



Zoning Resolution

THE CITY OF NEW YORK

Eric Adams, Mayor

CITY PLANNING COMMISSION

Daniel R. Garodnick, Chair

13-30 - OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE

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13-30 - OFF-STREET LOADING REGULATIONS IN THE MANHATTAN CORE

LAST AMENDED
5/8/2013

All #accessory# off-street loading berths provided as part of #developments#, #enlargements#, #extensions# or changes of #use# in the #Manhattan Core# after May 8, 2013, shall comply with the applicable provisions of this Section, inclusive.

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

- (a) the #Special Midtown District#, as set forth in Sections [81-311](#) (Prohibitions of off-street parking or off-street loading facilities), [81-44](#) (Curb Cut Restrictions), [81-675](#) (Curb cut restrictions and loading berth requirements) and [81-84](#) (Mandatory Regulations and Prohibitions);
- (b) the #Special Lincoln Square District#, as set forth in Section [82-50](#) (OFF-STREET PARKING AND OFF-STREET LOADING REGULATIONS);
- (c) the #Special Battery Park City District#, as set forth in Sections [84-143](#) and [84-342](#) (Off-street loading); and
- (d) the #Special Lower Manhattan District#, as set forth in Sections [91-52](#) (Curb Cut Regulations) and [91-53](#) (Waiver of Requirements for Accessory Off-street Loading Berths).

13-31 - Modification of Minimum Size of Loading Berth

LAST AMENDED
5/8/2013

For all permitted or required #accessory# loading berths, the minimum length requirements for hospitals and related facilities or prisons; hotels, offices or court houses; #commercial# #uses# ; and wholesale, #manufacturing# or storage #uses#, set forth in Sections [36-681](#) (Size of required berths) and [44-581](#) (Size of required loading berths), shall be 37 feet.

13-32 - Floor Area Exemption

LAST AMENDED
5/8/2013

In addition to the #floor area# exemption for #accessory# off-street loading berths set forth in Section [12-10](#) (DEFINITIONS), for #buildings# with a total #floor area# in excess of 100,000 square feet, up to 300 square feet of floor space may be exempted from the definition of #floor area# where such #buildings# allocate a permanent space for dumpster storage, and such storage space has a minimum dimension of 12 feet by 25 feet. Such dumpster storage space shall be adjacent to a #building's# loading berth.

13-33 - Modification of Provisions for a Zoning Lot With Uses Subject to Different Loading Requirements

LAST AMENDED
5/8/2013

The provisions of Sections [36-63](#) and [44-53](#) (Special Provisions for a Single Zoning Lot With Uses Subject to Different Loading Requirements) shall not apply.

13-34 - Location of Access to the Street

LAST AMENDED
5/8/2013

In addition to the provisions of Sections [25-75](#), [36-682](#) and [44-582](#) (Location of access to the street), no entrance or exit to an #accessory# off-street loading berth shall be located on a #street# with a roadbed width that is less than 20 feet, as measured curb to curb.

13-35 - Modification of Loading Berth Requirements

LAST AMENDED
5/8/2013

The provisions of Sections [25-75](#) (Location of Access to the Street), [36-65](#) and [44-55](#) (Waiver of Requirements for All Zoning Lots Where Access Would Be Forbidden) shall be modified to allow the Commissioner of Buildings to reduce or waive the applicable loading berth requirements, provided that:

- (a) the #zoning lot# only has frontage upon a #street#, or portion thereof, where curb cuts or entrances and exits to #accessory# off-street loading berths are not permitted;
- (b) the #zoning lot# has frontage along a #street# where curb cuts accessing a loading berth are otherwise permitted, but there is no access to such #zoning lot# from the #street# due to the presence of:
 - (1) a #building#, existing on May 8, 2013, containing #residences# ;
 - (2) a #non-residential building#, existing on May 8, 2013, that is three or more #stories# in height; or
 - (3) a #building# designated as a landmark or considered a contributing #building# in an Historic District designated by the Landmarks Preservation Commission; or
- (c) there are subsurface conditions, ventilation requirements from below-grade infrastructure or other site planning constraints that would make accommodating such loading berths infeasible.

In the case of paragraph (c), as set forth in this Section, the Commissioner shall require a loading berth of not less than 33 feet in depth, if such a berth can be accommodated in consideration of the relevant site restraints. The Commissioner of Buildings may request reports from licensed engineers or registered architects in considering such reduction or waiver.