

**§ 17.220.010 PURPOSE OF MIXED USE ZONING DISTRICTS.**

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

**A. MU-N (Mixed Use Neighborhood) District.** The MU-N Zoning District identifies areas along major corridors appropriate for lower-scale mixed use, residential, and neighborhood serving commercial uses that will primarily serve the daily needs of nearby residents. The development standards and permit requirements of the MU-N District are intended to create a pedestrian-oriented environment. The MU-N Zoning District is consistent with the Mixed Use Corridor 1 land use designation of the General Plan.

**B. MU-1 (Mixed Use Corridor 1) District.** The MU-1 Zoning District identifies areas along major corridors appropriate for lower-scale mixed use, residential, general and neighborhood serving commercial uses. The MU-1 Zoning District is consistent with the Mixed Use Corridor 1 land use designation of the General Plan.

**C. MU-2 (Mixed Use Corridor 2) District.** The MU-2 Zoning District identifies areas appropriate for moderate-scale mixed use, residential, general and neighborhood serving commercial uses. The MU-2 Zoning District is consistent with the Mixed Use Corridor 2 land use designation of the General Plan.

**D. MU-DT (Mixed Use Downtown) District.** The MU-DT Zoning District applies to the Downtown area of Culver City. The standards of this district are intended to encourage moderate-scaled mixed-use, residential, office, and commercial uses, with an emphasis on retail, entertainment, restaurant, and cultural uses. The development standards of the MU-DT District are intended to provide a pedestrian-friendly environment with high visual quality. The MU-DT Zoning District is consistent with the Mixed Use Medium land use designation of the General Plan.

**E. MU-MD (Mixed Use Medium) District.** The MU-MD Zoning District identifies areas appropriate for a broad range of mixed use, residential, office, and commercial uses, including anchor tenants, entertainment, and restaurant uses that may share parking, and serve a regional market area. The MU-MD Zoning District is consistent with the Mixed Use Medium land use designation of the General Plan.

**F. MU-HD (Mixed Use High) District.** The MU-HD Zoning District identifies areas appropriate for large-scale residential, office, and commercial uses emphasizing a variety of retail uses, including anchor tenants, entertainment, and restaurant uses that may share parking and serve a regional market area. The MU-HD Zoning District is consistent with the Mixed Use High land use designation of the General Plan.

**G. MU-I (Mixed Use Industrial) District.** The MU-I Zoning District identifies areas appropriate for a broad range of mixed use, residential, office, commercial, and specific light industrial uses. The MU-I Zoning District is consistent with the Mixed Use Industrial land use designation of the General Plan.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2024-006)

**§ 17.220.015 MIXED USE DISTRICT LAND USES AND PERMIT REQUIREMENTS.**

**A.** Table 2-6 (Allowed Uses and Permit Requirements for Mixed Use Zoning Districts) identifies the uses of land allowed by this Title in the mixed use zoning districts, and the land use permit required to establish each use in compliance with § 17.200.020.B. (Determination of Allowable Land Uses and Permit Requirements).

**Note:** Where the last column in the tables (Additional Regulations and Specific Use Regulations) includes a note or section number, the regulations in that note and/or the referenced section apply to the use; however, provisions in other sections of this Title may also apply.

**Table 2-6 Allowed Uses and Permit Requirements for Mixed Use Zoning Districts**

Table 2-6	P Permitted Use							Additional Regulations and Specific Use Regulations
Allowed Uses and Permit Requirements for Mixed Use Zoning Districts	CUP Conditional Use Permit Required							
	AUP Administrative Use Permit Required							
	- Use not allowed							
LAND USES	PERMIT REQUIREMENT BY DISTRICT							
	MU- N	MU- 1	MU- 2	MU- DT	MU- MD	MU- HD	MU- I	
Table 2-6	P Permitted Use							
Allowed Uses and Permit Requirements for Mixed Use Zoning Districts	CUP Conditional Use Permit Required							
	AUP Administrative Use Permit Required							
	- Use not allowed							



Paving and roofing material manufacturing	-	-	-	-	-	-	-	
Printing and publishing	-	P	P	-	-	-	P	
Recycling facility - processing	-	-	-	-	-	-	-	
Recycling facility - Large collection	-	-	-	-	-	-	-	
Recycling facility - Incidental small collection	P	P	P	-	P	P	P	See § 17.400.090 (Recycling Facilities)
Recycling facility - Small collection	-	AUP	AUP	-	-	-	P	See § 17.400.090 (Recycling Facilities)
Research and development (R&D)	-	P	P	-	P	P	P	
Salvage and wrecking	-	-	-	-	-	-	-	
Small-scale product manufacturing	-	P	P	-	-	-	P	
Stone and cut stone product manufacturing	-	-	-	-	-	-	-	
Clay and pottery product manufacturing	-	-	-	-	-	-	CUP	
Warehousing and distribution facilities	-	-	-	-	-	-	AUP	10,000 square feet maximum floor area
Wholesaling and distribution facilities	-	-	-	-	-	-	AUP	
<b>RECREATION, EDUCATION &amp; PUBLIC ASSEMBLY</b>								
Arcade	P	P	P	P (1)	P	P	P	(1) Up to 10 amusement devices allowed in conjunction with a multiplex movie theater subject to § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Clubs, lodges, and private meeting halls	-	P	P	P (2)	P	P	P	(2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements). For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Community garden	P	P	P	-	P	P	P	
Indoor commercial recreation	-	P	P	P	P	P	P	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)

Event centers	-	AUP	AUP	P	AUP	AUP	AUP	See § 17.520.035 (Development and Operating Standards) For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Health/fitness facilities	P	P	P	P (3)	P	P	P	
Outdoor commercial recreation	-	CUP	CUP	-	-	-	CUP	
Public recreational and cultural facilities	P	P	P	P	P	P	P	
Private residential recreational facilities	P	P	P	P	P	P	P	
Public Schools - Kindergarten to 12th grade	P	P	P	P	P	P	P	
Private schools - Kindergarten to 12th grade	AUP /CUP	AUP /CUP	AUP /CUP	AUP /CUP	AUP /CUP	AUP /CUP	- (4)	AUP required for schools up to 1,500 square feet in area. (4) See § 17.610.010 (Nonconforming Uses) for nonconforming school uses.
College/university/trade school	AUP /CUP	AUP /CUP	AUP /CUP	AUP /CUP (2)	AUP /CUP	AUP /CUP	AUP /CUP	AUP required for schools up to 1,500 square feet in area. (2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Religious places of worship	P	P	P	P	P	P	P	
Studios - Art, dance, music, photography, etc.	P	P	P	P	P	P	P	
Theatres	P	P	P	P	P	P	P	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
<b>RESIDENTIAL</b>								
Accessory dwelling units	P	P	P	P	P	P	P	See § 17.400.095 (Residential Uses - Accessory Dwelling Units)
Accessory uses and structures	P	P	P	P	P	P	P	See § 17.400.100 (Residential Uses - Accessory Residential Structures)

Child day care - Large family day care homes	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Child day care - Small family day care homes	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Cottage food operation (accessory)	P	P	P	P	P	P	P	Cottage Food Operations are allowed pursuant to Cal. Health and Safety Code § 113758. For guidelines and regulations, go to the LA County Public Health Department website.
Two-family dwelling/duplex	-	-	-	-	-	-	-	
Home occupations	P	P	P	P	P	P	P	See § 17.400.055 (Home Occupations)
Live/work units	P	P	P	P	P	P	P	See § 17.400.060 (Live/Work Development Standards)
Mixed use projects	P	P	P	P	P	P	P	
Multiple-family dwelling, 4 Units	P	P	P	P	P	P	P	
Residential care facilities, 6 or fewer clients	P	P	P	P	P	P	P	
Residential care facilities, 7 or more clients	CUP	CUP	CUP	-	CUP	CUP	CUP	
Senior citizen congregate care housing	CUP	CUP	CUP	-	CUP	CUP	CUP	
Single-family dwellings	-	-	-	-	-	-	-	
Single room occupancy units	P	P	P	P	P	P	P	See § 17.400.106 (Single Room Occupancy (SRO) Units) Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Supportive housing	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.

Transitional housing	P	P	P	P	P	P	P	Use is subject to only those restrictions that apply to other residential uses of the same type in the same zone.
Triplex	-	-	-	-	-	-	-	
<b>RETAIL TRADE</b>								
Accessory food service	P	P	P	P	P	P	P	
Accessory retail uses	P	P	P	P	P	P	P	
Adult businesses	-	P	P	-	-	-	P (5)	Use only allowed subject to the approval of an Adult Use Development Permit (see CCMC Chapter 11.13). (5) 10,000 square feet maximum floor area.
Artisan shops	P	P	P	P	P	P	P	
Bars, night clubs	-	CUP	CUP	CUP	CUP	CUP	CUP	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Building material stores	-	P	P	-	-	-	P	
Construction equipment sales	-	-	-	-	-	-	P	
Convenience stores	P	P	P	-	P	P	P	For permit requirements related to the sale of alcoholic beverages, see § 17.400.015 (Alcoholic Beverage Sales)
Firearms sales	-	CUP	CUP	-	-	-	-	See CCMC Chapter 11.19 (Firearms And Ammunition Retail Establishments) and § 17.400.050 (Firearms Sales) of this Title.
Food retail	P	P	P	P	P	P	P	

General retail stores	P	P (6)	P (6)	P	P	P	P	Where alcohol is sold, an AUP or CUP may be required pursuant to § 17.400.015 (Alcoholic Beverage Sales). Commercial Cannabis Businesses only allowed with a CUP on pre-screened sites. See CCMC Chapter 11.17 (Commercial Cannabis Businesses). For used merchandise, see § 17.400.105 (Secondhand Stores) (6) Incidental Light Manufacturing. Light manufacturing incidental to the retail sale of goods from the premises only in the MU-1 and MU-2 zoning districts, upon the following provisions.
General retail stores (continued)	P	P (6)	P (6)	P	P	P	P	1. That not more than 25% of the ground floor area of any building may be used for such purpose; 2. That any such portion of any building or premises used for such incidental manufacturing shall not be nearer than 50 feet to any residential zone; 3. That such incidental manufacturing is not objectionable due to noise, odor, dust, smoke, vibration, or other similar causes; 4. That the area required for the storage of materials to be manufactured shall be included within the maximum 25% allowable floor area.
Internet café	P	P	P	P	P	P	P	
Outdoor retail sales and display	AUP	AUP	AUP	AUP	AUP	AUP	AUP	See § 17.400.075 (Outdoor Retail Sales and Display)



Construction contractors, no outdoor storage	-	P	P	-	-	-	P	
Contractor's storage yard	-	-	-	-	-	-	-	
Drive-thru facilities or services	CUP	CUP	CUP	-	CUP	CUP	CUP	See § 17.400.045 (Drive-In and Drive-Through Facilities)
Emergency shelters	-	CUP	P	-	CUP	-	-	See § 17.400.046 (Emergency Shelters)
Hotels and motels	P	P	P	P (2)	P	P	P	Subject to requirements of CCMC §§ 11.02.100, et seq. (2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Hotels and motels - Extended stay	CUP (8)	CUP	CUP	CUP	CUP	CUP	CUP	Subject to requirements of CCMC §§ 11.02.100, et seq. Guest rooms or suites rented for long term lodging purposes are not subject to requirements of CCMC §§ 11.02.100, et seq., but are subject to the Transient Occupancy Tax Ordinance.
Low barrier navigation centers	P	P	P	P	P	P	P	See § 17.400.065 (Low Barrier Navigation Centers)
Medical services - Offices/clinics	P	P	P	P	P	P	P	
Medical services - Labs	P	-	-	P (2)	P	P	P	(2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Medical services - Hospitals	-	-	-	CUP	CUP	CUP	CUP	
Mortuaries and funeral homes	-	P	P	-	-	-	-	
Offices	P	P	P	P (2)	P	P	P	(2) Subject to ground floor restrictions per § 17.220.035 (Mixed Use Downtown (MU-DT) District Requirements).
Personal services	P	P	P	P	P	P	P	
Pet day care	-	AUP	AUP	-	-	-	AUP	See § 17.400.020 (Animal Boarding, Pet Day Care, Veterinary Clinics and Animal Hospital)

Public facilities	P	P	P	P	P	P	P	
Public utility facilities	CUP	CUP	CUP	-	CUP	CUP	CUP	
Storage, Personal storage facility	-	-	-	-	-	-	-	
Storage, outdoor (accessory)	AUP	AUP	AUP	-	AUP	AUP	AUP	See § 17.400.080 (Outdoor Storage)
Storage, warehouse	-	-	-	-	-	-	P	
Vehicle services - Accessories installation	-	P	P	-	-	-	P	See § 17.400.125 (Vehicle Repair Shops)
Vehicle services - Car washes	-	CUP	CUP	-	-	-	-	
Vehicle services - Fueling stations	CUP	P	P	-	-	-	P	See § 17.400.120 (Vehicle Fueling Stations)
Vehicle services - Electric vehicle charging stations	P	P	P	-	P	P	P	See § 17.400.120 (Vehicle Fueling Stations)
Vehicle services - Fueling/charging, incidental repair	CUP	CUP	CUP	-	-	-	CUP	
Vehicle services - Impounding/ storage	-	-	-	-	-	-	-	
Vehicle services - Maintenance/ repair	-	CUP	CUP	-	-	-	CUP	See § 17.400.125 (Vehicle Repair Shops)
Vehicle services - Paint/body	-	-	-	-	-	-	-	
Vehicle services - Towing, no storage	-	P	P	-	-	-	P	See § 17.400.125 (Vehicle Repair Shops)
Veterinary clinics	-	P	P	-	P	P	P	
Animal hospital	-	AUP	AUP	-	-	-	AUP	
<b>TRANSPORTATION &amp; COMMUNICATIONS</b>								
Broadcast studios	-	P	P	P	P	P	P	
Heliports	-	-	-	-	-	-	-	
Parking facilities	P	P	P	P	P	P	P	
Telecommunications facilities, cellular	AUP	AUP	AUP	AUP	AUP	AUP	AUP	See § 17.400.110 (Telecommunications Facilities)
Telecommunications facilities, dish/wireless antenna	See § 17.400.110 for permit requirements							

**B. Cannabis Dispensary, retail-store front.** Concurrent with obtaining a Commercial Cannabis Business Permit required by CCMC Chapter 11.17, all cannabis dispensary, retail store front facilities shall be required to obtain a Conditional Use Permit pursuant to Chapter 17.530, which shall be subject to renewal every five years.

(Ord. No. 2005-007 § 1 (part); Ord. No. 2013-004 § 2 (part); Ord. No. 2013-008 § 1 (part); Ord. No. 2014-007 § 2 (part); Ord. No. 2017-019 § 2 (part); Ord. No. 2018-011 § 2 (part); Ord. No. 2019-003 § 2 (part); Ord. No. 2020-013 § 2 (part); Ord. No. 2021-003 (part); Ord. No. 2022-003 § 2 (part); Ord. No. 2024-006; Ord. No. 2025-008, Exhibit A (part))

#### **§ 17.220.020 MIXED USE ZONING DISTRICT DEVELOPMENT STANDARDS.**

**A. General Requirements.** Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the MU-N, MU-1, MU-2, and MU-DT zoning districts, shall be designed, constructed, and/or established in compliance with the requirements in Table 2-7 (Mixed Use I District Development Standards (MU-N, MU-1, MU-2, MU-DT)). Subdivisions, new land uses and structures, and alterations to existing land uses and structures in the MU-MD, MU-HD, and MU-I zoning districts shall be designed, constructed, and/or established in compliance with the requirements in Table 2-8 (Mixed Use District Development Standards (MU-MD, MU-HD, MU-I)). In addition, the applicable development standards (e.g., landscaping, parking and loading, and the like) in Article 3 (Site Planning and General Development Standards) shall

apply to all mixed use zoning districts.

**Table 2-7. Mixed Use District Development Standards (MU-N, MU-1, MU-2, MU-DT)**

<b>MIXED-USE ZONES (MU-N, MU-1, MU-2, MU-DT)</b>					
<b>Standards</b>	<b>MU-N</b>	<b>MU-1</b>	<b>MU-2</b>	<b>MU-DT</b>	<b>Additional Regulations</b>
<b>MIXED-USE ZONES (MU-N, MU-1, MU-2, MU-DT)</b>					
<b>Standards</b>					
<b>MU-N</b>					
<b>MU-1</b>					
<b>MU-2</b>					
<b>MU-DT</b>					
<b>Additional Regulations</b>					
Lot (See Note 1) and Density Standards					
Maximum non-residential floor area ratio	2.0	2.0	3.0	3.0	
Maximum residential density (units/gross acre)	35 units/acre	35 units/acre	50 units/acre	65 units/acre	
Minimum residential density (units/gross acre)	NA	NA	20 units/acre	30 units/acre	Only applies if project includes residential component.
Minimum lot area (for new lots)	10,000 square feet	10,000 square feet	10,000 square feet	10,000 square feet	Condominium, townhouse, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area as provided in the Townhouse Development Standards in § 17.210.025 or as determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.
Minimum lot site width (for new lots)	80 feet	80 feet	80 feet	100 feet	
Minimum lot site depth (for new lots)	100 feet	100 feet	100 feet	100 feet	
<b>Building Form and Location</b>					
Maximum height - Primary structure	43 feet	56 feet (2)	56 feet (2)	56 feet (2)	See § 17.300.025 (Height Measurement and Height Limit Exceptions).
Maximum height - Accessory structures	See § 17.400.095 Residential Uses - Accessory Dwelling Units See § 17.400.100 Residential Uses- Accessory Residential Structures				

Height stepbacks adjacent to R1 and R2 zones	When a building has a rear and/or interior side property line abutting an R1 or R2 parcel (directly or with an alley between), starting above 30 feet or two stories (whichever is less), the subsequent floors shall be stepped back 15 feet.	When a building has a rear and/or interior side property line abutting an R1 or R2 parcel (directly or with an alley between), starting above 30 feet or two stories (whichever is less), the next two floors shall be stepped back 15 feet and any floors above that shall be stepped back an additional 5 feet.			See Figure 2-3 (Neighborhood Transitions).
Minimum ground floor height - Non-residential	15 feet	15 feet	15 feet	15 feet	Measurement is from finished floor to finished floor.
Distance between residential structures on the same lot	5 feet between accessory residential structures, and accessory dwelling units; 5 feet between primary residential structures and accessory residential structures and accessory dwelling units; 10 feet between primary residential structures				
<b>Development Site Setbacks (Note 1)</b>					
<b>Front and Street Side Setback (Residential Ground Floor)</b>					
Minimum	5 feet	5 feet	5 feet	NA	See Figure 2-5 (Setbacks).
Maximum (3)	10 feet	10 feet	10 feet	NA	>
<b>Front and Street Side Setback (Non-Residential Ground Floor)</b>					
Minimum	0 feet	0 feet	0 feet	0 feet	See Figure 2-5 (Setbacks).
Maximum (3)	5 feet	5 feet	5 feet	5 feet	
Interior side setback - minimum	0 feet; 10 feet abutting R1 and R2 zoned property				
<b>Rear Setback</b>					
Minimum	10 feet; When adjacent to alley: 2 feet for portions of structure 20 feet or less in height and 10 feet for portions of building more than 20 feet in height				
Minimum Abutting R1, R2, and RLD	15 feet; 20 feet if over 30 feet in height				One-half the width of an alley may be credited toward the setback requirement
<b>Parking Frontage</b>					
Maximum parking along primary frontage	Not permitted				Applies to new development.
<b>Open Space Standards</b>					
Roof decks	Rooftop decks shall be set back 5 feet from the building edge along an interior side yard and rear yard adjacent to a residential zoned property, except the rear setback from the building edge shall not be required where there is an onsite structure of equal or greater height located between the subject roof deck and the adjacent residential zoned property. Rooftop decks shall meet the setbacks applicable to the primary structure.				A permanent, built-in landscape planter with vegetation shall be located within the required setback area to screen views of the deck from neighboring properties. Rooftop decks which are located in a roof well are not required to include a landscape planter.

Minimum usable open space - For residential component	150 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A)	100 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A) (B)	See additional regulations in § 17.210.030 (Supplemental Standards for Multiple-Family Residential) (A) Up to 40% of required common open space may be an indoor common space such as a community room as long as it is adjacent to an outdoor common space. (B) See § 17.400.060 for open space requirements for Live/Work units.
Minimum usable open space - For non-residential component over 15,000 square feet	Not Required		Common open space may be utilized for employees or publicly-accessible open space e.g., courtyard, rooftop deck). If the open space is over 1,000 square feet and provided as publicly-accessible, up to 50 percent may count toward the required residential common open space (if applicable). Spaces shall have a minimum dimension of 20 feet in any direction.
Maximum front yard paving for ground floor residential	No more than 70% of the total area of the front yard setback shall be paved for walkways, driveways, and other hardcover pavement		See Chapter 17.310 (Landscaping) for additional regulations.
Other Standards	See additional standards in CCMC Article 3		

**Notes:**

- (1) Applies to lots or development sites consisting of multiple adjoining lots.
- (2) This provision is as approved by Initiative Ordinance No. 90-013½, adopted April 17, 1990, or as may be amended.
- (3) If a development provides a covered arcade, publicly-accessible plazas or forecourts, public art, fountains, or outdoor dining, and there is clear visibility between the sidewalk and building entrance, the maximum setback on the ground floor is waived with Director approval.

**Table 2-8. Mixed Use District Development Standards (MU-MD, MU-HD, MU-I)**

Mixed-Use Zones				
Standards	MU-MD	MU-HD	MU-I	Additional Regulations
Mixed-Use Zones				
Standards	MU-MD	MU-HD	MU-I	Additional Regulations
<b>Lot (See Note 1) and Density Standards</b>				
Maximum non-residential floor area ratio	3.0	4.0	3.0	
Maximum residential density (units/acre)	65 du/acre	100 du/acre	65 du/acre	
Minimum residential density (units/acre)	30 du/acre	30 du/acre	20 du/acre	Only applies if project includes residential component.

Minimum lot area	20,000 square feet	20,000 square feet	20,000 square feet	Condominium, townhouse, or planned development projects may be subdivided with smaller parcel sizes for ownership purposes, with the minimum lot area as provided in the Townhouse Development Standards in § 17.210.025 or as determined through the subdivision review process, provided that the overall development site complies with the minimum lot size requirements of this Chapter.
Minimum lot width	100 feet	100 feet	100 feet	
Minimum lot depth	100 feet	100 feet	100 feet	
<b>Building Form and Location</b>				
Maximum height - Primary structure (2)	56 feet	56 feet	56 feet	See § 17.300.025 (Height Measurement and Height Limit Exceptions).
Maximum height - Accessory structures	See § 17.400.095 Residential Uses - Accessory Dwelling Units See § 17.400.100 Residential Uses- Accessory Residential Structures			
Height stepbacks adjacent to R1 and R2 zones	When a building has a rear and/or interior side property line abutting an R1 or R2 parcel (directly or with an alley between), starting above 30 feet or two stories (whichever is less), the next two floors shall be stepped back 15 feet and any floors above that shall be stepped back an additional 5 feet			See Figure 2-3 (Neighborhood Transitions)
Minimum ground floor height - Non-residential	15 feet	15 feet	15 feet	Measured from finished floor to finished floor.
Distance between residential structures on the same lot	5 feet between accessory residential structures, and accessory dwelling units; 5 feet between primary residential structures and accessory residential structures and accessory dwelling units; 10 feet between primary residential structures			
<b>Development Site Setbacks (feet) (Note 1)</b>				
Front and Street Side Setback (Residential Ground Floor)				
Minimum	10 feet	10 feet	10 feet	See Figure 2-5 (Setbacks).
Maximum (3)	15 feet	15 feet	15 feet	
Front and Street Side Setback (Non-Residential Ground Floor)				
Minimum	0 feet	0 feet	5 feet	See Figure 2-5 (Setbacks).
Maximum (3)	5 feet	5 feet	None Required	
Interior Side Setback				
Minimum	0 feet			
Minimum Abutting R1 and R2	10 feet			
Rear Setback				
Minimum	10 feet; When adjacent to alley: 5 feet for portions of structure 20 feet or less in height and 10 feet for portions of building more than 20 feet in height			
Minimum Abutting R1, R2, and RLD	15 feet; 20 feet if over 30 feet in height			One-half the width of an alley may be credited toward the setback requirement
<b>Parking Frontage</b>				

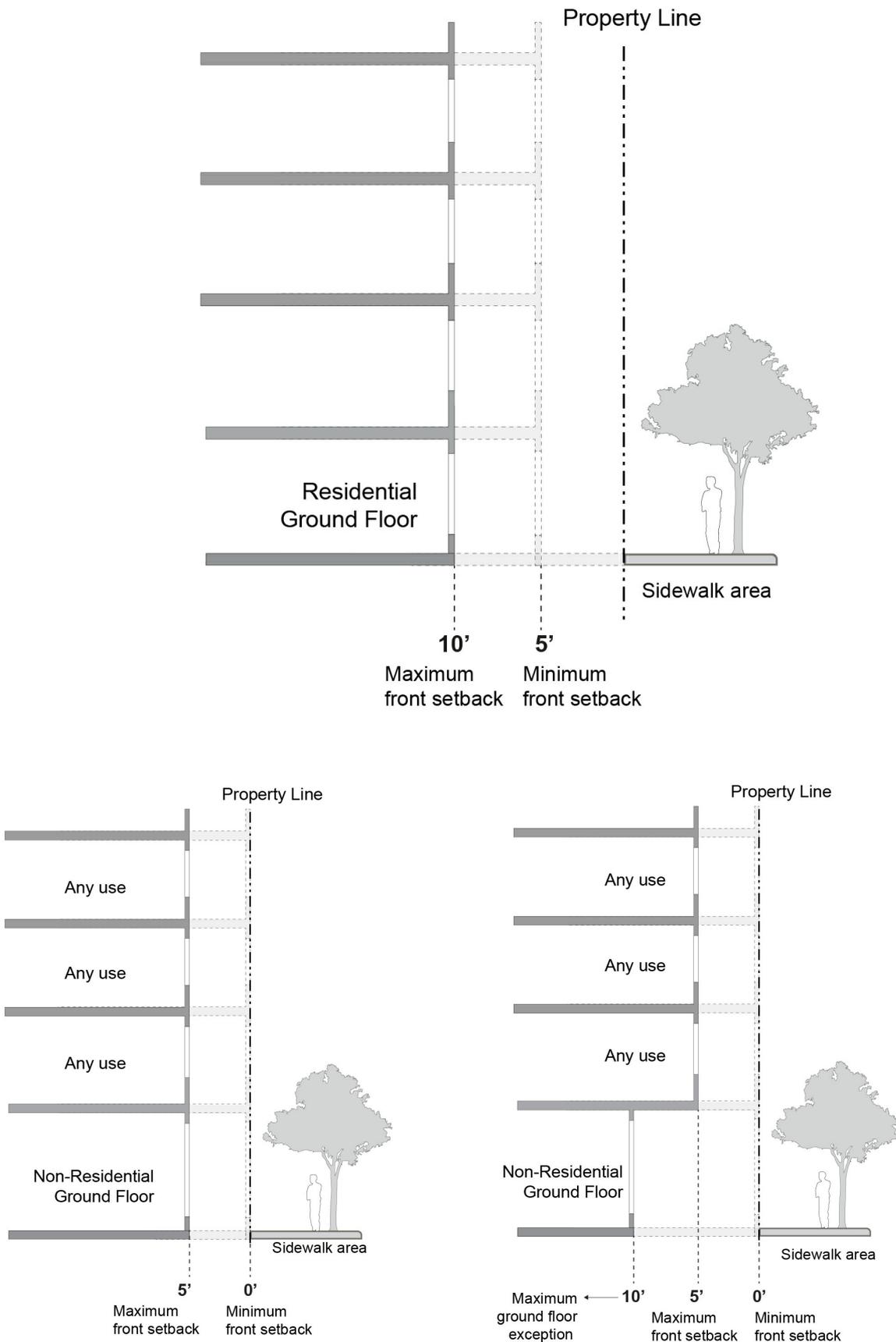
Maximum parking along primary frontage	30%	30%	30%	Applies to new development. No more than 30% of the primary street frontage shall be devoted to parking garages and openings, carports, and open/surface parking. This limitation does not apply to frontages along alleys. See Figure 2-4 (Maximum Parking Frontage).
<b>Open Space Standards</b>				
Roof decks	Rooftop decks shall be set back 5 feet from the building edge along an interior side yard and rear yard adjacent to a residential zoned property, except the rear setback from the building edge shall not be required where there is an onsite structure of equal or greater height located between the subject roof deck and the adjacent residential zoned property. Rooftop decks shall meet the setbacks applicable to the primary structure.			A permanent, built-in landscape planter with vegetation shall be located within the required setback area to screen views of the deck from neighboring properties. Rooftop decks which are located in a roof well are not required to include a landscape planter.
Minimum usable open space - For residential component	100 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A) (B)	100 square feet total per unit; a minimum of 25% of the units must have 60 square feet of private open space (A) (B); 10% of total open space must be publicly accessible	100 square feet total per unit; a minimum of 50% of the units must have 60 square feet of private open space (A)(B)	See additional regulations in § 17.210.030 (Supplemental Standards for Multiple-Family Residential) (A) Up to 40% of required common open space may be an indoor common space such as a community room as long as it is adjacent to an outdoor common space. (B) See § 17.400.060 for open space requirements for Live/Work units.
Minimum usable open space - For non-residential component over 15,000 square feet	2% of gross floor area			Common open space may be utilized for employees or publicly-accessible open space (e.g., courtyard, rooftop deck). If the open space is over 1,000 square feet and provided as publicly-accessible, up to 50 percent may count toward the required residential common open space (if applicable). Spaces shall have a minimum dimension of 20 feet in any direction.
Maximum front yard paving for ground floor residential	No more than 70% of the total area of the front yard setback shall be paved for walkways, driveways, and other hardcover pavement	See Chapter 17.310 (Landscaping) for additional regulations.		
<b>Other Standards</b>	<b>See additional standards in CCMC Article 3</b>			

**Notes:**

- (1) Applies to lots or development sites consisting of multiple adjoining lots.
- (2) This provision is as approved by Initiative Ordinance No. 90-013½, adopted April 17, 1990, or as may be amended.

(3) If a development provides a covered arcade, publicly-accessible plazas or forecourts, public art, fountains, or outdoor dining, and there is clear visibility between the sidewalk and building entrance, the maximum setback on the ground floor shall be 10 feet, or a greater setback may be allowed with Director approval.

**Figure 2-5 Setbacks**



**Exception:** If a development provides a covered arcade, publicly-accessible plazas or forecourts, public art, fountains, or outdoor dining, and there is clear visibility between the sidewalk and building entrance, the maximum setback on the ground floor shall be 10 feet, or a greater setback may be allowed with Director approval.

## **§ 17.220.025 PERFORMANCE STANDARDS FOR MIXED USE ZONES.**

**A. General Performance Standards.** Land and buildings shall not be used or occupied in a manner creating any dangerous, injurious, noxious, fire, explosive, or other potentially objectionable condition, hazard, or public nuisance that would adversely affect the surrounding area per the standards below. Public nuisances may be enjoined or otherwise abated by the City in the manner described in CCMC Chapter 9.04: Nuisances and any other applicable provision of State or local law.

**1. Dust control and soil erosion.** Any ground or soil disturbance due to excavation, grading, building construction, removal of vegetation, or other similar acts shall adequately and effectively control dust and limit soil erosion. Dust and other types of air pollution, borne by the wind from sources such as storage areas, yards, roads, conveying equipment, and the like on the lot, must be kept to a minimum by appropriate landscaping, screening, sheltering, paving, fencing, wetting, collecting, or other acceptable means.

**2. Air contaminants.** Uses, activities, and processes shall not operate in a manner that emits excessive dust, odor, fumes, smoke, or particulate matter, unless authorized under Federal, State, or local law. Sources of air emissions shall comply with all rules established by the Environmental Protection Agency (Code of Federal Regulations, Title 40), the California Air Resources Board, and the South Coast Air Quality Management District (SCAQMD). The City shall consult, when appropriate, with SCAQMD to determine which uses shall be equipped with emission-control devices or measures to preclude fugitive dust and particulate emissions from the site. Such devices or measures shall be approved by SCAQMD prior to issuance of a building permit or other approval authorizing construction activities. All devices shall be maintained by the owner.

**3. Heat, light, and glare.** Any existing or proposed use or portion thereof that creates heat, light, or glare that constitutes or may be considered a nuisance or hazard on any adjacent property, such as use of arc welders or furnaces, security lighting or spot lights, or reflecting building materials or water features, or similar equipment, shall shield or control all sources of heat, light, or glare in such manner as will prevent the issuance, continuance, or recurrence of the disturbing emissions. Heat emitted by a use shall not cause a temperature increase of more than five degrees Fahrenheit on an adjacent property.

**4. Electromagnetic disturbances and radiation.** Any existing or proposed use or portion thereof that can or may generate any electrical disturbances or produce any electromagnetic or radioactive emanations that can or may be considered a nuisance or hazard shall shield or control the source of the electrical or radioactive emanations in such manner as will prevent the issuance, continuance, or recurrence of any hazardous or disturbing emanations. All uses, activities and processes shall comply with applicable Federal Communications Commission regulations.

**5. Odors.** No noxious odor or fumes shall be emitted that are perceptible without instruments by a reasonable person at the property line of the site.

### **6. Noise and vibration.**

**a. Noise.** Any existing or proposed use or portion thereof that can or may generate noise that constitutes or may be considered a nuisance or hazard on any adjacent property, shall control the source of the noise in such manner as will prevent the issuance, continuance, or recurrence of any hazardous or disturbing emanations. All existing or proposed uses and activities shall conform to the Noise Element of the General Plan and CCMC Chapter 9.07: Noise Regulations. All construction activity shall conform to CCMC § 9.07.035 (Construction).

**7. Vibration.** No vibration shall be produced that is transmitted through the ground and is discernible without the aid of instruments by a reasonable person at the lot lines of the site. Vibrations from temporary construction, demolition, and vehicles that enter and leave the subject parcel (e.g., construction equipment, trains, trucks, etc.) are exempt from this standard. Where vibration dampeners are proposed, project applications shall include an engineered study establishing the effectiveness of the dampeners based on actual conditions.

### **8. Waste.**

**a. Discharge.** Waste and hazardous liquids and solids of any kind shall not be discharged, either directly or indirectly, into a public or private body of water, sewage system, watercourse, or into the ground, except in compliance with all Federal, State, and local regulations.

**b. Containment.** Waste shall be handled and stored to prevent nuisances, health, safety, and fire hazards, and to facilitate recycling. Material, including but not limited to paper products, plastic, dirt, sand, lime, seed, bran, chaff, wood refuse, and other readily transportable compounds, shall be contained in a way that cannot be tracked or carried by wind off-site.

**9. Hazardous waste and materials.** Uses, activities, and processes involving the use, storage, or disposal of hazardous and extremely hazardous materials shall be regulated and monitored according to standards established by the United States Environmental Protection Agency (EPA), the California Department of Health Services (DHS), the California Department of Toxic Substances Control (DTSC), the LA County Department of Public Health, and the City of Culver City Fire and Building Codes. See also CCMC Chapter 9.03: Health, Sanitation, and Hazardous Materials.

**10. Fire and explosive hazards.** Materials that present potential fire or explosion hazards must be transported, stored,

and used only in conformance with all applicable Federal, State, and local regulations. Uses, activities, and processes involving the use of, or storage of, flammable and explosive materials shall be provided with adequate safety devices, adequate firefighting and fire suppression equipment, and devices standard in the industry, except as otherwise provided by applicable fire codes. No use shall store or process flammable or explosive materials more than the quantities exempted by the Building Code, unless a permit has been granted by the Fire Department. All incineration is prohibited with the exception of substances such as, but not limited to, chemicals, insecticides, hospital materials and waste products, required by law to be disposed of by burning, and those instances wherein the Fire Department deems it a practical necessity.

**11. Maintenance of required facilities.** All physical facilities required in this Chapter, such as buildings and structures, paving, fences, walls, and landscaping, shall be kept and maintained in a neat, clean, orderly, operable, and usable condition.

**B. Mixed Use Performance Standards.** The purpose of this section is to ensure that residential uses in mixed use projects and buildings are not adversely impacted by adjacent commercial or industrial uses, including but not limited to traffic, noise, light, and safety impacts.

**1. Applicability.** The following performance standards shall apply to non-residential uses in mixed use developments within the city.

**2. Hours of operation.** The hours of operation for non-residential uses in mixed-use developments shall be no earlier than 7:00 a.m. and no later than 10:00 p.m. daily, unless modified by an administrative or conditional use permit.

**3. Nuisances and limitations on use.**

**a.** No commercial use, activity, or process shall be operated in an objectionable manner due to fumes, noxious odor, dust, smoke, gas, noise, or vibrations that may be detrimental to any other uses and occupants on the same property.

**b.** Any activity or use as determined by the Director not to be compatible with residential uses and/or to have the possibility of affecting the health or safety of residents due to the potential for the use to create dust, glare, heat, noise, noxious gases, odor, smoke, traffic, vibration, or other impacts, or create a hazard because of materials, processes, products, or wastes, shall not be permitted within any mixed use development or mixed-use zoning district. This includes, but is not limited to, storage or shipping of flammable liquids or hazardous materials beyond that normally associated with a residential use and welding, machining, or open flame work.

**4. Noise and vibration.** All residential units shall be designed to minimize adverse noise impacts from non-residential uses and shall comply with the maximum levels in the Noise Element of the Culver City General Plan and CCMC Chapter 9.07: Noise Regulations. Proper design may include, but shall not be limited to, building orientation, double glazed windows, wall and ceiling insulation, and orientation of vents. Residential and live/work units shall be constructed to minimize the transmission of noise and vibration with a minimum impact insulation class (IIC) of 60 for all residential and live/work walls, floors, and ceilings.

**5. Access and security.**

**a.** Shared elevators shall have security code access for residents to reach residential floors and to use the elevators during late evening and early morning hours. Security code access is not required for live/work access areas. Separate commercial and residential elevators are encouraged.

**b.** Residential units shall be designed to ensure the security of residents through the provision of separate and secured entrances and exits that are directly accessible to parking areas. Where residential units are in the same structure as a non-residential/commercial use, access to residential units shall be from a secured area or entrance located on the ground floor. Non-residential and residential uses located on the same floor shall not have common entrance hallways or common balconies. Shared or common residential entrances shall automatically lock upon closing.

**6. Air quality and odors.** All residential units shall be designed to minimize adverse impacts from mechanical equipment and operations of non-residential uses on air pollutant emissions and odors. Odors released from any operation or activity shall not exceed detectable concentration beyond lot lines, measured at any location on the lot lines. Non-residential uses with attached residential units shall provide state-of-the-art ventilation systems to prevent odors from penetrating residential units. This includes the provision of grease interceptors and venting shafts for cooktops, ovens, and other food heating equipment for mixed-use buildings with ground-floor commercial space. Ground floor commercial vents for restaurants or other food production related businesses may not be located directly below residential uses. Residential and live/work units shall be designed to allow for cross-ventilation and have high quality HVAC systems, to the extent feasible.

**7. Parking access.** Parking access and circulation design shall minimize vehicle circulation through residential neighborhood streets.

**8. Utilities, equipment, service, and loading areas.**

**a.** Utilities, equipment, service, and refuse areas shall be designed and located per the standards in §17.300.035.C. (Utilities, Equipment, Service, Loading, and Refuse Areas).

**b.** Commercial loading and outdoor storage.

**i.** Commercial loading areas and outdoor storage areas shall be designed and located away from residential units and shall be screened from view at ground level from the residential portion of the project and from adjacent residential developments. See additional location and screening standards in § 17.300.035.C. (Utilities, Equipment, Service, Loading,

and Refuse Areas) and § 17.400.080 (Outdoor Storage).

ii. Loading, unloading, and all service and maintenance activities shall be conducted within the hours of operation noted in § 17.220.025.B.2. (Hours of operation) to minimize noise and other negative impacts on residential uses.

**9. Refuse and recycling.**

a. Refuse and recycling shall be designed and located per the standards in §17.300.035.C.3. (Refuse and recycling).

b. Separate refuse areas. The residential units shall maintain a separate refuse and recycling storage area from that used by the non-residential uses. It shall be clearly marked for residential use only and use by non-residential uses is prohibited.

**10. Lighting.** Lighting for non-residential uses shall be appropriately designed, located, and shielded to ensure that it does not negatively impact the residential units in the development or any adjacent residential uses and shall comply with § 17.300.040 (Outdoor Lighting). Adequate lighting shall be provided adjacent to sidewalks and other public spaces to preserve the amenity and safety of those spaces for nighttime pedestrian use.

**11. Covenant.** A City-approved covenant shall be executed by the owner of each residential unit within a mixed use development for recording in the land records of Los Angeles County, and shall include statements that the occupant(s) understand(s) and accept(s) he/she is living in a mixed use development, and that commercial activities are permitted pursuant to the regulations of the CCMC. If the project includes rental residential units, the project owner shall execute such covenant and a copy of the recorded covenant shall be provided to each new occupant of the rental units.

(Ord. No. 2024-006)

**§ 17.220.030 SUPPLEMENTAL STANDARDS FOR MIXED USE DEVELOPMENT.**

**A. Purpose.** This Section provides supplemental location, development, and design standards for mixed use developments.

**B. Applicability.**

1. The provisions in this Section shall regulate the conversion of existing buildings to include mixed uses, as defined herein, and new construction of mixed use projects, where allowed by the applicable zoning districts.

2. The Mixed Use Development Standards do not supersede the provisions of the Mixed Use Downtown District (MUDT).

3. Where an Owner-Participation Agreement, Disposition and Development Agreement, Development Agreement, or similar agreement with the City or Redevelopment Agency applies to a land parcel, and the provisions of such agreement differ from the Mixed Use Development Standards, the provisions of the agreement shall prevail.

**C. Site Planning and Design Standards.**

Commercial uses and residential uses shall have separate exterior entrances, elevators, and lobbies. The Director may waive this requirement, based on site constraints.

**2. Signage and lighting.** Signs shall be developed pursuant to Chapter 17.330 (Signs). Exterior lighting shall comply with the requirements of § 17.300.040 (Outdoor Lighting).

**3. Parking and vehicular access.**

a. Street level parking facilities and lots shall be screened from view from the adjoining street(s) by ornamental walls or fences, at least four feet high above street grade.

**b. Ingress/Egress:**

i. Two-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 100 feet of street frontage on the street where the vehicular ingress/egress area is located. The Director may waive this requirement, based on site constraints.

ii. One-way vehicular ingress/egress areas on arterial streets shall only be permitted on development sites with a minimum of 75 feet of street frontage on the street where the ingress/egress area is located. The Director may waive this requirement, based on site constraints.

iii. Vehicular ingress/egress areas are prohibited on arterial streets where the street frontage of the development site adjacent to the arterial street is less than 75 feet. The Director may waive this requirement, based on site constraints.

**D. Residential Development Standards.**

**1. Open space.** Mixed use developments shall comply with the open space requirements of §17.210.030.A. (Open Space Requirements for Multiple-Family Residential).

**2. Facility and design requirements.** Mixed use developments shall comply with the facility and design requirements of § 17.210.030.B. (Facility and Design Requirements for Multiple-Family Residential).

**E. Live/Work Development Standards.** In addition to the standards detailed in this Section, live/work units within a mixed

use development shall meet all applicable standards contained in § 17.400.060 (Live/Work Development Standards).

**F. Parking Standards.** Mixed use developments shall comply with all requirements contained in Chapter 17.320 (Off-Street Parking and Loading).

(Ord. No. 2005-007 § 1 (part); Ord. No. 2024-006; Ord. 2025-003, Exhibit A (part))