

SUMMARY OF PARKING REGULATIONS

Please be aware that areas that are

- a. located within Specific Plans, Interim Control Ordinances, or special districts may have different parking requirements than provided in this Information Bulletin.
- b. Projects eligible to use AB 2097 as indicated on ZIMAS parcel profile report at the time of plan check submittal are able to utilize reduced parking requirements. Hotels, motels, bed and breakfast inns or other transient lodging except where a portion of a housing development project is designated for use as a residential hotel, are not eligible for AB 2097 reduce parking requirements.

SECTION 12.21A.4(c) – COMMERCIAL AND INDUSTRIAL BUILDINGS Use of Building (or portions of) *	Ratio (spaces/sq ft)
1. Health or Athletic Club, Bath House, Gymnasium, Video arcades, Karaoke, Laser tag or similar and Pool Hall (use total floor area minus the pool tables)	1 per 100
2. Studio for dance, yoga, martial art smaller than 1000 sq ft and with no more than 10 occupants at any given time (note such limitations on the Building Permit)	1 per 500
3. Skating/Roller Rinks, Bowling Alleys (Bowling Area), Basketball Court (including court surface); Sitting or viewing area at 1 per 100; with stadium seating for spectators 1 per 35 or 1 per 5 fixed seats. Bowling Lanes in a bowling alley can be calculated at 1 per 500.	1 per 100 (more parking required for viewing or seating area)
4. Restaurant, Café, Coffee Shop, Bar, Night Club, Banquet/Dance Hall or similar	1 per 100
5. Small Restaurant, Café, or Coffee Shop (1,000 sq. ft. or less)	1 per 200
6. Retail, Take-Out Restaurant (no seating), Art Gallery (retail) or Discount Wholesaler selling to the general Public, Gold buying	1 per 250
7. Wholesaler not selling to the general Public	1 per 500
8. Retail Furniture, Major Appliances, or similar	1 per 500
9. Professional Office or other Business/services such as Dry Cleaner, Coin-laundry, Beauty Salon, Art Studio (no retail), Museum, Travel Agency, kennel, animal clinic, animal hospital.....similar	1 per 500
10. School for adult: Trade, Music, Professional, or similar as defined in code section 12.21A.4(c)(7)	
a. Classroom or assembly area	1 per 50 or 1 per 5 fixed seats
b. Laboratory or Classroom with heavy equipment	1 per 500
11. Adult Care Facility	1 per 500
12. Warehouse or Storage (for Household Goods) - Parking shall be calculated for each building; Refuse Transfer Station ⁶	1 per 500 (1 st 10,000 sq ft) + 1 per 5,000 after
13. Light manufacturing uses such as data retrieval, record management, research and development, information processing, electronic technology or multi-media productions	1 per 500
14. Auto Dismantling Yard, Junk Yard or Open Storage in the M2 or M3 zones [Sec. 12.19 A.4(b)(4) and Sec. 12.20 A.6(b)(3)]	6 for the first acre, 1 per 12,000 sq ft for the second acre, and 1 for each acre after
15. Used vehicle sales /auto repair garage per Sec. 12.26.F (exception: display of not more than 3 vehicles for purpose of sale or trade at any one time)	1 per 2000 of outdoor vehicle sales area (min. 2 stalls) + parking as required for the building
SECTION 12.21A.4(d) – INSTITUTIONS: Use of Building (or portions of)*	Ratio (spaces/sq ft or unit)
1. Philanthropic Institution, Museum, Government Office, or similar	1 per 500
2. Medical Office, Clinic, or Medical Service Facility	1 per 200
3. Sanitarium or Convalescent Home	The greater of 1 per 500 or min 0.2 per bed
4. Hospital	2 per patient bed

***Exceptions for Section 12.21A.4(c), (d), (e) and (f)**

- 1. Any roofed Outdoor Eating Areas in connection with restaurants, cafes or other eating/refreshment establishments will provide parking as required except for ground floor “**Outdoor Eating Area**” as defined per Section 12.03 of the Zoning Code. No parking is required for any **UNROOFED** Outdoor Eating Areas such as patios, terraces or roof decks.
- 2. For any Specific Plans published prior to May 21, 1990, required parking shall be based on Specific Plan or Section 12.21A.4 whichever is required more parking.
- 3. Read 12.21A.4(j) for **combination of uses** inside an office building or an industrial-use lot. Exception 12.21A.4(j)(3) can be applied to retails, health club or any commercial uses per section 12.21A.4(c) for an office building greater than 50,000 sq ft.
- 4. For church, gyms or any assembly, every 24” of **bleacher or pew** (if no delineated seats or cushions for each person) is considered as one seat.

5. Warehouses built prior to Sept 8, 1950 can be considered as Industrial Use for nonconforming parking per LADBS' 10/06/1997 memo.
6. **Refuse Transfer Station** - Parking requirements are same as warehouse use per ZA Memo No. 135 (04/03/2020)
7. For existing buildings per Ord.#182,110 (amending section 12.21A.4(m)), Department of Building and Safety may reduce the number of required parking spaces by the number of spaces which the LADBS determines are needed to provide disabled parking spaces required by the State access laws.

SECTION 12.21A.4(e) and (f) – ASSEMBLY AREA AND SCHOOLS: Use of Building (or portions of)*	Ratio (spaces/sq ft or unit)
1. High School/College Auditorium; Stadium; Theater; Bingo Parlors more than 50 occupants; or similar assembly	1 per 35 sq. ft. or 1 per 5 fixed seats
2. Church (The greater of the main sanctuary or main assembly area)	1 per 35 sq. ft. or 1 per 5 fixed seats
3. Schools (Private or Public)	////////////////////
a. Elementary/Middle – K thru 8 th grade	1 per classroom (on-site only)
b. 9 th thru 12 th grade	The greater of auditorium, any assembly or 1 per 500 of total building area
4. Facility for 12th graders and under including Child Care, Counseling Facility, After School Program for tutoring or athletic facility	The greater of 1 per 500 of total building area or 1 per classroom for K thru 8 th grade

SPECIAL DISTRICTS: Use of Building (or portions of)	Ratio spaces/sq ft or unit
1. Downtown Parking District (DPD) - 12.21 A.4(i)(1) – Auditoriums and other similar places of assembly	1 per 10 fixed seats or 1 per 100 sq ft
2. Downtown Parking District (DPD) - 12.21 A.4(i)(2) and (3) – Hospitals, philanthropic institutions, governmental offices buildings, medical offices and all uses as listed in Section 12.21A.4(c) (No parking for any uses listed in Section 12.21A.4(c) when the total commercial use is smaller than 7,500 sq ft in gross floor area)	1 per 1000 for all uses in Section 12.21A4C
3. Downtown Parking District (DPD) - 12.21 A.4(i)(3) - warehouse	1 per 1000 (1 st 10,000 sq ft) + 1 per 5,000 after
4. Community Redevelopment Areas & Enterprise Zones outside of DPD District - 12.21A4(x)(3) for medical office, clinic and all commercial uses in Sec. 12.21A.4(c)	1 per 500
5. Historical Buildings (National Register of Historic places or State or City historical or cultural monuments) – 12.21 A.4(x)(2)	No change in parking in connection with change of use.

SECTION 12.21A.4(a) and (b) – Use of Building (or portions of)**	Ratio (spaces/sq ft or unit)
1. One-Family Dwelling (SFD) or group of one family dwellings	2 (on-site only)
2. Apartment or Two-Family Dwelling (Duplex)	////////////////////
a. units > 3 habitable rooms (such as a typical 2 bedroom unit)	2 (on-site only)
b. units = 3 habitable rooms (such as a typical 1 bedroom unit)	1.5 (on-site only)
c. units < 3 habitable rooms (such as a typical single unit)	1 (on-site only)
3. Hotel, Motel, Boarding House or Dormitory ⁷ including accessory facilities	////////////////////
a. first 30 guestrooms / a suite in a Hotel	1
b. next 30 guestrooms / a suite in a Hotel	One half
c. remaining guestrooms / a suite in a Hotel	One third
d. Multi-purposes assembly room >750 sq ft inside a hotel or motel	1 per 35 sq. ft. or 1 per 5 fixed seats
e. Restaurants > 750 sq.ft and not intended for hotel guests	1 per 100 sq. ft.
4. Condominiums	Planning's tract condition
5. Mobile Homes Park (Title 25 of the California Administrative Code)	N/A

***See Footnotes on Page 1 of 2.**

****Exceptions for Section 12.21A.4(a) and (b):**

1. Subject to the Hillside Ordinance or **the Baseline Hillside Ordinance**, an SFD may require up to a maximum of 5 parking spaces.
2. Residential located inside the **Central City Parking District (CCPD)** may have reduce parking as follows:
 - a) Provide 1 parking per dwelling unit. When more than six dwelling units having more than 3 habitable rooms per unit on the site, the parking for these units shall be at 1/4.
 - b) Provide 1 parking for each 2 guestrooms for first 20, 1 for each 4 guestrooms for next 20, 1 for each 6 guestrooms for the remaining.
3. **SFD on a narrow lot, 40 ft or less in width and** not abutting an alley requires only one parking space. However, this reduction shall not apply to lots fronting on a substandard street in A1, A2, A, RE, RS, R1 and RD zones. 12.21A.4(q).

4. Any **commercial vehicle** which exceeds a registered net weight of 5600 lbs shall not be considered as an accessory residential use.
5. **Affordable Housing Incentives** – Parking Options are available for Housing Development Projects pursuant to 12.22 A.25(d).
6. **Elder Care Facilities** – Reduced parking for special housing types pursuant to 12.21 A.4(d)(5).
7. Every 100 sq ft of superficial floor area in a **dormitory** shall be considered as a separate guest room.
8. **Bicycle parking** is required per Section 12.21A.16.

9. Section 4.106.4.2.2 of the 2023 Los Angeles Green Building Code requires
 - a. multi-family dwellings with **less than 20 dwelling units** to have a minimum
 - i. Thirty (30) percent of the total number of parking spaces on the building site to be **EV Capable** (capable of supporting future Level 2 electrical vehicle charging spaces (EVCS)),
 - ii. Twenty-five (25) percent of the total number of parking spaces on the building site to be **EV Ready** (equipped with low power Level 2 EV charging receptacles). For multifamily dwelling parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. The number of EV Ready parking spaces may be counted toward the total number of EV Capable parking spaces required for the building per 04.106.4.2.1. Item 1.
 - b. multi-family dwellings with **more than 20 dwelling units** to have a minimum
 - i. Thirty (30) percent of the total number of parking spaces on the building site to be **EV Capable** (capable of supporting future Level 2 electrical vehicle charging spaces (EVCS)),
 - ii. Twenty-five (25) percent of the total number of parking spaces on the building site to be **EV Ready** (equipped with low power Level 2 EV charging receptacles). For multifamily dwelling parking facilities, no more than one receptacle is required per dwelling unit when more than one parking space is provided for use by a single dwelling unit. The number of EV Ready parking spaces may be counted toward the total number of EV Capable parking spaces required for the building per 04.106.4.2.1. Item 1.
 - iii. Ten (10) percent of the total number of parking spaces on the building site to be **EV Chargers** (equipped with Level 2 EV charging receptacles).