

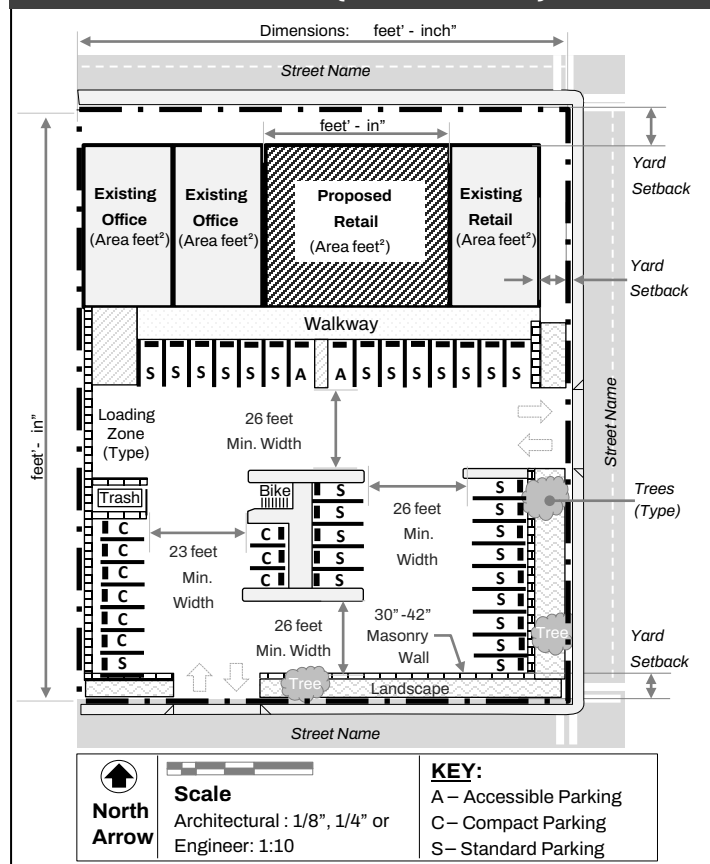
DEVELOPMENT STANDARDS - COMMERCIAL AND INDUSTRIAL PROJECTS

Note: Properties located in a Community Standards District (CSD) may be subject to different standards.

Prior to submittal, consult with Regional Planning to determine:

1. If the proposed project is consistent with the General Plan;
2. The zoning of the property and if the zoning allows the project;
3. If the project complies with the maximum floor area ratio (FAR);
4. If the project is subject to special requirements;
5. If the project is subject to previously approved conditions;
6. If there are any proposed street or alley widenings or dedications that will impact the project and if the project is eligible for a Public Works dedication waiver.

SITE PLAN (EXAMPLE ONLY)



Zones	Maximum Building Height	Minimum Yard Setbacks (F/S/R)	Maximum Lot Coverage (net)	Minimum Required Landscaping	Wall & Fence Height
COMMERCIAL					
C-1 C-H	35 feet	20 feet setback from a major or secondary highway	90% of entire lot	10% of entire lot	30-42 inch masonry wall required between parking area and street (if applicable) 6 feet masonry wall required adjacent to any residential or agricultural use
C-2	35 feet	0 feet / 0 feet / 0 feet			
C-3 C-M	13x buildable area	0 feet / 0 feet / 0 feet			
C-MJ	65 feet 75 feet with a CUP	30 feet minimum for side and rear yards that about a lot located within a Residential or Agricultural Zone			
C-R	13x buildable area	0 feet / 0 feet / 0 feet	N/A	N/A	
INDUSTRIAL					
M-1 M-1.5 M-2 M-3 M-4	13x buildable area	0 feet / 0 feet / 0 feet 3 feet setback for outdoor storage fences 10+ feet tall		2% of parking area only (if applicable) 1 square foot per each linear foot of outdoor storage fencing	Same as Commercial (if applicable) 8 feet - 15 feet tall solid fence or wall surrounding outdoor storage
Floor Area Ratio (FAR) Requirements: Please refer to the General Plan, CSD or Specific Plan. To calculate FAR, measure to centerline of street and utilize the net area of the property. Most Common: CG, IL & IH: 1.0 / CM, C-MJ & MU: 3.0					
TREE PLANTING <ol style="list-style-type: none"> 1. For projects that are non-residential or mixed-use, a minimum of three trees shall be planted for every 10,000 square feet of developed lot area. 2. A Tree Shade Plan meeting the specifications set forth in the Tree Planting Guide is required. For those projects, the amount of trees required on that shade plan shall anticipate a minimum of 50 percent shade coverage of the uncovered parking area within 15 years of planting the required trees. Please refer to planning.lacounty.gov/reports-and-publications/ under "Trees" for requirements. 					

PARKING STANDARDS - COMMERCIAL AND INDUSTRIAL PROJECTS

Note: Properties located in a Community Standards District or Specific Plan may be subject to different standards.

MINIMUM REQUIRED PARKING SPACES (not all listed)	
Use	Number of Spaces
Churches, temples, and other places of worship	1 space per 5 persons based on occupant load of the largest assembly area. Parking shall be located within 500 feet of the use.
Commercial Uses	
Commercial, retail, or service uses and medical or dental offices	1 space per 250 square feet.
Business and professional offices, excluding medical and dental offices	1 space per 400 square feet.
Day Care Facilities	
Adult day care	1 space per staff member and 1 space per vehicle used directly for the business.
Child Care Center	1 space per staff member, 1 space per vehicle used directly for the business, 1 space per 20 children for whom a license has been issued by the State of California, and 1 designated area for on-site drop-off and pickup for children.
Entertainment, Assembly and Dining	
Restaurants, cafes, outdoor dining areas, coffee shops or other similar uses *	1 space per 3 persons based on the occupant load of all indoor and outdoor areas. A minimum of 10 spaces is required for each use.
Drinking establishments, bars, cocktail lounges, nightclubs,, and other similar uses* Theaters, auditoriums, lodge rooms and other similar places of amusement *	1 space per 3 persons based on the occupant load of all indoor and outdoor areas. A minimum of 10 spaces is required for each use.
Schools , up to grade 6	1 space per classroom. Parking shall be located within 500 feet of the lot of the use.
Schools , grade 7 and up	1 space per classroom and 1 space per 5 persons based on the occupant load of the auditorium or largest assembly room. Parking shall be located within 500 feet of the lot of the use.

MINIMUM REQUIRED PARKING SPACES	
Use	Number of Spaces
Industrial Uses	
Industrial/manufacturing uses, excluding scrap metal processing, automobile dismantling, junk and salvage yards, and warehouses	1 space per 500 square feet and 1 space per vehicle directly used for the business.
Scrap metal processing, automobile dismantling, and junk and salvage yards	1 space per vehicle directly used for business, and 1 space per 7,000 square feet or fraction thereof of yard area up to 42,000 square feet and 1 space per 20,000 square feet or fraction thereof of yard area in excess of 42,000 square feet. A minimum of 10 spaces is required for each use.
Warehouses, as defined in Division 2 (Definitions)	1 space per 1,000 square feet used for warehousing and 1 space per 400 square feet used for office.

Angle of Parking (Degrees)	Stall Depth (feet)	Aisle Width (feet)	Overall Width (feet)	Stall Length (feet)	Curb Length (feet)
Standard Parking					
90	19	26 ¹	62 ¹	18	8'-6"
60	20	20 ²	60 ²	18	9'-10"
45	19	14 ²	52 ²	18	12
30	16	12 ²	44 ²	18	17
Compact Parking					
90	15	23 ¹	53 ¹	15	8
60	16'-6"	16 ²	49 ²	15	9'-5"
45	15'-6"	13 ²	44 ²	15	11'-4"
30	14	12 ²	40 ²	15	16
<ol style="list-style-type: none"> Two-way aisle One-way aisle, double-loaded parking 					

*Based on the occupancy load as determined by L.A. County Building & Safety

PARKING STANDARDS - COMMERCIAL AND INDUSTRIAL PROJECTS

MINIMUM NUMBER OF REQUIRED LOADING SPACES

Gross Floor Area (square feet)

Office	
5,000 – 36,000	1 Type A
36,000 +	2 Type A
Commercial	
5,000 – 24,000	1 Type A
24,000 – 60,000	2 Type A
60,001 +	3 Type A
Warehouse	
0 – 18,000	1 Type B
18,001 – 36,000	2 Type C
36,001 – 50,000	3 Type C
50,001 – 150,000	4 Type C
150,001 +	5 Type C

Industrial	
0 – 18,000	1 Type B
18,001 – 36,000	2 Type C
36,001 – 90,000	3 Type C
90,001 – 150,000	4 Type C
150,001 +	
<div>1. Loading spaces shall be located so that vehicles do not back onto a public highway or street.</div> <div>2. All maneuvering shall be conducted on site and not within parking spaces.</div> <div>3. Office and commercial uses less than 5,000 sq. ft. may be required to provide one Type A when deemed appropriate.</div> <div>4. “No Idling” sign required. Sign min. size 12 in. wide by 18 in. high.</div>	

MINIMUM DIMENSIONS FOR LOADING SPACES

Type of Loading Space Required	Minimum Length (feet)	Minimum Width (feet)	Required Vertical Clearance (feet)	Length of Maneuvering Space (feet)
Type A	24	12	None	36
Type B	30	12	None	45
Type C	40	12	14	60

MINIMUM REQUIRED BICYCLE PARKING SPACES

Use	Short-Term Spaces *	Long-term Spaces **
Commercial		
General retail, including restaurants	1 space per 5,000 square feet ¹	1 space per 5,000 square feet ¹
Hotels, motels, clubs, fraternity and sorority houses, and dormitories	1 space per 40 guestrooms ¹	1 space per 20 guestrooms ¹
Office	1 space per 8,000 square feet ¹	1 space per 8,000 square feet ¹
Theaters, auditoriums, lodge rooms, stadiums, or similar entertainment and amusement uses	1 space per 50 based on occupant load ^{1 2}	1 space per 50 persons based on occupant load ^{1 2}
Industrial/Institutional		
Industrial uses	1 space per 20,000 square feet ¹	1 space per 10,000 square feet ¹
Institutional uses, including hospitals, convalescent hospitals, adult residential care facilities, children group homes	1 spaces per 20,000 square feet ¹	space per 10,000 square feet ¹
Schools, including trade schools, colleges, universities, and private elementary, middle, and high schools	4 spaces for every 1 classroom ¹	1 space for every 10 classrooms ¹
Churches, temples, and other places of worship	1 spaces per 50 persons based on occupant load within the facility ^{1 2}	1 space per 100 based on occupant load ² of the largest assembly area within the facility ¹

* **Short-term Bicycle Parking:** Bicycle parking intended for a period of two hours or less.

** **Long-term Bicycle Parking:** Bicycle parking intended for a period of two hours or longer.

- 1. A minimum of two spaces shall be provided.**
- 2. Based on the occupancy load as determined by L.A. County Building & Safety**