as follows.

- A. S (Studio) District.** The S zoning district is applied to areas appropriate for motion picture and television studio facilities and related media support facilities, and is intended to support the continuation of those businesses, while ensuring that future expansion will minimize potential impacts on adjacent residential uses. The S zoning district is consistent with the Studio land use designation of the General Plan.
- B. E (Cemetery) District.** The E zoning district is applied to cemeteries. The E district is intended to protect existing cemeteries and provide for expansion within their existing boundaries. The E zoning district is consistent with the Cemetery land use designation of the General Plan.
- C. T (Transportation) District.** The T zoning district is applied to the existing MTA right of way located on National Boulevard.
- D. OS (Open Space) District.** The OS zoning district is applied to open space resources. The Open Space zone is intended to regulate, protect, and preserve publicly accessible land that is well suited for active recreation, amusement, relaxation, and/or scenic viewing. The OS zoning district is consistent with the Open Space land use designation of the General Plan.

17.270.015 - S (Studio) District Requirements

Land uses allowed within the S zoning district shall comply with the following provisions, in addition to all applicable provisions of Article 3 (Site Planning and General Development Standards).

- A. Uses Permitted.** No building or land shall be used and no building shall be erected, constructed or established except for uses customary or incidental to the production or distribution of motion pictures and other forms of audiovisual products, including, but not limited to, education and entertainment films, tapes and other reproduction media. Restaurants, support and related retail and sales of alcoholic beverages pursuant to an “on sale” license issued by the State Department of Alcoholic Beverage Control are permitted if not accessible to the general public. Telecommunication facilities may be permitted with an Administrative Use Permit or a Conditional Use Permit as provided for in Section 17.400.110 (Telecommunication Facilities).
- B. Comprehensive Plan to Establish Standards.** All development standards for sites within the S zoning district, except the height limits established by Subsection D. below, shall be established by a Comprehensive Plan in compliance with Chapter 17.560 (Comprehensive Plans).
- C. Temporary Structures.** Temporary structures constructed as part of a production set shall not be subject to the requirements of this Title, provided that the structures comply with applicable building, fire, and other applicable life safety regulations, and do not interfere with required site improvements including parking spaces and aisles, and setbacks.
- D. Height Limit.** No structure within the S zoning district shall exceed a height of 56 feet (This provision is as approved by Initiative Ordinance No. 90-013½ adopted April 17, 1990).

17.270.020 - E (Cemetery) District Requirements

Land uses allowed within the E zoning district shall comply with the following provisions, in addition to all applicable provisions of Article 3 (Site Planning and General Development Standards).

- A. Purpose.** It is intended within the E zone to permit establishment of a cemetery.
- B. Uses Permitted.** A cemetery use, subject to a Site Plan Review which shall be required prior to the issuance of any building permit for any cemetery type structure or prior to the interment of any deceased person. Telecommunication facilities may be permitted with an Administrative Use Permit or a Conditional Use Permit as provided for in Section 17.400.110 (Telecommunication Facilities).
- C. Filing Requirements.** Maps and drawings in sufficient number as determined by the Planning Division (together with an application fee in the amount established by Resolution of the City Council for a Site Plan Review), shall be submitted to indicate:
 - 1. The position of all proposed and existing structures on subject property (plot plan);
 - 2. Location of pedestrian and vehicular streets and access ways; and
 - 3. Location and specifications of all walls, fences and screening.

D. Standards Governing Approval. The Planning Commission shall review all plans submitted and give its approval or disapproval based upon the following standards which are formulated to insure the development of a cemetery in a manner compatible with the public welfare. The standards governing the Commission's determination are as follows:

1. **Access: Emergency Equipment.** All buildings and structures shall be so arranged as to permit convenient access for the City's emergency and service equipment. Fire hydrants, standpipes, other fire protection devices, and also devices providing illumination, may be required to be installed and maintained at the applicant's expense.
2. **Streets and Access Ways.** Vehicular and pedestrian streets and access ways shall be required to be dedicated and improved as determined by the Planning Commission as necessary to permit convenient access to all portions of the herein classified property.
3. **Landscaping, Walls and Fences, and Screening.** Walls, fences, or screen type landscaping shall be provided, maintained and located as determined by the Planning Commission.

17.270.025 - T (Transportation) District Requirements

A. Uses Permitted. The following uses are permitted in the T (Transportation) Zone:

1. The operation and maintenance of any transportation business including private rights of way, easements, railroads, railways, pipe lines, pole lines, conduits, bus lines, or airports. Such area shall be used exclusively for such transportation business and appurtenant facilities including passenger stations, electrical substations, and the beautification and protection of such rights of way.
2. Automobile parking areas when developed in accordance with the provisions of this Chapter.
3. Telecommunication facilities may be permitted with an Administrative Use Permit or a Conditional Use Permit as provided for in Section 17.400.110 (Telecommunication Facilities).

B. Prohibited Uses. Construction of any advertising sign or structure and any residential, commercial, industrial or freight storage structure, including above ground parking structures.

17.270.030 - OS (Open Space) District Requirements

Land uses allowed within the OS zoning district shall comply with the following provisions, in addition to all applicable provisions of Article 3 (Site Planning and General Development Standards).

A. Purpose.

1. Regulate, protect, and preserve publicly accessible land that is well-suited for active recreation, amusement, relaxation, and/or scenic viewing.

2. Provide consistency with and implement policies related to those locations which are designated Open Space on the General Plan Land Use Element Map and in the General Plan text.
3. Provide a means for encouraging and promoting desirable park development and open space preservation that is compatible with surrounding neighborhoods and protects the existing quality of life.
4. Ensure that the development of new parks or other open space, as well as major modifications to existing resources, is compatible with surrounding neighborhoods through the adoption of a Comprehensive Plan showing proper orientation, desirable design characteristics and programming, and compatibility of uses.
5. Establish a set of regulations, requirements, and procedures that preclude any degradation in safety, security, and quality of life for residential properties adjacent to any Open Space Zoned parcels.

B. Applicability.

1. The OS Zone shall apply to all parcels designated Open Space on the General Plan Land Use Element Map.
2. The OS Zone shall not be applied to playgrounds, parks and open space areas located on Culver City School District-owned properties.
3. The OS Zone shall not be applied to privately-owned schools.
4. The OS Zone shall not be applied to private recreational facilities and private open space areas within any residential development that are not accessible to the general public.
5. The OS Zone may be established on parcels of land that are suitable for and of a sufficient size to be planned and developed in a manner consistent with the objectives of this Section. The decision of whether a parcel is suitable and sufficient to be zoned OS shall be determined by the City Council, after considering recommendations from the Planning Commission and the Parks and Recreation Commission.
6. All areas designated OS on the official Culver City Zoning Map shall be subject to the provisions and regulations of the OS Zone.
7. The Community Development Director, or her/his designee, shall administer these standards as specified in this Section.

C. Comprehensive Plan Requirements

1. A Comprehensive Plan approval, valid for one year, shall be secured for all new development proposed in the OS Zone.
2. All Comprehensive Plans shall comply with Chapter 17.560.

3. All Comprehensive Plans shall be prepared and endorsed by a professional team which shall include a licensed landscape architect, a registered civil engineer, a licensed architect (if any buildings are proposed), and a safety and security professional, of a type to be determined by the Community Development Director, or his or her designee, and the Parks, Recreation and Community Services Director, or his or her designee; and shall include, but not be limited to the following:
 - a. Site plan showing building(s), various functional use areas, parking and circulation;
 - b. Description of development standards, which may include, but not be limited to, building heights, setbacks and parking requirements;
 - c. Preliminary building plans, including floor plans and exterior elevations;
 - d. Landscaping plans, including a plant palette, with preferably native, low maintenance and/or drought-tolerant plants;
 - e. Recreational activity programming plans;
 - f. Lighting and information and directional signage plans;
 - g. Civil Engineering plans, including site grading, public rights-of-way improvements, drainage, trash/recycling areas, and public utility extensions, as necessary;
 - h. Proposed use and occupancy, construction type, building height and area of each building or structure, and proposed distances between buildings or structures, and setbacks to property lines;
 - i. A maintenance and operations program that addresses, at a minimum, erosion control measures, graffiti and vandalism removal, amenity maintenance and landscape maintenance requirements. The maintenance and operations program shall also include an assessment of long-term amenity and landscape maintenance requirements, replacement schedules, and costs;
 - j. Documentation that the applicant has collaborated with adjacent residents, businesses and all appropriate government agencies throughout the design development process and clearly indicate the respective agencies' specific responsibilities and jurisdictions with regard to any project. The documentation shall clearly indicate the role and responsibilities of all involved parties;
 - k. Proposed hours of operation and an implementation plan for enforcing hours of operation; and
 - l. The Comprehensive Plan must address the safety and security of open space patrons and adjacent properties through the use of passive security devices including but not limited to landscape design, lighting, and graffiti and vandalism control measures.

D. Comprehensive Plan Exemptions

1. All parcels in the OS Zone developed with a City-owned public park or publicly managed facilities as of the effective date of the ordinance adopting this Section, shall not require a Comprehensive Plan unless a new use or alteration is proposed that will significantly intensify the existing use and significantly impact the surrounding community. The Community Development Director, or his or her designee, and the Parks, Recreation and Community Services Director, or his or her designee, shall jointly determine if a new use or alteration will result in significant intensification or other significant impacts to the surrounding community.
2. The Community Development Director, or his or her designee, and the Parks, Recreation and Community Services Director, or his or her designee, may administratively approve a new use or alteration that will not result in a significant intensification and significant impacts to the surrounding community, subject to the following findings:
 - a. The proposed changes are consistent with the existing use and operations of the City-owned public park or publicly managed facility;
 - b. The proposed changes will not adversely impact the environment;
 - c. The proposed changes will not be detrimental to the surrounding uses;
 - d. The proposed changes will not significantly increase traffic levels on existing streets and thoroughfares within and surrounding the development; and
 - e. Any proposed change, which requires exception from standard ordinance requirements, is warranted by the design and amenities incorporated into the approved Comprehensive Plan.
3. Maintenance, rehabilitation, renovation, and reconstruction of existing structures, that will not alter the site plan, shall not require a Comprehensive Plan.
4. If the Community Development Director and Parks, Recreation and Community Services Director do not reach a consensus determination as required by this subsection, then the Chief Administrative Officer shall make the determination after reviewing the recommendations of the two Directors.
5. All determinations required by this subsection are subject to appeal pursuant to Chapter 17.630.

E. Comprehensive Plan Findings.

The Planning Commission, in conjunction with a public hearing, and the Parks and Recreation Commission, in conjunction with a public meeting, shall review and make recommendations to the City Council regarding the Comprehensive Plan. The City Council, after a public hearing, may approve, conditionally approve or disapprove a Comprehensive Plan. A Comprehensive Plan may be approved provided the facts submitted and evaluated during the review process support the following findings:

1. The proposed Comprehensive Plan can be substantially completed within 4 years;
2. The proposed development is capable of creating an environment of sustained desirability and stability or adequate assurance will be provided such objective will be attained;
3. The proposed uses will not be substantially detrimental to present and potential surrounding uses but will have a beneficial effect;
4. The streets and thoroughfares serving the development are suitable and adequate to carry anticipated traffic and the development will not generate traffic that will overload the street network surrounding the OS Zone;
5. The development will account for, and adequately address, parking needs to reduce potential parking impacts to surrounding neighborhoods and on users of the facilities;
6. The proposed development is compatible with the surrounding area;
7. The Comprehensive Plan is in conformance with the General Plan, or a concurrent General Plan amendment is in process;
8. Any exception from standard City land use law, rules or regulation requirement is warranted by the design and amenities incorporated in the Comprehensive Plan and is desired by the City Council; and
9. Existing and proposed utility services are adequate for the proposed uses.
10. The Comprehensive Plan has complied with all applicable City requirements.
11. The proposed development will not degrade the safety and security of residential properties adjacent to any OS Zone.

F. Comprehensive Plan Modifications, Major and Minor.

1. Major changes or alterations to an approved Comprehensive Plan shall be considered by the Parks and Recreation Commission at a public meeting and the Planning Commission at a public hearing and each shall make recommendations to the City Council. The City Council may then approve, conditionally approve or disapprove the proposed changes or alterations, after a public hearing.
2. The Community Development Director, or his or her designee, and the Parks, Recreation and Community Services Director, or his or her designee, may administratively approve minor changes or alterations to an approved Comprehensive Plan, subject to appeal pursuant to Chapter 17.630; provided, that the Community Development Director, or his or her designee, and Parks, Recreation and Community Services Director, or his or her designee, make the following findings:
 - a. The proposed changes are consistent with the intent of the approved Comprehensive Plan;

- b. The proposed changes will not adversely impact the environment;
 - c. The proposed changes will not be detrimental to the surrounding uses;
 - d. The proposed changes will not significantly increase traffic levels on existing streets and thoroughfares within and surrounding the development; and
 - e. Any proposed change, which requires exception from standard ordinance requirements, is warranted by the design and amenities incorporated into the approved Comprehensive Plan.
3. If the Community Development Director and Parks, Recreation and Community Services Director do not reach a consensus determination as required by this subsection, then the Chief Administrative Officer shall make the determination after reviewing the recommendations of the two Directors.
 4. If the Community Development Director, or his or her designee, and the Parks, Recreation and Community Services Director, or his or her designee (or Chief Administrative Officer, if applicable), determine the above findings cannot be made, then the request shall be considered a major change and referred for Planning Commission for review at a public hearing, the Parks and Recreation Commission at a public meeting and for City Council review at a public hearing.
 5. Maintenance, rehabilitation, renovation, and reconstruction of existing structures, that will not alter the site plan, shall not require a Comprehensive Plan or any Comprehensive Plan modification, minor or major.
 6. All determinations required by this subsection are subject to appeal pursuant to section 17.630.

G. Development Standards.

1. The following development standards shall apply to all OS Zoned properties.
 - a. Unless specifically outlined in this Section, development standards for site area, lot coverage, development intensity, height, setbacks, parking, walls and fences, architectural design, signage, amenities and all other development standards shall be as specified in a Comprehensive Plan approved by the City Council, after considering recommendations from the Planning Commission and the Parks and Recreation Commission.
 - b. Standards for public improvements in the OS Zone shall be governed by all applicable laws, rules and regulations of the City. Exceptions to those standards may be granted by the City Council if the City Council finds such exceptions encourage a desirable environment and are warranted in terms of the total proposed development. Notwithstanding the provisions of this Section and Section 5.04.065, all utilities including telephone, cable television and electric systems required within the OS Zones shall be located underground.

- c. Bicycle and pedestrian paths and trails shall only be illuminated with low-level bollard or ground level lighting that does not create glare or light spillover to adjacent properties.
- d. Rest areas, which are small spaces adjacent to a path or trail where users of a path or trail can briefly stop, may be permitted along Ballona Creek pursuant to the following conditions.
 - i. The City determines that seating areas in a proposed rest area are attractive, relate to the surrounding area, vandal resistant, and are designed in a manner that discourages long-term loitering and climbing.
 - ii. No vending machines shall be permitted.
 - iii. The City determines that the proposed rest area does not interfere with the operation of the bicycle path or the flood control channel.
 - iv. The City determines that the proposed rest area does not degrade the safety and security of adjacent residential properties.
 - v. Rest areas adjacent to residentially zoned parcels may only be permitted with the explicit consent of owners of “primary abutting properties” which are: (a) any property directly abutting the proposed rest area boundary and (b) the next abutting property in either direction; and approval from at least 50% of owners of property extending 100 feet beyond the primary abutting properties in either direction. If the proposed rest area boundary abuts a multi-family residential property of 3 or more units, approval from at least 50% of the residents of any building adjacent to Ballona Creek shall be required. Approval of the proposed rest area location shall be verified by the Community Development Director via a City approved petition form circulated by the project applicant.
- e. Development or improvements that are immediately abutting residentially-zoned parcels, must be buffered from said parcels to reduce noise, maintain safety and security, and to maintain privacy through the provision of improvements including, but not limited to, any or all of the following: additional landscaping; fencing; vertical separation; and/or horizontal separation.
- f. Public access points to or from any parcel in the OS Zone may not connect to any private property, with the exception of easements for utility and maintenance services. Public access points connecting to Ballona Creek shall only be located off public rights-of-way in non-residentially zoned areas.
- g. Telecommunication facilities shall be allowed subject to the approval of a Conditional Use Permit, the requirements of Section 17.400.110 (Telecommunication Facilities) and any other applicable City regulations.

H. Public Notice.

1. Notice of an application for a Comprehensive Plan, modification of an approved Comprehensive Plan, or a zone change to the OS Zone, shall be given pursuant to the requirements of Section 37-116.6. (a), (b), (c), and (d).
2. Notice of an application for a Comprehensive Plan Exemption or a Minor Change to a Comprehensive Plan shall be given pursuant to the following:
 - a. All adjacent property owners and occupants within 300 feet of the boundary of the project site shall be notified of the application by mail at least 21 calendar days prior to the anticipated date of decision by the Directors. The mailed notice shall include a detailed description of the proposed new use or alteration, a contact person, and a location to which public comment can be sent.
 - b. The applicant shall post notice on the project site for at least 21 calendar days prior to the anticipated date of decision by the Directors. The posted notice shall include a detailed description of the proposed new use or alteration, a contact person, and a location to which public comment can be sent. The posted notice shall be located in a conspicuous place on the project site with minimal setback from an abutting public street.
3. Neither posted nor mailed notice shall be required for maintenance, rehabilitation, renovation, landscaping improvements and/or reconstruction of existing structures that will not alter the site plan of an Open Space Zone parcel.

I. Approvals.

1. The Community Development Director, or his or her designee, shall schedule complete applications for public hearings before the Planning Commission.
2. The Parks, Recreation and Community Services Director, or his or her designee shall schedule complete applications for the public meetings before the Parks and Recreation Commission.
3. The Community Development Director, or his or her designee, shall schedule complete applications for public hearings before the City Council.
4. Application for change of zone to the OS Zone shall be approved by the adoption of an ordinance or disapproved by resolution of the City Council, after consideration of the Planning Commission and Parks and Recreation Commission recommendations. The Parks and Recreation Commission recommendation shall be provided to the Planning Commission, prior to the Planning Commission public hearing considering the zone change.
5. A Comprehensive Plan shall be approved or disapproved by resolution of the City Council after consideration of the Planning Commission and Parks and Recreation Commission recommendations. The Parks and Recreation Commission recommendation shall be provided to the Planning Commission, prior to the Planning Commission public hearing considering the Comprehensive Plan.

6. The City Council may modify any provisions of this section after consideration of the Planning Commission and Parks and Recreation Commission recommendations.
7. Nothing in this Section shall preclude the Planning Commission, Parks and Recreation Commission from recommending, and the City Council from approving a Comprehensive Plan in concept only and requiring subsequent discretionary review of that Comprehensive Plan.

Chapter 17.280 - OVERLAY ZONES

Sections:

- 17.280.005 - Purpose
- 17.280.010 - Applicability of Overlay Zones
- 17.280.015 - Residential Zero Setback Overlay (-RZ)
- 17.280.020 - Commercial Zero Setback Overlay (-CZ)
- 17.280.025 - Street Level Use and Design Overlay (-SL)
- 17.280.030 - Redevelopment Project Area Overlay (-RP)
- 17.280.035 - Civic Center Overlay (-CV)
- 17.280.040 - East Washington Boulevard Overlay (-EW)

17.280.005 - Purpose

The overlay zones established by this Chapter provide guidance for development and new land uses in addition to the standards and regulations of the primary zoning districts, where important site, neighborhood, or compatibility issues require particular attention in project planning.

17.280.010 - Applicability of Overlay Zones

- A. Designation of Property.** The applicability of any overlay zone to a specific site is shown by the overlay Zoning Map symbol established by Section 17.200.010 (Zoning Districts Established), being appended as a suffix to the symbol for the primary zoning district on the Zoning Map (for example, CG-EW which represents the General Commercial (CG) zoning district and the East Washington Boulevard Overlay (-EW).
- B. Applicability of Overlay District Requirements.** The provisions of this Chapter apply to proposed land uses and development in addition to all other applicable requirements of this Title. In the event of any perceived conflict between the provisions of this Chapter and any other provision of this Title, this Chapter shall control.

17.280.015 - Residential Zero Setback Overlay (-RZ)

A. Uses Permitted.

1. One dwelling unit per lot.
2. Accessory buildings and structures provided no such building or structure shall be designed or used for dwelling purposes.
3. Public uses and buildings including libraries, museums, parks, playgrounds, schools and community buildings owned and controlled by the City or school district, if their location is first approved by the City Council.

4. The renting of rooms or the providing of table board to not more than 2 persons is permitted, provided said rooms shall be within the dwelling structure and not within an accessory building.

B. Lot Dimensions.

1. **Area.** Each lot shall have an area of not less than 5,000 square feet.
2. **Frontage.** The minimum frontage of a lot shall be 35 feet. A non-rectangular lot on a cul-de-sac turn around, knuckle, or on the outside radius of a street curve with a radius of not more than 50 feet shall have a street frontage of not less than 25 feet.
3. **Width and depth.** Every lot recorded after September 10, 1984, shall have a lot depth approximately twice its width, or vice versa (a 2:1 or 1:2 ratio), except lots which, in the opinion of the Planning Commission or City Council, are constrained by unusual configuration limitations resulting from steep topography, remote access, cul-de-sac turn around, or other extraordinary physical characteristics shall not be strictly held to this requirement.
4. **Dwelling floor area.** Each dwelling shall have a ground floor area of not less than 900 sq. ft. and a total floor area of not less than 1,700 sq. ft. Said area requirements shall be determined as measured from exterior walls and shall be exclusive of the garage and any porches, patios, balconies or similar architectural features not providing living space internal to the dwelling.

- C. Dwelling Height.** No dwelling structure shall exceed 2 stories or 30 feet in height, provided that roof-mounted antennae may extend a maximum of 15 feet above the highest roofline of the building upon which it is attached.

- D. Yard Building Setbacks.** Each lot shall have one side and a rear yard of not less than 10 feet and a front yard of not less than 13 feet, except that:

1. Garages shall be located to allow a paved on-lot driveway of not less than 23 feet in length and 16 feet in width.
2. Street-abutting side yards shall be not less than 8 feet and side yards abutting property not in the Residential Zero Setback Overlay (-RZ) shall not be less than 5 feet.
3. An average front building setback for both first and second dwelling stories of not less than 18 feet shall be provided.
4. An average one side or rear building setback for both first and second dwelling stories of not less than 15 feet shall be provided.
5. Notwithstanding any other provision of this Code, wholly or partially contiguous residentially zoned lots or portions of lots, which have been improved or are proposed to

be improved as a single and unified multi-lot residential development, may be considered as a single parcel for the purpose of applying the setback requirements as provided in this section. The Director or Planning Commission may waive non-streetfacing setback requirements for common interior lot lines within the parcel provided all the following conditions are met:

- a. Setback requirements established by this section are applied to the perimeter lot lines;
- b. The property owner executes and records a covenant, in a form approved by the City, to hold all lots or portion as one parcel.
- c. The property owner dedicates a portion of the parcel, pays a fee or does both, for the purpose of providing park and recreational facilities to serve future residents of the multi-lot residential development, in accordance with Section 31-115 of the CCMC.

E. Separation Between Dwellings on Adjacent Lots. There shall be an open space area on each lot of not less than 600 square feet with no dimension less than 20 feet, except non-rectangular lots located on a cul-de-sac turn around or knuckle, shall have no dimension less than 15 feet. This open space area shall be exclusive of required front and street abutting side yards and vehicular driveways, and further, shall be subject to the following:

1. The required open space may include side or rear yards.
2. Pools and paved recreational areas may be developed in the required open space.
3. The gradient or slope of any required open space shall not exceed 10%. The open space may be provided on a deck.
4. Such open space shall be fully open to the sky except that architectural projections are permitted as set forth in Section 17.300.020 (Setback Regulations and Exceptions).
5. An accessory building may not occupy any part of the required open space.
6. When adjacent to the required front yard, the required open space shall be screened from the street with a fence or wall, the design of which has been approved by the Director.
7. Pavement in a required front or street-abutting side yard shall not exceed 60% of the required area, except that in non-rectangular lots on a cul-de-sac turn around, knuckle, or on the outside radius of a street curb for the radius of not more than 50 feet, shall not exceed 75% of the required area.

F. Off-Street Parking. Each dwelling shall have not less than 2 off-street parking spaces within a fully enclosed garage of not less than 400 square feet. In area which shall be attached to the dwelling. A freestanding garage or carport does not meet this requirement.

G. Accessory Structures. Notwithstanding Section 17.400.020, accessory structures shall be subject to the following requirements:

1. No such structure shall be located within a required front or street-abutting side yard.

2. No such building or structure shall be located within 5 feet of a dwelling or another structure no within 2 feet of any interior property line.
3. No such structure shall exceed 10 feet in height without a Conditional Use Permit.

H. Special Conditions.

1. Building walls within 4 feet of and facing an interior property line shall have no openings and shall be waterproofed as required by the Building Safety Division, except that walls within 2 feet of an interior property line shall be fully waterproofed.
2. All exterior ground-mounted or roof-mounted appurtenant equipment, such as but not necessarily limited to water heaters, air conditioners, ducting, and swimming pool pumps, shall be screened from view from adjoining properties and fights-of-way in a manner consistent with City standards as determined by the Director. Said equipment shall also be sheltered, insulated or otherwise baffled as necessary to conform to the noise regulations and standards of the CCMC.
3. The minimum site area of an –RZ overlay shall be 5 acres.

I. Supplementary Regulations for 4,000 square foot Residential Zero Setback Overlay (–RZ) Subdivisions. The regulations of this section shall apply to Residential Zero Setback (–RZ) lots of less than 5,000 feet. The regulations of subsections 17.280.015 A –G, shall apply also, except that this subsection shall supersede in event of conflict.

1. Lot dimensions.

- a. **Area.** Each lot shall have an area of not less than 4,000 square feet.
- b. **Width and depth.** Every lot recorded after September 10, 1984, shall have a lot depth approximately twice its width, or vice versa (a 2:1 or 1:2 ratio), except that lots which, in the opinion of the Planning Commission or City Council, are constrained by unusual configuration limitations resulting from steep topography, remote access. cul-de-sac turn around, or other extraordinary physical characteristics shall not be strictly held to this requirement.
- c. **Dwelling floor area.** Each dwelling shall have a total floor area of not less than 1,400 square feet.

2. Yard building setbacks.

- a. Garages shall be located to provide a paved driveway of not less than 20 feet in length as measured from the inside edge of the public sidewalk to the garage door.

- b. Subsection 17.280.015.D.4 (Yard Building Setbacks) requiring an average 15 foot side or rear yard shall not apply.

- 3. **Open space.** No dimension of the required open space shall be less than 10 feet.

17.280.020 - Commercial Zero Setback Overlay (-CZ)

- A. **Purpose.** The Commercial Zero Setback Overlay (-CZ) is intended to preserve and reinforce a traditional city streetscape and create a more pedestrian oriented environment.
- B. **Eligible Sites.** The Commercial Zero Setback Overlay (-CZ) overlay shall include the commercially zoned, commercially developed Planned District Zone, properties, and commercial land use areas as designated in the City's General Plan Land Use Element Map with a property boundary adjacent to any portion of the following streets:
 - 1. Washington Boulevard, except any portion which is included within the boundaries of the East Washington Overlay (-EW) or Commercial Downtown Zone (CD).
 - 2. Culver Boulevard, except that portion which is included in the Commercial Downtown Zone (CD).
 - 3. Sepulveda Boulevard.
 - 4. Overland Avenue.
 - 5. Jefferson Boulevard.
 - 6. Slauson Avenue between Jefferson Boulevard and Hannum Avenue.
 - 7. Hoke Avenue.
 - 8. Willat Avenue.
 - 9. West side of Robertson Boulevard.
- C. **Permit Requirements.** The land use permit requirements of this Article applicable to the primary zoning district shall apply to all proposed development and new land uses within the Commercial Zero Setback Overlay (-CZ).
- D. **Development and Land Use Standards.** The development and land use standards of this Article applicable to the primary zoning district shall apply to all proposed development and new land uses within the Commercial Zero Setback Overlay (-CZ), except as otherwise provided in Subsection E., below.
- E. **Minimum Setback Requirements for Specific Areas.** The first story of proposed buildings or additions to existing buildings that exceed 750 square feet or 10 percent of the original building shall have a zero setback from the street facing property line of any street listed in Subsection B (above).

1. The Director may approve setback modifications on a case-by-case basis: in order to accommodate urban amenities including plazas, hardscape or landscape, public art, fountains, benches, outdoor dining, or other pedestrian amenities; or in instances when such requirements are impractical or infeasible given unique circumstances.
2. Stories above the first may have a zero setback from that street-facing property line, subject to approval of the Director; provided, appropriate design elements are incorporated into the elevations which are consistent with and complementary to the first story elements and which serve to provide a total design which relates to the street and the pedestrian experience. Stories above the first which are not approved by the Director for a zero setback shall be subject to a recessed setback requirement as determined, appropriate by the Director, but in no case less than 5 feet.
3. The Director may require a zero setback for all portion of a building edge along any portion of a street which intersects with any segment of a street listed in Subsection B (above) in order to provide continuity of design if such design is necessary to further the pedestrian oriented objectives of the Commercial Zero Setback Overlay (-CZ).

17.280.025 Street Level Use and Design Overlay (-SL)

Pending City Council Action

17.280.035 Redevelopment Project Area Overlay (-RP)

- A. Purpose.** The purpose of establishing a Redevelopment Project Area Overlay (-RP) is to facilitate the consideration of redevelopment projects and activities of the Culver City Redevelopment Agency that are consistent with and implement the Culver City Redevelopment Plan.
- B. Applicability and Procedures.** This Redevelopment Project Area Overlay (-RP) applies to all current and future Redevelopment Project Component Areas within the City.

The land use and development requirements of the underlying zone shall apply, unless a Comprehensive Plan is approved according to the procedures established in Chapter 17.260 (Planned Development Zoning Districts), except the minimum acreage requirement or any other requirements which the City Council determines are unnecessary for a specific proposed project or activity.

- C. Procedures.** The application filing and review procedures established in this Title shall apply, except that a party other than the property owner(s) or their designated representative(s) may file an application for the City's consideration of the Comprehensive Plan and/or all other required entitlements without the consent of the property owner(s) or their representative(s), if that party has entered into an Exclusive Negotiation Agreement, Owner Participation Agreement, Disposition and Development Agreement, or a similar agreement with the Culver City Redevelopment Agency.

17.280.040 Civic Center Overlay (-CV)

- A. Purpose.** The purpose of the Supplemental Civic Center Overlay is to provide a scheme for the harmonious relationship between the proposed and existing Civic Center buildings of the City and any new buildings to be constructed within the area covered by the Civic Center Overlay (-CV).
- B. Uses Permitted.** The uses permitted within the Civic Center Overlay (-CV) shall not be construed to reduce or limit the uses permitted in any zone underlying it.
- C. Preliminary Plan Review.** It shall be required, within the area designated on the zoning map as the Civic Center Overlay (-CV), that preliminary plans and elevations of all proposed buildings and structures shall be submitted to the Director for approval prior to the issuance of a building permit.
- D. Review Standards.** The Director shall be governed by the following standards in granting approval of plans submitted pursuant to the regulations of this section. The Director shall reasonably determine that the general exterior appearance, design, color, texture of surface materials, height and exterior construction of all proposed buildings and structures within the Civic Center Overlay (-CV) will generally conform in a harmonious manner to the existing and proposed Civic Center buildings.
- E. Appeal.** The Director shall either approve or disapprove of the preliminary plans when submitted and notify the applicant, in writing, of the decision. In the event an applicant desires to appeal the decision of the Director, it may be done so in a manner provided for appeals in Chapter 17.630.

17.280.045 - East Washington Boulevard Overlay (-EW)

- A. Purpose.** The purpose of establishing the East Washington Overlay (-EW) is to provide the special zoning regulations necessary for the successful implementation of the East Washington Boulevard Revitalization Program.
- B. Eligible Sites.** The area included in the East Washington Overlay (-EW) shall be the Washington Boulevard frontage between National Boulevard and Fairfax Avenue as more particularly shown on the City's adopted zoning map.
- C. Allowable Land Uses and Permit Requirements.** Table 2-11 identifies the uses of land allowed by this Title in each industrial and special purpose zoning district, and the land use permit required to establish each use, in compliance with subsection 17.200.020.B. (Zoning District Regulations).

Note: where the last column in the table (See Specific Use Regulations) includes a Section number, the regulations in the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

- D. Relationship to Development Agreements.** Where an Owner-Participation Agreement, Disposition and Development Agreement or Development Agreement applies to a land parcel and the provisions of such agreement differ from the East Washington Overlay (-EW) regulations, the provisions of the agreement shall prevail.
- E. Development and Land Use Standards.** The development and land use standards of this Article applicable to the primary zoning district shall apply to all proposed development and new land uses within the East Washington (-EW) overlay, except as follows.
- 1. Setback requirements.** For R2, RMD, and CG parcels within the East Washington Overlay (-EW), the setback requirements of the CG zone located in Table 2-6 shall apply. For IG parcels within the East Washington Overlay (-EW), the setback requirements of the IG zone located in Table 2-9 shall apply. For front setback requirements in R2, RMD, CG, and IG parcels, see the Front Setback Requirements below (17.280.045.E.2).
 - 2. Front setback requirements.** Proposed buildings shall be located adjacent to the common Washington Boulevard/private property line, except that the Director may approve the following setback modifications on a Washington Boulevard parcel frontage, in order to accommodate urban amenities including plazas, hardscape or landscape, public art, fountains, benches, outdoor dining, or other pedestrian amenities.
 - a.** A maximum setback of up to one-third the average parcel depth, or 50 feet, whichever is less, for a maximum of 50 feet or 40 percent of the building width, whichever is less; and
 - b.** A maximum setback of 15 feet for the remaining portions of the building wall facing Washington Boulevard.

Front or street-side setback requirements shall not be applicable to parcel frontages on the side streets intersecting Washington Boulevard.
 - 3. Height limit.** 43 feet and three stories shall be the maximum height for structures located on sites within the R2, RMD, and CG districts, which are located adjacent to or across an alley from a residentially-zoned site.
 - 4. Building design - Washington Boulevard frontage.** A minimum of 50 percent of the width of a Washington Boulevard-facing building wall above the first story or above 16 feet in height, whichever is less, shall include recessed or extended windows, balconies, offset planes, or other prominent architectural details that provide three-dimensional relief, as approved by the Director.
 - 5. Parking and loading.** Parking requirements for the East Washington Overlay (-EW) are included in Chapter 17.320 (Off-Street Parking and Loading).
- F. Performance Standards.**
- 1.** All business activities shall be conducted wholly within a completely enclosed building, with the exception of outdoor dining, plant nurseries, telecommunications facilities,

required parking and loading facilities, outdoor retail sales and activities, or similar outdoor uses as determined by the Director.

2. A minimum 6 foot high wall that provides a solid screening effect, and that is aesthetically compatible with surrounding structures as approved by the City, shall be constructed along the common property line between the non-residential use and immediately adjacent residentially zoned property.
3. Buildings and any machinery and equipment shall be constructed, installed, and maintained, and land uses shall be conducted, so as to not be dangerous or offensive to persons residing or conducting business adjacent to or near the site due to dust, gas, noise, odor, smoke, vibration, or other dangers or nuisances to public welfare.

TABLE 2-11 Allowed Uses and Permit Requirements for the -EW (East Washington Blvd.) Overlay	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required Use not allowed		
LAND USE (1)	<table border="1"> <tr> <th data-bbox="914 390 1187 470">Permit Requirement</th><th data-bbox="1187 390 1446 470">See Specific Use Regulations :</th></tr> </table>	Permit Requirement	See Specific Use Regulations :
Permit Requirement	See Specific Use Regulations :		

INDUSTRY, MANUFACTURING & PROCESSING

Fabric products manufacturing, 5,000 sq.ft. or less	AUP	
Fabric products manufacturing, 5,001 to 10,000 sq.ft.	CUP	
Food and beverage manufacturing, 5,000 sq.ft. or less (2)	AUP	
Food and beverage manufacturing, 5,001 to 10,000 sq.ft. (2)	CUP	
Furniture/fixtures manufacturing, 5,000 sq.ft. or less (3)	AUP	
Furniture/fixtures manufacturing, 5,001 to 10,000 sq.ft. (3)	CUP	
Handcraft industries, 5,000 sq.ft. or less (3)	AUP	
Printing and publishing, 10 employees maximum	P	
Recycling facility - Incidental small collection	AUP	17.400.090
Recycling facility - Large collection (4)	CUP	17.400.090
Recycling facility - Small collection	CUP	17.400.090
Wholesaling and distribution	AUP	

RECREATION, EDUCATION & PUBLIC ASSEMBLY

Clubs, lodges, and private meeting halls	AUP	
Health/fitness facilities	P	
Indoor amusement/entertainment facilities	AUP	
Religious places of worship	P	
Private Schools	CUP	
Public Schools	P	
Studios - Art, dance, music, photography, etc.	P	
Theaters	P	

RESIDENTIAL

Live/work units	CUP	17.400.060
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RETAIL TRADE

Auto and vehicle sales/rental (5)(6)	P	
Auto parts sales, retail	P	
Convenience stores (7)	P	
General retail stores (7)	P	
Internet café	P	

Notes:

- (1) See Article 7 for definitions of the land uses listed
- (2) Includes packaging, processing, and wholesaling.
- (3) Includes assembly, restoration, and wholesaling.
- (4) Use only allowed on a site located a minimum of 300 ft. from any residential zone.
- (5) All business activities with no outdoor display, storage or repair areas permitted shall be conducted wholly within completely enclosed buildings.
- (6) Used vehicle sales and service shall only be allowed incidental to new vehicle sales.
- (7) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015

Continues on next page.

TABLE 2-11 Allowed Uses and Permit Requirements for the -EW (East Washington Blvd) Overlay	P Permitted Use CUP Conditional Use Permit required AUP Administrative Use Permit Required Use not allowed		
LAND USE (1)	<table border="1"> <tr> <th data-bbox="862 344 1105 428">Permit Requirement</th><th data-bbox="1105 344 1338 428">See Specific Use Regulations:</th></tr> </table>	Permit Requirement	See Specific Use Regulations:
Permit Requirement	See Specific Use Regulations:		

RETAIL TRADE (continued)

Outdoor retail sales and display	P	17.400.075
Pet shops	P	
Plant nurseries, retail	P	
Restaurants, counter service (2)	P(3)	
Restaurants, outdoor dining (2)	AUP	
Restaurants, table service (2)	P	
Second hand stores	P	

SERVICE

Adult day care facilities	CUP	
Automated teller machines (ATMs)	P	17.400.025
Banks and financial services	P	
Business and consumer support services	P	
Child day care centers	CUP	17.400.035
Hotels and motels	CUP	
Medical services - Office/clinics (4)	P	
Medical services - Labs (4)	P	
Medical services - Hospitals	CUP	
Mortuaries	P	
Offices	P	
Personal services, except psychic readers	P	
Vehicle services - Fueling station	P	17.400.120
Vehicle services - Fueling, incidental repair	CUP	17.400.120
Vehicle services - Impounding/storage	AUP	17.400.125
Vehicle services - Maintenance/repair (5)	CUP	17.400.125
Veterinary clinics and animal hospitals (6)	AUP	17.400.020

TRANSPORTATION & COMMUNICATIONS

Broadcast studios	P	
Parking facilities	AUP	
Pipelines and utility lines	P	
Telecommunications facilities, cellular	AUP	17.400.110
Telecommunications facilities, wireless antenna	See Section 17.400.110 for permit requirements	

Notes:

- (1) See Article 7 for definitions of the land uses listed
- (2) For permit requirements related to the sale of Alcoholic Beverages see Section 17.400.015
- (3) If counter service restaurant is stand-alone, then a CUP is required.
- (4) Excluding animal experimentation.
- (5) Use only allowed indoors.
- (6) Use only allowed on a site located a minimum of 200 ft from any residential zone.