



SUMMARY OF PARKING REGULATIONS

	Use of Building (or portions of)	COMMERCIAL uses	Ratio (spaces/sq. ft.)
Regular Provisions Sec. 12.21A4	1.	Health or Athletic Club, Bath House, Dance Hall/Studio, Gymnasium, or similar use (e.g. amusement)	1 per 100
	2.	Restaurant, Café, Coffee Shop, Bar, Night Club, or similar	1 per 100
	3.	Small Restaurant, Café, or Coffee Shop (1000sq. Ft. or less)	1 per 200
	4.	Take-out Restaurant (no eating on the premises)	1 per 250
	5.	Retail or Discount Wholesalers	1 per 250
	6.	Retail Furniture, Major Appliances, or similar	1 per 500
	7.	Auditoriums: Church, High School, College, Stadium, Theater, and similar assembly	1 per 35 or 1 per 5 fixed seats
	8.	Elementary School	1 per classroom
	9.	Commercial School: Trade, Music, Professional, or similar	////////////////////////////////////
		a) Classrooms and assembly areas	1 per 50 sq. ft. or 1 per 5 fixed seats whichever is greater
		b) Classrooms with heavy equipment	1 per 500
	10.	Philanthropic Institution, Government Office, or similar	1 per 500
	11.	Commercial or Business Office	1 per 500
	12.	Medical Office, Clinic, or Medical Service Facility	1 per 200
	13.	Hospital	2 per bed
	14.	Sanitarium or Convalescent Home	1 per 500 or min 0.2 per bed
15.	Warehouse or Storage (for Household Goods) - first 10,000 sq. ft. - beyond 10,000 sq. ft.	1 per 500 (plus) 1 per 5000	
16.	Other Business or Commercial (not listed above)	1 per 500	
Special Provisions	17.	Auto Dismantling Yard, Junk Yard or Open Storage in the M2 or M3 zones [Sec. 12.19A4 (b)(4)]	6 for the first acre, 1 per 12,000 sq. ft. for the second acre and 1 for each acre over two.

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Regular Provisions Sec. 12.21A4	Use of Building (or portions of)	RESIDENTIAL uses	Ratio (spaces/unit)	
	1.	Single-Family Dwelling (SFD)		2
	2.	Two-Family Dwelling or Apartment		////////////////////////////////////
	a)	units > 3 habitable rooms (such as a typical 2 bedroom unit)		2
	b)	units = 3 habitable rooms (such as a typical 1 bedroom unit)		1.5
	c)	units < 3 habitable rooms (such as a typical Single unit)		1
	3.	Hotel, Motel, Boarding House or Dormitory		////////////////////////////////////
	a)	first 30 guestrooms		1
	b)	next 30 guestrooms		1/2
	c)	remaining guestrooms		1/3
4.	Condominiums		As required by City Planning	

EXCEPTIONS TO COMMERCIAL REGULATIONS

1. **Historical Buildings (ZI 145's)** - no change in parking in connection with a change of use within existing area.
2. **Downtown Parking District (DPD)** - the following uses need only provide parking at the following ratios in lieu of the parking required by the General Provisions of section 12.21.A4:
 - a) Auditoriums and similar places of assembly - 1 per 10 fixed seats or 1 per 100 sq. ft. of floor area if no fixed seating.
 - b) Hospitals, Philanthropic Institutions, Government Offices or similar uses - 1 per 1000 sq. ft.
 - c) Business, Commercial or Industrial - 1 per 1000 sq. ft. for buildings 7500 s. ft. or more, NO parking required if less than 7500 sq. ft.
 - d) Warehouse - 1 per 1000 sq. ft. for the first 10,000 and 1 per 5,000 sq. ft. for over 10,000.
3. **Community Redevelopment Areas (CRA), listed in 12.21A4(x)(3), not in DPD** - commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development buildings need only provide 2 parking spaces for every 1000 sq. ft. of floor area.
4. **Enterprise Zones, listed in 12.21A4(x)(3), not in DPD** - commercial office, business, retail, restaurant, bar and related uses, trade schools, or research and development building need only provide 2 parking spaces for every 1000 sq. ft. of floor area.

EXCEPTIONS TO RESIDENTIAL REGULATIONS

1. **SFD in subject to the Hillside Ordinance** (as defined in the Zoning Code) which front on a substandard street and exceed 2400 sq. ft. of combined floor area require one additional parking space for each 1000 sq. ft. or fraction thereof for a maximum of 5 total spaces. A "substandard street" is one which does not have a minimum dedicated width of 36 ft. and a roadway of 28 ft.
2. Notwithstanding the above requirements, residential buildings in the **Central City Parking District (CCPD)** need only provide parking as follows:
 - a) Dwellings: 1 per dwelling unit, except where more than 6 dwelling units of more than 3 habitable rooms. Ratio for all such units of at least 1-1/4 for each dwelling of more than 3 habitable rooms.
 - b) Guestrooms: 1 for first 20, 1/4 for next 20, 1/6 for remaining.
3. **One SFD on a narrow lot (40 ft. or less)**, not abutting an alley, requires only 1 parking space. This does not apply to lots subject to the Hillside Ordinance in A1, A2, A, RE, RS, R1 and RD zones fronting on a substandard street.
4. **Affordable Housing Incentives** - Lowered parking requirements for "restricted affordable units."

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.

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