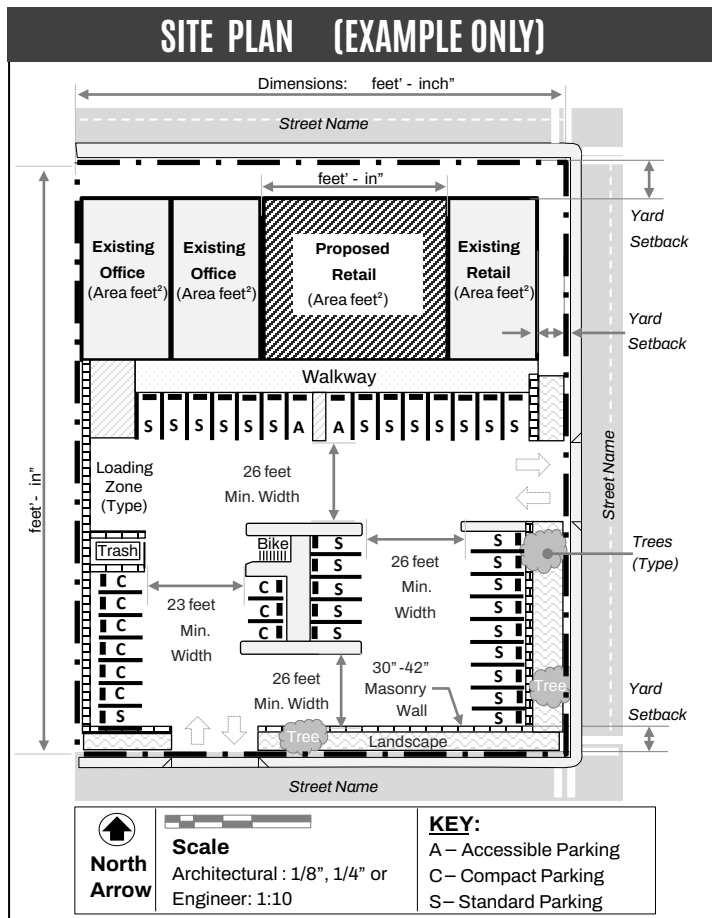


DEVELOPMENT STANDARDS - COMMERCIAL AND INDUSTRIAL PROJECTS

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.



| 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 |
| 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 abut a lot located within a Residential or Agricultural Zone | N/A | N/A | (if applicable) 6 feet masonry wall required adjacent to any residential or agricultural use |
| C-R | 13x buildable area | 0 feet / 0 feet / 0 feet | | | |
| 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 | |
| <p>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</p> | | | | | |
| 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 are 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