

SUMMARY OF PARKING REGULATIONS Please be aware that areas located within Specific Plans, Interim Control Ordinances, or special districts may have different parking requirements than provided in this Information Bulletin.

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 amusement enterprises. Pool Hall (total floor area minus pool tables')	1 per 100
2. Studio for dance, yoga, martial art when the facility is smaller than 1000sq.ft. and no more than 10 occupants at any given time.	1 per 500
3. Skating/Roller Rinks, Bowling Alleys (including bowling lanes) 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.	1 per 500 (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 when it is 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 store, 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 setting 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	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 A4 (b) (4) and Sec. 12.20 A6 (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 I.3(b) (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)**

- For Outdoor Eating Areas, read page 37 of the Zoning Manual. (http://ladbs.org/LADBSWeb/LADBS_Forms/Zoning/zoning_manual.pdf)
- For any Specific Plans published prior to May 21, 1990, parking shall be based on Specific Plan or Section 12.21A4 whichever is required more parking.
- Read 12.21A(j) for **combination of uses** inside an office building or an industrial-use lot. Exception 12.21A(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.
- For church, gyms or any assembly, every 24" of **bleacher or pew** (if without a delineated seat or cushion for each person) is considered as one seat.
- Warehouses** built prior to Sept 8, 1950 can be considered as Industrial Use for nonconforming parking per LADBS' 10/06/1997 memo.
- Per Ord.#182,110 (amending section 12.21A.4(m)), the number of code required parking spaces can be reduced to meet the State Access Law on disabled parking as determined by Department of Building and Safety.

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 the assembly areas)	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 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 A4 (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 A4 (i)(2)(3) – Hospitals, philanthropic institutions, governmental offices buildings, medical offices and all uses as listed in Section 12.21A4C (No parking for any uses listed in Section 12.21A4C when the entire building 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 A4 (i)(3) - warehouse	1 per 1000 (1 st 10,000 sq ft) + 1 per 5,000 after
4. All Enterprise Zones outside of DPD District or selected CRA per Section 12.21A4(x) (3) - on medical office, clinic and all commercial uses in Section 12.21A4C	1 per 500 (See 12.21A4c for warehouse parking)
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 12.21A4 (a) (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 12.21A4 (a) and (b):

- Subject to the Hillside Ordinance or the Baseline Hillside Ordinance, a SFD may require up to a maximum of 5 parking spaces.
- Residential in the Central City Parking District (CCPD) with reduced parking as follows:
 - 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.
 - Provide 1 parking for each two guestrooms for first 20, 1 for each four guestrooms for next 20, 1 for each six guestrooms for the remaining.
- SFD on a lot narrow than 40 ft wide 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).
- Any commercial vehicle exceeds a registered net weight of 5600 lbs shall not be considered as an accessory residential use.
- Affordable Housing Incentives – Parking Options are available pursuant to 12.22 A25 (d).
- Elder Care Facilities – Reduced parking for special housings pursuant to 12.21 A4 (d) (5).
- Every 100 sq ft of superficial floor area in a dormitory shall be considered as a separate guest room.
- Bicycle parking is required per Section 12.21A16.

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