

Summary of Parking Regulations - City of Los Angeles

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		////////////////////
	units > 3 habitable rooms (such as a typical 2 bedroom unit)		2
	units = 3 habitable rooms (such as a typical 1 bedroom unit)		1.5
	units < 3 habitable rooms (such as a typical Single unit)		1
	3. Hotel, Motel, Boarding House or Dormitory		////////////////////
	first 30 guestrooms		1
	next 30 guestrooms		½
	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) not in DPD (ZI 940, ZI 1048, ZI 1084, ZI 1352)** - 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 not in DPD (ZI 1643, ZI 1644, ZI 1645, ZI 1652, ZI1653)** - 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 “hillside areas”** (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 in Hillside Areas (defined in Zoning Code) 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” per Ordinance No. 170, 764.

Areas located within Specific Plans, Interim Control Ordinances, or special districts may have different parking requirements.