

ARTICLE 3

Site Planning and General Development Standards

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Chapter 17.300 - GENERAL PROPERTY DEVELOPMENT AND USE STANDARDS

Sections:

- 17.300.005 - Purpose
- 17.300.010 - Applicability
- 17.300.015 - Access
- 17.300.020 - Setback Regulations and Exceptions
- 17.300.025 - Height Measurement and Height Limit Exceptions
- 17.300.030 - Fences, Hedges, and Walls
- 17.300.035 - Screening

17.300.005 - Purpose

The provisions of this Chapter address details of site planning, project design and operation and are intended to ensure that all development produces an environment of stable and desirable character that is harmonious with existing and future development, protects the use and enjoyment of neighboring properties and is consistent with the General Plan.

17.300.010 - Applicability

- A. Standards.** The standards of this Chapter shall be considered in combination with the standards for each zoning district in Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Development Standards). Where there may be a conflict, the standards specific to the zoning district shall override these general standards.
- B. Compliance.** All structures, additions to structures, and uses shall comply with the standards of this Chapter as determined applicable by the Director, except as specified in Chapter 17.630 (Nonconforming Uses, Structures, and Parcels).

17.300.015 - Access

- A. Access to Streets.**
 - 1. Every structure shall be constructed upon, or moved to, a legally recorded parcel with a permanent means of access to a public street in compliance with City standards.
 - 2. All structures shall be properly located to ensure safe and convenient access for servicing, fire protection, and required parking.

3. Parcels located on a private street that were legally established before the effective date of this Title, are exempt from the required compliance with the latest adopted City standards for private streets.
- B. Pedestrian Access.** All multi-family residential, non-residential, or mixed use developments shall provide a minimum of one pedestrian walkway of no less than 4 feet in width from each adjoining street frontage connecting said street with either the main building entrance or common pedestrian corridor, as deemed necessary and appropriate by the Director.
- C. Access to Accessory Structures.** Accessory structures and other on-site architectural features shall be properly located to ensure that they do not obstruct access to main structures or accessory living quarters. Also refer to Section 17.400.020 (Residential Accessory Uses and Structures).

17.300.020 – Setback Regulations and Exceptions

This Section establishes standards to ensure the provision of open areas for access to and around structures, access to natural light and ventilation, landscaping, recreation, separation of incompatible land uses, and space for privacy, traffic safety, and visibility.

A. Setback Requirements.

1. All structures shall conform to the setback requirements identified for each zoning district by Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards), and with any special setbacks established for specific uses by this Title.
2. All setbacks shall be open and unobstructed from the ground upward, except for trees and other plant materials and except as provided in this Section.

B. Exemptions from Setback Requirements. The minimum setback requirements of this Title shall apply to all uses/structures except for the following:

1. Fences or walls constructed within the height limitations of this Title;
2. Decks, with or without hand rails, steps, terraces, and other site design elements that are placed directly upon the finish grade and are up to 24 inches above the surrounding finish grade.

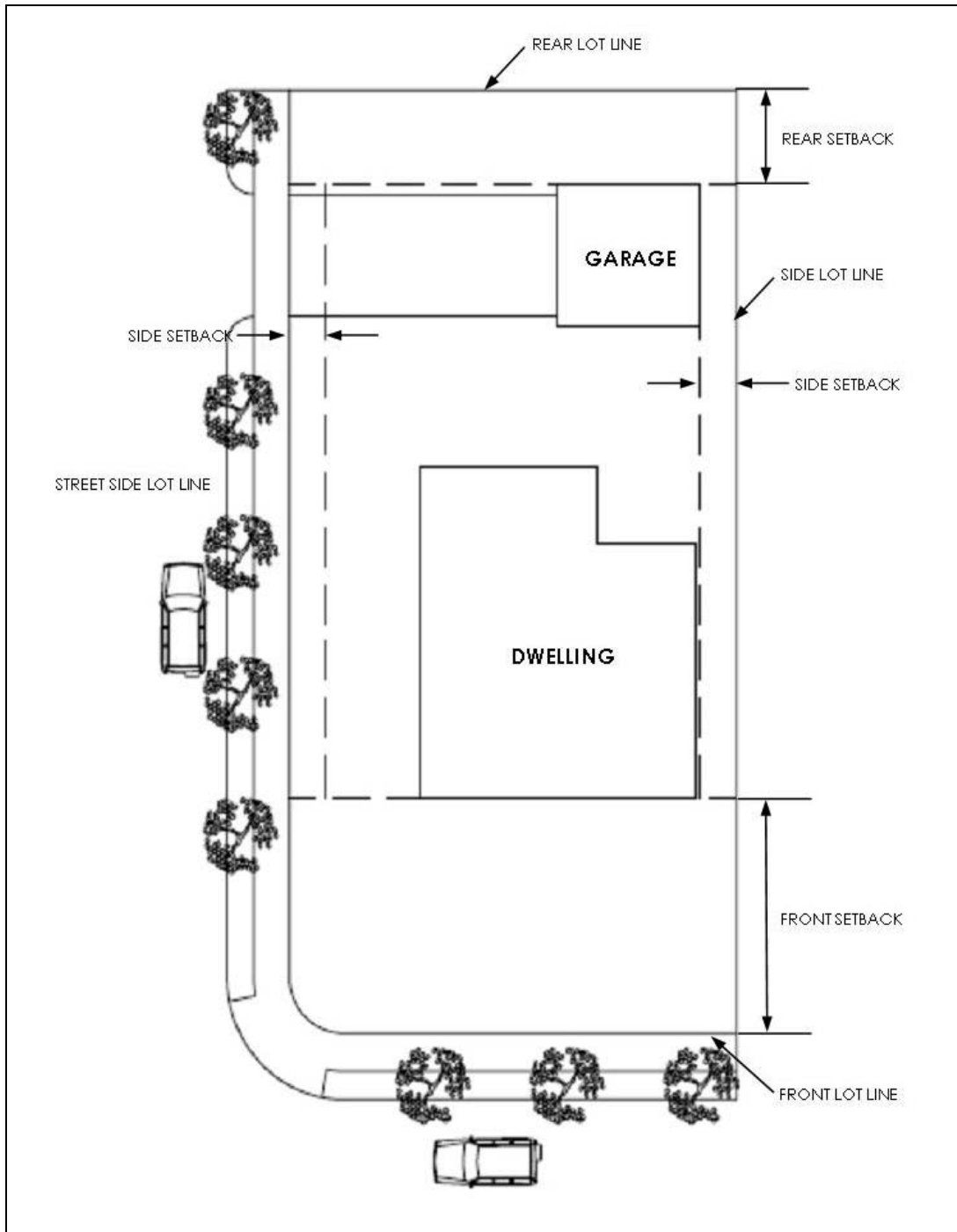
C. Limitations on Use of Setbacks. Required setback areas shall only be used as follows:

1. **Structures.** Required setback area shall not be occupied structures other than:
 - a. Structures that are exempt from setback requirements by Subsection B;
 - b. Residential accessory structures located within setback areas in compliance with Section 17.400.100 (Residential Uses – Accessory Residential Structures).
2. **Parking.** Residential Parking is allowed within a required setback only on driveways in compliance with Section 17.320.040 (Driveway and Site access Standards).

3. **Storage.** Front or street side setbacks shall not be used for the storage of inoperable vehicles, scrap, junk, or similar materials.

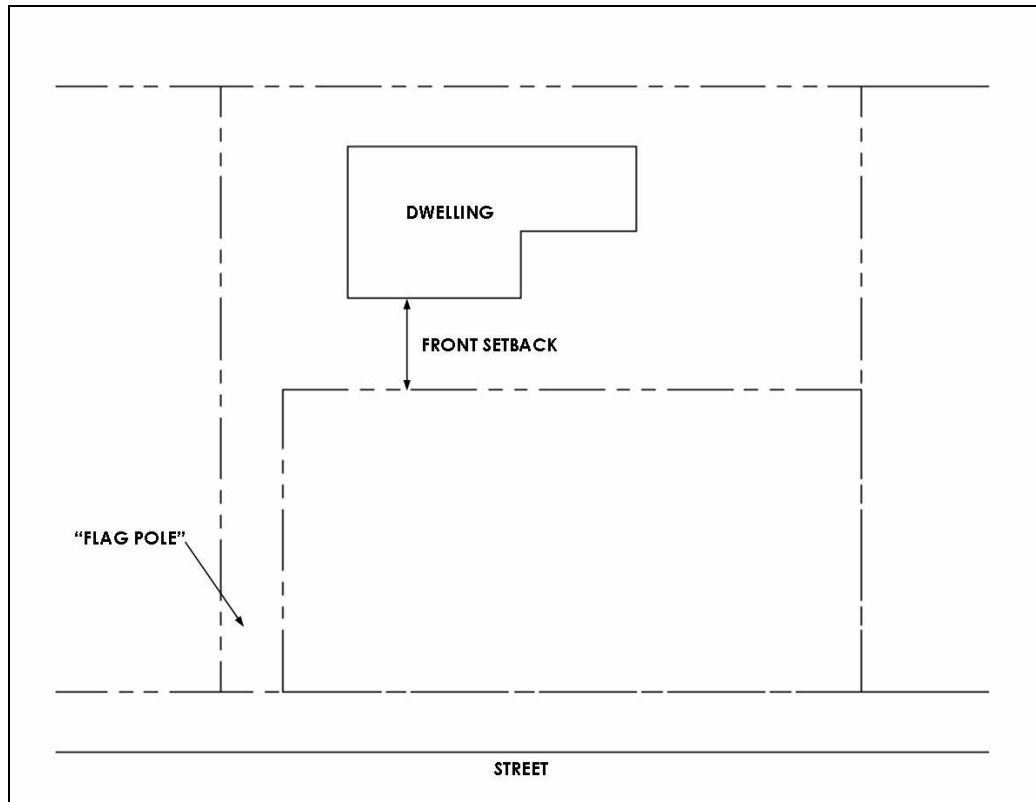
D. **Measurement of Setbacks.** Setbacks shall be measured as follows, see Figure 3-1:

Figure 3-1 - Location and Measurement of Setbacks



1. **Front setback.** The front setback shall be measured at right angles from the nearest point on the front property line to the nearest wall of the structure, except as follows:
 - a. **Corner parcels.** The setback measurement of corner parcels shall be taken from the nearest point on the structure to the nearest point of the property line adjoining the street that is opposite the rear yard.
 - b. **Flag lots.** The setback measurement of flag lots shall be taken from the nearest point on the wall of the structure facing the street to the point where the access strip ("flag pole") meets the bulk of the parcel, establishing a building line parallel to the lot line nearest to the public street or right-of-way. See Figure 3-2, below:

**Figure 3-2
Flag Lot**



2. **Side and street side setback.** The side and street side setbacks shall be measured at right angles from the nearest point on the side property line to the nearest wall of the structure, establishing a setback line parallel to the side property line, that extends between the front and rear yards.
3. **Rear setback.** The rear setback shall be measured at right angles from the nearest point on the rear property line to the nearest wall of the structure, establishing a setback line parallel to the rear property line that extends between the side yards.

- E. Allowed Projections into Setbacks.** Architectural features may extend into the front, side, and rear setbacks, as well as required open space, in compliance with Table 3-1, below:

TABLE 3-1
Allowed Projections into Setbacks

Projecting Feature	Maximum Projection into Setback		
	Front	Side	Rear
Awnings, Canopies - Residential Zone	18 inches	18 inches	18 inches
Awnings, Canopies - Non-Residential Zone	3 ft or 25% of required setback, whichever is greater.	3 ft or 25% of required setback, whichever is greater.	3 ft or 25% of required setback, whichever is greater.
Balconies and Stairways open and unenclosed by other than railings - Residential Zone	18 inches	18 inches	18 inches
Balconies and Stairways open and unenclosed by other than railings - Non-Residential Zone	3 ft or 25% of required setback, whichever is greater.	3 ft or 25% of required setback, whichever is greater.	3 ft or 25% of required setback, whichever is greater.
Bay Windows - Residential Zone	18 inches	18 inches	18 inches
Bay Windows - Non-Residential Zone	3 ft or 25% of required setback, whichever is greater.	3 ft or 25% of required setback, whichever is greater.	3 ft or 25% of required setback, whichever is greater.
Chimney	18 inches	18 inches	18 inches
Cornices	18 inches	18 inches	18 inches
Eaves, Roof overhangs, at least 8 ft above grade.	24 inches	24 inches	24 inches
Equipment - Air conditioners, electric and gas meters, water heaters	24 inches	None	24 inches
Equipment – Pool and Spa	None	None	No Limit
Porch, Deck, or Landing - covered but otherwise unenclosed (not higher than the first story line) with a width no greater than 9 ft or 25% of the maximum dwelling unit width, whichever is greater.	5 ft	None	5 ft
Porch, Deck, or Landing - uncovered, more than 24 inches above grade.	5 ft	None	No Limit
Porte Cochere or Carport with no less than 7 ft of vertical clearance above a driveway.	None	To within 6 inches of an interior side property line only.	5 ft
Utility Risers, Rain Gutters, Downspouts, etc.	12 inches	12 inches	12 inches
Wing Walls not exceeding the building height.	None	To within 6 inches of an interior side property line only.	None

- F. Setback requirements for Specific Structures.** Hot tubs, swimming pools, spas and other water elements intended for human occupancy may be allowed within a required rear or side setback, provided that it is located no closer than 3 feet to any property line. Ponds and other water

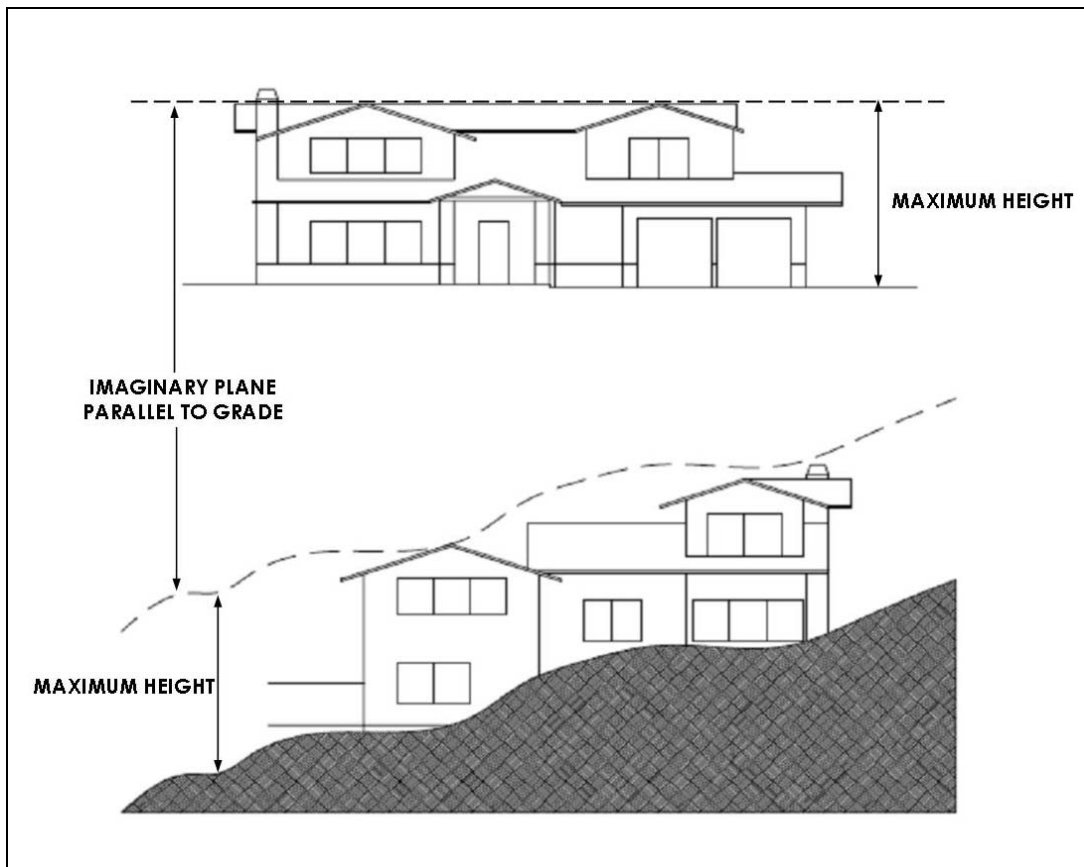
elements not intended for human occupancy and do not exceed a height of 24 inches may be placed within any required setback.

17.300.025 - Height Measurement and Height Limit Exceptions

All structures shall meet the following standards relating to height, except for fences and walls, which shall comply with Section 17.300.030 (Fences, Hedges, and Walls), and the allowable exceptions identified in Subsection C. (Exceptions to Height Limits), below.

- A. **Maximum Height.** The height of structures shall not exceed the standard established by the applicable zoning district in Article 2 (Zoning Districts, Allowable Land Uses and Zone-Specific Standards).
- B. **Height Measurement.** The maximum allowable height shall be measured as the vertical distance from the existing grade of the site to an imaginary plane located the allowed number of feet above and parallel to the grade. See Figure 3-3, below. "Existing Grade" shall be established by the Director, consistent with parcels in the immediate vicinity, and shall not be, nor have been artificially raised to gain additional building height.

**Figure 3-3
Height Measurement**



C. Exceptions to Height Limits. Exceptions to the height limits identified in this Title shall apply in the following manner:

1. Notwithstanding any other regulation of this Title, the City Council, after consideration of recommendation of the Planning Commission, may by resolution establish a maximum building height for new construction in the Redevelopment Project Area, consistent with the Design for Development established by the Redevelopment Agency.
2. In multi-family residential zones and non residential zones roof-mounted structures for the housing of mechanical equipment, antennas, elevators, lofts, stairways, tanks, towers, ventilating fans, or similar equipment required to operate and maintain the structure, shall be allowed, up to a maximum of 13 feet 6 inches above the height of a building. Any roof mounted structure shall be set back from the edge of the structure a minimum of 1 foot for every foot in height above the roof of which they are situated.
3. Fire or parapet walls may extend up to 5 feet above the allowable height limit of the structure, and as may otherwise be required by the California Building Code.
4. In non-residential zones, architectural features that are non-habitable design elements such as spires, turrets, bell towers, clock towers, cupolas and similar design elements as determined by the Director, shall be allowed, up to a maximum of 13 feet 6 inches above the height of a building and are limited to 15 percent of the total roof area.
5. Chimneys may project up to 4 feet above the height of the building.

17.300.030 - Fences, Hedges, and Walls

- A. Applicability.** Fences, halls and wedges shall be installed and maintained in compliance with this Section. These regulations do not apply to fences required by the City for reasons of public safety.
- B. General Height Limitations.** Fences, hedges, and walls shall comply with the height limitations of Table 3-2.

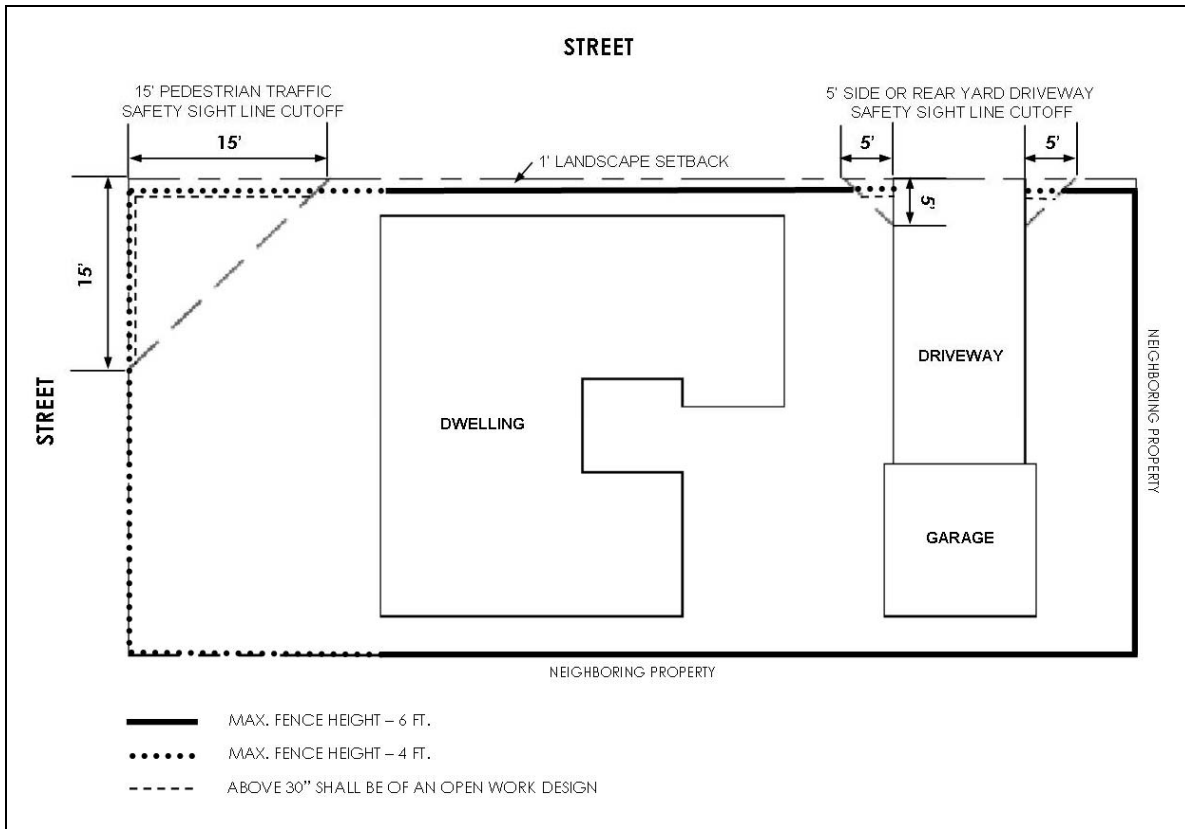
TABLE 3-2
Maximum Height Of Fences, Hedges, and Walls

Location	Maximum Height (1)	Additional Requirements
Residential Zone - Within the required front setback.	4 ft (2)	When within 10 ft of a public street right-of-way and 5 ft of the intersection of the driveway or alley with the public street right-of-way, the portion of the fence or wall above 30 inches in height shall be of an openwork design (e. g., wrought iron or other material allowing visibility) as approved by the Director to ensure adequate visibility for pedestrian and vehicular traffic.
Residential Zone - Within a 15 ft intersection safety sight line.	4 ft (2)	The portion of the fence or wall above 30 inches in height shall be of an openwork design (e. g., wrought iron or other material allowing visibility) as approved by the Director to ensure adequate visibility for pedestrian and vehicular traffic. See Figure 3-4
Residential Zone – Within a 5 ft side or rear yard driveway safety sight line.	4 ft (2)	The portion of the fence or wall above 30 inches in height shall be of an openwork design (e. g., wrought iron or other material allowing visibility) as approved by the Director to ensure adequate visibility for pedestrian and vehicular traffic. See Figure 3-4
Residential Zone – Within a required side or rear setback.	6 ft (3)(4)	A fence or a wall on a side or rear property line that abuts a public street right-of-way shall have a minimum 1 ft landscaped setback.
Non-Residential Zone – Within the required front setback or street abutting setback area.	4 ft	None
Non-Residential Zone – between a public street right-of-way and parking area.	4 ft	The Director may approve an openwork (e.g., wrought iron) security fence not to exceed 8 ft in height subject to conditions of approval deemed reasonable and necessary to protect the public interest including the design and setback of the fence and landscaping adjoining the fence.
Non-Residential – Within 10 ft of the intersection of a driveway and a public sidewalk.	4 ft	None
Non-Residential – Along an interior property line that abuts a residential zoning district.	8 ft	None
Non-Residential – Along an interior property line that abuts a non- residential zoning district.	9 ft	None

Notes:

- (1) Ornamental features including finials, caps or other decorative elements may exceed the height limitations by 6 inches above the top of a wall or fence a minimum distance of 4 feet apart.
- (2) A wrought iron or similar decorative openwork fence incorporating solid masonry pilasters that are no more than 16 inches thick and less than 10 feet apart shall be considered to provide adequate visibility and therefore, may meet the 4-foot rather than 30-inch height restriction
- (3) The maximum six foot height is not applicable to hedges or other landscaping within a required side or rear setback.
- (4) Any fence, wall or hedge may be required to be a maximum of 4 feet in height for safety sightline purposes as deemed necessary and appropriate by the Director.

Figure 3-4
Measurement of Fence Height



- C. Measurement of Height.** For purposes of this Subsection, a wall or fence that is located within 5 feet of a public street right-of-way shall be measured from the grade of the abutting public right-of-way, except in cases where severe or unusual slope conditions exist, in which case an alternative basis for measurement may be determined by the Director. The height of a wall or fence located along an interior property line shall be measured from the higher natural or established grade of the two abutting properties.

D. Special Wall and Fencing Requirements.

- 1. Jacuzzi, spa, swimming pools, and similar features.** Jacuzzi, spa, swimming pool, or similar outdoor water features shall be fenced in compliance with the Uniform Building Code.
- 2. Outdoor equipment, storage, and work areas.** Screening of outdoor uses and equipment shall be provided in compliance with Section 17.300.035 (Screening).
- 3. Temporary fencing.** Temporary fencing may be approved as deemed necessary and appropriate by the Director.

4. **Address numbers.** If a fence obstructs the view of a property address from the street right of way, the address numbers shall be located on the fence so that they are clearly visible from the street right of way.

E. Lighting Fixtures.

1. **Along streetfacing property line.** Decorative lighting fixtures may be placed on top of a fence along a streetfacing property line, provided that the fixtures:
 - a. Are an integral part of the fence design;
 - b. Extend no more than 16 inches above the maximum height allowed; and
 - c. Reflect light down and away from adjoining property so the intensity of the light emitted does not create a public nuisance or offense in compliance with other applicable Municipal Code provisions.
2. **Along interior property line.** Lighting fixtures may be attached to the side of a fence along an interior property line, provided that they do not project above the top of the fence.

F. Security Fencing. Fences shall not incorporate electrical currents, razor ribbon, and/or pointed, protruding, or sharp objects or elements, except as provided in Subsection G. (Barbed Wire Fencing), immediately below. **Exception:** Wrought iron fences may incorporate decorative arrowhead and curved point tips.

G. Barbed Wire Fencing. The Director may approve a fence incorporating barbed wire if:

1. **Not abutting residential.** The fence is erected or maintained on a property line that does not abut a residential zoning district;
2. **Clearance of support arms.** The barbed wire is supported by arms that attach to a fence that has a minimum height of 8 feet above finish grade;
3. **Design of support arms.** The arms that support the barbed wire rise at a 45 degree angle on the inside of the fence beginning at minimum height of 6 feet 6 inches above finish grade to a maximum height of 8 feet above finish grade;
4. **Fence design.** The fence is either woodlink, industrial privacy, or similar type that the Director agrees will conceal the barbed wire from public view from immediately outside the fence;
5. **Setbacks.** All required setbacks are met; and
6. **Warning signs.** Warning signs, at least 8½ by 11 inches in size, are posted no more than 10 feet apart on the outside of the fence that does not abut an interior property line. The sign shall have letters at least one inch in height and shall give sufficient warning that the fence incorporates barbed wire.

H. Administrative Waiver. The Director may administratively approve fences that exceed the maximum heights identified in this Subsection, if at least one of the following circumstances exists:

1. A City verified nuisance or criminal activity exists on the property or within the nearby area;
2. The property has exceptional or extraordinary geographical circumstances;
3. A residential front setback is located on a designated primary arterial. The fence may be of solid or opaque material, but shall not exceed 4 feet in height; or
4. The fence is located within a street abutting setback of a guard-gated residential development, provided that the fence:
 - a. Has a landscaped setback at least equal in-depth, on average, to the height of the fence;
 - b. Is of a decorative, non-obtrusive design suitable to the development and its surroundings as approved by the Director; and
 - c. Does not exceed 8 feet in height.

17.300.035 - Screening

A. Compliance. This Section establishes standards for the screening and separation of adjoining residential and nonresidential land uses, equipment and outdoor storage areas, and surface parking areas.

B. Screening Between Different Land Uses.

1. An opaque screen consisting of materials such as solid masonry wall and/or plant material, a minimum of 6 feet in height, shall be installed along parcel boundaries whenever a commercial or industrial development adjoins a residential zoning district.
2. The maximum height of the walls shall comply with the provisions of Section 17.300.030 (Fences, Hedges, and Walls).
3. The walls shall be architecturally treated on both sides, subject to the approval of the Director.

C. Mechanical Equipment, Loading Docks, and Refuse Areas.

1. Mechanical equipment (e.g., air conditioning, heating, exhaust, and ventilation ducts, etc.), loading docks, refuse and recyclable materials storage areas, and utility services shall be screened from public view from adjoining public streets and rights-of-way and surrounding area(s) zoned for residential or open space uses.

2. The method of screening shall be architecturally compatible with other on-site development in terms of colors, materials, and architectural style.
3. Plant materials shall be installed adjacent to the walls, at the discretion of the Director, in compliance with Chapter 17.320 (Landscaping).
4. All mechanical equipment screening shall be subject to review and approval by the Director and Fire Department.

D. Outdoor Storage and Work Yards. Uses with outdoor storage of materials, recycling facility processing centers, waste resource and waste recycling operations, and similar uses shall comply with the following:

1. Outside storage and work areas shall be screened with a solid sight-obscuring masonry wall, a minimum of 6 feet in height, of a type and design approved by the Director. The wall shall include sight-obscuring gates. The wall and gate(s) shall be continuously maintained in good repair; and
2. Site operations in conjunction with outdoor uses, including the loading and unloading of equipment and materials, shall be conducted entirely within the walled area.

17.300.040 – Outdoor Lighting

A. General Standards for Outdoor Lighting. Exterior lighting shall comply with the following requirements:

1. All lighting fixtures shall be architecturally integrated with the character of the structure.
2. All lighting shall be energy-efficient, and shielded or recessed so that direct glare and reflections are confined to the maximum extent feasible within the boundaries of the site and shall be directed downward and away from adjoining properties and public rights-of-way.
3. Permanently installed lighting shall not blink, flash, or be of unusually high intensity or brightness.
4. Timers, where acceptable, shall be used to turn off lights during hours when they are not needed.
5. Uniformity or, where appropriate, compatibility of lighting type (i.e., height, wattage, energy efficiency, base support, finish material, texture, color and style of poles and luminaires) shall be provided
6. Landscaping and pedestrian walkway lights shall be low profile.
7. Freestanding light poles and luminaires shall not exceed 18 feet in height.
8. Security lighting shall be provided at all entrances/exits, except in a residential zone.

Chapter 17.310 - LANDSCAPING

Sections:

- 17.310.005 - Purpose
- 17.310.010 - Applicability
- 17.310.015 - Definitions
- 17.310.020 - Landscape Area Requirements
- 17.310.025 - Landscape Standards
- 17.310.030 - Landscape Plan Application Requirements
- 17.310.035 - Landscape Design Guidelines

17.310.005 - Purpose

The purposes of this Chapter are to:

- A. Establish uniform landscape standards for new projects, as well as provide a mechanism to require the upgrade of existing landscaping in developments when improvements are proposed.
- B. Enhance the aesthetic appearance of developments throughout the City by providing standards related to the quality and functional aspects of landscaping.
- C. Increase compatibility between abutting land uses and between land uses and public rights-of-way by providing landscape screening or buffers.
- D. Provide for the conservation of water resources through the efficient use of irrigation, appropriate mix of plant materials, recycling water elements, and regular maintenance of landscaped areas.
- E. Enhance and increase the compatibility of abutting land uses and public rights-of-way by providing landscape screening and buffers where appropriate.

17.310.010 - Applicability

- A. **New projects.** All new proposed development shall provide landscaping in compliance with the requirements of this Chapter as applicable.
- B. **Existing uses.** In the case of an existing use, if the amount of required landscaping cannot be accommodated because of existing buildings or other physical constraints of a site, the applicant shall provide landscaping toward meeting the landscape requirements that the Director determines can be reasonably accommodated.

- C. **Exceptions.** This Chapter shall not apply to landscaping for single-family, two-family and three-family residential projects other than for specific setback requirements (Section 17.310.020.A) and maintenance requirements (Section 17.310.025.E).

17.310.015 - Definitions

Hardscape Areas. Areas including patios, decks, walkways and paving.

Hydrozone. A portion of the landscaped area having plants with similar water needs that are served by a valve or set of valves with the same schedule.

Infiltration Rate. The rate of water entry into the soil expressed as a depth of water per unit of time (e.g., inches per hour).

Landscaped Area. The entire parcel less the building footprint, driveway, parking area, and hardscaped area. Water features are included in the calculation of the landscaped area.

Landscaping. Areas that include live plant materials (trees, shrubs, vines, ground cover or turf) in containers or at grade.

Overspray. Water that is delivered beyond the landscaped area.

Parkway. Land area between street curb and sidewalk.

Runoff. Water that is not absorbed by the landscaping to which it is applied and flows from the area. For example, runoff may result from water that is applied at too great a rate (application rate exceeds infiltration rate) or where there is a severe slope.

Street Trees. Trees planted within a public street right-of-way.

Turf. A single-bladed grass or sod.

17.310.020 - Landscape Area Requirements

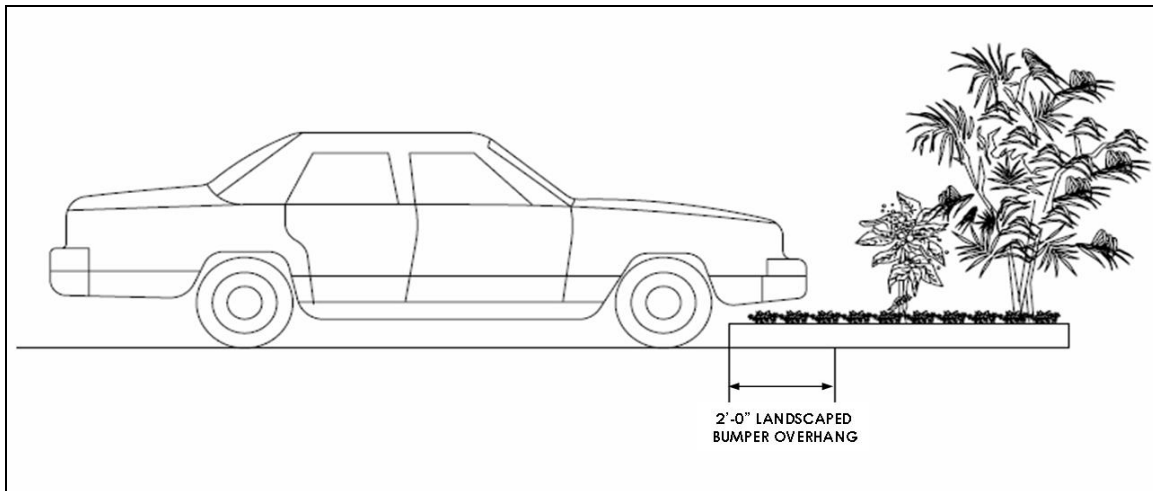
Landscaping shall be provided in the locations specified below.

- A. **Setbacks.** All setback and open space areas not occupied by driveways, parking areas, walkways, building projections and approved hardscape areas, shall be landscaped, except where a required setback is screened from public view or it is determined by the Director that landscaping is not necessary to fulfill the purposes of this Chapter. For single family, two family and three family residential projects all street facing setback areas shall be landscaped within six months of occupancy. Such areas shall be landscaped with live plant materials for a minimum of 75 percent of the subject area, subject to the discretion of the Director.
- B. **Unused Areas.** All areas of a project site or a vacant lot not intended for a specific use, including areas held for future development, shall be landscaped unless it is determined by the Director that landscaping is not necessary to fulfill the purposes of this Chapter.

C. Parking Areas and Parkways. Parking areas shall be landscaped in compliance with the following requirements:

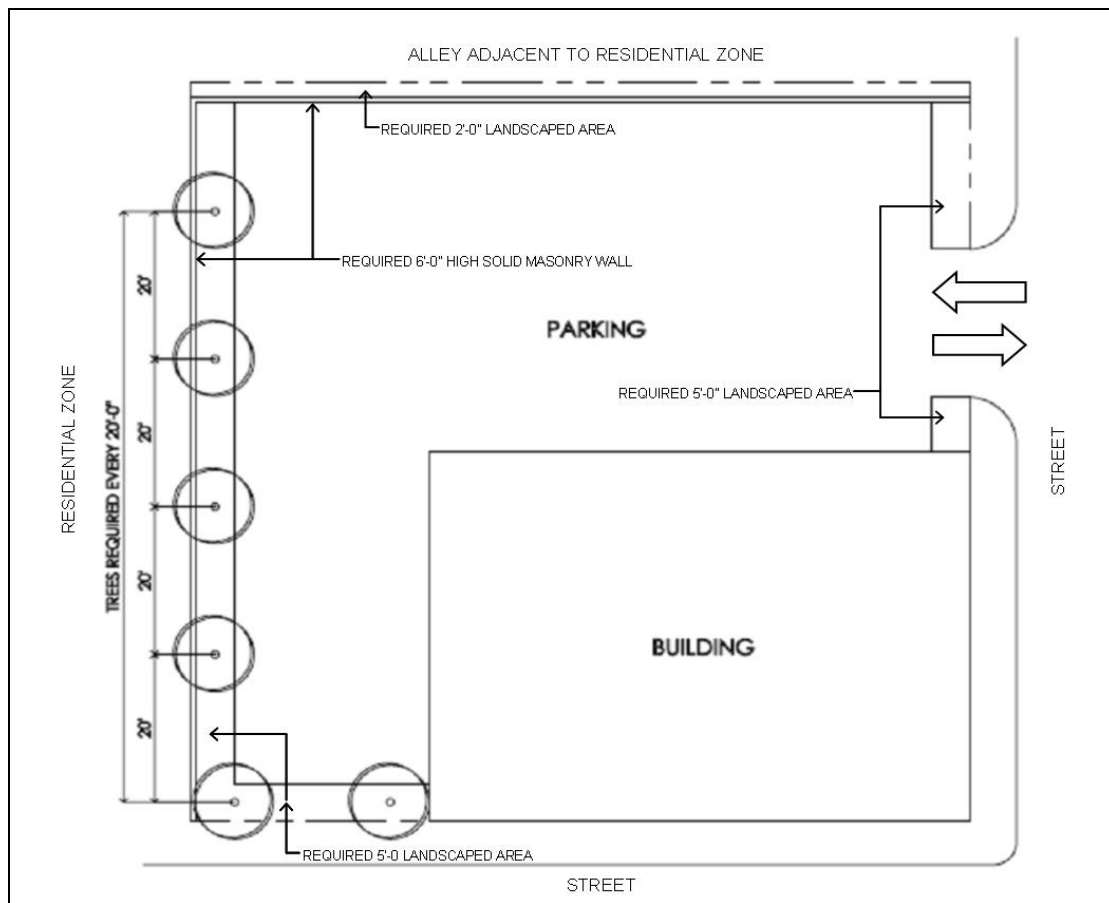
1. **Plant materials.** Plant materials shall be evenly-distributed throughout the parking lot using a combination of trees, shrubs, and ground cover.
2. **Curbing.** Areas containing plant materials shall be bordered by a concrete curb at least 6 inches high and 6 inches wide. Alternative barrier design to protect landscaped areas from damage by vehicles may be approved by the Director.
3. **Location of landscaping.** Parking lot landscaping shall be located so that pedestrians are not required to cross landscaped areas to reach building entrances from parked cars. This should be achieved through proper orientation of the landscaped fingers and islands.
4. **Bumper overhang areas.** To increase the parking lot landscaped area, a maximum of 2 feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a 2-foot bumper overhang while maintaining the required parking dimensions. See Figure 3-5 below:

**Figure 3-5
Bumper Overhang area**



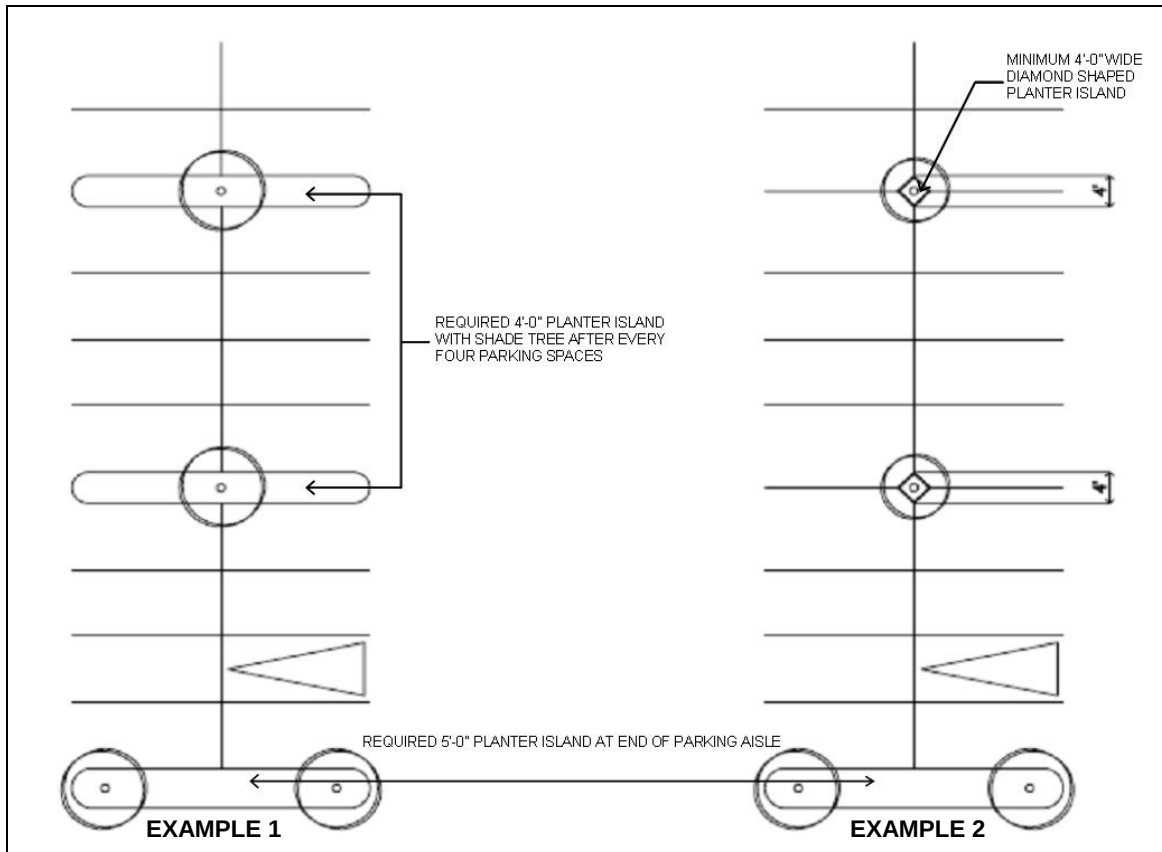
5. **Parking lot perimeter landscaping.** Parking area perimeters shall be landscaped as follows. The Director may adjust the tree spacing requirements of this Subsection based upon the growth characteristics and proper maintenance practices for the species of trees proposed. See Figure 3-6, next page:

Figure 3-6
Parking Lot Perimeter Landscaping Requirements



- a. **Adjacent to streets.** Parking areas for nonresidential uses adjoining a public street shall be designed to provide a landscaped planting strip between the street right-of-way and parking area with a minimum width of 5 feet (inside dimension).
- i. **Screening plant materials.** The landscaping shall be designed and maintained to screen cars from view from the street and plant materials shall be selected to provide a minimum height of 36 inches at time of planting. The Director may approve screening of less than 36 inches when deemed necessary to protect the public interest. Screening materials may include a combination of plant materials, earth berms, solid masonry walls, raised planters, or other screening devices to meet the intent of this requirement; however screening materials may not use only solid masonry walls without plant cover.

Figure 3-7
Examples of Interior Parking Lot Landscaping



17.310.025 - Landscape Standards

A. General Requirements.

1. **Minimum width of landscaped areas.** Landscaped areas that may be counted toward required landscaping shall have a minimum width of 3 feet, exclusive of the curb, wall, and footing below. In addition, the landscaped tree planters shall have a minimum width of 4 feet in compliance with Subsection B.1.d., below.
2. **Concrete curb required.** When near a parking area or drive aisle, landscaping shall be protected with a minimum 6-inch high concrete curb above the surrounding pavement or ground level.
3. **Maintenance required.** Landscaping shall be continuously maintained free of weeds, debris, litter or temporary signage. This is intended to include proper pruning of trees and shrubs, mowing of lawns, weeding, removal of litter, fertilizing, replacement of plants when necessary, and the regular water of all plants.

- 4. Irrigation required.** All landscaped areas shall be provided with a permanent automatic irrigation system. This watering system shall consist of piped water lines terminating in an appropriate number of sprinklers or hose bibs to insure a sufficient amount of water for plants within the landscaped area.

B. Planting Material.

1. Trees.

- a.** Trees shall be planted a minimum of 3 feet from any structure or wall.
- b.** Newly planted trees shall be staked in compliance with City standards.
- c.** The minimum width of planters containing trees shall be 4 feet clear, interior dimensions, exclusive of curbs, walls, and footing below.
- d.** Trees in landscape planters less than 10 feet in width or located closer than 5 feet from pavement, curbs, or a permanent structure shall be provided with root barriers as determined necessary by the Director.
- e.** Number of Trees:
 - i.** Parking Area: Refer to 17.340.020.C.
 - ii.** Street setbacks: 1 per 250 square feet of landscaped area.
 - iii.** Balance of site: 1 per 500 square feet of landscaped area.
 - iv.** Street trees: 1 per 25 foot length of street frontage. The Director may modify this requirement based on spread of tree at maturity.
- f.** Minimum tree container sizes for all trees on a site shall be specified as follows:
 - i.** At least 20 percent of the trees shall be 36-inch box size or larger
 - ii.** At least 30 percent of the trees shall be 24-inch box size or larger
 - iii.** The remaining 50 percent shall be 15-gallon size or larger. The Director may accept certain species of onsite trees at less than 15-gallon size if it is determined that the survival/establishment chances are enhanced when planted at a smaller size.
 - iv.** The Director may modify the minimum tree container sizes required based on site conditions.
- g.** Street trees shall be 24-inch box size or larger.

2. Ground cover and shrubs.

- a. All landscaped areas should consist of drought tolerant plant materials wherever possible.
- b. Artificial shrubs, groundcover, or turf shall not be allowed.
- c. Crushed rock, redwood chips, pebbles, stone, and similar materials may be allowed up to 10 percent of the total required landscape area.
- d. All shrubs shall be planted from a minimum 5-gallon size containers. One-gallon size containers may be allowed for shrubs that are not commonly available in 5-gallon size containers, subject to approval by the Director.
- e. Ground cover shall be generally spaced at a maximum of 6 to 8 inches on center. When used as ground cover, minimum 1 gallon sized shrubs may be planted 18 to 24 inches on center.

C. Plant selection and grouping.

- 1. Plants having similar water use shall be grouped together in separate high, medium, and low hydrozones.
- 2. Plants shall be selected appropriately based upon their adaptability to the climatic, geological, and topographical conditions of the site. The use of drought-tolerant plant materials and locally appropriate California Native Plants is encouraged wherever possible.

D. Irrigation.**1. Runoff and overspray.**

- a. Soil types and infiltration rate shall be considered when designing irrigation systems.
- b. Irrigation systems shall be designed to eliminate runoff, overspray or other similar conditions where any water flows onto adjacent property, non-irrigated areas, walks, roadways or structures.
- c. Proper irrigation equipment and schedules, including repeat cycles, shall be used to closely match water application rates to soil infiltration rates to eliminate runoff.

2. Equipment.

- a. A separate landscape water meter shall be installed for all projects except for any project with a landscaped area of less than 5,000 square feet.
- b. Automatic control systems, including an automatic rain shut-off device, shall be required for all irrigation systems.

- c. Plants that require different amounts of water shall be irrigated by separate valves. If one valve is used for a given area, only plants with similar water requirements shall be used in that area.
- d. Anti-drain (check) valves shall be installed at strategic points on all slopes to prevent low-head drainage.
- e. Irrigation heads and emitters shall have matched precipitation rates within each control valve circuit. Sprinkler heads shall be selected for proper area coverage, application rate, operating pressure, adjustment capability, and ease of maintenance.

E. Maintenance.

- 1. Irrigation equipment shall be continuously maintained in good working condition to assure water conservation, eliminate overspray and runoff.
- 2. Litter and weeds shall be removed from all landscaped areas on a regular basis.
- 3. Turf areas shall be mowed and fertilized on a regular basis and be kept green. Accumulations of leaves, twigs, bark, and other similar materials shall be removed on a regular basis.
- 4. Landscaping shall be maintained in a manner consistent with a project's approved final landscape plan. Maintenance of the approved landscaping shall consist of regular watering, pruning, fertilizing and mulching under a schedule approved as part of the landscape plan.
- 5. Landscaping maintenance shall include the removal of dead, decayed, diseased, or hazardous trees, weeds and debris constituting unsightly appearance, dangerous to public safety and welfare or detrimental to neighboring properties or property values. Compliance shall be by removal, replacement, or maintenance as determined by the Director.
- 6. All landscaping which, due to lack of maintenance, accident, damage, disease, or other cause, fail to show a healthy appearance and growth, shall be replaced. Replacement plants shall conform to all standards that govern the original planting installation, approved landscaping plan, or as approved by the Director.
- 7. Before a Certificate of Occupancy is issued, a landscape maintenance agreement shall be filed with the Division insuring continued maintenance of the landscaping.

17.310.030 Landscape Plan Application Requirements.

- A. Preliminary Landscape Plan.** A preliminary landscape plan shall be submitted as part of an application for a discretionary land use permit and shall include the following minimum information:

- 1. Proposed and existing buildings and structures.

2. Proposed parking areas.
3. Proposed landscaped areas
4. A calculation of the total landscaped area.
5. Preliminary list of plant materials.

B. Final Landscape Plan. Following approval of a land use permit a final landscape and irrigation plan prepared and signed by a California licensed landscape architect or licensed landscape contractor, shall be submitted as part of the application for a building permit. The final landscape and irrigation plan shall include the following minimum information. Other information as deemed necessary by the Director, including a grading design plan, hardscape plan, and/or soils analysis may also be required.

1. **Landscape design plan specifications.** The landscape design plan shall be drawn on project base sheets at a scale that accurately and clearly identifies the following:
 - a. Plant materials, trees, shrubs, groundcover, turf, and other vegetation. In addition to the new plant materials, all existing plants to remain and all existing plants to be removed or relocated shall be identified. Planting symbols shall be clearly drawn and plants labeled by botanical name, common name, container size, spacing, and quantities of each group of plants indicated.
 - b. Property lines and street names.
 - c. Streets, driveways, walkways, steps, and other paved areas.
 - d. Pools, ponds, water features, fences, and retaining walls.
 - e. Designation of hardscape areas.
 - f. Existing and proposed buildings and structures including pad elevations, if applicable.
 - g. Natural features including rock outcroppings, existing trees, and existing shrubs that will remain.
 - h. Tree staking, plant installation, soil preparation, and any other applicable planting and installation details.
 - i. A calculation of the total landscaped area and percentage of turf area.
 - j. Designation of recreational areas.
 - k. Landscape installation specifications.
 - l. Landscape maintenance specifications including landscape contractors maintenance period.

- 2. Irrigation design plan specifications.** The irrigation design plan shall be drawn on project base sheets, at the same scale as the landscape design plan, and shall accurately identify:
- a.** Location and size of separate water meters for the landscaped areas as required, including service line and size.
 - b.** Location and size of the point of connection (POC) for the existing or modified irrigation system.
 - c.** Location, type and size of all components of the irrigation system including automatic controllers, main and lateral, valves, sprinkler heads, moisture-sensing devices, rain switches, quick couplers, backflow prevention devices, and automatic rain shut off devices.
 - d.** Static water pressure at the point of connection to the public water supply.
 - e.** Flow rate (gallons per minute), application rate (inches per hour), and design operating pressure (psi) for each remote control valve and head radius or water coverage for each head (diameter for full heads).
 - f.** Estimated annual water use expressed in inches per square foot of landscaped area per year.
 - g.** Hydrozones of high, medium, and low water usage shall be differentiated by color or patterning. All plants listed on the plant list or legend shall be classified and grouped by category of hydrozone.
- C. Certificate of Completion.** A Certificate of Completion signed and sealed by the licensed landscape architect or licensed landscape contractor that prepared the plans and submitted after installation and inspection of the project shall be required prior to issuance of a Certificate of Occupancy.

17.310.035 Landscape Design Guidelines.

This section is intentionally left blank until Landscape Design Guidelines are developed.

Chapter 17.320 - OFF-STREET PARKING AND LOADING

Sections:

- 17.320.005 - Purpose
- 17.320.010 - Applicability
- 17.320.015 - General Parking Regulations
- 17.320.020 - Number of Parking Spaces Required
- 17.320.025 - Alternative Parking Provisions
- 17.320.030 - Handicapped Parking
- 17.320.035 - Parking Design and Layout Standards
- 17.320.040 - Driveway and Site Access Standards
- 17.320.045 - Bicycle Parking
- 17.320.050 - Loading Area Requirements

17.320.005 – Purpose

This Chapter establishes regulations to ensure that sufficient off-street parking and loading facilities are provided for all uses and that parking and loading facilities are properly designed and located to meet the needs of specific uses.

17.320.010 - Applicability

Every use and structure, including a change or expansion of a use or structure shall provide parking and loading areas in compliance with the provisions of this Chapter. A use shall not be commenced and structures shall not be occupied until improvements required by this Chapter are satisfactorily completed.

17.320.015- General Parking Regulations

- A. Parking and Loading Spaces to be Permanent.** Parking and loading spaces shall be permanently available, marked and maintained for parking or loading purposes for the use they are intended to serve during the life of the use. The Director may approve the temporary reduction of parking or loading spaces in conjunction with a seasonal or intermittent use with the approval of a Temporary Use Permit (See Section 17.520) or during construction activities.
- B. Parking and Loading to be Unrestricted.** Owners, lessees, tenants, or persons having control of the operation of a premise for which parking or loading spaces are required shall not prevent, prohibit or restrict authorized persons from using these spaces.
- C. Restriction of Parking Area Use.** Required off-street parking, circulation, and access areas shall be used exclusively for the temporary parking and maneuvering of motorized, operative vehicles. In all non-residential and in the front setback area of residential zones, parking areas shall not be used for the sale, lease, display, repair, or storage of vehicles, trailers, boats, campers, mobile homes, merchandise, or equipment, or for any other use not authorized by the provisions of this Title.

- D. Located on Same Site.** Parking and loading facilities shall be located on the same site with the use the facilities serve. However, off-site parking may be permitted subject to the requirements of Section 17.350.025 (Alternative Parking Provisions).
- E. Located Off-Street.** All parking and loading facilities required by this Chapter shall be provided off-street and shall not be located within any public street, sidewalk, alley, or parkway, unless expressly allowed by other provisions of this Title.
- F. Unimproved Areas.** Portions of a parking area not improved for parking or loading facilities or needed for vehicular circulation shall be landscaped in compliance with plans approved by the City.
- G. Surplus Parking.** The provisions of this Chapter shall also apply to parking and loading facilities provided in excess to those required, unless otherwise expressly stated in this Title.

17.320.020 - Number of Parking Spaces Required

Each use shall provide at least the minimum number of parking spaces required by this Section.

- A. Parking Requirements by Land Use.** Each land use shall be provided the number of parking spaces required by Table 3-3, except where a greater number of spaces are required through a conditional use permit or other permit approval; or where parking requirements are adjusted in compliance with Section 17.320.025 (Alternative Parking Provisions).
- B. Basis for Calculations.** In any case where Table 3-3 establishes a parking requirement based on the floor area of a use in a specified number of square feet (e.g. 1 space per 350 sf), the floor area shall be construed to mean gross floor area. When calculating the number of parking spaces required, fractional spaces equal to or greater than one half shall be rounded up to the nearest whole number.
- C. Multi-Tenant Sites.** A site with multiple tenants shall provide the aggregate number of parking spaces required for each separate use, except where:
 - 1. The site qualifies to be considered a shopping center and the parking ratio shall be that required for the shopping center as a whole as provided in Table 3-3.
 - 2. The site qualifies for shared parking in compliance with Section 17.320.025.E.
- D. Non-Residential Change of Use, Expansion of Structure.**
 - 1. When the use of a structure changes to a use that is required by Table 3-3 to have the same number of parking spaces as the immediately previous use, no additional parking spaces shall be required for the new use, provided that the previous use was legally established and the number of spaces has not decreased.
 - 2. When the floor area of an existing structure is increased, additional parking spaces shall be provided on-site as required by this Chapter for the additional floor area.

3. When a change in use requires more off-street parking than the previous use, additional parking spaces shall be provided equivalent to the difference between the number of spaces required by this Title for the immediately previous use and the total number of spaces required by the new use.
- E. **Residential Additions.** Additions to single family homes, duplexes or triplexes that result in no more than four bedrooms per unit are not required to provide additional parking to meet the parking requirement of Table 3-3. However, additions resulting in five or more bedrooms per unit shall provide the minimum parking required by Table 3-3.
- F. **Uses Not Listed.** Parking for land uses not specifically listed by Table 3-3 shall be provided based on the most similar use in the table as determined by the Director.
- G. **Bench or Bleacher Seating.** Where fixed seating is provided in the form of benches or bleachers, a seat shall be construed to be not less than 18 inches of continuous bench space for the purpose of calculating the number of required parking spaces.

H. Table 3-3. Parking Requirements by Land Use.**1. Residential uses.****Table 3-3A**

Land Use Type: Residential	Vehicle Spaces Required
Accessory dwelling units	1 uncovered space in addition to that required for the primary dwelling unit(s).
Mobile home parks	1 space in conjunction with each mobile home site, plus 1 space for each 2 mobile home sites for guest parking located as approved by the City.
Live / Work unit	Up to 900 sf – 2 spaces.
	Greater than 900 up to 1500 sf – 3 spaces.
	Greater than 1500 sf – 4 spaces.
Multi-family dwellings and residential component of Mixed-use development (1)	Studio and 1 bedroom, less than 900 sf – 1 space.
	Studio and 1 bedroom, greater than 900 sf – 2 spaces.
	2 – 3 bedroom units – 2 spaces.
	4 bedroom units – 3 spaces.
	1 space for every additional bedroom greater than 4.
	Guest parking – 1 space for every 4 residential units.
Residential Care Facilities	1 space for each 3 patient beds.
Senior citizen congregate care housing	1 space per each 2 residential units, plus one space for each 4 units for guests and employees.
Senior housing	1 space per unit, plus one guest parking space for each 10 units.
Single family, duplex and triplex units (1)	2 spaces per dwelling unit.

Notes:

(1) See Section 17.320.035.M (Special Requirements for Residential Uses)

2. Commercial uses.**Table 3-3B**

Land Use Type: Commercial Uses (1)	Vehicle Spaces Required
Accessory Food Service	Same as primary use.
Accessory Retail Use	Same as primary use.
Animal boarding and kennels	1 space per 350 sf. of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Auto and Vehicle Sales	1 space per 350 sf of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Banks and financial services	1 space per 250 sf.
Bars and nightclubs	1 space per 100 sf, plus one space for every 30 sf of dance floor.
Convenience stores	1 space per 225 sf, with a minimum of 8 spaces.
Day care facilities	
Child or Adult Day Care Centers	1 space per 300 sf of floor area.
Large family day care home	1 space per employee, in addition to required residential spaces.
Small family day care home	As required for the single-family dwelling (see parking requirement for residential uses).
Hotels and Motels	1 space for each guest room; plus 1 space for each 20 guest rooms; plus retail, restaurant and conference uses calculated at 1 space per 100 sf.
Medical services	
Hospitals	1 space for each 1.5 patient beds, plus required spaces for accessory uses as determined by the Director.
Medical/dental offices, clinics and labs	1 space per 350 sf.
Offices, administrative, corporate, professional	1 space per 350 sf.
Plant Nurseries	1 space per 350 sf of indoor use area; plus 1 space for 1000 sf of outdoor use area.
Restaurants	
General (Table Service) 1,500 sf or less.	1 space per 300 sf. with a minimum of 3 spaces.
Greater than 1,500 sf.	1 space per 100 sf.
Takeout (Counter Service), with customer tables	1 space per 75 sf, with a minimum of 8 spaces.
Takeout (Counter Service), no tables	1 space per 350 sf.
Located in shopping centers: Less than 25% of floor area of center for all restaurants.	Parking requirement covered under the general requirement for shopping center.
Greater than 25% of floor area of center for all restaurants.	Portion of restaurant(s) exceeding 25% of shopping center's floor area shall use the same parking requirement for general restaurants, above.

Table continues on next page

Land Use Type: Commercial Uses (1)	Vehicle Spaces Required
Outdoor dining:	No parking required for first 250 sf of outdoor dining area. Any outdoor dining area exceeding 250 sf shall be included as restaurant floor area in determining the parking requirement.
Retail and service uses, general	1 space per 350 sf.
Shopping centers – general (2)(3)	
Less than 5 acres in net parcel area	1 space per 250 sf (Also see restaurant requirements).
5 acres and greater of net parcel area	1 space per 200 sf (Also see restaurant requirements).
Storage, personal storage facilities	1 space per 50 storage units or 5,000 sf of storage area, whichever is greater. Plus 2 additional spaces for the manager's office, with a minimum of 5 spaces per facility.
Vehicle Services	
Carwash – self service	2 spaces for each washing stall.
Carwash – full service	10 spaces; plus 10 space queuing area for drying of vehicles; plus queuing area for 3 vehicles ahead of each wash lane.
Carwash – automated, accessory to fueling station	4 spaces plus queuing area for 3 vehicles ahead of the wash lane (in addition to the parking required for fueling station).
Fueling stations	1 space per 225 sf (includes convenience store) with a minimum of 3 spaces. For parking required above the minimum of 3, half of the parking provided at pump islands may be credited towards meeting parking requirements.
Maintenance, repair, installation, etc.	3 spaces per service bay (work station), plus 1 space for each 350 sf of additional retail sales and service.
Veterinary clinics	1 space per 350 sf.

Notes:

- (1) Parking for certain uses within the CD zone are subject to the requirements of Section 17.230.035.C.
- (2) Parking requirements for bars, nightclubs, health/fitness facilities and theaters shall be calculated separately in all cases.
- (3) A multi-tenant regional shopping center of 600,000 sf floor area or more with one or more traditional department stores, excluding those common areas as described in Section 17.320.020.D of this Chapter, may provide a parking ratio as recommended in a parking demand study approved by the City; provided, that the parking demand study (i) is prepared, at the sole cost and expense of the applicant, by an independent traffic engineer licensed by the State of California who is reasonably approved by the Director prior to the commencement of that study, and (ii) presents reasonable justification for modification to the parking ratio(s) otherwise required under Table 3-3 of this Chapter. If, as reasonably determined by the Director, the parking demand study supports requiring a parking ratio greater than that otherwise required in the Code, then the higher parking ratio shall apply.

3. Recreation, education and public assembly uses.**Table 3-3C**

Land Use Type: Recreation, Education & Public Assembly (1)	Vehicle Spaces Required
Assembly uses, religious places of worship, clubs, mortuaries with congregational services, meeting halls, membership organizations, sports arenas, stadiums, and theaters	1 space for each 5 fixed seats, and 1 space per 35 sf of assembly or seating area with no fixed seats, plus required spaces for ancillary uses (e.g. restaurant).
Commercial Recreational Activities	
Outdoor recreation facilities	Determined by Conditional Use Permit or Comprehensive Plan.
Tennis, Racquetball, handball or other courts	2 spaces per court, plus 1 space per 300 sf for ancillary uses.
Health/fitness facilities	1 space per 200 sf.
Indoor amusement/entertainment facilities	
Arcades	1 space per 250 sf.
Batting cages	2 spaces per cage.
Bowling alleys	5 spaces per lane, plus required spaces for ancillary uses.
Pool and billiard rooms	2 spaces per table, plus required spaces for ancillary uses.
Skating Rinks	1 space per 100 sf.
Libraries, Museums and Art Galleries	1 space per 350 sf.
Schools	
Preschools, Kindergarten and Grades 1 through 9 when used exclusively for this purpose	1.5 spaces per classroom, plus 1 space for each 200 sf of indoor assembly area.
Schools in which any portion of their instruction includes Grades 10 and above	1 space per 35 sf of classroom floor area.
Schools, specialized instruction	1 space per 100 sf of classroom floor area.
Colleges and Universities	1 space per 35 sf of classroom floor area.
Studios for dance, art, music, photography, etc	1 space per 200 sf of gross floor area.

Notes:

- (1) Parking for certain uses within the CD zone are subject to the requirements of Section 17.230.035.C.

4. Industrial uses.**Table 3-3D**

Land Use Type: Industry, Manufacturing & Processing	Vehicle Spaces Required
General manufacturing, industrial and processing uses.	1 space per 500 sf, which may include office space (incidental to the primary use) comprising up to 20% of the total floor area. Parking for additional office space shall be provided at the rate of 1 space per 350 sf.
Laundries and dry cleaning plants	1 space per 500 sf.
Media Production	1 space per 350 sf.
Printing and Publishing	1 space per 500 sf, which may include office space (incidental to the primary use) comprising up to 20% of the total floor area. Parking for additional office space shall be provided at the rate of 1 space per 350 sf.
Public Utility facilities	1 space per 500 sf.
Recycling facilities - large collection and processing	1 space per 500 sf.
Research and Development	1 space per 350 sf.
Warehousing and distribution facilities	1 space per 1,000 sf, which may include office space (incidental to the primary use) comprising up to 10% of the total floor area. Parking for additional office space shall be provided at the rate of 1 space per 350 sf.
Wholesaling and Distribution facilities	1 space per 500 sf, which may include office space (incidental to the primary use) comprising up to 20% of the total floor area. Parking for additional office space shall be provided at the rate of 1 space per 350 sf.

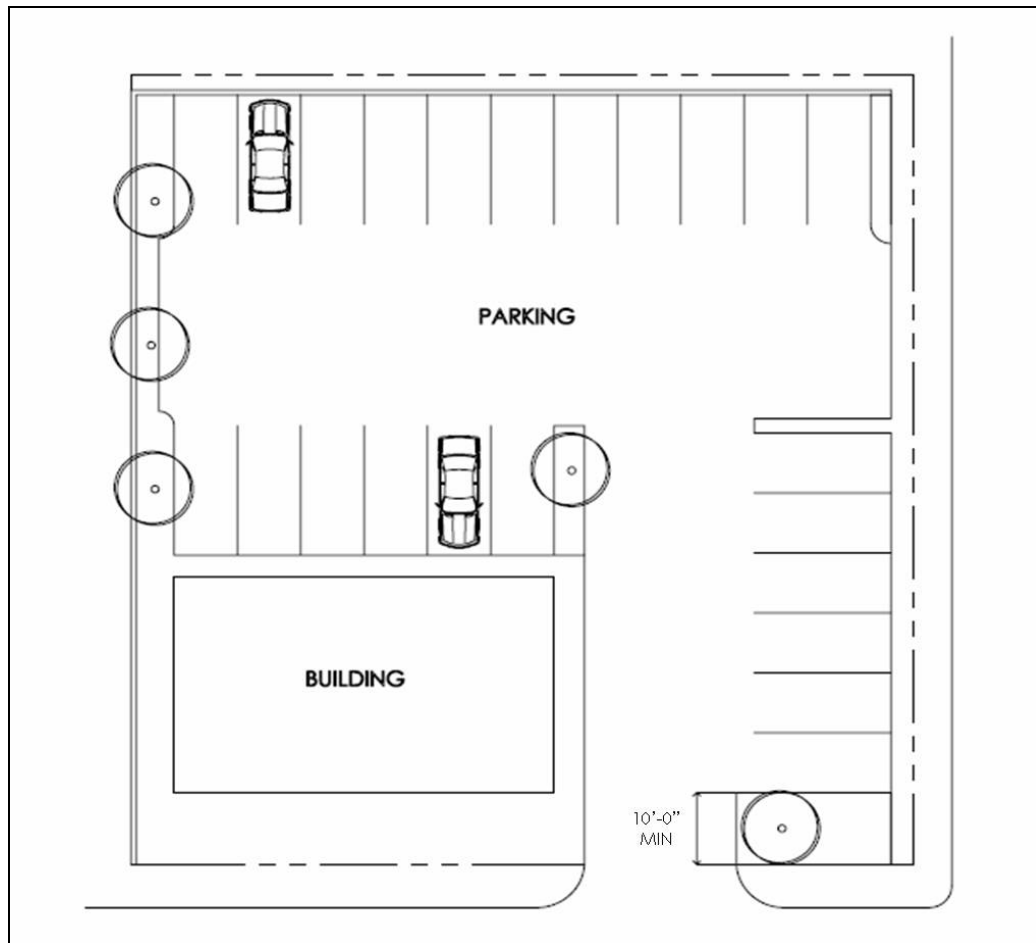
17.320.025- Alternative Parking Provisions

Where conditions preclude the provision of the number of required parking spaces on the lot for which the parking is required, the following procedures for alternative parking are available, subject to City approval:

- A. In Lieu Fees.** The number of parking spaces required by Section 17.320.020 (Number of Parking Spaces Required) may be reduced if the City Council authorizes the use of an in-lieu fee to be paid by the applicant towards the development of public parking facilities. The in-lieu fee shall be deposited in a fund administered by the City Treasurer for the purpose of acquiring and developing future public parking facilities within the same district or area. The amount of the fee and time of payment shall be established by Council resolution.

- B. Government Owned Parking Facilities.** A long-term lease with the City, Culver City Redevelopment Agency, County, State, or Federal Government or an agency thereof, may be undertaken to satisfy a parking requirement through use of government owned parking facilities, provided all of the following are met:
1. The lease shall be for no less than 10 years;
 2. The lease shall be renewed at the end of the 10 year period if alternative parking has not been provided, or the use for which the parking is required shall be terminated;
 3. Leased parking shall be located within 750 feet legal walking distance measured from the primary entrance of the use to which it is covenanted, or other distance determined by the Director to be appropriate; and
 4. The lessee enters into an agreement with the City to comply with all required conditions.
- C. Pooled Parking in the CD District.** Parking in the CD zoning district may be provided through a “pooled parking” arrangement in conjunction with applicable entitlement approvals. Pooled parking shall allow utilization of both on- and off-street public parking spaces to satisfy parking requirements. In the event the downtown parking demand exceeds the pooled parking supply, as determined by the Director, all new buildings or proposed intensification of uses in the CD zoning district shall be required to provide parking on-site or as otherwise allowed in this Chapter.
- D. Off-Site Parking.** The use of off-site parking to satisfy the requirements of Table 3-3 shall be provided in compliance with the following standards.
1. **Location.** All off-site parking spaces except valet-serviced spaces shall be located within 750 feet legal walking distance measured from the primary entrance to the site, or other distance determined by the Director to be appropriate.
 2. **Design and improvement standards.** All newly-constructed off-site parking spaces shall conform to the same standards of access, configuration, landscaping, lighting, layout, location, noise attenuation, and size as are required by this Chapter for on-site parking spaces.
 3. **Identification of facility.** The review authority may require the parking lot to be clearly marked and conspicuously identified as the exclusive or shared parking for the sites it serves, unless the parking can only be accessed by a valet.
 4. **Terms of off-site parking.** A City-approved covenant shall be recorded that includes a description of the off-site parking, a requirement that the owner of the separated lot maintain the required parking for the life of the use to which it is covenanted, and a provision for liquidated damages for violations of the conditions of approval.
 5. **Loss of off-site spaces.**
 - a. **Notification to the City.** The owner or operator of a business that uses approved off-site space to satisfy the parking requirements of this Chapter shall immediately notify the Director of any change of ownership or use of the property for which the spaces are required, and of any termination or default or the agreement between the parties.

**Figure 3-8
Parking Space Location**



3. **Internal maneuvering area.** Parking areas shall provide suitable maneuvering room so that vehicles enter the street in a forward direction, except for single-family homes, duplexes or triplexes on non-arterial streets, which may be designed to permit backing a vehicle into a public street right-of-way.
- A. **Access to Adjacent Sites.** Applicants for nonresidential developments are encouraged to provide shared vehicle and pedestrian access to adjacent nonresidential properties for convenience, safety and efficient circulation. A joint access agreement guaranteeing the continued availability of the shared access between the properties and running with the land shall be recorded by the owners of the abutting properties, as approved by the Director.
- B. **Parking Space and Lot Dimensions.**
 1. **Parking spaces.**
 - a. **Residential spaces.** Parking spaces within carports and garages shall have minimum interior dimensions of 9 feet in width by 18 feet in length for each vehicle. Uncovered parking spaces shall have a minimum dimension of 8 feet 6 inches in width by 18 feet in depth.

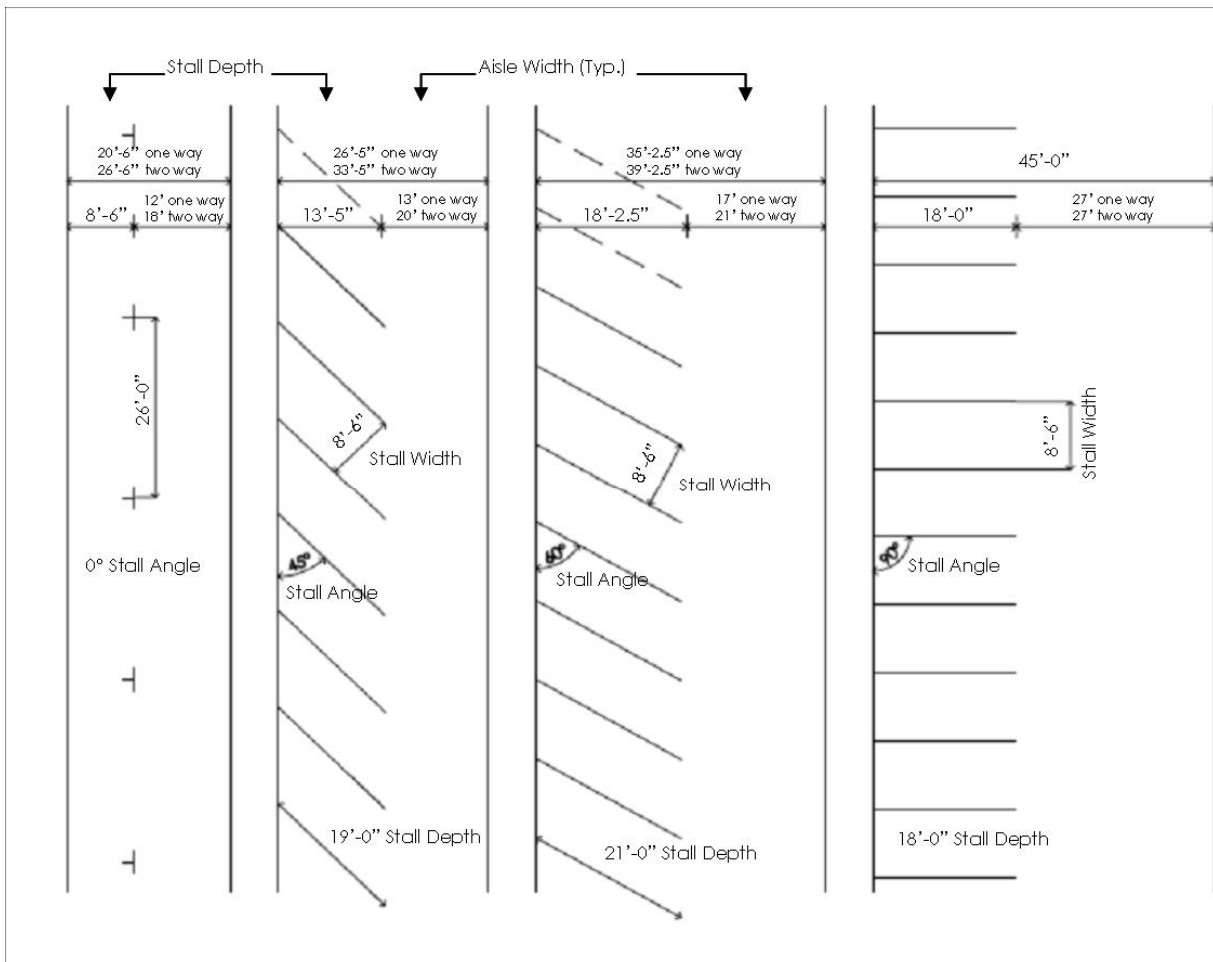
- b. Tandem parking spaces.** Each tandem parking space shall be 9 feet in width by 18 feet in depth.
 - i.** Within duplex, triplex and multi-family developments, tandem parking spaces can only be assigned to a single unit, and may count toward the requirement for covered spaces, but may not count as guest space. Tandem parking may be arranged to be no more than two spaces in depth.
 - ii.** Within non-residential districts, tandem parking may be provided for required parking spaces where authorized through an Administrative Use Permit. The use of the tandem parking for non-residential uses shall require that the operator of the parking facility provide a valet or attendant at all times that the parking is accessible to users, except where the Director determines that the nature of the use and its operation will not require attended parking. Tandem parking may be arranged to be no more than three spaces in depth.
 - c. All other parking spaces.** Minimum parking spaces dimensions shall be as shown in Table 3-4 and Figure 3-9.
- 2. Parking lot aisles.** Drive aisles within parking areas shall be designed and constructed in compliance with the following standards.
 - a. Aisle width.** Parking area aisles shall comply with the minimum dimensional requirements in Table 3-4 and Figure 3-9.
 - b. Visibility.** Drive aisles shall be designed and located so that adequate visibility is ensured for pedestrians, bicyclists, and motorists when entering individual parking spaces, circulating within a parking facility, and entering or leaving a parking facility.

Table 3-4 – Parking Space and Drive Aisle Dimensions

Angle of Parking	Minimum Dimensions			
	Parking Space Depth	Parking Space Width (1)	Aisle Width (one way) (2)	Aisle Width (two way) (2)
0 degrees (parallel parking)	26 feet	8 feet, 6 inches	12 feet	18 feet
30 to 45 degrees	19 feet	8 feet, 6 inches	13 feet	20 feet
46 to 60 degrees	21 feet	8 feet, 6 inches	17 feet	21 feet
61 -90 degrees	18 feet	8 feet, 6 inches	27 feet	27 feet

Notes:

- (1) Each parking space that is adjoined on either side of its longer dimension by a fence, wall, partition, column, post or similar obstruction, and the obstruction is located less than 14 feet from the access aisle measured along the length of the stall shall have its minimum width increased by at least 10 inches on the side of the obstruction.
- (2) The Director may require greater aisle widths where slopes or other obstructions are encountered.

**Figure 3-9
Parking Space and Aisle Dimension**

C. Curbing and Wheel Stops.

1. Continuous concrete curbing at least 6 inches high and 6 inches wide, with breaks to allow on-site drainage, shall be provided along the edges of parking spaces adjacent to fences, walls, other structures, property lines, pedestrian walkways and planted areas. Curbing shall be placed within the parking space a minimum of 2 feet from the front of the space. Alternatively, wheel stops can be placed to allow for 2 feet of vehicle overhang area within the dimension of the parking space. Wheel stops or curbs are not required where two parking spaces are contiguous at the width ("head to head"). Alternative barrier designs to protect planted areas may be approved by the Director.
2. To increase the parking lot landscaped area, a maximum of 2 feet of the parking stall depth may be landscaped with low-growth, hearty materials in lieu of paving, allowing a 2-foot bumper overhang while maintaining the required parking dimensions. (See Figure 3-5)

D. Slopes of Driveways, Ramps and Parking Areas. The slopes of driveways, ramps and parking areas shall comply with the following requirements.

1. **Driveways and ramps.** Driveways and ramps shall not exceed a maximum slope of 20 percent measured along the driveway centerline. Where there is a change in the slope of the driveway, it shall be demonstrated to the satisfaction of the Director that vehicles will be able to pass over the change in slope without interference with an average vehicle's undercarriage. The 20 feet of driveway or ramp closest to the exit shall not exceed a slope of 3 percent or as determined appropriate by the Director.
2. **Parking areas.** Parking areas shall have a maximum grade of 5 percent, measured in any direction.

E. Landscaping. Parking area landscaping shall be provided in compliance with Chapter 17.310 (Landscaping).**F. Lighting.** Parking areas within non-residential areas shall have lighting that provides adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of the on-site structures, and shall not exceed a maximum height of 18 feet. All illumination, including security lighting, shall be directed downward, away from adjacent properties and public rights-of-way. Lighting location shall take into account the location and expected mature characteristics of on-site landscape materials.**G. Directional Areas and Signs.**

1. Parking spaces, aisles, approach lanes and maneuvering areas shall be clearly marked with directional arrows and lines to ensure the safe and efficient flow of vehicles.
2. The Director may require the installation of traffic signs in addition to directional arrows to ensure the safe and efficient ingress and egress and circulation of vehicles in a parking facility.

H. Striping and Identification. Parking spaces shall be clearly outlined with 4 inch wide lines painted on the surface of the parking facility. Circulation aisles, approach lanes, and turning areas shall be clearly marked with directional arrows and lines to ensure safe traffic movement.**I. Surfacing.** Parking spaces and maneuvering areas shall be paved and permanently maintained with a minimum thickness of 2 inches of asphalt, concrete, or other all-weather surface over a minimum

thickness of 4 inches of a base material; or paved and permanently maintained with a minimum thickness of 4 inches of Portland cement or as deemed appropriate by the Director.

Alternative surfaces for parking and loading areas may be approved by the Community Development Director and the Public Works Director, provided that the material used meets aesthetic standards as determined by the Director, improves drainage and permeability, and responds to any historic guidelines for the property and its setting.

- J. Interior Parking Clearance.** Covered parking areas shall be provided with a minimum of 7 feet of unobstructed clearance from finished floor surface to any ceiling, beam, entranceway, pipe, suspended sign or other obstruction, improvement, or device overhead, except as approved by the Director for storage cabinets or other suspended or cantilevered obstructions. Where a covered parking area is intended for or is accessible to the general public use, each entrance shall be clearly posted with a sign indicating the minimum interior clearance actually provided.
- K. Subterranean Parking.** Subterranean parking structures shall comply with all requirements of this section and the following additional requirements when located within a required setback:
 - 1. Invisibility.** No portion of a subterranean structure shall project or be visible above the finished grade of the setback in which it is located; except approved semi-subterranean structures, which may project and be visible above the finished grade within required side and rear setbacks only.
 - 2. Accommodate landscaping.** The subterranean structure shall be designed to accommodate landscaping or other setback area improvements as required by this Title.
 - 3. Covered structure.** When located within a required street-facing setback area, the subterranean structure shall be fully covered by landscaping.
- L. Parking Structures.** Parking structures providing parking for residential and non-residential uses shall comply with all requirements of this section and the following additional requirements:
 - 1.** Parking structures shall comply with the setback requirements and height limits of the applicable zoning district.
 - 2.** Parking structures visible from street frontages shall be designed to be architecturally compatible with adjacent buildings and shall not adversely impact abutting pedestrian sidewalks.
 - 3.** Structure elevations should use color, massing, or architectural features to reduce the appearance of bulk.
 - 4.** Parking structure facades facing residential parcels shall:
 - a.** Be enclosed to prevent light spill, noise, or pollutants from impacting dwellings; and
 - b.** Incorporate architectural design elements, including surface treatments, offset planes, structural articulation, and landscaping to provide visual interest and compatibility with adjacent dwellings.
- M. Special Parking Requirements for Residential Uses.**

1. **Driveway length.** Within the R1, R2, and R3 Zones, access for every parking space shall be provided by a paved driveway not less than 20 feet in length, measured from the end of the parking space to the nearest public or private street right-of-way line from which access to parking is provided.
2. **Paving of street facing setback.** Within residential zoning districts, no more than 25 percent of any required setback facing a street shall be paved to provide access to onsite parking, unless paving of a larger area is required to comply with Subsection A., above (e.g., to provide a standard 16-foot double wide driveway for a two car garage within the 20-foot front set back area), or unless such paving involves a circular driveway which is otherwise in compliance with Section 17.320.040.C.
3. **Covered parking.**
 - a. In the R1 Zone, all required parking shall be fully covered within a garage or carport.
 - b. In the R2 and R3 Zones, all required parking for single family (detached) dwellings shall be fully covered within a garage or carport. One half of all required parking for multifamily (attached) dwellings must be fully covered within a garage or carport.
 - c. In the RLD, RMD and RHD Zones, all required parking for single family (detached) dwellings shall be fully covered within a garage or carport. ~~Only~~ One half of all required parking for multiple family (attached) dwellings shall be fully covered within a garage or carport.
4. **Guest parking.** Guest parking for multi-family residential uses shall be designated and restricted for the exclusive use of the guests with appropriate signs and pavement markings

17.320.040 – Driveway and Site Access Standards

- A. **Driveway Widths.** Minimum driveway widths shall be as follows:
 1. Driveway serves less than 20 spaces = 10 feet wide.
 2. Driveway serves residential use with 20 or more spaces = 18 feet wide.
 3. Driveway serves nonresidential use with 20 or more spaces = 25 feet wide.
 4. Driveways serving as parking aisles shall be increased in width as necessary to provide parking stall backup area as required by Section 17.320.035 (Parking Design and Layout Guidelines).
 5. Driveway aprons shall conform to standards established in Title 9.08 (Streets and Sidewalks) of the Municipal Code.
- B. **Garage Access.** A driveway to a residential parking garage located behind a dwelling shall meet the access and maneuvering standards of Section 17.320.035 (Parking Design and Layout Guidelines).
- C. **Circular Drive.** A circular driveway on residential property shall not involve paving of more than 60 percent of the area within the required street-facing setback.

- D. Visibility at Driveways.** Driveways and driveway landscaping shall be designed to maintain visibility and minimize interference with passing pedestrians. Landscaping adjacent to a driveway and the walls of the building shall be designed not to interfere with motorists' views of the sidewalk and pedestrians' views of vehicles exiting the project.

17.320.045 – Bicycle Parking

Bicycle parking shall be provided for all multi-family projects and non-residential uses in compliance with this Section.

A. Number of Bicycle Spaces Required.

1. Multi-family projects shall provide bicycle parking spaces equal to a minimum of 10 percent of the required vehicle spaces, unless separate secured garage space is provided for each unit. The bicycle spaces shall be distributed throughout the project to the extent feasible.
2. Retail commercial uses shall provide bicycle parking spaces equal to a minimum of 5 percent of the required vehicle spaces, distributed to serve customers and employees of the project.
3. Other non-residential uses providing employment shall provide bicycle parking spaces equal to a minimum of 5 percent of the required vehicle spaces, distributed to serve employees and visitors to the project.

B. Bicycle Parking Design.

1. **Parking equipment.** Each bicycle parking space shall include a stationary parking device, as approved by the Director, to adequately secure the bicycle.
3. **Parking layout.** Each bicycle space shall be a minimum of 2 feet in width. Bicycle spaces shall be separated from motor vehicle parking spaces by at least 5 feet of open area. Bicycle spaces shall be conveniently located and generally within proximity to the main entrance of a structure.

17.330.050 - Loading Area Requirements

A. Loading area size categories.

Size	Minimum Dimensions	Minimum Area	Overhead Clearance
Small	8'-6" x 18'	150 sf	7 ft
Medium	10' x 30' 12' x 25'	300 sf	12 ft
Large	12' x 40'	480 sf	13.5 ft
Extra large	12' x 60' 19' x 40'	720 sf	13.5 ft

- B. Number of Loading Spaces Required.** Nonresidential uses shall provide the number of loading spaces in compliance with the following standards.

1. For a building having no door opening larger than 8 feet in width and accessible to vehicles, one small loading area shall be provided on-site.
2. For a building having any door opening exceeding 8 feet but less than 12 feet in width and accessible to vehicles, and with no dock high or depressed ramp, one medium loading area shall be provided for each such door opening on-site.
3. For a building having any door opening exceeding 12 feet in width or a dock high or depressed ramp accessible to vehicles, one large loading area shall be provided for each door opening, dock high or depressed ramp; or one or more extra large loading areas may be required if the City determines that tractor and double trailer rigs may use the door opening, or dock high or depressed ramp.

C. Exceptions.

1. The requirement to provide required small loading areas may be satisfied by:
 - a. Approval by the City Engineer or Traffic Committee of a public street curbside loading zone, which is so painted or signed by the City, provided such loading zone is on the same side of the street, within the same block, and within 100 feet of the uses for which it is to be credited towards loading area requirements.
 - b. Posting and maintaining one of the required on-site prime access standard parking spaces with a City approved "Loading Only" sign designating the time period for loading, provided the time period does not exceed one-half hour per day for loading during normal business hours.
2. A door that only provides access to mechanical, electrical equipment or similar rooms shall not require a loading area.

D. Standards for Loading Areas. Loading areas shall be provided in the following manner:

1. **Access.** Loading areas accessible only from a public street right-of-way shall be located to allow head-in and head-out access from and to the public street right-of-way. Back-in access may be permitted if it is determined by the Director that no feasible alternative exist.
2. **Lighting.** Loading areas shall have lighting capable of providing adequate illumination for security and safety. Lighting standards shall be energy-efficient and in scale with the height and use of adjacent structure(s).
3. **Loading ramps/docks.** Plans for loading ramps or truck wells shall be accompanied by a profile drawing showing the ramp, ramp transitions and overhead clearances.
4. **Location.** Loading areas shall be located as follows:
 - a. As near as possible to building door openings providing loading access.
 - b. Situated to ensure that the loading facility is screened from adjacent streets as much as possible.
 - c. Situated to avoid adverse impacts upon neighboring properties.

5. **Screening.** Loading areas adjacent to residential uses or public streets or alleys shall be screened with a solid masonry wall, at least 6 feet in height and of a design approved by the Director.
6. **Identification.** Loading areas shall be designed, laid out, and clearly marked as being distinct from required parking spaces and aisles, unless the City approves the use of the parking area as an undesignated overlay loading area during non-business hours.

Chapter 17.330- SIGNS

Sections:

- 17.330.005 - Purpose
- 17.330.010 - Applicability
- 17.330.015 - Definitions
- 17.330.020 - Sign Standards by Zoning District
- 17.330.025 - Standards for Specific Types of Signs
- 17.330.030 - General Requirements for all Signs
- 17.330.035 - Prohibited and Restricted Signs
- 17.330.040 - Signs in Public Right of Way
- 17.330.045 - Non-conforming Signs
- 17.330.050 - Sign Permit Requirements

17.330.005 - Purpose

The purposes of this Chapter are to:

- A. To create a framework for a comprehensive, balanced system of signs that is aesthetically pleasing, compatible with its environment, and an enhancement to business opportunities in Culver City.
- B. To allow the display of signs that are appropriate to the type of activity to which they pertain, are legible under the circumstances they are seen, and are expressive of the identification and advertising needs of business proprietors, and the real estate needs of property owners.
- C. To avoid traffic safety hazards to motorists, bicyclists and pedestrians caused by visual distractions and obstructions.

17.330.010 - Applicability

- A. **Signs Regulated.** The sign standards provided in this chapter shall apply to all signs in all zoning districts. Only signs authorized by this chapter shall be allowed.
- B. **Applicability to Sign Content.** The provisions of this Chapter do not regulate the message content of signs (sign copy), regardless of whether the message content is commercial or non-commercial.
- C. **Definitions.** Definitions of specific types of signs and other terms used in this chapter are contained in Section 17.330.015.

17.330.015 - Definitions

Architectural Feature. A soffit, column, wing wall, canopy, roof eave, balcony and any other similar element that does not create an interior floor space.

Awning. A permanent or temporary structure attached to and wholly supported by a wall of a building and installed over and partially in front of doors, windows or other openings in a building and consisting of a frame and a top of canvas or other similar material covering the entire space enclosed between the frame.

Background Canopy Area. The outer surface area of a canopy that is reasonably visible to public view.

Background Wall Area. The largest rectangular opaque portion of each wall segment within which wall signs are displayed.

Backlit Characters. That method of sign illumination achieved by concealing the light source between the three-dimensional opaque letters, numbers or other characters of a sign and the solid surface of a building or structure on which the sign characters are mounted that result in the night time perception of a halo around the silhouette of each sign character.

Business Frontage. The portion of a building occupied by a single business tenant, and fronts on a public street, faces a courtyard, pedestrian corridor or walkway, parking lot or alley.

Cabinet Sign. A sign that contains all the text and/or logo symbols within a single enclosed cabinet and which may or may not be illuminated.

Canopy Depth. The maximum perpendicular distance that a canopy projects away from the building wall to which it is attached.

Canopy, Nonstructural. See Awning.

Canopy Sign. A sign displayed on an awning or a canopy.

Canopy, Structural. An architectural feature that:

- A. Projects from, and is totally supported by, the exterior wall of a building.
- B. Provides protection from the elements to pedestrians below, or to occupants within the building.
- C. Is usually positioned above a window or a door.
- D. Is permanent in that it is not retractable and cannot be removed from the building without altering the building structure.

Canopy Width. The maximum parallel distance that a canopy extends across the building wall to which it is attached.

Changeable Copy Sign. A sign with a message comprised of letters, numbers, or other characters that are manually or mechanically changed to display different messages.

Construction Sign. A temporary sign that identifies the names, addresses and telephone numbers of parties directly involved in the business occupancy, construction, design, or financing of pending or in-progress physical improvements to the premises.

Corporate Flag Sign. A wind-activated flag with a message that is an inherently distinctive logo or trademark for a business.

Decorative Banner and Flag. A festive permanent graphic display that is made of durable cloth, plastic or similar non-rigid material, and that either displays no message or displays only a predominately pictorial message that does not directly identify or advertise a business on the premises.

Directional Sign. A sign that identifies to motorists or pedestrians an entry or exit point to or from an adjacent public right-of-way, or to or from various points of passage on or within private property.

Electronic Message Sign. A sign with a message comprised of letters, numbers, or other characters that are electronically changed to display different messages.

Event Sign. A sign that identifies, advertises or promotes a special or temporary event.

False Mansard. A sloped wall segment that is above or projects down and away from a vertical wall of a building, and that is not a building roof, as defined by the Uniform Building Code.

Freestanding Sign. A sign that is displayed on and is totally supported by one or more support elements that are on the ground, with no part of the sign attached to a building or similar structure.

Holiday Sign. A temporary sign or display that is placed in remembrance or celebration of any recognized religious, local, State or Federal holiday.

Institutional Flag. A wind-activated flag with a message that is an inherently distinctive symbol for a particular government jurisdiction.

New Business Sign. A temporary sign that displays only the name of a new business or a change in the name of an existing business.

Nonconforming Sign. Any sign that does not comply with this Chapter.

Off-site Sign. Any sign with a message that does not relate directly to an active use of the premises on which it is displayed.

On-site Sign. Any sign with a message that relates directly to an active use of the premises on which it is displayed.

Parapet Wall Sign. A wall sign that is located below the top of the parapet line of a building and above the top of the window line of the highest story of the building, and including a sign on a false mansard.

Public Information. A message of potential interest to the general public as a whole that includes no business identification, advertising, or promotional information (e.g., time and temperature information).

Public Information Sign. A sign that displays only a public information message.

Real Estate Sign. A sign that indicates the availability of land or buildings for sale, lease, rent, or other permanent or temporary disposition.

Sign. Any emblem, icon, insignia, logo, replica, symbol or trademark that displays a message in lettered, written, numbered, pictorial or any other visually perceptible form, and including the support elements, distinct background area and decorative embellishments thereof. Does not include murals, paintings or other works of art that are not intended to advertise or identify any business or product.

Sign Copy. All portions of a sign that display a message.

Sign Face Area. The area of a sign that includes copy and distinct background surfaces.

Special Event. A duly licensed and approved activity of limited duration that is not directly related to an established business on the premises where the event is held, such as a carnival or Christmas tree sales on a vacant or unused lot, or a fundraising activity of a nonprofit organization held on the improved premises of an established business.

Support Element. The structural portion of a sign that secures it to the ground, a building or to another structure.

Temporary Banner Sign. A sign that is made of durable cloth, plastic or similar non-rigid material that displays business identification, advertising or promotional message, and that is displayed only for a short period of time as regulated in this Chapter.

Temporary Event. A duly licensed and approved activity of limited duration that is directly related to an established business on the premises where the event is held, such as the outdoor sales of Christmas trees by a supermarket, or a weekend festive promotion for a business that is staged outdoors and that provides complimentary food, music, entertainment or similar attractions to entice public attendance or participation.

Theater Marquee Sign. A sign attached to or made an integral part of the structural canopy of a theater.

Vertical Clearance. The distance from the bottom of a sign, but not including the support elements of a freestanding sign, to the average finished grade below, or to the grade of the nearest point of an adjoining public right-of-way with a higher elevation if within 5 feet thereof.

Wall Sign. A sign that is displayed on, or is attached to, an exterior wall of a building or structure.

Window Sign. A permanent or temporary sign that is displayed on the surface of any glass or glazed material, or that is displayed inside and close enough to a window to be reasonably visible from outside the window.

17.330.020 – Sign Standards by Zoning District

Only the signs and sign area authorized by this Section shall be allowed unless otherwise expressly provided in section 17.330.025 (Standards for Specific Types of Signs).

A. Residential Zones

1. **Permanent identification sign.** One permanent identification wall or freestanding sign not to exceed 32 square feet in area for multi-family residential developments of four or more units, displaying only the name and address of the integrated multiple residential development shall be allowed for each 400 feet of lineal street frontage on which the development has access, provided that:
 - a. **Sign proximity.** The minimum distance between each identification sign shall be 200 feet.
 - b. **Maximum height.** The maximum height of any freestanding sign shall not exceed 5 feet.
 - c. **Minimum setback.** The minimum setback for any freestanding sign shall be 10 feet from every adjoining lot line and 5 feet from every street-facing lot line.
 - d. **Attachment.** Any wall sign shall be attached to and parallel with the front wall of the building and the street.
 - e. **Accessories prohibited.** No other object placed to attract additional attention shall be attached to any identification sign or placed anywhere on the lot.
 - f. **Materials.** The style, color, materials, texture, and exterior finish of any identification sign shall be closely compatible with the exterior building materials used on-site.
2. **Permanent information sign.** One unlighted permanent information freestanding sign in addition to each permanent identification sign, not to exceed 32 square feet in the area for multi-family residential developments of four or more units, identifying the residential development and providing sales, rental, or lease information and meeting the following standards:
 - a. **Sign proximity.** The sign shall be placed within a 100 foot radius of the corresponding permanent identification sign(s).
 - b. **Maximum height.** The maximum height of the sign, including its support, shall not exceed 5 feet.
 - c. **Minimum setback.** The minimum setback for any freestanding sign shall be ten feet from every adjoining lot line and 5 feet from every street facing lot line.
 - d. **Accessories prohibited.** No other object placed to attract additional attention shall be attached to any information sign or placed anywhere on the lot.
 - e. **Materials.** The style, color, materials, texture, and exterior finish of any information freestanding sign and its support elements shall be closely compatible with the exterior building materials used on-site.
3. **Identification signs for nonresidential uses in residential zones.**

- a. **Permanent identification signs.** One unlighted permanent identification sign per lot, not to exceed 8 square feet in area in the R1, R2 and R3 Zones and not to exceed 32 square feet in area in the RLD, RMD, and RHD Zones, attached to and parallel with the front wall of the building and the street, displaying only the name of the facility, shall be allowed in every residential zone, subject to the following standards:
 - i. **Materials.** The style, color, materials, texture and exterior finish of any identification sign shall be closely compatible with the exterior building materials used on-site.
 - ii. **Accessories prohibited.** No other object placed to attract additional attention shall be attached to the sign or placed anywhere on the lot.
- b. **Freestanding signs.** If more than one building or structure exists on the lot or if the lot exceeds 200 feet of lineal street frontage, one freestanding sign in place of the wall sign allowed under Section 17.330.020.A.3.a. above shall be allowed in every residential zone, subject to the following standards:
 - i. **Maximum height.** The maximum height of the freestanding sign including its support shall not exceed 5 feet. When walls or hedges which conform to applicable Culver City Municipal Code regulations are on a front lot line, the freestanding sign shall be placed so that its bottom edge is no more than 12 inches above the wall or hedge.
 - ii. **Minimum setback.** The minimum setback for any freestanding sign shall be 10 feet from every adjoining lot line and 5 feet from every street facing lot line.
 - iii. **Materials.** The style, color, materials, texture, and exterior finish of any identification freestanding sign and its support elements shall be closely compatible with the exterior building materials used on-site.
 - iv. **Accessories prohibited.** No other object placed to attract additional attention shall be attached to the sign or placed anywhere on the lot.

B. Nonresidential Zones. Table 3-5 identifies the types of signs allowed in non-residential zoning districts.

**TABLE 3-5
SIGN STANDARDS FOR NON-RESIDENTIAL ZONING DISTRICTS**

Sign Type (1)	Maximum Sign Area	Maximum Sign Height	Maximum Number of Signs	Location	Additional Requirements
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Freestanding Signs	50 sf of sign area per face; 100 sf maximum for all freestanding sign faces.	20 ft maximum for first freestanding sign allowed; 6 ft maximum for all additional freestanding signs allowed.	1 per site provided that the site has a minimum of 100 ft of frontage on one street. 1 additional freestanding sign allowed for each additional 200 sf of street frontage for a site, up to a maximum of 5 freestanding signs.	Setback 2 ft from street facing property lines and 25 ft from interior property lines. Setback at least 50ft from other freestanding signs along the same frontage. Set at least 75 ft from the boundary of any residentially zoned property.	See Section 17.330.025 for Standards for Specific Types of Signs.
Wall Signs	25 sf or; 1 1/2 sf of sign area per linear foot of business frontage, up to a maximum of 200 sf per business frontage. Wall sign area shall not exceed 40% of the background wall area on which the sign is placed; whichever is more.	For background wall area more than 4 ft in height: 1 ft below edge of roof. For background wall area up to 4 ft in height: at least 6 inches below edge of roof.	Limited by area and location, not by number.	Affixed to a wall. Shall not cover doors, windows, or architectural features.	See Section 17.330.025 for Standards for Specific Types of Signs.
Parapet Wall Signs	Buildings up to 3 stories: Sign area is included in the total allowed for wall signs. Buildings 4 stories or more: Not limited in sign area.	For background wall area more than 4 ft in height: 1 ft below edge of roof. For background wall area up to 4 ft in height: at least 6 inches below edge of roof.	2 stories or less: limited by area and location, not by number. 3 stories or more: maximum of 2 parapet signs per building on opposite, not adjoining parapets.	Shall not cover any architectural features.	See Section 17.330.025 for Standards for Specific Types of Signs.

Table continues on next page.

Notes:

(1) See Figure 3-10 for illustration of sign types.

**TABLE 3-5
SIGN STANDARDS FOR NON-RESIDENTIAL ZONING DISTRICTS**

Sign Type (1)	Maximum Sign Area	Maximum Sign Height	Maximum Number of Signs	Location	Additional Requirements
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Signs

17.330

Canopy Signs	Front of canopy: 1 ½ sf of sign area per linear foot of canopy width. Sides of canopy: 2 sf of sign area per linear foot of canopy depth. Sign area is not to exceed 40% of background canopy area on which the sign is displayed. Canopy sign area shall reduce the allowable wall sign area from which the canopy projects. When mounted above or below a structural canopy, 1 ½ sf of sign area per lineal ft of canopy width.	Limited by location, not by height, when on the face of the canopy.	Limited by area and location, not by number.	May be located on any exterior surface of a canopy that is located below the third floor line of a building. No part of a canopy sign displayed on the vertical or sloped surface of a canopy shall project beyond the edges of the canopy surface on which it is displayed.	See Section 17.330.025 for Standards for Specific Types of Signs.
Window Signs	Shall not occupy more than 25% of the total window area.	Limited by location, not by height.	Limited by area, not by number.	May be placed on first and second floor windows only.	See Section 17.330.025 for Standards for Specific Types of Signs.
Directional Signs	4 sf per sign face. The area of a directional sign shall be in addition to other allowable sign area for a business or site, except if displayed as a window sign, it shall be subject to the sign face area limits for window signs.	The height of a directional sign shall be subject to the height limits for the physical type of sign it is (e.g., wall sign), except that the height of freestanding directional signs is limited to 48 inches.	As approved by the Director.	Placement of a directional sign shall be subject to the location limits for the physical type of sign it is (e.g., wall sign).	See Section 17.330.025 for Standards for Specific Types of Signs.

Table continues on next page.

Notes:

(1) See Figure 3-10 for illustration of sign types.

**TABLE 3-5
SIGN STANDARDS FOR NON-RESIDENTIAL ZONING DISTRICTS**

Sign Type (1)	Maximum Sign Area	Maximum Sign Height	Maximum Number of Signs	Location	Additional Requirements
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Signs

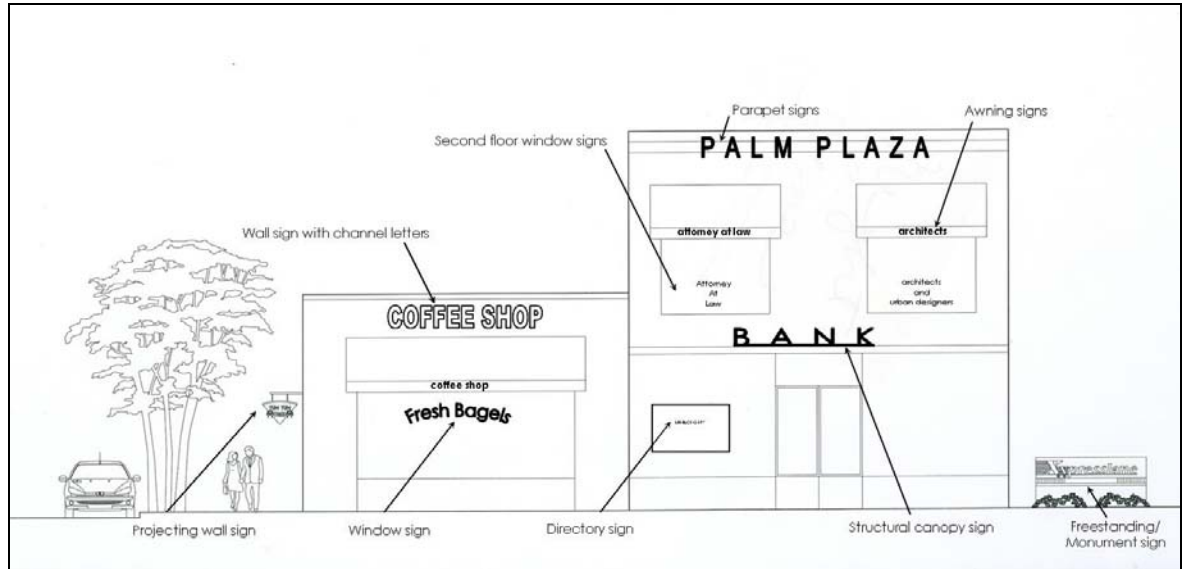
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Public Information Signs	The area of a public information sign shall be subject to the size limits for the physical type of sign it is (e.g., wall sign), provided that the Director may approve a public information sign in addition to other allowable sign area for a business or site, if the sign is determined to be unique in terms of providing an important public service.	The height of a public information sign shall be subject to the height limits for the physical type of sign it is (e.g., wall sign).	Limited by type and size, not by number.	The placement of a public information sign shall be subject to the location limits for the physical type of sign it is (e.g., wall sign).	See Section 17.330.025 for Standards for Specific Types of Signs.
Corporate Flag Signs	4 ft by 6 ft, 24 sf.	Maximum height of a corporate flag sign is determined by the allowable height of its mast or staff support element structure, which is regulated by the height limits prescribed for buildings and structures in each zoning district.	1 per business.	The placement of a corporate flag sign shall be subject to the location limits for the physical type of sign it is (e.g., freestanding sign).	See Section 17.330.025 for Standards for Specific Types of Signs.

Notes:

(1) See Figure 3-10 for illustration of sign types.

Figure 3-10
Types of Signs



17.330.025 – Standards for Specific Types of Signs

A. Canopy Signs.

1. A canopy sign may be attached above or below a structural canopy, subject to the following:
 - a. When above or below the canopy, it shall not exceed 16 inches in height, 12 inches in thickness, nor two-thirds the length of the canopy face parallel to the sign.
 - b. When above the canopy, it shall have no distinct background area.
 - c. When below the canopy, it shall have a minimum 8-foot vertical clearance to finished grade below.
2. For theater marquee signs see Subsection 17.330.025.L.2.

B. Changeable Copy Signs. A changeable copy sign shall only be allowed for the following uses, and shall be subject to the limits for the physical type of sign it is (e.g., wall sign):

1. Vehicle fueling station price signs.
2. Government buildings.
3. Places of worship.

4. Real estate offices.
5. Restaurant menu signs along drive-through lanes or at outdoor walk-up service areas only.
6. Schools.
7. Theater marquee signs.

C. Corporate Flag Signs.

1. When displayed in a group with one or more institutional flags:
 - a. All rules of etiquette prescribed by law or convention for the institutional flag display, including but not limited to the "over and under" and "left and right" relative positions of the flags, shall apply to the corporate flag sign display.
 - b. In no event shall the size or height of the corporate flag sign exceed the size or height of any institutional flag displayed in the group.

D. Decorative Banners and Flags. Decorative banners and flags shall only be allowed if approved by a master sign program under Subsection 17.330.050.C.2.

E. Directional Signs.

1. A directional sign shall contain no brand, trade or business identification or advertising information.
2. Deviations from the directional signs standards contained in Table 3-5 may be approved by the Director where unusual needs, circumstances, or conditions exist relative to restricted visibility, the size of the property, or the number of access points.

F. Electronic Message Signs.

1. An electronic message sign shall be displayed only if the information displayed is predominately public information as determined by the Director.
2. An electronic message sign shall be subject to the limitations for the physical type of sign it is (e.g., wall sign).

G. Freestanding Signs

1. **Landscaping.** A freestanding sign shall be placed within a landscaped area of not less than 20 square feet. The Director can approve a reduction of the size of or eliminating the planter, if necessary, to avoid creating or increasing a parking nonconformity or safety hazard.
2. **Canister.** A single sided or two-sided freestanding sign shall not exceed 24 inches in thickness. The side, bottom and top panel edges of the sign shall be enclosed with opaque materials that match, or are compatible in appearance with, the sign.

3. **Multiple sign canisters.** Multiple sign canisters on a single freestanding sign shall be compatibly configured as approved by the Director.
 4. **Sign mounting.** Freestanding signs shall be mounted on one or more supports or have a solid monument type base. Posts shall not have a diameter greater than 12 inches. Supports shall be well designed, compatible and in scale with the design of the sign. All support elements shall have continuous finished appearance.
 5. **Multiple business sign copy.** The sign copy on a freestanding sign serving a multiple business building or a shopping center:
 - a. May include the names of individual businesses located within the building or center, as well as the building or center name and street address.
 - b. Shall have sign copy character styles, and sign copy and background colors that are compatible with one another.
 - c. Shall contain no more than four vertically stacked rows of individual business signs. Each row can have multiple lines of copy.
 6. **Sign projection.** A freestanding sign may project over a paved public sidewalk up to 4 feet or one-half the width of the sidewalk, whichever is less, provided that:
 - a. The bottom of the projecting portion of the sign has a minimum of 12 feet of vertical clearance over the sidewalk.
 - b. The sign has only finished sign copy faces and finished panel edges projecting over the sidewalk.
 - c. The minimum required area of the landscaped planter beneath or in close proximity to the sign is placed fully behind the property line; unless a public right-of-way landscaping encroachment permit is granted.
 - d. No part of the sign is closer than 18 inches to the street curb face.
- H. Gasoline Station Signs.** In addition to other signs allowed by this Chapter, gasoline stations or businesses that sell motor vehicle fuel to the public shall be allowed the following signs:
1. **Fuel price signs.**
 - a. One double-sided fuel price sign not exceeding 20 square feet per face shall be allowed per site.
 - b. The fuel price sign shall be incorporated into the permanent freestanding sign for the business, if one is provided; however the area of the fuel price sign shall not be counted towards the maximum allowable sign area for the freestanding sign.
 - c. No information other than as required or allowed by local, State or Federal law shall be displayed on a fuel price sign.

**TABLE 3-6A
STANDARDS FOR TEMPORARY SIGNS**

Sign Type	Maximum Sign Area	Maximum Sign Height	Maximum Number of Signs	Time Limit	Additional Requirements
New Business Signs	1 sf for each linear foot of business frontage, up to 100 sf per business frontage.	Below edge of roof.	1 per business frontage.	90 days or until a permanent sign is installed, whichever is less.	A new business sign composed of durable, non-rigid material may be installed over and covering the sign of the prior business it is to replace.
Future Occupancy Signs	25 sf per sign.	Below edge of roof. If freestanding, 6 ft maximum height.	1 per business frontage.	Shall be removed upon first occupancy of the site.	Shall contain only the name(s) of future occupant(s) of the site.
Event Signs	As appropriate for the event that is being held, as determined by the Director.	As appropriate for the event that is being held, as determined by the Director.	As appropriate for the event that is being held, as determined by the Director.	Event signs may be displayed only on the days the event is held, for a reasonable promotional period in advance of the event and for a reasonable take down period after the event, as determined by the Director.	Event signs may include balloons, pennants, and similar festive decorations, provided that: They are displayed no more than 30 ft above grade; They are not made of metallic or mylar material; Safe and proper clearance from any overhead wire or other nearby potentially hazardous obstruction or feature is maintained.
Temporary Banner Signs	3 ft by 6 ft, 18 sf in area.	Below edge of roof.	Maximum of 1 near each public entrance of a business.	Maximum of 30 consecutive days, not more than 4 times per calendar year.	Shall be securely fastened against a wall or structural canopy.
Construction Signs	24 sf.	Below edge of roof. If freestanding, 6 ft maximum height.	1 per street frontage.	Removed within 7 days of issuance by the City of the final Certificate of Occupancy for the building or site.	Shall contain only the names, addresses, and telephone numbers of parties directly involved in the business occupancy, construction, design or financing of the pending or in-progress improvements to the premises.
Holiday Signs	As Determined reasonable by the Director.	As Determined reasonable by the Director.	As Determined reasonable by the Director.	Limited to display between 45 days prior to and 15 days after the holiday to which they pertain.	Display no business, product, or advertising name, symbol or logo information.

**TABLE 3-6B
STANDARDS FOR TEMPORARY REAL ESTATE SIGNS**

Sign Type	Max. Sign Area	Maximum Sign Height	Max. Number of Signs	Location	Time Limit	Additional Requirements
Non - Residential Real Estate Signs	24 sf.	Below edge of roof. If freestanding, 6 ft maximum height.	1 per business frontage.	Must be placed only on private property.	Shall be removed within 7 days following the sale, lease or disposition of the real property.	The sign shall be constructed of durable, rigid materials suitable to their location and purpose. Only interior window signs may be made of non-rigid material. The sign shall be non-illuminated.
Residential Temporary for sale, rent or lease signs	18 inches by 24 inches in size.	Below edge of roof. If freestanding, no more than 4 ft in height. If a wall or hedge is located on a front property line, the sign may be placed on the wall or hedge and have a maximum height of no more than 3 ft above the wall or hedge.	1 per lot.	Within the front yard setback, not less than 5 ft from any street facing lot line or less than 10 ft from an interior lot line; or attached to the front of the building.	Shall be removed within 7 days following the sale, lease or disposition of the real property.	The sign shall be non-illuminated. The sign may have two sign faces. No flag, arrow, pennant, streamer, banner, or any other similar object shall be attached to the real estate sign or placed anywhere on the lot, provided that two information signs, not exceeding 5 inches by 16 inches each, may be attached to the bottom of the real estate sign.
Residential On site open house signs	4 sf per face.	Below edge of roof. If freestanding, no more than 4 ft in height. If a wall or hedge is located on a front property line, the sign may be placed on the wall or hedge and have a maximum height of no more than 3 ft above the wall or hedge.	1 per lot	Within the front yard setback or attached to the front of the building.	The open house sign and flag shall be displayed only during the period of time the open house is actually in progress.	One flag allowed to be attached to the sign.
Residential Public parkway open house signs	4 sf per face.	4 ft above parkway grade.	2 signs per corner, 4 signs maximum per intersection	No sign shall obstruct the safe and convenient use by the public of adjoining sidewalk, curbside parking, or roadway areas. No sign shall be attached to any tree, pole, bench, or any other parkway feature.	Displayed only on Sundays from 9:00 am to 6:00 p.m.	The sign may have 2 sign faces. The message content shall only relate to an activity actually in progress during the allowable display period. Constructed of solid masonite, metal or similar rigid material that is no more than one-fourth inch thick, and is securely fastened to a metal or wooden stake or other freestanding support. Flags, pennants, and other wind-activated devices are prohibited.

L. Theater Signs.

1. **Above-roof identification signs.** Vertical identification signs that consist of individual characters displayed on sculpted, visually prominent architectural features that rise vertically from and above theater buildings shall be encouraged by the City through the master sign program process in Subsection 17.330.050.C.2.
2. **Marquee signs.**
 - a. Identification signs that consist of script characters displayed on the top of a marquee (structural canopy) shall be encouraged by the City.
 - b. Changeable copy signs that display current or coming programs on the entire vertical surface of a theater marquee shall be allowed.
3. **Product display cabinets.** When encased within glass-faced cabinets built into first floor street-facing exterior building walls, current or coming program information shall not be considered signs regulated by this Chapter.

M. Wall Signs**1. General**

- a. A wall sign shall not exceed 12 inches in thickness when displayed as a single face sign parallel with the wall, or as a double face sign perpendicular to the wall.
- b. A wall sign shall not project over a common private property line without the written consent of the adjoining property owner.
2. **Temporary wall signs.** The aggregate of all temporary signs allowed under Table 3-6 a and b that are simultaneously displayed as wall signs shall not exceed 50 percent of the maximum permanent wall sign area allowed on the wall on which the temporary signs are displayed.
3. **Multiple business wall signs.** In addition to the location regulations in Table 3-5, the following regulations apply to wall signs on a building with two or more businesses:
 - a. **Placement.** A wall sign shall be placed on the portions of exterior building walls that correspond with the interior location of the business to which the sign pertains, provided that where this provision would not result in a reasonably visible sign from the adjacent public right-of-way, the Director shall approve alternate placement of the sign.
 - b. **Horizontal separation.** Wall signs on the same wall segment for horizontally adjacent (side-by-side) businesses shall have a minimum 4-foot horizontal separation.
 - c. **Vertical separation.** Wall signs on the same wall segment for vertically adjacent businesses (a business located above another business) within the same building shall have a minimum two foot vertical separation.

- d. **Separation exceptions.** The Director may approve deviations from the above separation requirements in cases where unusual building design or configuration conditions would not result in a reasonably visible sign opportunity.

4. Projecting wall signs: The following standards apply to projecting wall signs:

- a. The maximum distance between the wall and the outer edge of the sign shall be 4 feet, or if a paved public sidewalk is below, 50 percent of the width of the sidewalk, whichever is less.
- b. The maximum height of the sign shall be 20 feet above grade.
- c. The minimum vertical clearance from the bottom of the sign to finished grade below shall be 8 feet.
- d. Projecting wall signs shall be included in the maximum sign face area allowed in Table 3-5.

5. False mansard signs.

- a. A wall sign may be displayed on a false mansard only if the vertical distance between the bottom of the false mansard and the top of the window line below is less than 18 inches.
- b. Any gap between the sides or bottom of the sign and the mansard shall be architecturally enclosed so that the sign appears to be an integral part of the false mansard structure.

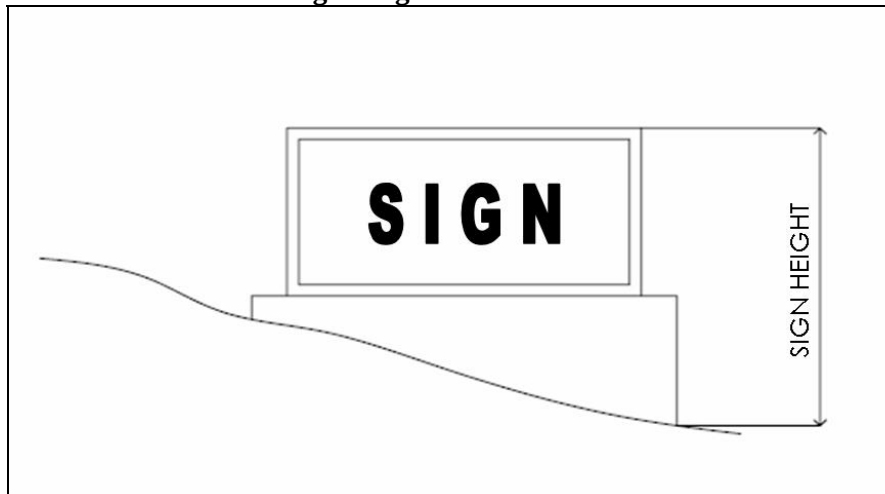
N. Window Signs.

- 1. In determining window area, perimeter window frames, mullions and building façade divisions shall be used to measure the outside window dimensions, rather than interior, ornamental, nondescript frames and dividers.
- 2. When a sign of 2 square feet or more in area and with characters more than 2 inches high is placed inside of a building within 30 inches of and facing a transparent window, the sign shall be considered a window sign.
- 3. Glass doors shall be considered as windows and a glass door sign shall be considered a window sign.
- 4. No sign on the outside of a window shall extend onto or over the perimeter window frames, mullions or building facade divisions of the window on which it is displayed.

17.330.030 – General Requirements for All Signs

- A. Sign Area Measurement.** The measurement of sign area for the purpose of determining compliance with this Chapter is as follows:
1. For a three-dimensional canister sign, the two-dimensional area within the outer edges of the sign canister.
 2. For a sign with two-dimensional (e.g., painted) or three-dimensional (e.g., raised) characters and with a background that is indistinguishable in appearance from the entire two-dimensional surface of the building or structure on which the sign is displayed, the aggregate surface area of all of the sign characters.
 3. For a sign with two-dimensional or three-dimensional characters and with a background that is distinguishable in appearance from the two-dimensional surface of the building or structure on which the sign is displayed, the area within the edges of the distinguishable background area, plus the aggregate surface area of any sign characters that fall outside of the distinguishable background area.
 4. For two or more signs on the same two-dimensional surface, or on the same wall segment, the aggregate area of each sign.
 5. For cylindrical, spherical, and similar curved-surface signs, the area equal to one-half the total surface area.
 6. Supporting framework or bracing that is clearly incidental to the display itself shall not be computed as sign area.
- B. Sign Height Measurement.** Sign height shall be measured as the vertical distance from the lowest point of the base of the sign structure to the highest point of the sign. The lowest point of the sign structure shall not include fill, planters, or other material artificially placed to allow increased sign height. See Figure 3-11, below:

**Figure 3-11
Sign Height Measurement**



C. Sign Location Requirements. All signs identifying an occupant, business, or use shall be located on the same site as the occupant, business, or use.

D. Aesthetic Design Standards.

1. Compatibility.

- a.** All signs shall be architecturally compatible with, and integrally related to, the design features of the buildings, structures and premises on which they are displayed.
- b.** In assessing compatibility, the style, color, material, lighting and other components and features of signs, including their support elements, decorative embellishments and the buildings, structures and premises on which the signs are displayed, shall be taken into account.

2. Support elements. The support elements for all signs shall appear to be free of any angle iron, bracing, guy wires or similar features.

3. Preferred sign features. Signs with the following design features are preferred by the City:

- a.** Non-illuminated backgrounds for any interior illuminated canister sign, or indistinguishable backgrounds for wall and canopy signs that are not interior illuminated.
- b.** Channel letters, neon script and similar three dimensional interior illuminated sign characters with a background that is not distinguishable from the building.
- c.** Signs with backlit characters.

E. Sign Illumination.

- 1.** External light sources shall be directed and shielded to limit direct illumination of any object other than the sign.
- 2.** Sign lighting shall not be of an intensity or brightness that will create a nuisance for residential properties in a direct line of sight to the sign.
- 3.** Signs shall not use colored lights or other design elements that may be confused with or mistaken for traffic-control devices.
- 4.** All bulbs and incandescent lamps that exceed 15 watts shall not be used on the exterior surface of signs so that the face of the bulb or lamp is visible from a public right of way or adjacent property.
- 5.** Light sources shall utilize energy-efficient fixtures to the greatest extent possible.
- 6.** All lighting aimed at the exterior surface of a sign to illuminate it shall be provided with opaque deflection or shielding devices as determined necessary by the Director to prevent

the lighting source from glaring or shining onto adjacent properties and public rights-of-way.

7. String lights with light bulbs exceeding one watt shall be prohibited exterior to a building, except in connection with allowable holiday signs and displays, or as may be allowed in connection with special or temporary events.
8. Beacon and strobe lights shall be prohibited, excluding aircraft warning lights required by the Federal Aviation Agency.
9. Exterior klieg lights (search lights) shall be allowed by permit issued by the Police Department pursuant to this Code for grand openings, special events and other promotions.

F. Installation.

1. In conjunction with replacement or modification of an existing sign, any newly exposed portions of a building or structure on which the sign is displayed shall be repaired and repainted as necessary to restore a uniform appearance to the building surface or structure prior to final inspection approval of the replacement or modified sign.

Compliance with this requirement shall include the removal of any excess conduit and supports, and the patching or filling of any exposed holes.

2. The electrical conduit from a sign to its power source shall be concealed or otherwise obscured from view in a manner approved by the Director.

G. Maintenance Standards. The following maintenance standards shall be continually met for all signs within the City:

1. Maintenance of a sign shall include periodic cleaning, replacement of flickering, burned out or broken light bulbs, mending or replacement of any faded, peeled, cracked or otherwise damaged or broken parts thereof, and other activities as necessary to comply with the purpose and intent of this Chapter.
2. Maintenance shall include repainting of a painted sign that has faded or that is on a building or structure that is repainted, provided that the repainted sign is identical to the former sign in message content, size and location on the building or structure.
3. Special and routine maintenance shall be caused to be practiced as necessary by the owner or occupant of premises at the owner's or occupant's expense, regardless of the cause of the state of disrepair of the sign, or of the occupancy-vacancy status of the premises.

17.330.035 – Prohibited and Restricted Signs

A. Prohibited Signs. The following signs shall be specifically prohibited:

1. **Emitting signs.** As used herein, signs that emit smoke, steam, laser or hologram lights, or other similar features.

2. **Hazardous signs.** As used herein, signs that constitute a public nuisance or a potential threat to the health, safety or well being of the general public due to their height, illumination intensity, location, movement, placement, size or other design features or characteristics.
3. **Signs covering architectural features.** Signs that cover any portion of a visually prominent three-dimensional relief detail that adorns, embellishes or ornaments an architectural feature of a building or structure (e.g., a fresco, medallion, lantern, decorative tile work, sculpted cornice, routed or recessed numerals or letters, etc.)
4. **Home occupation signs.** Signs advertising home occupations.

B. Restricted Signs. The following signs are prohibited except where allowed under certain circumstances as outlined in this Section or through the approval of a master sign program.

1. **Active signs.** Including animated signs, beacon light signs, blinking signs, flashing signs (except for theater signs as provided in Section 17.330.025), strobe light signs, and variable message signs (except for changeable copy signs and electronic message signs as provided in Section 17.330.025); or active signs as may be approved under a master sign program..
2. **Balloon signs.** Except as provided in Sections 17.330.025 for special events and temporary events.
3. **Changeable copy signs.** Except as provided in Section 17.330.025 for certain specific uses or as may be approved under a master sign program.
4. **Freeway-oriented signs.** As may be approved under a master sign program.
5. **Moving signs.** As may be approved under a master sign program.
6. **Off-site signs.** Except as provided in Section 17.330.040 for certain public right-of-way signs.
7. **Portable freestanding signs.** Including A-frame and sandwich-type signs, except as may be approved under Sections 17.330.025 for special events or temporary events.
8. **Roof signs.** Except for certain theater signs as may be approved under a master sign program, or historical signs if approved under Chapter 38 of the Municipal Code.
9. **Improperly attached signs.** Signs that are attached to or suspended between trees, light poles, utility poles, or similar devices not originally designed, intended or approved for the purpose of supporting signs, except as may be approved under Section 17.330.025 for special events or temporary events.
10. **Signs on historical buildings.** Signs that are added to or modified on historically designated buildings or structures, except as may be approved under Chapter 15.05 (Historic Preservation Program) of the Municipal Code.
11. **Vehicle signs.** A vehicle sign is any temporary sign that is attached to or placed on or against any stationary motor vehicle or trailer, and that identifies, advertises or promotes a business, but excluding signs that are permanently or magnetically attached to motor

vehicles or rolling stock that are regularly used to conduct normal business activities, such as deliveries, service calls, field work or related duties.

- 12. Wind-activated signs.** Except institutional flags, corporate flag, decorative banner and flag signs, special event signs or temporary event signs as provided in Section 17.330.025.

17.330.040 – Signs in the Public Right-of-Way

The authorizations, prohibitions and restrictions of this Section shall apply to all publicly and privately owned or controlled signs in the public right-of-way, except as provided in Subsection 17.330.025.K.

- A.** Privately owned or controlled temporary or permanent signs shall be prohibited on or over the public right-of-way, except as otherwise authorized pursuant to this Title or other duly enacted legislation of the City. This Section also shall not apply to signs in any portion of the public right-of-way that is temporarily or permanently in use for private commercial or non-commercial purposes, other than transportation purposes, pursuant to a lease, license, permit or other entitlement issued by the City.
- B.** Temporary or permanent signs placed by the City, Redevelopment Agency or other authorized government agency (as specified in Subsection 8, below), or their respective agent, for public purposes shall be allowed in the public right-of-way. This Section shall not be interpreted to impose an obligation on the City or Redevelopment Agency to place any signs in the public right-of-way, except as required by law. Allowable signs may include signs relating to any of the following:
 - 1.** Regulation of traffic and traffic safety, including pedestrian and bicycle traffic, and parking.
 - 2.** Identification or directions to streets; public buildings and facilities; public or private medical, lodging, transportation, educational, sanitation, or other facilities or services; public or private places or events of public interest; scenic or historical resources, or other destinations or points of interest.
 - 3.** Access to public services or facilities.
 - 4.** Safety and emergencies, including identification and warning signs concerning potential hazards or hazardous conditions, utility installations, flood hazards or flood control facilities, emergency conditions or services and crime and accident scene control.
 - 5.** Flags or emblems of the United States, California or of another government, governmental agency or public institution.
 - 6.** Statements concerning any policy of the City and/or Redevelopment Agency.
 - 7.** Promotion of civic events and activities.
 - a.** Signs allowed by this Subsection shall be limited to signs, banners, pennants or other displays placed by the City and/or Redevelopment Agency relating to any civic event or activity organized or sponsored by the City or Redevelopment Agency.

- b. For the purposes of this subsection, the following definitions shall apply:
 - i. “Civic event or activity” means any event or activity organized or sponsored by the City or Redevelopment Agency including, but not limited to, (a) any public program or educational activity; and (b) the commemoration or celebration of any historical date, event or person, holiday or persons or events of local, state or national significance.
 - ii. “Sponsored,” for purposes of this Section means that the City and/or Redevelopment Agency is (a) participating in an official capacity in the planning, preparation or promotion of the event or activity; and (b) contributing 25% of the total estimated costs of the civic event or activity, or at least \$1,000, whichever is less. This contribution may take the form of funds, labor, staff time, materials, a waiver of fees, or any combination of the foregoing.
- 7. Any other signs posted by a public agency exercising its legal authority of performing governmental functions within the City’s public right-of-way.

17.330.045 – Non-Conforming Signs

A. Abatement of Nonconforming Signs.

- 1. Except as provided in Subsection 2, below and notwithstanding any other nonconforming provisions of this Title, any legal nonconforming sign that would otherwise be allowed to remain under this Chapter shall be removed or modified to conform to the requirements of this Chapter as follows:
 - a. **Abandonment.** A nonconforming sign that is no longer in active use because the business has ceased operating at the premises where the sign is located shall be removed within 90 days of cessation of the business.
 - b. **Agreement.** A nonconforming sign that is subject to an agreement between the City and the sign owner may remain in accordance with the provisions of that agreement.
 - c. **Change of copy, sign face area, and/or structure.**
 - i. The sign copy or sign face area on existing nonconforming signs for new or existing businesses may be changed as long as there is no alteration to the physical structure or support elements of the sign. Any such change shall not require other nonconforming signs on site to be brought into compliance.
 - ii. The physical structure or support elements of any one existing nonconforming sign for an existing business may be changed as long as the total combined maximum amount of allowable sign face area is not exceeded. Any such change shall not require that other nonconforming signs on the site be brought into compliance.
 - d. **Damage.** A nonconforming sign that sustains less than 50 percent damage to its structure shall be repaired or replaced as soon as possible, but not more than 180 days

after the date of the damage. If damaged more than 50 percent, it shall be removed or modified to meet this Title within 180 days of the date of the damage.

- e. **Intensification.** All nonconforming signs for a business premises shall be made to conform to this Chapter:
 - i. When a new business intensifies the use of a property which will require a Site Plan and Design Review or a similar discretionary review as set forth in this Title.
 - ii. When a remodel or expansion of an existing business results in doubling the gross square footage of an existing building, or exceeds 10,000 square feet, whichever is less.
 - f. **Facade remodel.** Remodel of a front building facade shall require that all nonconforming signs located on the front facade or affected by the facade remodel be brought into compliance.
 - g. **New freestanding sign.** Addition of a new freestanding sign shall require that all nonconforming signs on the site be brought into compliance. However, the addition of other new conforming signs on the site shall not require that other nonconforming signs be brought into compliance.
 - h. **Relocation.** A nonconforming sign proposed to be relocated shall be made conforming at the time of relocation, except where the relocation occurs as a result of a City or Redevelopment Agency public improvement project.
 - i. **Traffic hazard/unsafe condition.** Any nonconforming sign that constitutes a traffic hazard or creates any other unsafe condition shall be subject to immediate removal or modification as necessary to eliminate the hazardous or unsafe condition.
- 2. **City or Redevelopment Agency revitalization programs.** A business participating in a City or Redevelopment Agency sponsored revitalization program shall not be required to make all nonconforming signs on the premises conform at the time of revitalization, unless the revitalization program specifically requires such compliance.
 - 3. **Sign removal.** Any nonconforming sign may be removed as a singular improvement without requiring other nonconforming signs to be simultaneously removed.

17.330.050 – Sign Permit Requirements

No sign shall be installed, constructed or altered unless it is first approved in compliance with this Section.

A. Review Process. The Director shall review and may approve a sign if the proposed sign is in substantial conformance with the requirements of this Chapter, any approved multi-business sign program or master sign program. In addition, the installation of any sign may require a building permit, as determined by the Building Official.

B. Hardship Exemptions.

1. Where the owner/user of a proposed or existing sign believes that compliance with the provisions of this Chapter, coupled with unusual geographic or building design and configuration conditions pertaining to the site, or contractual conditions limiting the use thereof, would create an undue economic hardship on the use of property, (s)he may apply to the Director for a hardship exemption.

The Director's decision in such cases shall be based on one or more of the following criteria:

- a. The site is unusual in size, shape or topography.
 - b. Improvements on the site or on adjoining public or private properties cause a visual obstruction.
 - c. The site is improved with a multiple business development and is encumbered by an existing contractual obligation that precludes the modification of one or more other existing signs for other businesses at the same time as the installation of a new sign or a modification to an existing sign on the same sign structure is proposed for a business on the premises.
2. Approval of a hardship exemption may be subject to conditions, such as specific limitations on the time that a new or modified sign may be displayed.
 3. The applicant has the burden of proof to show to the City's satisfaction that a hardship exists.

C. Comprehensive Sign Programs.

1. Multiple business sign programs.

- a. The purpose of a multiple business sign program is to achieve design compatibility amongst all signs displayed on a single ownership parcel that is occupied by two or more separate businesses.
- b. The submittal of a multiple business sign program shall be required for each multi-tenant development that is occupied by two or more separate businesses at the time the first new permanent sign or first modification to an existing permanent sign on the premises is proposed, except that a multiple business sign program is not required for a project with an approved master sign program.
- c. A multiple business sign program, or the equivalent, approved prior to the effective date of this Title or any amendment to this Title, shall be revised, if necessary, to conform to this Chapter at the time the first new permanent sign or modification to an existing permanent sign is proposed on the premises.

- d. A multiple business sign program shall be submitted by or with the consent of the property owner or master lessor.
- e. A multiple business sign program shall consist of plans and text describing the details of all signs, existing-to-remain, modified, and new signs, that are and that may be displayed on the premises.
- f. The Director shall prepare and furnish to potential multiple business sign program applicants a list of the items and criteria to be addressed in a multiple business sign program.
- g. Only the types of signs allowed by the regulations of this Chapter shall be approved under a multiple business sign program.
- h. The Director shall approve, conditionally approve, or disapprove any application for a multiple business sign program.

2. Master sign programs.

- a. The primary purpose of a master sign program is to provide a mechanism by which the sign regulations established in this Chapter can be modified to insure that signs for a uniquely planned or designed development or area are most appropriate for that particular development or area.
- b. A master sign program may be:
 - i. Required by the Director for any development that requires a Site Plan Review in compliance with Chapter 17.540, or a similar discretionary review; or
 - ii. Requested by the owner or master lessor of a development; or
 - iii. Initiated by the City or the Culver City Redevelopment Agency for a particular area in furtherance of a specific plan, revitalization program, overlay zone, or other area wide planning tool.
- c. A master sign program may include provisions that are, at the same time, both more restrictive in some respects and less restrictive in other respects than the regulations established in this Chapter. Less restrictive provisions in a master sign program may also include signs that are otherwise prohibited or restricted by this Chapter.
- d. The City desires to encourage creative sign proposals where the standard provisions of this Chapter do not well suit a particular need, situation or circumstance. In exchange, certain signs that otherwise would be allowed by this Chapter might not be allowed.
- e. Each master sign program applicant shall show to the Director's satisfaction why the modifications requested are warranted and how the total sign proposal for the development meets, on balance, the general purpose and intent of this Chapter.

