



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# 44-21 - General Provisions

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LAST AMENDED  
12/6/2023

M1 M2 M3

In all districts, as indicated, #accessory# off-street parking spaces, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section for all #development# after December 15, 1961, for the #manufacturing#, #commercial# or #community facility# #uses# listed in the table. In addition, all other applicable requirements of this Chapter shall apply as a condition precedent to the #use# of such #development#.

After December 15, 1961, if an #enlargement# results in a net increase in the #floor area# or other applicable unit of measurement specified in the table in this Section, the same requirements set forth in the table shall apply to such net increase in the #floor area# or other specified unit of measurement.

A parking space is required for a portion of a unit of measurement one-half or more of the amount set forth in the table.

For the purposes of this Section, a tract of land on which a group of such #uses# is #developed# under single ownership or control shall be considered a single #zoning lot#.

For those #uses# for which rated capacity is specified as the unit of measurement, the Commissioner of Buildings shall determine the rated capacity as the number of persons which may be accommodated by such #uses#.

The requirements of this Section shall be waived in the following situations:

- (a) when, as the result of the application of such requirements, a smaller number of spaces would be required than is specified by the provisions of Section [44-23](#) (Waiver of Requirements for Spaces Below Minimum Number);
- (b) when the Commissioner of Buildings has certified, in accordance with the provisions of Section [44-24](#) (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden), that there is no way to arrange the spaces with access to the #street# to conform to the provisions of Section [44-43](#) (Location of Access to the Street);
- (c) for houses of worship, in accordance with the provisions of Section [44-25](#) (Waiver for Locally Oriented Houses of Worship).

REQUIRED OFF-STREET PARKING SPACES FOR MANUFACTURING, COMMERCIAL OR COMMUNITY FACILITY USES

Type of #Use#	Parking Spaces Required, in Relation to Specified Unit of Measurement	Districts
FOR MANUFACTURING OR COMMERCIAL USES		

<p>#Manufacturing# or semi-industrial #uses#. #Uses# in Use Group 17B, 17D or 18A, or in PRC-F in Use Group 11 or 16, and with a minimum of either 7,500 square feet of #floor area# or 15 employees.</p>	<p>None required</p> <p>1 per 1,000 square feet of #floor area#<sup>1</sup>, or 1 per 3 employees, whichever will require a larger number of spaces</p>	<p>M1-4 M1-5 M1-6 M2-3 M2-4 M3-2</p> <p>M1-1 M1-2 M1-3 M2-1 M2-2 M3-1</p>
<p>Storage or miscellaneous #uses#. #Uses# in:</p> <p>(a) PRC-G in Use Group 10 or 16;</p> <p>(b) Use Group 17A, 17D, 18B, or 18C; or</p> <p>(c) Use Group 17C, except for agricultural #uses#, such exception including greenhouses, nurseries, or truck gardens;</p> <p>with a minimum of either 10,000 square feet of #floor area# or 15 employees.</p>	<p>None required</p> <p>1 per 2,000 square feet of #floor area#<sup>2</sup>, or 1 per 3 employees, whichever will require a lesser number of spaces</p>	<p>M1-4 M1-5 M1-6 M2-3 M2-4 M3-2</p> <p>M1-1 M1-2 M1-3 M2-1 M2-2 M3-1</p>
<p>Food stores with 2,000 or more square feet of #floor area# per establishment. #Uses# in PRC-A in Use Group 6</p>	<p>None required</p> <p>1 per 200 square feet of #floor area#</p>	<p>M1-4 M1-5 M1-6 M2-3 M2-4 M3-2</p> <p>M1-1 M1-2 M1-3 M2-1 M2-2 M3-1</p>

<p>General retail or service #uses#.</p> <p>Food stores with less than 2,000 square feet of #floor area#; #uses# in PRC-B in Use Group 6, 8, 9 or 10;</p> <p>or</p> <p>#uses# in PRC-B1 in Use Group 6, 7, 8, 9, 10, 11, 13, 14, or 16, or when permitted by special permit</p>	<p>None required</p> <p>1 per 300 square feet of #floor area#<sup>3</sup></p>	<p>M1-4 M1-5 M1-6 M2-3 M2- 4 M3-2</p> <p>M1-1 M1-2 M1-3 M2-1 M2- 2 M3-1</p>
<p>Low traffic-generating #uses#.</p> <p>#Uses# in PRC-C in Use Group 6, 7, 9, 13, 14 or 16</p>	<p>None required</p> <p>1 per 600 square feet of #floor area#</p>	<p>M1-4 M1-5 M1-6 M2-3 M2- 4 M3-2</p> <p>M1-1 M1-2 M1-3 M2-1 M2- 2 M3-1</p>
<p>Places of Assembly.</p> <p>#Uses# in PRC-D in Use Group 6, 8, 9, 10 or 12, or when permitted by special permit</p>	<p>None required</p> <p>1 per 8 persons rated capacity</p>	<p>M1-4 M1-5 M1-6 M2-3 M2- 4 M3-2</p> <p>M1-1 M1-2 M1-3 M2-1 M2- 2 M3-1</p>
<p>Open commercial amusements.</p> <p>#Uses# in PRC-E in Use Group 13, or when permitted by special permit<sup>5</sup></p>	<p>None required</p> <p>1 per 500 square feet of #lot area#<sup>4</sup></p>	<p>M1-4 M1-5 M1-6 M2-3 M2- 4 M3-2</p> <p>M1-1 M1-2 M1-3 M2-1 M2- 2 M3-1</p>
<p>Other #commercial# #uses#.</p> <p>#Uses# in PRC-H in Use Group 5, 6, 7, 12, 13 or 14, or when permitted by special permit:</p>		
<p>#Boatels#</p>	<p>1 per 2 guest rooms or suites</p>	<p>M1</p>

Camps, overnight or day, with a minimum of either 10,000 square feet of #lot area# or 10 employees	1 per 2,000 square feet of #lot area# or 1 per 3 employees, whichever will require a lesser number of spaces	M1 M2 M3
Docks for non-commercial pleasure boats; rental boats; ferries; sightseeing, excursion or sport fishing vessels; passenger ocean vessels; or vessels not otherwise listed	See Section <a href="#">62-43</a> for parking requirement	
Hotels	None required	M1-4 M1-5 M1-6
(a) For the #floor area# used for sleeping accommodations	1 per 8 guest rooms or suites	M1-1 M1-2 M1-3
(b) For that #floor area# used for meeting halls, auditoriums, eating or drinking places, wedding chapels or banquet halls, or radio or television studios	None required 1 per 8 persons rated capacity	M1-4 M1-5 M1-6 M1-1 M1-2 M1-3
#Motels# or #tourist cabins#	1 per guest room or suite	M1
Post offices	None required 1 per 1,200 square feet of #floor area#	M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 M1-1 M1-2 M1-3 M2-1 M2-2 M3-1
Prisons	None required 1 per 10 beds rated capacity	M1-4 M1-5 M1-6 M2-3 M2-4 M3-2 M1-1 M1-2 M1-3 M2-1 M2-2 M3-1
Refreshment stands, drive-ins	1 per 50 square feet of #floor area# 1 per 100 square feet of #floor area#	M1-1 M1-2 M1-3 M2-1 M2-2 M3-1 M1-4 M1-5 M1-6 M2-3 M2-4 M3-2

Funeral establishments	None required  1 per 400 square feet of #floor area#	M1-4 M1-5 M1-6 M2-3 M2-4 M3-2  M1-1 M1-2 M1-3 M2-1 M2-2 M3-1
FOR COMMUNITY FACILITY USES		
Agricultural #uses#, including greenhouses, nurseries, or truck gardens	None required  1 per 1,000 square feet of #lot area# used for selling purposes	M1-4 M1-5 M1-6 M2-3 M2-4 M3-2  M1-1 M1-2 M1-3 M2-1 M2-2 M3-1
Ambulatory diagnostic or treatment health care facilities listed in Use Group 4	None required  1 per 300 sq. ft. of #floor area# and #cellar# space <sup>3</sup> , except #cellar# space used for storage	M1-4 M1-5 M1-6  M1-1 M1-2 M1-3
Clubs, community centers or settlement houses; philanthropic or non-profit institutions without sleeping accommodations, except ambulatory diagnostic or treatment health care facilities listed in Use Group 4; golf course club houses; non-commercial recreation centers; or welfare centers	None required  1 per 10 persons-rated capacity	M1-4 M1-5 M1-6  M1-1 M1-2 M1-3
Hospitals and related facilities <sup>6</sup>	1 per 5 beds  1 per 10 beds	M1-1 M1-2 M1-3  M1-4 M1-5 M1-6
Houses of worship, applicable only to the facility's largest room of assembly; however, rooms separated by movable partitions shall be considered a single room	None required  1 per 15 persons-rated capacity	M1-4 M1-5 M1-6  M1-1 M1-2 M1-3

Seminaries	None required	M1-4 M1-5 M1-6
(a) For that #floor area# used for classrooms, laboratories, student centers or offices	1 per 1,000 sq. ft. of #floor area#	M1-1 M1-2 M1-3
(b) For that #floor area# used for theaters, auditoriums, gymnasiums or stadiums	None required 1 per 8 persons-rated capacity	M1-4 M1-5 M1-6 M1-1 M1-2 M1-3
Outdoor skating rinks	None required 1 per 800 square feet of #lot area#	M1-4 M1-5 M1-6 M1-1 M1-2 M1-3
Outdoor tennis courts	None required 1 per 2 courts	M1-4 M1-5 M1-6 M1-1 M1-2 M1-3

NOTE: PRC = Parking Requirement Category

- <sup>1</sup> For predominantly open #manufacturing# #uses#, the #lot area# used for such #uses# shall be considered as #floor area# for the purposes of these requirements
- <sup>2</sup> For predominantly open storage or miscellaneous #uses#, the #lot area# used for such #uses# shall be considered as #floor area# for the purposes of these requirements
- <sup>3</sup> The parking requirements for ambulatory diagnostic or treatment health care facilities listed in Use Group 4 and #uses# in PRC-B1, may be reduced by permit of the Board of Standards and Appeals in accordance with the provisions of Section [73-44](#) (Reduction of Spaces for Ambulatory Diagnostic or Treatment Health Care Facilities listed in Use Group 4 and Uses in Parking Requirement Category B1)
- <sup>4</sup> In the case of golf driving ranges, requirements in this table apply only to that portion of the range used for tees
- <sup>5</sup> In the case of outdoor skateboard parks, in M3-1 Districts, the requirements of this table apply only to that portion used as skating runs and #accessory# #buildings#. The #floor area# of #accessory# #buildings# shall be considered #lot area# for the purpose of these requirements
- <sup>6</sup> Requirements are in addition to area utilized for ambulance parking

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## 44-211 - Parking requirements applicable to non-profit hospital staff dwellings

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M1

In the district indicated, the provisions of Sections [36-31](#) to [36-39](#), inclusive, relating to Required Accessory Off-street Parking Spaces for Residences When Permitted in Commercial Districts, shall apply as set forth in this Section to #non-profit hospital staff dwellings#. The district regulations of Sections [36-31](#) to [36-39](#), inclusive, applicable to #non-profit hospital staff dwellings# are determined in accordance with the following table, and are the same as the regulations applicable to #residences# in the districts indicated in the table.

District	#Commercial District# whose Regulations are Applicable
M1-1 M1-2 M1-3	C4-2
M1-4 M1-5 M1-6	C4-7