



## Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

# **13-20 - SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES**

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## 13-20 - SPECIAL RULES FOR MANHATTAN CORE PARKING FACILITIES

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LAST AMENDED  
5/8/2013

All #accessory# off-street parking facilities, automobile rental establishments, and #public parking lots# #developed#, #enlarged# or #extended# in the #Manhattan Core# after May 8, 2013, shall comply with the applicable provisions of this Section, inclusive.

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## 13-21 - Public Use and Off-site Parking

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LAST AMENDED  
5/8/2013

All #accessory# off-street parking spaces may be made available for public use. However, any such space shall be made available to the occupant of a #residence# to which it is #accessory# within 30 days after written request therefor is made to the landlord.

No #accessory# off-street parking spaces shall be located on a #zoning lot# other than the same #zoning lot# as the #use# to which they are #accessory#.

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## 13-22 - Applicability of Enclosure and Screening Requirements

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LAST AMENDED  
3/22/2016

(a) Screening

In addition to the screening provisions of paragraph (a)(1) of Section [13-221](#) (Enclosure and screening requirements), the ground floor #use# provisions of the following Sections shall apply:

- (1) Sections [32-431](#) (Ground floor use in C1-8A, C1-9A, C2-7A, C2-8A, C4-6A and C4-7A Districts) and [32-432](#) (Ground floor use in Community Board 7, Borough of Manhattan);
- (2) Section [32-435](#) (Ground floor use in high density Commercial Districts) ;
- (3) Sections [81-42](#) (Retail Continuity Along Designated Streets) and [81-531](#) (Special retail frontage requirements) in the #Special Midtown District# ;
- (4) Section [82-21](#) (Restrictions on Street Level Uses) in the #Special Lincoln Square District# ;
- (5) Section [91-12](#) (Uses on Designated Retail Streets) and the applicable Sections of [91-41](#) (Regulations for Designated Retail Streets), inclusive, in the #Special Lower Manhattan District# ;
- (6) Section [95-08](#) (Special Use Regulations), inclusive, in the #Special Transit Land Use District# ;
- (7) Section [96-21](#) (Special Regulations for 42nd Street Perimeter Area), paragraph (c), in the #Special Clinton District# ;
- (8) Section [98-14](#) (Ground Floor Use and Transparency Requirements on Tenth Avenue) in the #Special West Chelsea District# ;
- (9) Section [99-03](#) (Special Use Regulations), inclusive, in the #Special Madison Avenue Preservation District# ;

- (10) Sections [109-11](#) (Special Use Regulations), inclusive, and [109-21](#) (Use Regulations), inclusive in the #Special Little Italy District# ; and
- (11) Section [132-20](#) (SPECIAL USE REGULATIONS), inclusive, in the #Special Enhanced Commercial District#.

(b) Transparency

The transparency provisions of paragraph (a)(2) of Section [13-221](#) shall not apply to portions of ground floor level #street walls# that are subject to the following Sections:

- (1) Section [32-435](#) (Ground floor use in high density Commercial Districts);
- (2) Section [81-42](#) (Retail Continuity Along Designated Streets) in the #Special Midtown District# ;
- (3) Section [82-23](#) (Street Wall Transparency) in the #Special Lincoln Square District# ;
- (4) Section [91-412](#) (Access and glazing of required retail space) in the #Special Lower Manhattan District# ;
- (5) Section [96-21](#) (Special Regulations for 42nd Street Perimeter Area), paragraph (c), in the #Special Clinton District# ;
- (6) Section [98-14](#) (Ground Floor Use and Transparency Requirements on Tenth Avenue) in the #Special West Chelsea District# ; and
- (7) Section [132-30](#) (SPECIAL TRANSPARENCY REGULATIONS AND STREET WALL LOCATION), inclusive, in the #Special Enhanced Commercial District#.

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## 13-221 - Enclosure and screening requirements

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LAST AMENDED  
5/12/2021

(a) #Accessory# off-street parking facilities

All #accessory# off-street parking spaces shall be located within a #completely enclosed# #building#, with the exception of parking spaces #accessory# to a hospital, as listed in Use Group 4, and as provided in Section [13-45](#) (Special Permits for Additional Parking Spaces). In addition, such parking facilities shall comply with the following provisions:

(1) Screening

Any portion of an #accessory# off-street parking facility that is located above #curb level# shall comply with the applicable parking wrap and screening provisions set forth in Section [37-35](#).

(2) Transparency

Portions of ground floor #commercial# and #community facility# #uses# screening the parking facility in accordance with the provisions of paragraph (a) of Section [37-35](#) shall be glazed with transparent materials in accordance with Section [37-34](#).

For #zoning lots# with multiple #street wall# frontages, the transparency provisions of this paragraph, (a)(2), need not apply to #street walls# that are located entirely beyond 100 feet of any portion of the #accessory# parking facility, as measured in plan view, perpendicular to such parking facility.

(b) Automobile rental establishments

All off-street parking within an automobile rental establishment shall be located within a #completely enclosed# #building# and shall comply with the screening provisions of paragraph (a) of this Section. #Accessory# office space and customer waiting areas associated with such establishments shall constitute #commercial floor area# for the purposes of such screening requirement.

(c) #Public parking lots# and certain permitted #accessory# parking lots

#Public parking lots# and open parking spaces #accessory# to a hospital shall provide screening in accordance with the provisions of [37-921](#) (Perimeter landscaping).

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## 13-23 - Floor Area

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LAST AMENDED  
12/6/2023

The definition of #floor area# in Section [12-10](#) shall be modified for purposes of this Chapter, as follows: floor space used for off-street parking spaces in an #accessory# #automated parking facility# up to a height of 40 feet above #curb level# shall be exempt from the definition of #floor area# upon certification of the Chairperson of the City Planning Commission, pursuant to the provisions of Section [13-432](#) (Floor area exemption for automated parking facilities).

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## 13-24 - Curb Cut Restrictions

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LAST AMENDED  
5/8/2013

In addition to the provisions of this Section, inclusive, additional restrictions on curb cuts in the #Manhattan Core# are found in the following Special Purpose Districts:

- (a) the #Special Midtown District#, as set forth in Sections [81-44](#) (Curb Cut Restrictions) and [81-675](#) (Curb cut restrictions and loading berth requirements);
- (b) the #Special Lincoln Square District#, as set forth in paragraph (b) of Section [82-50](#) (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS);
- (c) the #Special Battery Park City District#, as set forth in Sections [84-144](#) (Location of curb cuts) and [84-343](#) (Curb cuts);
- (d) the #Special Lower Manhattan District#, as set forth in Section [91-52](#) (Curb Cut Regulations);

- (e) the #Special Park Improvement District#, as set forth in Section [92-05](#) (Maximum Number of Accessory Off-street Parking Spaces);
- (f) the #Special Transit Land Use District#, as set forth in Section [95-09](#) (Special Regulations for Accessory Off-street Parking and Curb Cuts);
- (g) the #Special Clinton District#, as set forth in paragraph (f) of Section [96-21](#) (Special Regulations for 42nd Street Perimeter Area);
- (h) the #Special Madison Avenue Preservation District#, as set forth in Section [99-06](#) (Off-street Parking Regulations); and
- (i) the #Special Little Italy District#, as set forth in Section [109-351](#) (Curb cut regulations).

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### **13-241 - Location of curb cuts**

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LAST AMENDED

5/8/2013

For #accessory# off-street parking facilities, automobile rental establishments and #public parking lots#, curb cuts are required for entry and exit to such parking facilities. Such curb cuts:

- (a) shall not be permitted within 50 feet of the intersection of any two #street lines#, except where the Commissioner of Buildings certifies that such location:
  - (1) is not hazardous to traffic safety;
  - (2) is not likely to create traffic congestion; and
  - (3) will not unduly inhibit surface traffic or pedestrian flow.

The Commissioner of Buildings may refer such matter to the Department of Transportation, or its successor, for a report;
- (b) shall not be located within two and one-half feet of any #side lot line# of the #zoning lot#, or prolongation thereof;
- (c) for #accessory# off-street parking facilities and automobile rental establishments, shall not be located on a #wide street#, except where authorized pursuant to Section [13-441](#) (Curb cuts); and
- (d) for #public parking lots#, shall not be permitted on the following #wide streets#, except where authorized pursuant to Section [13-441](#):
  - (1) 14th Street, from Fourth Avenue to Seventh Avenue;
  - (2) Avenue of the Americas, from 23rd Street to 32nd Street;

- (3) Canal Street, from the Bowery to West Broadway;
- (4) Church Street, from Park Place to Worth Street;
- (5) Delancey Street, from Clinton Street to the west side of Orchard Street;
- (6) Fifth Avenue;
- (7) Seventh Avenue, from 23rd Street to 32nd Street; and
- (8) Worth Street, from Centre Street to Church Street.

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## 13-242 - Maximum width of curb cuts

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LAST AMENDED

5/8/2013

(a) #Accessory# off-street parking facilities

For curb cuts accessing off-street parking spaces #accessory# to #residences# in the #Manhattan Core#, the provisions of Sections [25-631](#) (Location and width of curb cuts in certain districts) and [36-532](#) (Location and width of curb cuts accessing residential parking spaces in certain districts) shall apply, as applicable.

In addition, the maximum width of a curb cut shall be 22 feet for curb cuts accessing off-street parking spaces #accessory# to #residences# in R9 or R10 Districts, C1 and C2 Districts mapped within R9 and R10 Districts, and in all other #Commercial Districts# where, as set forth in the tables in Section [34-112](#) or [35-23](#), as applicable, the equivalent #Residence District# is R9 or R10. This maximum curb cut width of 22 feet shall also apply to curb cuts accessing off-street parking spaces #accessory# to #commercial# or #community facility# #uses#, and to curb cuts accessing off-street parking facilities with parking spaces #accessory# to a mix of #uses#.

(b) Automobile rental establishments

For curb cuts accessing automobile rental establishments, the maximum width of a curb cut shall be 22 feet.

(c) #Public parking lots#

For curb cuts accessing #public parking lots#, the curb cut provisions of paragraph (c) of Section [36-58](#) (Parking Lot Maneuverability and Curb Cut Regulations) shall apply.

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## 13-25 - Reservoir Spaces

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LAST AMENDED

5/8/2013

For the purpose of determining required reservoir spaces, fractions equal to or greater than one-half resulting from the calculations in this Section shall be considered to be one reservoir space. In no event shall the dimensions of any reservoir space be less than 18 feet long and 8 feet, 6 inches wide.

(a) Attended parking facilities

For attended #accessory# off-street parking facilities or #public parking lots# with more than 25 off-street parking

spaces, off-street reservoir space at the vehicular entrance shall be provided to accommodate:

- (1) five percent of the total number of parking spaces provided in parking facilities with more than 25 parking spaces and up to 50 parking spaces;
- (2) ten percent of the total number of parking spaces provided in parking facilities with more than 50 parking spaces and up to 100 parking spaces;
- (3) ten parking spaces in parking facilities with more than 100 off-street parking spaces and up to 200 parking spaces; and
- (4) five percent of the total number of parking spaces provided in parking facilities with more than 200 off-street parking spaces. However such number of reservoir spaces need not exceed 50.

(b) #Automated parking facilities#

For #automated parking facilities#, off-street reservoir space at the vehicle entrance shall be provided at the rate set forth in paragraph (a) of this Section.

Each individual parking location where a driver is permitted to leave a vehicle for transfer to a mechanized automobile storage and retrieval unit shall constitute one reservoir space. Additional reservoir spaces may be located where drivers queue to access such locations for vehicle transfer.

In addition, the number of reservoir spaces required pursuant to this Section may be reduced where the Commissioner of Buildings determines that the operational characteristics of such #automated parking facility# warrant such a reduction.

(c) Automobile rental establishments

For automobile rental establishments, off-street reservoir space at the vehicle entrance shall be provided at the rate set forth in paragraph (a) of this Section.

(d) Self-parking facilities

For self-parking #accessory# off-street parking facilities and #public parking lots# where entering vehicles are required to stop before a mechanically operated barrier before entering such parking facility, such barrier shall be placed a minimum of 20 feet beyond the #street line#.

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## 13-26 - Pedestrian Safety and Access

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LAST AMENDED  
5/8/2013

For all #accessory# off-street parking facilities, the following safety features shall be provided at all vehicular exit points:

- (a) a stop sign which shall be clearly visible to drivers. Such signage shall comply with the standards set forth in the Manual of Uniform Traffic Control Devices (MUTCD) issued by the Federal Highway Administration (FHWA) for a conventional single lane road; and
- (b) a speed bump, which shall be located within the exit lane of the parking facility. Such speed bump shall:
  - (1) span the width of the vehicular travel lane;

- (2) have a minimum height of two inches, as measured from the adjoining grade of the exit lane, and a maximum depth of 12 inches; and
- (3) shall be located a minimum of four feet beyond the #street line#, as measured perpendicular to the #street line#.

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## 13-27 - Minimum and Maximum Size of Parking Facilities

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LAST AMENDED

5/8/2013

For all #accessory# off-street parking facilities and automobile rental establishments, the minimum and maximum size requirements for the #parking zone# for such parking facilities shall be set forth in this Section. The #access zone# of such parking facilities shall not have a minimum or maximum gross surface area.

For the purpose of calculating surface area in attended parking facilities with parking lift systems, the lifted tray upon which a vehicle is stored shall constitute surface area.

(a) Attended parking facilities

- (1) For attended parking facilities without parking lift systems, the minimum gross surface area, in square feet, of the #parking zone# shall be 180 times the number of off-street parking spaces provided, and the maximum gross surface area, in square feet, of the #parking zone# shall not exceed 200 times the number of off-street parking spaces provided.
- (2) For attended parking facilities with parking lift systems, the minimum and maximum surface area of the portion of the #parking zone# allocated to non-elevated parking spaces shall be calculated at the rate set forth in paragraph (a)(1) of this Section; and the surface area, in square feet, of the portion of the #parking zone# allocated to elevated parking spaces shall be 153 times the number of elevated spaces able to be provided on lifted trays.

(b) #Automated parking facilities#

No minimum or maximum surface area requirement shall be required in off-street parking facilities that the Commissioner of Buildings determines to be #automated parking facilities#.

(c) Automobile rental establishments

The maximum gross surface area, in square feet, of the #parking zone# of an automobile rental establishment, shall be established at the rate set forth in paragraph (a) of this Section.

(d) Self-park facilities

The gross surface area, in square feet, of the #parking zone# of a self-parking #accessory# off-street parking facility shall be a minimum of 300 times the number of off-street parking spaces provided, and a maximum of 350 times the number of off-street parking spaces provided. However, an area of less than 300 square feet, but in no event less than 200 square feet, may be considered as one space, where the layout and design of the parking area are adequate to permit convenient access and maneuvering in accordance with regulations promulgated by the Commissioner of Buildings.

Such minimum and maximum #parking zone# requirements of this Section may be modified by the Chairperson of the City Planning Commission pursuant to the certification set forth in Section [13-431](#) (Reduction of minimum facility size).