



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

44-52 - Required Accessory Off-street Loading Berths

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44-52 - Required Accessory Off-street Loading Berths

LAST AMENDED

2/2/2011

M1 M2 M3

In all districts, as indicated, #accessory# off-street loading berths, open or enclosed, shall be provided in conformity with the requirements set forth in the table in this Section and under rules and regulations promulgated by the Commissioner of Buildings, for all #development# after December 15, 1961, for the #community facility#, #commercial# or #manufacturing# #uses# listed in the table, except as otherwise provided in Sections [44-53](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements) or [44-54](#) (Wholesale, Manufacturing or Storage Uses Combined With Other Uses), as a condition precedent to the #use# of such #development#.

After December 15, 1961, if the #use# of any #building or other structure# or #zoning lot# is changed or #enlarged#, the requirements set forth in the table shall apply to the #floor area# of the changed or #enlarged# portion of such #building# or of the #lot area# used for such #use#.

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#.

Whenever any #use# specified in the table is located on an open lot, the requirements set forth in the table for #floor area# shall apply to the #lot area# used for such #use#.

REQUIRED OFF-STREET LOADING BERTHS FOR DEVELOPMENTS, ENLARGEMENTS OR CHANGES OF USE

Type of Use	For #Floor Area# (in square feet)	Required Berths
M1 M2 M3	First 10,000	1
Hospitals and related facilities* or prisons	Next 290,000	None
	Each additional 300,000 or fraction thereof	1
M1 M2 M3	First 10,000	1
Funeral establishments	Next 20,000	1
	Any additional amount	1

<p>M1-1 M1-2 M1-4 M2-1 M2-3 M3-1 M3-2</p> <p>Hotels, offices, or court houses</p>	<p>First 25,000</p> <p>Next 75,000</p> <p>Next 200,000</p> <p>Each additional 300,000 or fraction thereof</p>	<p>None</p> <p>1</p> <p>1</p> <p>1</p>
<p>M1-3 M1-5 M1-6 M2-2 M2-4</p> <p>Hotels, offices, or court houses</p>	<p>First 100,000</p> <p>Next 200,000</p> <p>Each additional 300,000 or fraction thereof</p>	<p>None</p> <p>1</p> <p>1</p>
<p>M1-1 M1-2 M1-4 M2-1 M2-3 M3-1 M3-2</p> <p>#Commercial# #uses#.</p> <p>All retail or service #uses# listed in Use Group 6A, 6C, 7B, 8B, 9A, 9B, 10A, 14A or 16A.</p> <p>All amusement #uses# listed in Use Group 8A or 12A.</p> <p>All automotive service #uses# listed in Use Group 7D.</p>	<p>First 8,000</p> <p>Next 17,000</p> <p>Next 15,000</p> <p>Next 20,000</p> <p>Next 40,000</p> <p>Each additional 150,000 or fraction thereof</p>	<p>None</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>
<p>M1-3 M1-5 M1-6 M2-2 M2-4</p> <p>#Commercial# #uses#.</p> <p>All retail or service #uses# listed in Use Group 6A, 6C, 7B, 8B, 9A, 9B, 10A, 14A or 16A.</p> <p>All amusement #uses# listed in Use Group 8A or 12A.</p> <p>All automotive service #uses# listed in Use Group 7D.</p>	<p>First 25,000</p> <p>Next 15,000</p> <p>Next 60,000</p> <p>Each additional 150,000 or fraction thereof</p>	<p>None</p> <p>1</p> <p>1</p> <p>1</p>

<p>M1-1 M1-2 M1-4 M2-1 M2-3 M3-1 M3-2</p> <p>Services, wholesale, #manufacturing# or storage #uses#.</p> <p>All service, wholesale or storage #uses# listed in Use Group 7C, 10B, 11B, 16D, 17A or 18B.</p> <p>All #manufacturing# #uses# listed in Use Group 11A, 17B or 18A.</p>	<p>First 8,000</p> <p>Next 17,000</p> <p>Next 15,000</p> <p>Next 20,000</p> <p>Each additional 80,000 or fraction thereof</p>	<p>None</p> <p>1</p> <p>1</p> <p>1</p> <p>1</p>
<p>M1-3 M1-5 M1-6 M2-2 M2-4</p> <p>Services, wholesale, #manufacturing# or storage #uses#.</p> <p>All service, wholesale or storage #uses# listed in Use Group 7C, 10B, 11B, 16D, 17A or 18B.</p> <p>All #manufacturing# #uses# listed in Use Group 11A, 17B or 18A.</p>	<p>First 15,000</p> <p>Next 25,000</p> <p>Next 40,000</p> <p>Each additional 80,000 or fraction thereof</p>	<p>None</p> <p>1</p> <p>1</p> <p>1</p>

* Requirements in this table are in addition to area utilized for ambulance parking.