



# Bikeable Design

## SITE TYPOLOGIES



City of Los Angeles  
Department of City Planning

# Chapter Four:

# Site Typologies

Chapter 4 identifies a set of three common site typologies (retail, office, and multi-family) and discusses the unique needs of each typology based on their primary hours of activity, typical patrons, and security requirements.

All projects must follow the City's Bicycle Parking Ordinance to determine the number and type of bike parking spaces and amenities required. This chapter is intended as a guide only.

# Retail/ Commercial

**Key Issue for Bicyclists at Site:** Visibility and proximity of bicycle parking to building entrance.

## Site Characteristics

- Primary Uses: Retail shops, restaurants, or personal services. Primary Visitors: Customers staying for less than two hours and employees that stay from anywhere between six to ten hours.
- Common Building Typologies: See Figures 25 and 26.

## Applicable Tools

- Short-term parking (for customers) and long-term parking (for employees).
- Showers, clothing lockers and bicycle repair workstation for retail store employees.
- Wayfinding signs directing users to amenities and entrances.
- Adequate lighting of pathways and all bicycle amenities.
- Safe connections from bicycle networks in the right-of-way.

### Example A: 10,000 SF Restaurant

- 5 short-term parking spaces (10,000 SF/2,000 SF = 5 spaces)
- 5 long-term parking spaces (10,000 SF/2,000 SF = 5 spaces)
- 0 showers (less than 50,000 SF)
- 5 clothing lockers

### Example B: 150,000 SF Retail

- 15 short-term spaces (150,000 SF/10,000 SF = 15 spaces)
- 15 long-term spaces (150,000 SF/10,000 SF = 15 spaces)
- 2 showers per gender required
- 15 clothing lockers

**Table 1: Required Quantity of Bicycle Parking per Los Angeles Municipal Code (LAMC)**

|                                            | Short-Term Bicycle Parking       | Long-Term Bicycle Parking        |
|--------------------------------------------|----------------------------------|----------------------------------|
| <b>Restaurants/Bars and General Retail</b> | 1 per 2,000 SF (minimum 2)       | 1 per 2,000 SF (minimum 2)       |
| <b>Retail - Furniture</b>                  | 1 per 10,000 SF (minimum 2)      | 1 per 10,000 SF (minimum 2)      |
| <b>Hotels &amp; Hostels</b>                | 1 per 20 guest rooms (minimum 2) | 1 per 20 guest rooms (minimum 2) |

**Table 2: Required Quantity of Showers & Lockers per LAMC**

| New Buildings and additions      | Showers Required                                              |
|----------------------------------|---------------------------------------------------------------|
| More than 50,000 SF floor area   | 1 per gender                                                  |
| 150,000-250,000 SF floor area    | 2 per gender                                                  |
| 250,000 or more SF floor area    | 2 per gender plus 1 per gender for each additional 100,000 SF |
| <b>Clothing Lockers Required</b> | 1 locker per required long-term bicycle parking space         |



Photos courtesy of Enspire Design Group PLLC

**Figure 25: Shopping Center/Strip Mall Commercial - Retail**  
Common commercial configuration in Los Angeles where buildings are set back on parcel with parking lot in front.



Photos by Balcer

**Figure 26: Zero-Lot Line Commercial - Retail**  
Traditional "Main Street" commercial configuration in which buildings are built to parcel line, fronting sidewalk. Parking and loading are typically in rear of parcel out of site from sidewalk.

# Office/ Commercial

## Key Issue for Bicyclists at

**Site:** Well-marked, secure long-term parking with shower and locker facilities.

### Site Characteristics

- Primary Uses: Medical and other professional services, general office buildings and financial services.
- Primary Users: Employees staying for average work day (eight hours) and clients who may visit for several hours.
- Common Building Typologies: See Figures 27 and 28.

### Applicable Tools

- Short-term parking (for clients) and long-term parking (for employees).
- Showers, clothing lockers and bicycle repair workstation for office workers as well as maintenance and service employees.
- Wayfinding signs directing users to bicycle parking, amenities and entrances.
- Adequate lighting of pathways and all bicycle amenities.
- Safe connections from bicycle networks in the right-of-way.

### Example A: 50,000 Office

- 5 short-term parking spaces (50,000 SF/10,000 SF = 5 spaces)
- 10 long-term parking spaces (50,000 SF/5,000 SF = 10 spaces)
- 1 shower per gender (less than 150,000 SF)
- 10 clothing lockers

**Table 1: Required Quantity of Bicycle Parking per LAMC**

| Short-Term Bicycle Parking  | Long-Term Bicycle Parking  |
|-----------------------------|----------------------------|
| 1 per 10,000 SF (minimum 2) | 1 per 5,000 SF (minimum 2) |

**Table 2: Required Quantity of Showers & Lockers per LAMC**

| New Buildings and additions     | Showers Required                                              |
|---------------------------------|---------------------------------------------------------------|
| Less than 150,000 SF floor area | 1 per gender                                                  |
| 150,000-250,000 SF floor area   | 2 per gender                                                  |
| 250,000 or more SF floor area   | 2 per gender plus 1 per gender for each additional 100,000 SF |
| Clothing Lockers Required       | 1 locker for each required long-term bicycle parking space    |



Photos courtesy of A+D Museum

**Figure 27: Mid-sized Office Buildings**

Typically house a few tenants or one large tenant within one building with surface parking.

**Figure 28: Large Office Buildings**  
Typically house several large companies with a restricted access underground parking garage.



Photos courtesy of skyscrapercity.com



# Multi-family Residential

**Key Issue for Bicyclists at Site:** Secure, limited-access parking for residents with bicycle maintenance area and bicycle parking for children.

## Site Characteristics

- Primary Uses: Apartment units or condos.
- Primary Users: Apartment or condo tenants that reside in the building.
- Common Building Typologies: See Figures 29 and 30.

## Applicable Tools

- Short-term parking (for guests) and long-term parking/storage (for residents).
- A bicycle repair workstation area for residents to maintain and repair bicycles.
- Wayfinding signs directing users to bicycle amenities and main entrances.
- Adequate lighting of pedestrian and bicycle pathways and all bicycle amenities.
- In residential buildings where space can be limited, the utilization of double decker racks or vertical racks can help accommodate more bicycles.

### Example A: 50 Dwelling Units

- 5 short-term parking spaces (50 units/10 = 5 spaces)
- 50 long-term parking spaces (50 units = 50 spaces)
- No showers required
- No clothing lockers required

**Table 1: Required Quantity of Bicycle Parking per LAMC**

| Short-Term Bicycle Parking | Long-Term Bicycle Parking* |
|----------------------------|----------------------------|
| 1 per 10 dwelling units    | 1 per dwelling units       |

\* Recommend 1 children's parking space per 5 spaces.

**Table 2: Required Quantity of Showers and Clothing Lockers per LAMC**

| Showers Required | Clothing Lockers Required |
|------------------|---------------------------|
| None             | None                      |



Photos courtesy of Wikipedia

**Figure 29: Large Multi-Residential Building**

A multi-story residential building with dozens of residential units, often with underground parking.



Photo by Tobias Begalke

**Figure 30: 2-Story Apartment**

Small residential building where residential units are located on second story with tuck-under parking.