

## Chapter 17.260 - OVERLAY ZONES

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### Sections:

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### 17.260.005 - Purpose

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

### 17.260.010 - Applicability of Overlay Zones

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

### 17.260.015 - Residential Zero Setback Overlay (-RZ)

#### A. Uses Permitted.

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

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

**B. Lot Dimensions.**

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

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

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

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

section. The Director or Commission may waive non-streetfacing setback requirements for common interior lot lines within the parcel provided all the following conditions are met:

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

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

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

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

**G. Accessory Structures.** Notwithstanding Section 17.400.100 (Residential Uses - Accessory Residential Structures), accessory structures shall be subject to the following requirements:

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

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

#### **H. Special Conditions.**

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

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

##### **1. Lot dimensions.**

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

##### **2. Yard building setbacks.**

- a. Garages shall be located to provide a paved driveway of not less than 20 feet in length as measured from the inside edge of the public sidewalk to the garage door.
- b. Subsection 17.280.015.D.4 (Yard Building Setbacks) requiring an average 15 foot side or rear yard shall not apply.

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

**17.260.020 - Commercial Zero Setback Overlay (-CZ)**

- A. Purpose.** The Commercial Zero Setback Overlay (-CZ) is intended to preserve and reinforce a traditional city streetscape and create a more pedestrian oriented environment.
- B. Eligible Sites.** The Commercial Zero Setback Overlay (-CZ) overlay shall include the commercially zoned, commercially developed Planned District Zone, properties, and commercial land use areas as designated in the City's General Plan Land Use Element Map with a property boundary adjacent to any portion of the following streets:
1. Washington Boulevard, except any portion which is included within the boundaries of the East Washington Overlay (-EW) or Commercial Downtown (CD) Zone.
  2. Culver Boulevard, except that portion which is included in the Commercial Downtown (CD) Zone.
  3. Sepulveda Boulevard.
  4. Overland Avenue.
  5. Jefferson Boulevard.
  6. Slauson Avenue between Jefferson Boulevard and Hannum Avenue.
  7. Hoke Avenue.
  8. Willat Avenue.
  9. West side of Robertson Boulevard.
- C. Permit Requirements.** The land use permit requirements of this Article applicable to the primary zoning district shall apply to all proposed development and new land uses within the Commercial Zero Setback Overlay (-CZ).
- D. Development and Land Use Standards.** The development and land use standards of this Article applicable to the primary zoning district shall apply to all proposed development and new land uses within the Commercial Zero Setback Overlay (-CZ), except as otherwise provided in Subsection 17.260.020.E. (Minimum Setback Requirements for Specific Areas), below.
- E. Minimum Setback Requirements for Specific Areas.** The first story of proposed buildings or additions to existing buildings that exceed 750 square feet or 10% of the original building shall have a zero setback from the street facing property line of any street listed in Subsection 17.260.020.B. (Eligible Sites), above.
1. The Director may approve setback modifications on a case-by-case basis: in order to accommodate urban amenities including plazas, hardscape or landscape, public art, fountains,

benches, outdoor dining, or other pedestrian amenities; or in instances when such requirements are impractical or infeasible given unique circumstances.

2. Stories above the first may have a zero setback from that street-facing property line, subject to approval of the Director; provided, appropriate design elements are incorporated into the elevations which are consistent with and complementary to the first story elements and which serve to provide a total design which relates to the street and the pedestrian experience. Stories above the first which are not approved by the Director for a zero setback shall be subject to a recessed setback requirement as determined, appropriate by the Director, but in no case less than 5 feet.
3. The Director may require a zero setback for all portion of a building edge along any portion of a street which intersects with any segment of a street listed in Subsection 17.260.020.B. (Eligible Sites), above, in order to provide continuity of design if such design is necessary to further the pedestrian oriented objectives of the Commercial Zero Setback Overlay (-CZ).

**17.260.025 - Redevelopment Project Area Overlay (-RP)**

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

The land use and development requirements of the underlying zone shall apply, unless a Comprehensive Plan is approved according to the procedures established in Chapter 17.240 (Planned Development Zoning Districts), except the minimum acreage requirement or any other requirements which the Council determines are unnecessary for a specific proposed project or activity.

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

**17.260.030 - Civic Center Overlay (-CV)**

- A. **Purpose.** The purpose of the Supplemental Civic Center Overlay is to provide a scheme for the harmonious relationship between the proposed and existing Civic Center buildings of the City and any new buildings to be constructed within the area covered by the Civic Center Overlay (-CV).
- B. **Uses Permitted.** The uses permitted within the Civic Center Overlay (-CV) shall not be construed to reduce or limit the uses permitted in any zone underlying it.

- C. **Preliminary Plan Review.** It shall be required, within the area designated on the zoning map as the Civic Center Overlay (-CV), that preliminary plans and elevations of all proposed buildings and structures shall be submitted to the Director for approval prior to the issuance of a building permit.
- D. **Review Standards.** The Director shall be governed by the following standards in granting approval of plans submitted pursuant to the regulations of this section. The Director shall reasonably determine that the general exterior appearance, design, color, texture of surface materials, height and exterior construction of all proposed buildings and structures within the Civic Center Overlay (-CV) will generally conform in a harmonious manner to the existing and proposed Civic Center buildings.
- E. **Appeal.** The Director shall either approve or disapprove of the preliminary plans when submitted and notify the applicant, in writing, of the decision. In the event an applicant desires to appeal the decision of the Director, it may be done so in a manner provided for appeals in Chapter 17.640 (Appeals).

#### 17.260.035 - East Washington Boulevard Overlay (-EW)

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

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

- D. **Relationship to Development Agreements.** Where an Owner-Participation Agreement, Disposition and Development Agreement or Development Agreement applies to a land parcel and the provisions of such agreement differ from the East Washington Overlay (-EW) regulations, the provisions of the agreement shall prevail.
- E. **Development and Land Use Standards.** The development and land use standards of this Article applicable to the primary zoning district shall apply to all proposed development and new land uses within the East Washington Overlay (-EW), except as follows.

1. **Setback requirements.** For R2, RMD, and CG parcels within the East Washington Overlay (-EW), the setback requirements of the CG Zone located in Table 2-6 (Commercial District Development Standards) shall apply. For IG parcels within the East Washington Overlay (-EW), the setback requirements of the IG Zone located in Table 2-9 (Industrial District Development Standards) shall apply. For front setback requirements in R2, RMD, CG, and IG parcels, see Subsection 17.280.045.E.2 (Front Setback Requirements), below.
2. **Front setback requirements.** Proposed buildings shall be located adjacent to the common Washington Boulevard/private property line, except that the Director may approve the following setback modifications on a Washington Boulevard parcel frontage, in order to accommodate urban amenities including plazas, hardscape or landscape, public art, fountains, benches, outdoor dining, or other pedestrian amenities.
  - a. A maximum setback of up to one-third the average parcel depth, or 50 feet, whichever is less, for a maximum of 50 feet or 40 % of the building width, whichever is less; and
  - b. A maximum setback of 15 feet for the remaining portions of the building wall facing Washington Boulevard.

Front or street-side setback requirements shall not be applicable to parcel frontages on the side streets intersecting Washington Boulevard.

3. **Height limit.** 43 feet and 3 stories shall be the maximum height for structures located on sites within the R2, RMD, and CG districts, which are located adjacent to or across an alley from a residentially-zoned site.
4. **Building design - Washington Boulevard frontage.** A minimum of 50 % of the width of a Washington Boulevard-facing building wall above the first story or above 16 feet in height, whichever is less, shall include recessed or extended windows, balconies, offset planes, or other prominent architectural details that provide three-dimensional relief, as approved by the Director.
5. **Parking and loading.** Parking requirements for the East Washington Overlay (-EW) are included in Chapter 17.320 (Off-Street Parking and Loading).

#### F. Performance Standards.

1. All business activities shall be conducted wholly within a completely enclosed building, with the exception of outdoor dining, plant nurseries, telecommunications facilities, required parking and loading facilities, outdoor retail sales and activities, or similar outdoor uses as determined by the Director.
2. A minimum 6 foot high wall that provides a solid screening effect, and that is aesthetically compatible with surrounding structures as approved by the City, shall be constructed along the common property line between the non-residential use and immediately adjacent residentially zoned property.

3. Buildings and any machinery and equipment shall be constructed, installed, and maintained, and land uses shall be conducted, so as to not be dangerous or offensive to persons residing or conducting business adjacent to or near the site due to dust, gas, noise, odor, smoke, vibration, or other dangers or nuisances to public welfare.

<b>TABLE 2-11 Allowed Uses and Permit Requirements for the East Washington Boulevard Overlay (-EW)</b>	P	Permitted Use
	CUP	Conditional Use Permit required
	AUP	Administrative Use Permit Required
	-	Use not allowed
<b>LAND USE (1)</b>	<b>Permit Requirement</b>	<b>See Specific Use Regulations:</b>

**INDUSTRY, MANUFACTURING, & PROCESSING**

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

**RECREATION, EDUCATION, & PUBLIC ASSEMBLY**

Clubs, lodges, and private meeting halls	AUP	
Health/fitness facilities	P	
Indoor amusement/entertainment facilities	AUP	
Religious places of worship	P	
Private Schools (5)	CUP	
Public Schools	P	
Studios – Art, dance, music, photography, etc.	P	
Theaters	P	

**RESIDENTIAL**

Live/work units	CUP	17.400.060
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**RETAIL TRADE**

Auto and vehicle sales/rental (6)(7)	P	
Auto parts sales, retail	P	
Convenience stores (8)	P	
General retail stores (8)	P	
Internet café	P	

**Notes:**

- (1) See Article 7 for definitions of the land uses listed.
- (2) Includes packaging, processing, and wholesaling.
- (3) Includes assembly, restoration, and wholesaling.
- (4) Use only allowed on a site located a minimum of 300 ft from any residential zone.
- (5) AUP required for schools up to 1,500 sq.ft. in area.
- (6) All business activities with no outdoor display, storage or repair areas permitted shall be conducted wholly within completely enclosed buildings.
- (7) Used vehicles sales and service shall only be allowed incidental to new vehicle sales.
- (8) For permit requirements related to the sale of Alcoholic Beverages, see Section 17.400.015.

*Table continues on next page*

<b>TABLE 2-11</b> <b>Allowed Uses and Permit Requirements</b> <b>for the East Washington Boulevard Overlay (-EW)</b>	P	Permitted Use
	CUP	Conditional Use Permit required
	AUP	Administrative Use Permit Required
	-	Use not allowed
<b>LAND USE(1)</b>	<b>Permit Requirement</b>	<b>See Specific Use Regulations :</b>

**RETAIL TRADE (continued)**

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

**SERVICE**

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

**TRANSPORTATION & COMMUNICATIONS**

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

**Notes:**

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

