

# CULVER CITY ZONING CODE UPDATE

## ZONING FRAMEWORK

Table 1A: Proposed Zones

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

# CULVER CITY ZONING UPDATE

## ZONING FRAMEWORK

Table 1B: Draft Overlay Zones

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

**CULVER CITY ZONING CODE UPDATE**

**ZONING FRAMEWORK**

**Table 1C: Draft Zoning Code Framework**

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

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<b>MIXED USE</b>										
<b>Mixed Use Neighborhood (MU-N)</b>	<b>Mixed Use Corridor 1</b>	35 du/acre	N/A	2	56 ft	<b>Primary:</b> Townhomes, multifamily residential, live/work, small-scale neighborhood-serving commercial <b>Secondary Uses:</b> Public/institutional, community assembly, schools, small office/medical offices	Townhomes, triplexes/quadplexes, low-rise multifamily residential/courtyard housing, vertical and horizontal mixed use, stand-alone commercial/office	<b>Commercial Neighborhood (CN)</b>	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	43 feet
<b>Mixed Use Corridor 1 (MU-1)</b>	<b>Mixed Use Corridor 1</b>	35 du/acre	N/A	2	56 ft	<b>Primary:</b> Townhomes, multifamily residential, live/work, neighborhood commercial and general commercial uses <b>Secondary Uses:</b> Public/institutional, community assembly, schools, small office/medical offices	Townhomes/rowhouses, triplexes/quadplexes, low-rise multifamily residential/courtyard housing, vertical and horizontal mixed use, stand-alone commercial/office	<b>Commercial Neighborhood (CN)</b>	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	43 feet
								<b>Commercial General (CG)</b>		56 feet
<b>Mixed Use Corridor 2 (MU-2)</b>	<b>Mixed Use Corridor 2</b>	50 du/acre	N/A	3	56 ft	<b>Primary:</b> Multifamily residential, live/work, neighborhood-serving and general commercial uses <b>Secondary Uses:</b> Public/institutional, community assembly, schools, small office/medical offices	Low-rise and mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office	<b>Commercial Neighborhood (CN)</b>	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	43 feet
								<b>Commercial General (CG)</b>		56 feet
								<b>Industrial Light (IL)</b>		N/A
<b>Mixed Use Medium (MU-MD)</b>	<b>Mixed Use Medium</b>	65 du/acre	N/A	3	56 ft	<b>Primary:</b> Multifamily residential, live/work, neighborhood-serving, regional commercial uses and some general commercial uses, office/business parks <b>Secondary Uses:</b> Public/institutional, open space, community assembly, schools	Mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office	<b>Commercial Neighborhood (CN)</b>	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	43 feet
								<b>Commercial General (CG)</b>		56 feet
								<b>Commercial Downtown (CD)</b>		Ranges between 30 ft and 56 ft, depending on location.
								<b>Commercial Community (CC)</b>		
								<b>Commercial Regional Business Park (CRB)</b>		N/A

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<b>Mixed Use Downtown (MU-DT)</b>	<b>Mixed Use Medium</b>	65 du/acre	N/A	3	56 feet	<b>Primary:</b> Multifamily residential, neighborhood-serving commercial	Low-rise and mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office	<b>Commercial Downtown (CD)</b>	Residential allowed as part of a MU building (upper floors): 35 dwelling units per acre (1 unit per 1,245 square feet of lot area). Additional density allowed as part of community benefits program.	Ranges between 30 ft and 56 ft, depending on location.
<b>Mixed Use High (MU-HD)</b>	<b>Mixed Use High</b>	100 du/acre	N/A	4	56 ft	<b>Primary:</b> Multifamily residential, live/work, neighborhood, regional and some general commercial uses, office	Mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office	<b>Commercial Regional Business Park (CRB)</b>	N/A	56 feet
								<b>Commercial Regional Retail (CRR)</b>	N/A	56 feet
<b>Mixed Use Industrial (MU-I)</b>	<b>Mixed Use Industrial</b>	65 du/acre	N/A	3	56 ft	<b>Primary:</b> Multifamily residential, live/work, general/medium-scale commercial uses, office, light industrial <b>Secondary Uses:</b> Open space, public/institutional, community assembly, schools	Low-rise and mid-rise multifamily residential, vertical and horizontal mixed use, stand-alone commercial/office and industrial	<b>Industrial General (IG)</b>	N/A	43 feet
<b>SPECIAL/OTHER</b>										
<b>Studio (S)</b>	<b>Studio</b>	N/A	N/A	Varies, maximum established by project	56 ft	<b>Primary:</b> Studio facilities, offices, sets	N/A	<b>Studio</b>	N/A Shall be established by the Comprehensive Plan	56 feet
<b>Institutional (I)</b>	<b>Institutional</b>	N/A	N/A	4	56 ft	<b>Primary:</b> Government offices, community facilities, hospitals, schools	N/A	<b>N/A (Not in existing ZC)</b>		
<b>Open Space (OS)</b>	<b>Open Space</b>	N/A	N/A	0.5	56 ft	<b>Primary:</b> Parks, open space and recreation opportunities	N/A	<b>Open Space</b>	N/A	None
<b>Cemetery (E)</b>	<b>Cemetery</b>	N/A	N/A	0.5	N/A	<b>Primary:</b> Cemeteries	N/A	<b>Cemetery</b>	N/A	None
<b>Transportation (T)</b>	<b>Transportation</b>	N/A	N/A	0.5	N/A	<b>Primary:</b> Rights-of-way and transportation easements, pipelines, telecommunications	N/A	<b>Transportation</b>	N/A	None
<b>Planned Development (PD)</b>	<b>Various</b>	Varies, maximum established by project	N/A	Varies, maximum established by project	N/A	N/A	N/A	<b>Planned Development</b>	N/A Shall be established by the Comprehensive Plan	N/A